



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, March 6, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the March 6, 2018 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Town Council Report

5:45pm - Town Project Hearings

1. Breckenridge Parking Structure (JP), PL-2017-0607, 150 W Adams Ave./TBD S Park Ave. 11

7:15pm - Other Matters

7:30pm - Adjournment

For further information, please contact the Planning Department at (970) 453-3160.

The indicated times are intended only to be used as guides. The order of the projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.



Breckenridge Parking Structure, 150 W. Adams Ave./TBD South Park Ave.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Mathews-Leidal.

ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman
Mike Giller	Steve Gerard	
Dan Schroder	Gretchen Dudney	

APPROVAL OF MINUTES

With the change below, the January 30, 2018 Planning Commission Minutes were approved.

Mr. Giller: On page 2 Include “No other feasible alternative location is available” to the conversation about 4 criteria.

APPROVAL OF AGENDA

With no changes, the February 20, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments.

WORK SESSIONS:

1. Lot 45 Highlands Filing 2 Building Envelope Modification (CK), PL-2018-0015, 165 Dyer Tr.

A work session to get the Planning Commission’s input to determine if they are comfortable with increasing the size of the building envelope per the applicant’s request. The request stems from a recently revised wetland delineation that shows a decreased amount of wetlands on the property.

Commissioner Questions / Comments:

- Ms. Dudney: Was this posted on site prior to this meeting? (Mr. Kulick: Yes on the website, but no individual notice was given or posted on the property.)
- Mr. Lamb: Why are we increasing it instead of moving it. (Mr. Kulick: Because of the odd shape and small size compared to other envelopes in the subdivision filing.)
- Ms. Dudney: Did the applicant agree to a 25 foot setback. (Mr. Kulick: Not yet, because this is a work session. This line is not increasing to the north and there is still a significant amount of space to the south property line.)
- Ms. Puester: To clarify your question Gretchen, there was not individual notice because it is a work session. If the Commission supports the proposal and the applicant applies for a Class C subdivision, we will send out public notice per the code, which will notify adjacent property owners.
- Mr. Giller: Has the HOA or their design review board been notified. (Mark Hogan, agent for applicant: We appreciate the opportunity to be here. This is a special circumstance because it goes back to the original plat. Our next step is a formal submittal to the HOA. Then we will notify adjacent owners individually in writing. If approved by the HOA we would file for a Class C subdivision. We hired a consultant about the wetlands and it was surveyed. The survey was approved by the Army Corps of Engineers.)
- Ms. Leidal: Is the building 25 feet from the set back? (Mr. Hogan: Yes.)
- Mr. Gerard: How many homes adjoining the parcel have been constructed? (Mr. Hogan: I don’t know that off hand. Since this is an early filing most of the lots have been built upon.)
- Mr. Schroder: If wetlands are drained are we setting precedence or will there be items traded off? (Mr. Truckey: The Core of Engineers is the ultimate authority for wetlands boundaries and they have rules about draining or altering wetlands that have to be complied with. This provides a

remedy if someone tries to disturb wetlands. We won't be setting precedence because of the unique circumstances associated with this proposal. I suggest adding a finding at the time of subdivision regarding the unique circumstances on this parcel.)

Mr. Giller: I understand the uniqueness of this lot. The owner has an odd shaped envelope dictated by the wet lands. I think the HOA must weigh in on this. The envelope has a purpose. It is avoiding wetlands but also view corridors and height. I don't oppose the idea of the proposal but they have to meet their setbacks.

Mr. Schroder: They bought the property knowing the envelope. I would be in favor of supporting.

Mr. Giller: I would support due to the unique characteristics.

Mr. Shuman: There is something that doesn't seem appropriate about this process but the Corps of Engineers is the authority and I accept their judgement is good. I would approve.

Mr. Lamb: I support. It is still the smallest envelope out there. I reluctantly support.

Ms. Dudney: I would support as long as the setbacks are complied with and the adjacent neighbors approve.

Ms. Leidal: I support the application but I do not want to set precedence with this decision. We need a special Finding on the approval.

2. Ten Mile Room (JL), PL-2018-0023, 505 S. Park Ave.

A work session to get the Planning Commission's input on the general direction of the project and determine if they are comfortable with the staff's initial interpretation of policies.

Staff would like Planning Commission input on the specific policy questions and would also look for any additional code related comments or concerns before this project moves forward.

1. Does the Commission agree with staff's interpretation of the amount of density?
2. Does the Commission agree that the proposed building height meets the intention of the Land Use Guidelines?
3. Does the Commission believe that the project qualifies for positive three (+3) points under Policy 16 by providing an access easement and sidewalk for pedestrians?
4. Does the Commission have any additional comments on the proposed project design?

Commissioner Questions / Comments:

Ms. Dudney: What was the height of the previous building that fell? (Mr. Lott - Either 20 feet or 25 feet. It was listed differently on two previous applications.) So why would you not give negative points? Will it be half a story over the allowable height? (Ms. Puester: If it is over the recommended 2 stories, we would recommend negative points.) Where is the heated sidewalk? (Mr. Lott showed where the sidewalk is on the map.) (Ms. Puester: Many people use that sidewalk as a cut through to the ski area and it would be beneficial to get an easement there. Also, a question to the Commission, if it becomes a dedicated easement, would the Commission support waiving the negative points for heated area as for being a major public thoroughfare which is an allowance in the code?)

(Mr. Griffith, Senior Development for Vail Resorts: The Chateau and the Liftside Condo shade the road that already has some pedestrian traffic now. We propose a separate walkway to make it safer for pedestrians and cars.)

Mr. Schuman: Are you encouraging pedestrian traffic to use the walkway? (Mr. Griffith: We can't prevent people from going there but no, we are not encouraging it.) Isn't there a hot tub and pool near the walkway? (Mr. Griffith: Yes.)

Tim Losa, Architect, Presented:

Mr. Losa explained the layout surrounding the new structure. We are proposing a new heated walkway.

Many people already use this walkway even though it is a road. We propose another outdoor space and another additional access point that will connect the kitchen to the back of house. We don't know if the entire area will be heated as we are still evaluating all the details. Property line already exists and we don't have a direct connection. We plan to connect into a pre-meeting space from the main space. On the lower level we propose sharing a trash room. The lower level will be used as storage which didn't exist before. We did focused on the land use guidelines when considering the architecture treatments. Mr. Losa read the guidelines. We looked at the surrounding building and found a big mix of designs. We tried to provide a heavily glazed area on the sunny side of the building and windows for daylight. The wood timber elements and coloring reflecting that of the lift view and Park Avenue Lofts view. We tried to match grade and height on the side facing the F-Lot. We also wanted to break up massing from the roadway to the ballroom space. We really need a 15 foot clearance height inside for a conference space like this to function well. (Ms. Dudney: Where does the 15 feet start on the elevation?) It starts at the street level. (Ms. Dudney: Do you really need 32 feet height to get to 15 feet clear inside?) Mr. Losa explained the height need. We have a heavier pattern and coloring that we are trying to match and trying to blend the existing building forms and shapes. We studied massing in three dimensions. We wanted to match the height at Park Avenue Lofts and the step up at the Chateau building. This should give you a general explanation of what we are looking at. Section 9 of the code allows you to rebuild a burned structure and we are trying to rebuild the same building with the same functions. (Mr. Griffith, Vail Resorts: The code also states you should improve the building to fit with the current surroundings. The new building will conform with many other issues that were not previously conforming.) (Ms. Puester explained the points system for building height increase.) (Ms. Dudney: You tell us that the tallest point is 32 feet but are interested in the height as measured per code.) (Mr. Lott: We can't determine that right now, need more information.) (Ms. Dudney: Am I correct about wanting the legal height?) (Ms. Puester: Yes, we will come back to that when we have the measurements-we need the topo information and elevations in USGS to come up with that calculation.) Keep in mind that we are bringing the grade down to make it ADA compliant, which in turn makes our building height higher. (Ms. Dudney: The code provides for negative points to be waived if it is a high traffic area. Does staff believe this is high traffic area?) (Ms. Puester: Yes.)

Mr. Giller: Posts and railings intrude into sidewalk. Sidewalk should have egress to public right of way. Could the easement be less than 3 points? (Ms. Puester: 3 is the minimum amount of points under the policy. We want an easement along the entire property line for the points, would exceed the width of the sidewalk for public access through the property to ski area.) But the rest of the area is just landscaping. (Mr. Lott: The connection is unknown at this point due to the planned roundabout at Village Road and Park Avenue.) This is a less than 4 feet wide public service walkway. Four feet is not wide enough. It should meet the future round about. It is screened by landscaping and that makes it seem like a private walkway. (Mr. Schroder: It seems like you are encouraging traffic that way.) (Mr. Griffith: It is meant to be a public benefit to get people off the road but not to be the main portal to the ski area.)

Received public comment in writing from Carol Rockne. No other comments.

Mr. Schuman: #1 I agree with density. #2 I think the height deserves negative points if it is over half a story. #3 I wouldn't award 3 positive points at this time because the plan is uncertain. It is a good start but there are still a lot of items to address. The walkway needs to be more purposeful.

Mr. Lamb: I agree with staff's interpretation for density. The height should be awarded negative points. It is a stretch to get positive points for the sidewalk. I think it is compatible with the surrounding building and a good architectural design.

Ms. Dudney: #1 yes. I view that as a legal nonconforming use. For the height, I need a better argument for not giving negative points. I would favor negative points. I agree with

- three positive points for the sidewalk but it needs to be wider.
- Mr. Giller: #1 yes. #2 don't know enough detail yet but it would probably qualify for negative points. #3 not there yet on positive points.
- Mr. Schroder: #1 agree. #2 worthy of negative points. #3 No positive points for something that looks like an alley.
- Mr. Gerard: #1 agree. It is an improvement over the old building. #2 I don't have enough info. I understand why you need a higher ceiling. I think it fits nicely with the surrounding buildings. I agree this is a high traffic area having lived close by. People will cross where they are encouraged to cross. It won't look like a main access if it is only 4 ft. wide. I hoped the parking garage would reduce the traffic and this is another way to encourage more traffic. I would be hard pressed to award points.
- Ms. Leidal: #1 agree. #2 fits but need to meet the two story guidelines. If it exceeds the guidelines it should get negative points. #3 Don't have enough info and I am concerned about the narrow walkway. Not enough info to decide on the snowmelt points it also depends if it is considered public or private. I am concerned with policy 5 that calls for natural material and you have a lot of non-natural materials. I don't think the light pink stucco is natural so please review that policy when deciding on your building materials.

CONSENT CALENDAR:

1. Briar Rose Addition and Accessory Apartment (CL), PL-2018-0021, 213 Briar Rose Ln.

With no requests for call up, the Consent Calendar was approved as presented.

TOWN COUNCIL REPORT:

Mr. Truckey gave a report on the February 6th Town Council Meeting:

- Planning decisions that were approved include the density shift from Peak 8 to Peak 7, the master plan amendment at Stan Miller to allow concrete batch plants, and the River Park.
- First reading for PIF rates change for smaller restaurants was approved. The new PIF rate will apply to new restaurants that are 800 feet or less.
- Approved the joint resolution for a TDR price change. It was undervalued significantly and the council and BOCC agreed to a higher price.
- Agreed to proceed with a retail market study for the potential new grocery store. Council would like to see the existing City Market expand but they are keeping all options available.
- Council wants to review the 2040 impact study. We have looked at that some of these issues in the past but would now be evaluating the impacts related to the high growth rate of the front range.

FINAL HEARINGS:

Hilliard House Restoration, Addition and Landmarking, PL-2017-0297, 110 S. Ridge St.

Mr. Kulick, with Janet Sutterley, Architect, present; presented a proposal to restore, rehabilitate and build a full basement beneath the historic house, remove all existing non-historic and non-conforming additions, and restore historic shed. Also included in the proposal is a new connector and kitchen addition, a new market-rate housing unit, a deed restricted employee-housing unit in basement level, and local landmarking of the historic house and shed.

Commissioner Questions / Comments:

- Mr. Giller: I think it is great that there is now a yard. Could you speak to the gabion wall and how it fits in the historic district? (Mr. Kulick: Janet will address the Gabion Wall.)
- Ms. Leidal: You are giving positive three points for shed restoration. What restorations are being done? (Ms. Sutterly: There were no historic photographs of the shed. We have one picture from the 60's or 70's. The shed will be stabilized with a full foundation, siding will consist of small

ribbed metal siding that we used on the brown stable, which is a historic material. Mr. Kulick: We discussed the shed restorations at first meeting and reached a consensus on positive (+3) three points for onsite historic preservation of above average public benefit.)

Janet Sutterley presented:

Ms. Sutterley passed out the color board? The main focus of the of the revisions since the last meeting was to focus on the landscaping. The landscape architecture team's goal was to transition between the two neighboring landscapes, Fatty's, which is more urban and the residential character of Mountain Outfitters.

Megan Testin, Landscape Architect, presented:

The gabion and seat bench stem from the history of the mining community. The gabion would be covered with a warm material. The wall and bench is currently there but the gabion would be new. (Ms. Puester: There is a fence policy that includes walls. They are generally not permitted, in the historic district we allow 4 foot high metal fencing. We don't have a gabion code.) It will be 18 inches tall and would be some sort of metal detail enclosing the stone. (Ms. Puester: Design standards would give that negative points and I am concerned about introducing this gabion. I ask that the Planning Commission remove the approval of the gabion wall.) The applicant's agreed to remove the Gabion wall.

Mr. Giller: What will the patio material be? (Ms. Testin: Pavers.)

No Public comments.

Mr. Lamb: This is a good looking project. It meets the code. A great example of how flexible zoning works. I support it.

Mr. Schroder: All the elements are there and I support as presented with the gabion modification (elimination).

Mr. Gerard: I was surprised this is already a final hearing. Maximum points were given for maintaining the non-historical shed roof. I am troubled that it gets full points but it serves no function. I would like to see it pass with exception of the gabion and the shed roof. (Mr. Kulick: To clarify primary structure is not getting the maximum positive points, it is getting +6 points. There are two more intervals of higher positive points under historic preservation of a primary structure, +9 and +12.)

Ms. Dudney: I support the project as design with the gabion modification.

Mr. Schuman: I support.

Mr. Giller: I support and agree with removal of the shed roof. It is contrary to the design requirements.

Ms. Leidal: I agree it is a great project. I think the shed roof is not consistent with the period of significance and I don't support the + 6 points because of that.

Mr. Lamb made a motion to approve with an additional condition added to the Findings and Conditions requiring the removal of the proposed gabion. Mr. Schroder seconded. Mr. Gerard voted no, remaining Commissioners voted yes. Motion passed 6-1.

COMBINED HEARINGS:

1. Verizon Wireless Communication Facility (CL), PL-2017-0689; 305 S. Ridge Street

This hearing was requested by the applicant to be continued to a future meeting, date to be determined. Ms. Puester gave a brief review of the request for continuance and recommended procedural process in Mr. LaChance's absence.

Commissioner Questions / Comments:

Ms. Leidal: Disclosed ex-parte contact from a voicemail and emails from Mr. Milmoie that was

unsolicited. I received one voice mail and three emails. I did not respond to the voicemail or the emails. The opinions expressed in the emails and voicemail will not affect my decision. (The Commission agreed unanimously that Ms. Leidal should remain for the discussion and decision.)

Ms. Dudney: Was there a date of continuance specified at the last hearing? (Ms. Puester: We posted a public notice and scheduled a hearing for this date. The letter for a continuance was received after notice had already gone out.)

Melissa Regan, Attorney representing Verizon, presented:

Thank you for the opportunity to be here and thank you for working with us. We want to provide you all the information needed by the Commission and Verizon is working diligently to provide this information. We would like a continuance and to reschedule to March 20th giving us a chance to provide you the information you previously requested. We are willing to enter into a tolling agreement to allow sufficient time which stops the shot clock but this takes time on our part to run through the corporate attorney office but I am here to represent this intention. We can answer questions about the continuance. We respectfully request additional time. We can also present if you would like to go that way as well.

Mr. Truckey: Does the Commission understand the tolling agreement and the 150 day shot clock? (Commission acknowledged they understood. Mr. Truckey explained the shot clock to the public.)

Ms. Leidal: Are you comfortable with the March 20th date? (Ms. Regan: Yes we are.)

Mr. Giller: Will the March 6th meeting be just staff? (Ms. Regan: Yes, to go over with staff and Town Attorney what comes from this Planning Commission meeting.)

Ms. Leidal: It is very standard to have a meeting with just the staff prior to the public meeting.

Public Comments:

Dan Richardson, 730 Columbine Road: Thanks for the detail provided on this issue. I would like to note that the existing building is out of character with the historic district. I see that Verizon will put fiberglass shielding and try to make it look like the stucco on this already hideous building. I think we are taking a hideous structure in our historic town and make it look even worse. Why not try to make the building more compliant with the district.

CJ Milmo, 62 Broken Lance Drive: I am here today to speak in opposition to the continuance. (Mr. Milmo distributed his memo to the Commission.) This request for continuance is unwarranted. It should be timely and show good cause but it is neither. Verizon had a year to prepare. Verizon was present at the previous meeting when we asked for more time to understand the proposal and they knew the rescheduled date. There was a secret meeting with staff. Verizon had not asked for a continuance until one work day prior to the meeting. That is an untimely request. It does not show good cause. Verizon does not state why they need a continuance. Twice they have said their application is complete. The continuance letter request says they are not required to respond with more information. The request does not give good cause and it should be denied. At the January meeting they were given until February 20th to provide supplementation to the record. I feel the process was near final review at the time but I did agree with giving it more time then. I request we deny continuance, close the record, and move into the decision process.

Mr. Giuseppe DeLuca, 41 Washington Lode: I have Verizon. My wireless works perfect. We live in a beautiful town with beautiful people. We are trying to do everything possible to make it beautiful. The cell phone towers will make it ugly. It will ruin the view. I visited many businesses in town and many people agree with me. Why do we need more cell towers in town? Let's put an end to this and keep our town beautiful.

Maureen Nichols, 302 S. Ridge Street: I have lived in the historic district since it was designated as historic. The state and the town work together on the historic district. I don't think it is appropriate to put these antennas in the town or in the historic district. I have a petition signed by many town people that agree with me. The signs you posted say that the hearing will be tonight and so does the letter that was mailed. Verizon asked Friday afternoon for a continuance and that is not fair. The public planned and scheduled to give their opinions tonight. I have maybe 300 signatures that agree with my stance. Most people I spoke with did not know about the new cell towers. They asked why does it need to go in town or the historic district when there are hills all around us it can go on. We shouldn't even have these in Town at all. There are a lot of comments on this petition. Many people in this audience have been talking to people in town. Many people came to my house today to sign this petition. We have a very concerned town. We want to keep our town pure. Let's not risk our historic district for this. (Ms. Dudney: How high did the petition says the facility would be?) 8ft. 9inches. (Ms. Dudney: So all the opposition was for these antennas that won't be seen?) The wind blows off that building and will blow the fiberglass material. It will set a precedence for future antennas. (Ms. Dudney read the petition to the Commission and audience. I respect your opinion but you are looking at pictures different from what I am looking at. You can't even hardly see these antennas proposed, not towers.) I have not said anything about visibility. In some school districts, they do not allow antenna nearby and some towns don't allow them anywhere at all in their town. Most property values fall in neighborhoods that allow these antennas.

Carol Anne McGregor, 229 Lee Lane: I just listened to your concern about the housing application in the historical district and feel that this is contradictory to the towers. It is a contradictory to be so concerned with the homes but not the post office tower.

Curtis Berry, 226 S. Ridge Street: We purchased our property in 2012 in the district and went through a rigorous process. We decided to purchase here because of the historic district strict design standards. The number one objective of the code is to protect the district. My wife and I are adamantly against the antenna. They do not belong in the district. There are other places in town for them.

Kim McGahey, 216 North Gold Flake Terrace, Chairman of the Summit County Republican Committee: Our committee passed a resolution in regards to the towers. Mr. McGahey read his resolution into the record. I We have taken it upon ourselves to exercise our right to speak and contacted the commission and council with our concerns and I direct people to ignore the ex parte and exercise their first amendment right. I beg you to disapprove the continuance and disapprove their request. There are many other places to put their towers.

Lilly Richardson, 730 Columbine Road: I appreciate your interest in our discussions and to keep the town beautiful. Maureen Nichols had done more than anyone for the historic district and it is a shame she has to look at the post office building. What is in it for the town of Breckenridge to have these towers in town? It does not bring benefit and I don't see any benefit. I think the post office itself should be made more attractive. The flat roof on the post office should be redone too.

CJ Milmo, 62 Broken Lance Drive: I have more to say but I am waiting for the decision on the continuance.

Melissa Regan: We are not saying that we would not provide the information requested. I am willing to provide the information you requested.

Commissioner Questions / Comments:

Mr. Gerard: During the period of continuance I contacted Mr. LaChance with two questions, one was, any thought as to why we should or shouldn't seek a third party review of the application. Verizon would have to prove that this location meets the four requirements? (Mr. Truckey: Staff looks for direction from the Commission. If the Commission decides they desire an independent third party review, we will find a consultant to have the work completed. There

is an approximate two week turnaround period and the applicant bears the cost. We do have the capacity to go that path if the Commission requests this.)

Mr. Giller: Policy 50 is well intended and we want to work within the guidelines. Policy 50 says we should not build antenna in the historic district if other areas are available. I am also concerned about collocation. We could have an antenna farm there. Design standard says it couldn't be more the 35 ft.; is this in violation of that standard. I don't think they have made the case for that.

Tim Berry, Town Attorney, refocused the Commission to comment on the continuance.

Mr. Gerard: I believe a third party review is the due diligence of the Commission. I spent my life making contested decisions. The best decisions are made when you have all the information needed. I think the continuance is ok if we follow through with a third party review.

Mr. Lamb: I support a continuation to provide the necessary information.

Mr. Schuman: I agree. Plus with more information, that's what the public is asking for so they should be ok too. I agree with a third party review for this.

Ms. Dudney: I agree a third party would help determine if the four requirements were met. I have trouble with Verizon service, Steve has trouble, Mr. DeLuca doesn't have trouble but we can't poll the entire town. The third party is a good idea.

Mr. Schroder: Verizon states they are trying to address a future need but didn't state that there is a need now. I think we should approve the third party review and allow Verizon time to give us the information we are asking for. A third party review is appropriate.

Mr. Truckey: You would like the third party to address the four decision criteria, correct? We need specific direction here. (The Commission agrees the third party would address the four criteria.)

Ms. Leidal: Is March 20th the hard date you are using? (Mr. Truckey: We will realistically need to continue this to the April 12th meeting. With the tolling agreement (suspending the shot clock) we should still have adequate time to meet the shot clock timeline.

Mr. Gerard motioned to continue the application to the April 12 meeting to permit Verizon to submit the previously required material and for the town to obtain a third party review addressing the 4 criterias of policy 50 A I(5). Second by Mr. Lamb. The motion passed unanimously.

CJ Milmo: I request that the info from the third party is made public well in advance of the next meeting. (Mr. Truckey: It will be public record and available.)

OTHER MATTERS:

No other matters.

ADJOURNMENT:

The meeting was adjourned at 8:20pm.

Christie Mathews-Leidal, Chair

Total of Parking Structure:

Lower Level	58,223 sq. ft.
Main Level:	58,275 sq. ft.
Upper Level:	38,775 sq. ft.
Total	155,273 sq. ft.

Lot Coverage:

Building / non-Permeable:	58,233 sq. ft. (23% of site)
Hard Surface / non-Permeable:	127,589 sq. ft. (50% of site)
Heated Sidewalks and Drives:	23,796 sq. ft.
Surface Lots:	87,316 sq. ft.
RWC and Dredge Paths:	16,477 sq. ft. (existing)
Open Space / Permeable Area:	70,336 sq. ft. (27% of site)

Height:

Recommended:	26' (2 stories)
Adams Ave. Elevator Shaft Proposed:	37'4" (top of elevator)
	42'3" (mean); 49'1" (overall)
Park Ave. Transit Center Proposed:	30'7" (mean); 35'4" (overall)
Parking Deck North:	32'5" (overall)
Parking Deck South:	20' (overall)
Parking Deck East:	32'5" (overall); 23'2" (overall near River)
Parking Deck West:	20' (overall)

Parking:

Required:	247 spaces (200 for RWC)
Proposed:	406 spaces (structure)
	157 spaces (F Lot surface)
	89 spaces (Tiger Dredge surface)
Total:	652 spaces

Snowstack:

Required:	21,829 sq. ft. (25%)
Proposed:	23,796 sq. ft. (27%)

Setbacks:

Required:	
All Setbacks:	0 ft.
Proposed:	
Front:	11 ft.
Sides:	230 ft. south/315 ft. north
Rear:	65 ft.

Item Background

The Breckenridge Town Council has been looking to increase the number of parking spaces in the downtown area. A design team lead by Walker Parking Consultants was selected to provide design services for the project last year.

At the July 25th Town Council work session, Walker Parking Consultants presented an analysis of four locations for structured parking within the downtown area. The locations included were the East Sawmill Lot, Ice Arena, F Lot, and Tiger Dredge Lot. Council selected the F lot/Tiger Dredge lot

location based on the weighted criteria of parking capacity potential, traffic impacts, walkability to downtown core, Historic District & community impacts, cost per space gained, year round usage, and overall project cost.

On November 7th, the Planning Commission reviewed the architectural roof forms of Parking Structure as a work session item and recommended the gable roof form to the Town Council as it related best to the existing character of the surrounding Land Use Districts.

Changes From the Previous Submittal

After the November 7th work session, staff provided the Planning Commission feedback to the Town Council. The Town Council was in favor of the Planning Commission's majority recommendation for gable and shed roof forms over barrel roof forms. Barrel roof forms were seen as less characteristic of the area and not as compatible with the adjacent Historic District.

Staff Comments

Staff has been providing feedback on the parking structure design to the Town Capital Improvements Manager as the design was in the development phase. Staff is encouraged with the design evolution during this time.

Land Use (Policies 2/A & 2/R): Surface parking and a large bus stop hub is currently located on the property and is supported by the Land Use District Guidelines (LUGs). Land Use District 23 contemplates a possible increase in vehicular and parking activity *“if this District is selected as the appropriate site for construction of a major parking facility.”* The Guidelines also state, *“...this District could ultimately be selected as a Transportation Center for a community bus system. The District is currently well served by the existing public transit system.”* (Further, LUD 23 appears to have been adopted prior to 1992 when the Town acquired the F Lot and does not reflect the public ownership of the lot. To the extent that the LUGs contemplate private use is no longer applicable). Staff has no concerns with the proposal's conformance with the Land Use Guidelines.

Site And Environmental Design (7/A & 7/R): The siting of the structure was selected to work with the existing grade difference from the lower grade of the existing surface parking lots to the higher grade of Park Avenue. To decrease the visibility of the structure from Park Ave. which sits 11-14 feet higher than the existing surface parking lots, the designers were able to minimize the visibility of the long parking deck along Park Ave. to 20' in height (under the recommended building height). This did require a retaining wall along the west side entrance of the parking structure from the north Tiger Dredge lot of up to 7' in unbroken height. This wall will be made of natural stone however, due to the unbroken nature of the wall in excess of 4' in height (which is the Code threshold for negative points), staff recommends negative two (-2) points under this policy. However, staff notes that there is language to allow for no negative points should, *“depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site grading complies with all other relevant development code policies is viable, than it should be strongly considered.”* Does the Commission agree with the negative two (-2) points recommended or would the consideration of no negative points be warranted in this case?

Transit (25/R): The existing transit stop off S. Park Avenue will be enhanced near its existing location to include a more formalized and heated transit pick up and drop off location. The transit center interior space will have electronic reader boards for arrival and departure information as well as provide a heated

interior space with restrooms for transit users. A bike storage area at the southeastern corner of the parking structure may also be utilized by transit riders in their commute.

This transit center and bike storage adds to the enhancement of the Town's non-auto transit system and staff recommends positive four (+4) points under this policy. Past precedent includes the Denison Placer Phase 1 (PL-2017-0014) with positive four (+4) points for providing two internal bus stops and the Gondola Lots Master Plan (PL-2016-003) with four positive (+4) points for relocating and increasing the bus lanes and pedestrian safety. Does the Commission concur with positive four (+4) points for the enhancement of the bus terminal and construction of a new transit center?

External Circulation (17/A & 17/R): The site is well served by an existing network of public streets including S. Park Avenue (State Highway 9) and W. Adams Avenue. The existing roundabout at S. Park and Four O'Clock Road to the north is anticipated to be the primary entrance to the parking structure through the Tiger Dredge lot. The entrance at the south of the structure will have a new roundabout constructed in 2020 (after completion of the parking structure) is to serve as a secondary entrance. The access from W. Adams Ave. is projected to have the least amount of vehicular usage, but it remains important for pedestrians to access the commercial core.

The Town Capital Projects staff has been working with a Traffic Engineer to meet the Colorado Department of Transportation (CDOT) limitations on traffic and a new roundabout on the Highway. CDOT is generally supportive of the design. Final CDOT approval has been added as a condition of approval.

Internal Circulation (16/A & 16/R): In addition to the modified vehicle circulation patterns, several pedestrian improvements are shown. These include a heated sidewalk between the transit lanes and the transit center, heated sidewalk along the river path from the south end of F Lot from Park Ave. to W. Adams Ave. as well as a heated pedestrian plaza crossing area from the Adams Ave. entrance of the parking structure/lobby. A non-heated pedestrian crossing is proposed to be striped through the center of the F Lot surface parking with stairs from the transit lane which lead to the river path to the east. Staff has no concerns.

Architectural Compatibility (Policies 5/A & 5/R): Per Council direction, the structure is intended to be easily identified as parking and will not be fully wrapped in any faux treatments. It will be important to identify this building as a parking structure, so that visitors quickly find their entrances and don't congest traffic while seeking a place to park.

The building materials were selected to be complementary to the existing Adams Avenue vehicular stone bridge south of the Riverwalk Center, and the back of house area of the Riverwalk Center with a modern twist. The exterior materials include beige textured precast concrete panels for the parking deck walls, a natural stone base and columns similar to the stone bridge on Adams Avenue, charcoal grey interlocking vertical metal panels with 3 5/8" reveal, ebony stained wood horizontal siding 3 1/2", vertical wood siding in shale with 5 1/2" reveal, brown cedar wood with 5 1/2" reveal, and natural brown timber accents. There is black wire mesh between the openings of the parking structure garage levels for screening purposes. With non-natural materials (precast concrete and metal panel siding) in excess of 25% per elevation, negative six (-6) points are warranted.

Recent past precedent cases for use of non-natural materials include:

- Second Water Treatment Plant, PL2016-0112, 68 Stan Miller Drive, (-6 points) All non-natural material.

- Denison Placer Phase 1, PL-2017-0014, 107 Denison Placer Road, (-6 points) Natural materials not present on each elevation-primary materials cementitious siding.
- Recreation Center Expansion and Tennis Center, PL-2017-004, 857 Airport Road, (-6 points) All non-natural materials.

Does the Commission concur that negative six (-6) points are warranted?

Building Height (6/A & 6/R): The Land Use District (LUD) recommended building height is two (2) stories. Two stories is equal to 26' in height (as measured to the mean). The absolute maximum building height allowance is 50' (2 stories over the recommended height) with negative points. The tallest point of the structure is the elevator shaft facing W. Adams Avenue. Here the building measures 42'3" to the mean and 49'1" to the top of ridge. However, the building height *Exemption* in 9-1-5 *Definitions* states that "*elevator shaft extensions, chimneys, and focal elements such as clock towers or similar structures that have no density or mass (in no instance shall these structures extend over 10 feet above the specified maximum height)...*". Therefore, staff has measured to the top of the elevator cab which results in 37'4" in height or 1 story over height (13 feet for the first two stories and 12 feet for each story thereafter so, 13+13+12=38'). Building ½ to 1 story over the recommended building height warrants negative ten (-10) points.

Further, the ridgeline of the parking deck exceeds fifty (50) feet in length, measuring 230 feet in unbroken length along S. Park Avenue. Staff recommends negative one (-1) point for the long unbroken ridgeline.

Does the Commission concur with the negative ten (-10) points for building height, the building height exemption being applied, and one negative (-1) point for the long unbroken ridgeline?

Landscaping (22/A & 22/R): The parking structure has landscaping on all four sides with the majority of landscaping along S. Park Avenue and the Blue River. This will assist in screening the building from the rights of way and a major pedestrian thoroughfare. There is a small landscape strip added to the south of the structure on F Lot to help buffer the structure to the south. The Tiger Dredge lot also has existing landscape area interior to the lot which will be enhanced. There is little increase internally to the landscape area within the existing Tiger Dredge and F Lots. In 1997, a variance was granted for F Lot to Policy 18 *Parking* regarding the drive isle widths and lack of landscaping for the internal parking area. Staff has no further concerns.

The following landscaping is proposed on site:

Deciduous Trees

- 6 @ 1 ½" caliper Aspen
- 25 @ 2" caliper Aspen
- 30 @ 3" caliper Aspen
- 24 @ 2" caliper Chokecherry
- 9 @ 3" caliper Cottonwood

Total: **94 Deciduous Trees**

Evergreen Trees

- 6 @ 6' tall Colorado Spruce
- 5 @ 12' tall Colorado Spruce
- 2 @ 6' tall Baby Blue Eyes Spruce
- 6 @ 8' tall Baby Blue Eyes Spruce
- 10 @ 6' tall Engelmann Spruce

- 6 @ 8' tall Engelmann Spruce
 - 2 @ 12' tall Engelmann Spruce
 - 15 @ 6' tall Bristlecone Pine
 - 7 @ 8' tall Bristlecone Pine
- Total: **59 Evergreen Trees**

Because the proposed landscaping provides a public benefit to the area and the screening it will provide from public rights of way with 153 trees, staff recommends the allocation of positive four (+4) points. Past precedent includes positive four (+4) points given to the River Park (PL-2018-0012) at 470 Flora Dora Drive for 66 trees, the Ploss Residence (PL-2017-0153) at 305 N. French Street for 24 large trees, and the Browne Residence (PL-2017-0083) 188 Peerless Drive for 76 large trees. Does the Commission concur with the recommended positive four (+4) points for an above average landscape plan?

Density/Intensity (3/A & 3/R): Density was calculated on the overall site area. With the existing Riverwalk Center and enclosed transit center and lobby/restrooms parking structure, the property is a total of 33,976 square feet with 51,410 square feet remaining on site. Staff has no concerns.

Mass (4/A & 4/R): Per past precedent with the Second Renewal of the Gondola Lots Master Plan (PL-PL-2009-003 & 2016-003), 320 N. Park Avenue and the Stables Parking Lot (PL-20160138), 1700 Ski Hill Road, mass has not been counted against parking structures. Following past precedent, staff recommends 33,976 square feet be counted (equal to the density on site) and the parking structure not count toward mass. Since “allowed mass” is a function of “allowed density”, there is no mass allocated to the parking structure. For this reason, no density or mass is allocated or needed for the parking structures.

Parking (18/A & 18/R): The Riverwalk Center use requires 220 parking spaces (per 2002 Riverwalk Center Interior Expansion staff report). The new density associated with the parking structure would require 28 new spaces, for a total of 247 required parking spaces. This application is for an additional 409 spaces beyond the requirement.

This policy states, *(1) Public View: The placement and screening of all off street parking areas from public view is encouraged.* Past precedent includes the Gondola Lot Master Plan (PL-2009-010 & PL-2016-003-second renewal) in which two parking structures held 1,270 vehicles (535 in a south structure and 735 in a north structure) which exceeded the current capacity of the two surface skier parking lots received positive four (+4) points. Based on this past precedent, staff recommends positive four (+4) points for providing 406 public parking spaces screened in a structure. Does the Commission concur?

Recreation Facilities and Open Space (20/R & 21/R): The western portion of the site has some existing pedestrian paths along and down to the river. This plan will enhance those trails as well as add an additional trail, benches and seating area near the river. A covered open air bike storage area is located on the southeastern corner of the structure along the river area paths.

Per past precedent, positive points have been awarded for the following projects under this policy:

- Pilon Residence, PL-2017-101, 206 Stilson Placer Terrace (+3 points) for the dedication of a public trail easement.
- Denison Placer Phase 1, PL-2017-014, 107 Denison Placer Road, (+3 points) for the addition of a 10' asphalt recreation path.
- Kingdome Park Playground, PL-2016-050, 880 Airport Road, (+3 points) for the construction of a new playground at the Recreation Center.

Staff has recommended positive three (+3) points for the addition of a new pathway along the river and covered bike storage open to the public. Does the Commission concur?

Social Community (24/A & 24/R):

3 (0/+2)	x B.	Community Needs: Developments which address specific needs of the community which have been identified in the yearly goals and objectives reports within the three (3) year period preceding the date of the application are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property. (Ord. 1, Series 2014)
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The 2017 Council Goals include:

GOAL: Develop a three year plan for the design and construction of 750 incremental parking spaces-between the Ice Rink and in core lots.

For a project offering this much public benefit and a scope this large, staff recommends positive six (+6) points under this policy.

Council Goals that have received positive six (+6) points in the recent past:

- 2017- Second Water Treatment Plant
- 2014 - Pinewood Village 2
- 2012 - Harris Street Community Building Restoration, Rehabilitation, Addition and Landmarking
- 2011 - McCain Solar Garden

Does the Commission agree with the recommended positive six (+6) points?

Employee Housing: (3) Exemptions: The following developments and uses are exempt from an assessment of negative points provided for in this section; *Other governmental or public buildings such as public museums, public libraries, or post offices, where the building is owned and operated by a governmental agency.*

Per the above exemption, staff finds this development is exempt from requiring Employee Housing. In 2017, the Second Water Treatment Plant was also found to be exempt from negative points under this exemption.

Snow Removal And Storage (13/A & 13/R): Staff finds the snow storage plan to exceed the required 25% of non-heated surface area. As this is a Town owned and maintained lot, should there be any need to remove snow, the Public Works will remove the snow to Town-owned overflow snow storage areas. Staff has no concerns.

Infrastructure (26/A & 26/R):

4 x (2/+2)	(-) B.	Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged. (Ord. 19, Series 1988)
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The Land Use guidelines specifically identify parking lot improvements as District Improvements. Staff is suggesting positive eight (+8) points under this policy for the proposed improvements.

The Second Water Treatment Plant is the most recent project which received positive eight (+8) points under this policy, Projects that have received positive eight (+8) and positive four (+4) points are:

2017- (+8) Second Water Treatment Plant- New water treatment facility, support buildings and pump station.

2015 – (+4) Pinewood Village 2 - Sidewalk is proposed to be added along the west side of Airport Road.

2014 – (+4) Breckenridge Mountain Lodge Redevelopment (Final) - Providing an additional turn lane in the Ridge Street right of way as it meets Main Street.

2013 – (+4) Pence Miller Village - Providing public sidewalk and Street Lights for Town.

As this proposal is of large magnitude to the Town's infrastructure, staff supports awarding positive eight (+8) points, similarly to the Second Water Treatment Plant. Does the Commission concur?

Refuse (15/A & 15/R): There will be internal trash receptacles in the structure maintained by the Town. The Town will be expanding the existing dumpster enclosure located across the Adams Avenue bridge, in the alley behind C.B. Potts. This dumpster enclosure expansion will replace the existing dumpster in the Tiger Dredge lot which currently serves the Riverwalk Center. The expansion will be sized to accommodate both the Riverwalk Center and Parking Structure. As this dumpster will be shared by multiple properties, both public and private located on nearby Town land, staff recommends positive two (+2) points for *dumpster sharing with neighboring property owners; and having the shared dumpster on the applicant's site.* Does the Commission support positive two (+2) points under this policy?

Public Art (43/A & 43/R): The Town Capital Projects staff is working with the Breckenridge Creative Arts (BCA) Board to determine an appropriate large scale public art piece to be located on the parking structure location on the east elevation facing W. Adams Avenue and north elevation facing the Riverwalk Center). The existing bronze Tenth Mountain Division sculpture along the pedestrian path will be relocated either elsewhere on site or possibly off site within Town limits. As the future public art has not been solidified with this application, staff is not recommending positive points.

Exterior Lighting: The open air exterior levels (top level and part of second level) of the parking structure have been designed to be lit per code including fixture types.

During the review of this application, staff has been working with the applicants to ensure these guidelines are met for the parking structure. The surface parking lots will also see a lighting redesign which has not been reviewed by staff and will be reviewed as a separate permit in the future.

Drainage (27/A & 27/R): *A. Drainage Improvements: It shall be the responsibility of the applicant to provide drainage improvements as required by the town of Breckenridge municipal drainage standards, including downstream improvements necessary to adequately serve the project. The applicant shall provide engineered data, sufficient to indicate that the drainage from the proposed development will not adversely affect any downstream properties or the community as a whole.*

B. Permits: Acquisition of any and all permits required by state and federal authorities for work to be done within and/or adjacent to an established waterway or drainage system is the sole responsibility of the applicant. A copy of these permits shall be attached to the application for building or construction permit. (Ord. 19, Series 1988)

The Town Engineer has reviewed the preliminary drainage plans for this submittal and has no major concerns with the site drainage. Staff notes that prior to the issuance of a building permit, the Town Engineer will ensure that the drainage plans abide with this absolute policy.

Energy Conservation (33/R): As noted above, a number of the sidewalk areas are proposed to be heated. Under Policy 33/R (F)(1)(a) *Zero Points, For public safety concerns on public or private property such as high pedestrian traffic areas..*, Staff acknowledges that this is and will continue to be a high traffic pedestrian area from visitors and residents alike. This section has been used along public sidewalks, the existing transit center at the gondola lots, and at the ski base areas. As such, staff recommends that this code provision apply to this high pedestrian traffic area. Therefore staff is not recommending any negative points under this policy.

Signs (12/A): Signage will be under a separate Town Project application, which will be a part of a Town-wide wayfinding project intended for public parking.

Loading (19/A): There is no change to the loading area of the Riverwalk Center.

Point Analysis (Section: 9-1-17-3): Staff acknowledges that this is a large utilitarian structure intended for the sole purpose of providing visitors, employees and residents of the Town a much needed place to park in Town. Staff finds that this application meets all Absolute policies, staff is recommending negative nineteen points (-19) and positive twenty seven (+27) points, which results in a positive eight (+8) points.

Negative Points

- 6 for most of the exterior materials being non-natural on each elevation (5/R)
- 10 for being over height with the enclosed structures (6/R)
- 1 for long unbroken ridgeline exceeding 50 feet in length (6/R)
- 2 for unbroken retaining wall exceeding 4 feet in height (7/R)
- 0 points for outdoor heated space as this is a major public pedestrian area (33/R)
- (-19 points)

Positive Points

- +4 providing public parking in structure (18/R)
- +8 Infrastructure Capital Improvements Plan (26/R)
- +6 for meeting a Council Goal (24/R)
- +4 for landscaping (22/R)
- +2 shared dumpster (15/R)
- +3 for additional pedestrian/bike path near the river and covered public bike storage attached to the parking structure (20/R)
- (+27 points)

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project's recommended point analysis listed directly above, and any other code issues or general concerns with the proposed project. The Commission is then asked to make a recommendation to the Town Council.

Staff recommends that the Planning Commission recommend approval of the Parking Structure to the Town Council, PL-2017-0607, located at 150 W. Adams Avenue with the attached Point Analysis and Findings and Conditions.

Town Project Hearing Impact Analysis				
Project:	Town Parking Structure	Positive	Points	+27
PL:	2017-0607			
Date:	2/23/2018	Negative	Points	- 19
Staff:	Julia Puester, AICP			
		Total	Allocation:	+8
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		surface parking is an existing use and allowed use on the property
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		under density
4/R	Mass	5x (-2>-20)		under mass
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	non-natural material greater than 25%
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	under 1 story over recommended 2 story LUG
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	- 1	unbroken ridge over 50 feet in length
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	- 2	unbroken retaining wall over 4 feet in height
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		zero setback required for commercial structures
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)	+2	Town owned dumpster behind CB Potts will be expanded under separate permit to service parking structure and Riverwalk Center.
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		

18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+4	parking in structure
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	additional public pedestrian/bike path to the river and covered public bike storage.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+4	94 deciduous trees and 59 evergreen trees above average sizes
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	0	meets policy exemption
24/R	Social Community - Community Need	3x(0/+2)	+6	meets 2018 Council Goal
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	+8	In Capital Improvements Plan 2017 and 2018
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation			
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	0	Waived due to major public thoroughfare per subsection (F)
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		

33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		structure. Existing bronze to be relocated within project due to structure and pedestrian circulation patterns. No definite commitment has been made at this time.
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communications Facilities	Complies		

TOWN OF BRECKENRIDGE

**Town Parking Structure
Tract F, Four Seasons Village Subdivision #2
150 W. Adams Avenue
PL-2017-0607**

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on November 7, 2017 and March 6, 2018. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on March 6, 2018, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on March 13, 2018. This Town Project was listed on the Town Council’s agenda for the March 13, 2018 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.

CONDITIONS







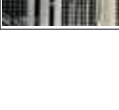
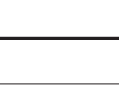
PRIOR TO ISSUANCE OF BUILDING PERMIT

- 7. Applicant shall submit and receive approval for a final drainage plan by the Town Engineer.**

8. The applicant shall submit final Colorado Department of Transportation (CDOT) approval of the project including the final traffic study by a registered Colorado Professional Engineer.



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

MATERIAL SCHEDULE								
MARK	IMAGE	DESCRIPTION	MANUFACTURER	SERIES	COLOR	FINISH	TEXTURE	PROFILE
AL-1		ALUMINUM METAL STOREFRONT	OLDCASTLE	SERIES 6000 THERMAL MULTIPLANE	BLACK	ANODIZED	--	CENTER SET
GL-1		GLASS TYPE 1	OLDCASTLE	SOLARBAN 70XL	CLEAR	--	--	--
MP-1		VERTICAL METAL PANEL SIDING 3 5/8" FACE	BERRIDGE	THIN-LINE PANEL	CHARCOAL GREY	KYNAR 500 OR KYLAR 5000	SMOOTH	FLAT, CONCEALED FASTNERS
PC-1		PRECAST CONCRETE	AS SELECTED	MATCH ARCHITECTS SAMPLE	BEIGE	ACID ETCH	--	CUSTOM, SEE SECTION
SS-1		STANDING SEAM METAL ROOF	BERRIDGE	TEE-PANEL	ZINC GREY	KYNAR 500 OR HYLAR 500	SMOOTH	1" STANDING SEAM
VS-1		VENEER STONE	TBD	STACK STONE	VARIABLES	--	--	--
WD-1		HORIZONTAL CEDAR WOOD SIDING 3 1/2" FACE	MONTANA TIMBER PRODUCTS	CHARWOOD	EBONY	SEAL-ONCE SEALER	--	SHIPLAP
WD-2		VERTICAL CEDAR WOOD SIDING 5 1/2" FACE	MONTANA TIMBER PRODUCTS	AQUAFIR	SHALE	SEAL-ONCE SEAL	BAND SAWN	SHIPLAP
WD-3		CEDAR WOOD TRIM 5 1/2" FACE	MONTANA TIMBER PRODUCTS	AQUAFIR	BROWN	SEAL-ONCE SEAL	SMOOTH	--
WD-4		HEAVY TIMBER OR GLUELAM	AS APPROVED ON SUBMITTAL TO MATCH	DOUGLAS FIR	MATCH TRIM STAIN	SMOOTH	--	--
WM-1		WELDED WIRE MESH	MCNICHOLS CO.	SQUARE MESH	BLACK	GALVANIZED AND PAINTED BLACK	--	1" WELDED WIRE MESH

MARK	DATE	ISSUED FOR DESIGN DEVELOPMENT	DESCRIPTION
	02/26/18	PLANNING DEPARTMENT	
	01/12/18	ISSUED FOR DESIGN DEVELOPMENT	

ISSUE:
 PROJECT NO: 23-7788
 DRAWN BY: Authr
 CHECKED BY: Chester
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 SHEET TITLE:
 MATERIAL SCHEDULE

PRECAST B

PRECAST A



VS-1



MP-1

PRECAST B

PRECAST C

PRECAST A



WD-3



SS-1



WD-2



WD-1

PRECAST D

PRECAST D

AL-1

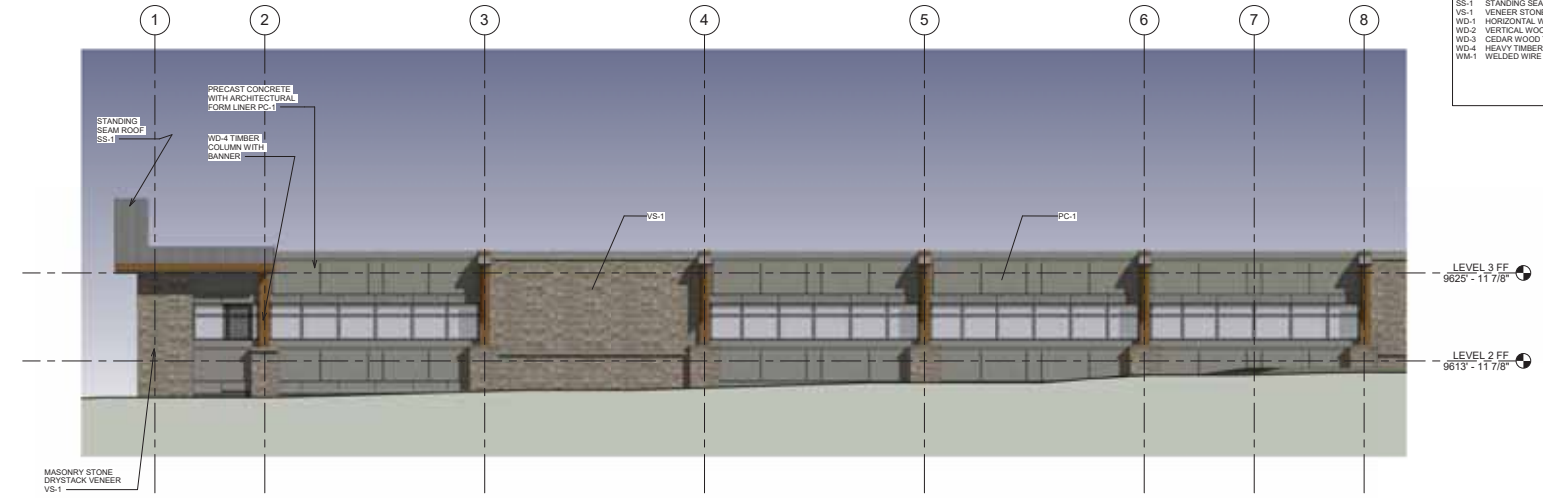


ELEVATION NOTES

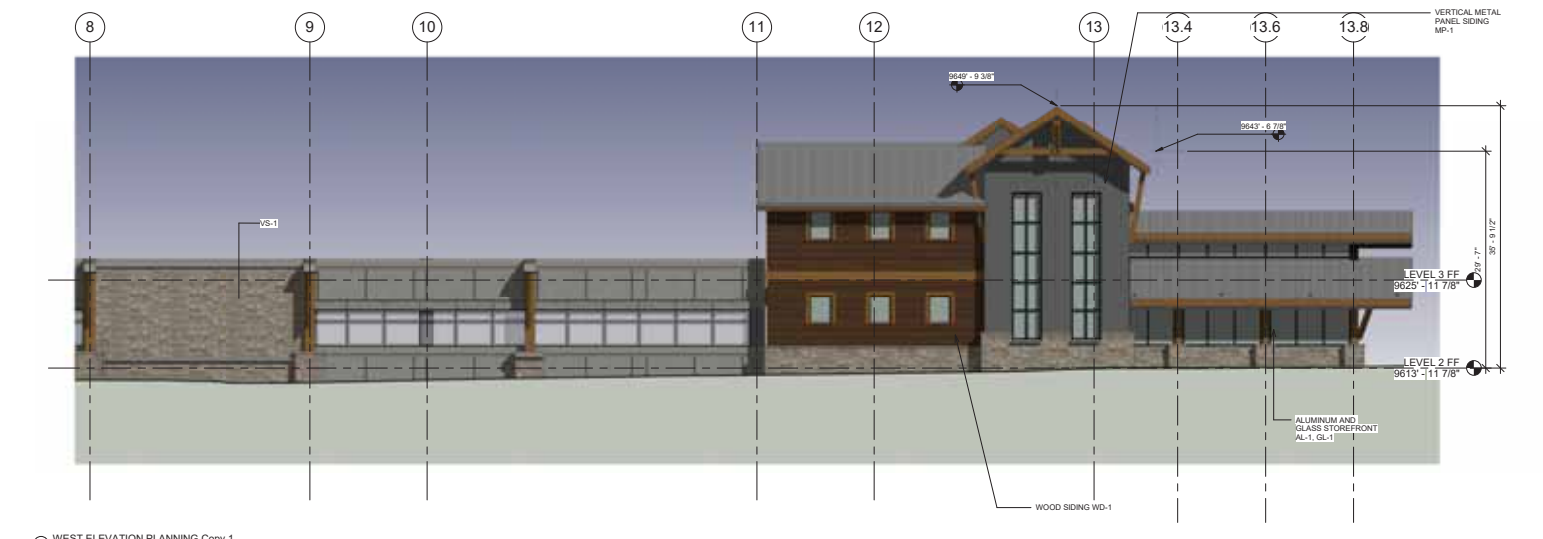
- SEE A-005 FOR MATERIAL LEGEND AND NOTES
- SEE A-004 FOR EXTERIOR WALL TYPES
- SEE PROJECT SPECIFICATIONS

KEY LEGEND

- AL-1 ALUMINUM METAL STOREFRONT
- GL-1 GLASS TYPE 1
- MP-1 VERTICAL METAL PANEL SIDING
- PC-1 PRECAST CONCRETE WITH ACID ETCH
- SS-1 STANDING SEAM METAL ROOFING
- VS-1 VENER STONE
- WD-1 HORIZONTAL WOOD SIDING
- WD-2 VERTICAL WOOD SIDING
- WD-3 CEDAR WOOD TRIM
- WD-4 HEAVY TIMBER OR GLUE LAM WOOD
- WM-1 WELDED WIRE MESH



① WEST ELEVATION PLANNING
 1/8" = 1'-0"



② WEST ELEVATION PLANNING Copy 1
 1/8" = 1'-0"

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

MARK	DATE	PLANNING DEPARTMENT	DESCRIPTION

ISSUE:
 PROJECT NO: 23-7788
 DRAWN BY: Authr
 CHECKED BY: Checker

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SHEET TITLE:
 PLANNING ELEVATIONS

A-301A



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Tampa, FL 33634
813.888.5800 Ph
www.walkerconsultants.com



130 W 12TH AVENUE
DENVER CO 80202
MK@KOCHARCHITECT.COM
303.780.7850

TOWN OF
BRECKENRIDGE
PARKING STRUCTURE

MARK	DATE	PLANNING DEPARTMENT	DESCRIPTION

ISSUE	DESCRIPTION

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SHEET TITLE:
PLANNING ELEVATIONS

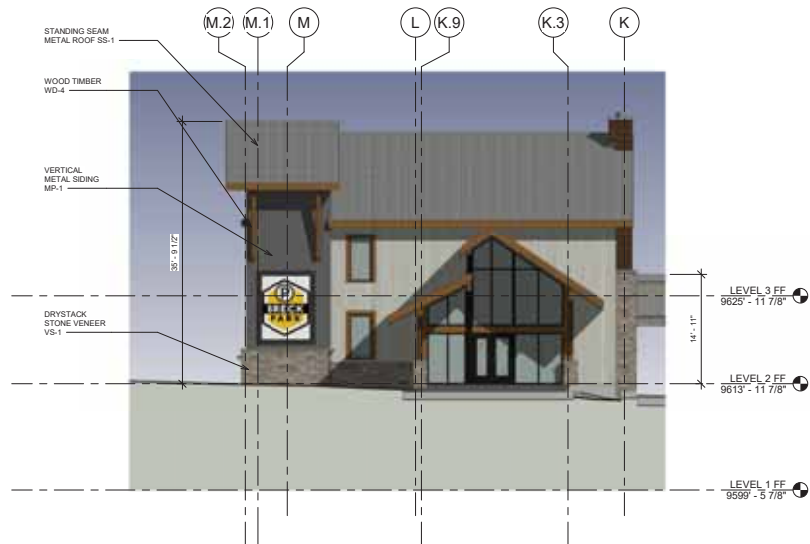
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ELEVATION NOTES

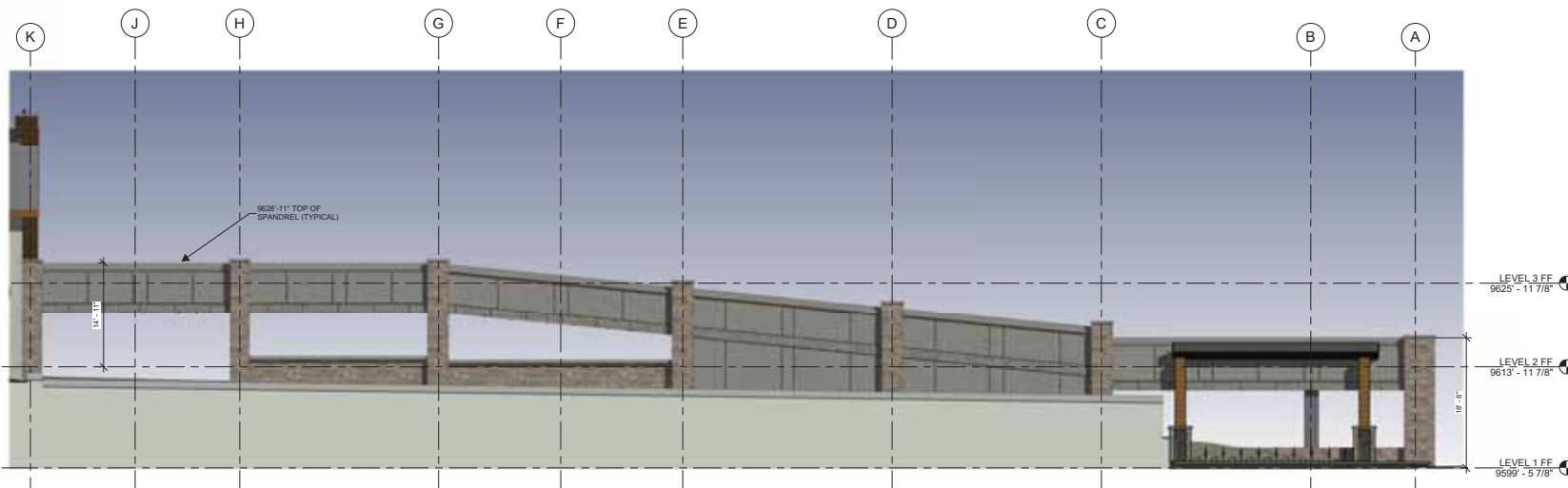
- SEE A-005 FOR MATERIAL LEGEND AND NOTES
- SEE A-004 FOR EXTERIOR WALL TYPES
- SEE PROJECT SPECIFICATIONS

KEY LEGEND

- AL-1 ALUMINUM METAL STOREFRONT
- GL-1 GLASS TYPE 1
- MP-1 VERTICAL METAL PANEL SIDING
- PC-1 PRECAST CONCRETE WITH ACID ETCH
- SS-1 STANDING SEAM METAL ROOFING
- VS-1 VENEER STONE
- WD-1 HORIZONTAL WOOD SIDING
- WD-2 VERTICAL WOOD SIDING
- WD-3 CEDAR WOOD TRIM
- WD-4 HEAVY TIMBER OR GLUE LAM WOOD
- WM-1 WELDED WIRE MESH



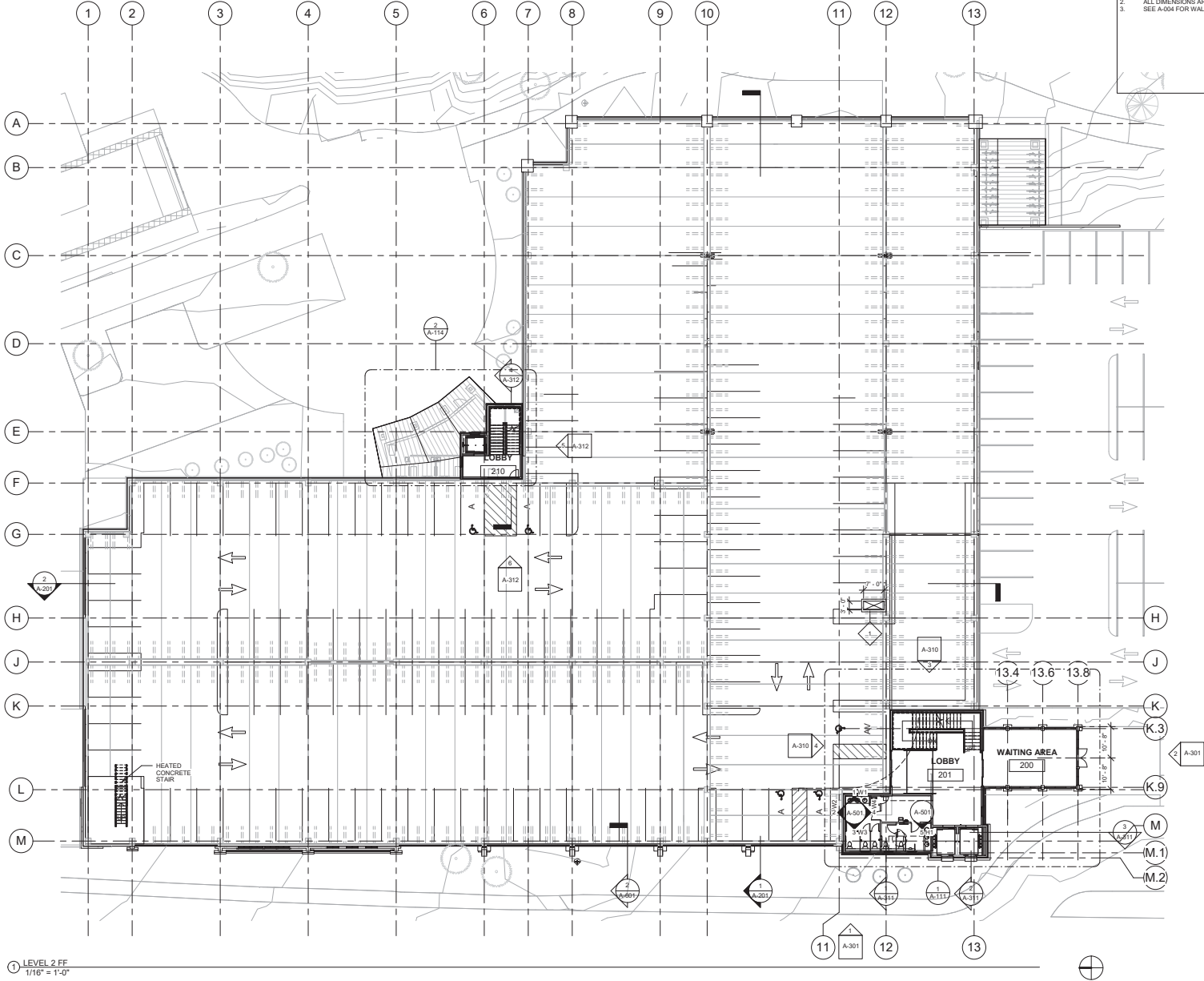
2 SOUTH ELEVATION PLANNING
1/8" = 1'-0"



1 SOUTH ELEVATION PLANNING Copy 1
1/8" = 1'-0"

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

1/12/2016 11:11:13 PM C:\Users\Michael\Documents\Tiger_Arch_Michael\...



1 LEVEL 2 FF
1/16" = 1'-0"

GENERAL NOTES

1. SEE AG SHEETS FOR STRIPING PLANS TYPICAL
2. ALL DIMENSIONS ARE TO FINISH FACE UNO
3. SEE A-004 FOR WALL TYPES



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

TOWN OF
BRECKENRIDGE
PARKING STRUCTURE

MARK	DATE	DESCRIPTION
01/12/16		ISSUED FOR DESIGN DEVELOPMENT
12/01/17		ISSUED FOR SCHEMATIC DESIGN
		ISSUE:
		PROJECT NO: 23-7788
		DRAWN BY: MEK
		CHECKED BY: MEK

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SHEET TITLE:
SECOND LEVEL PLAN

A-102

1/12/2016 11:10:17 AM C:\Users\Michael\Documents\Tiger_Arch_Michael

GENERAL NOTES

1. SEE AG SHEETS FOR STRIPING PLANS TYPICAL
2. ALL DIMENSIONS ARE TO FINISH FACE UNO
3. SEE A-004 FOR WALL TYPES



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

TOWN OF BRECKENRIDGE PARKING STRUCTURE

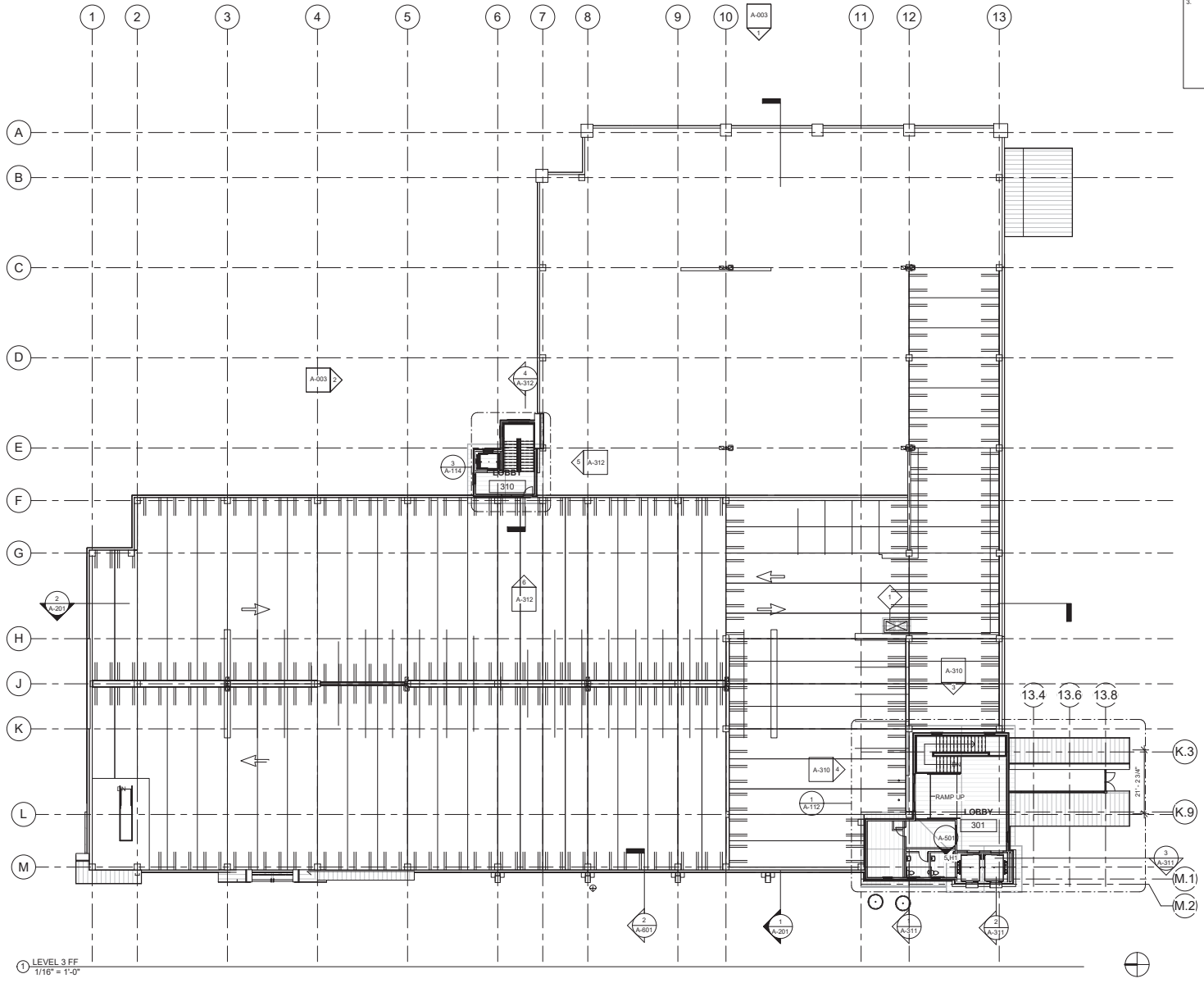
MARK	DATE	DESCRIPTION	ISSUE
	01/12/16	ISSUED FOR DESIGN DEVELOPMENT	
	12/01/17	ISSUED FOR SCHEMATIC DESIGN	

ISSUE:
 PROJECT NO: 23-7708
 DRAWN BY: MEK
 CHECKED BY: MEK

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SHEET TITLE: THIRD LEVEL PLAN

A-103



1 LEVEL 3 FF
1/16" = 1'-0"

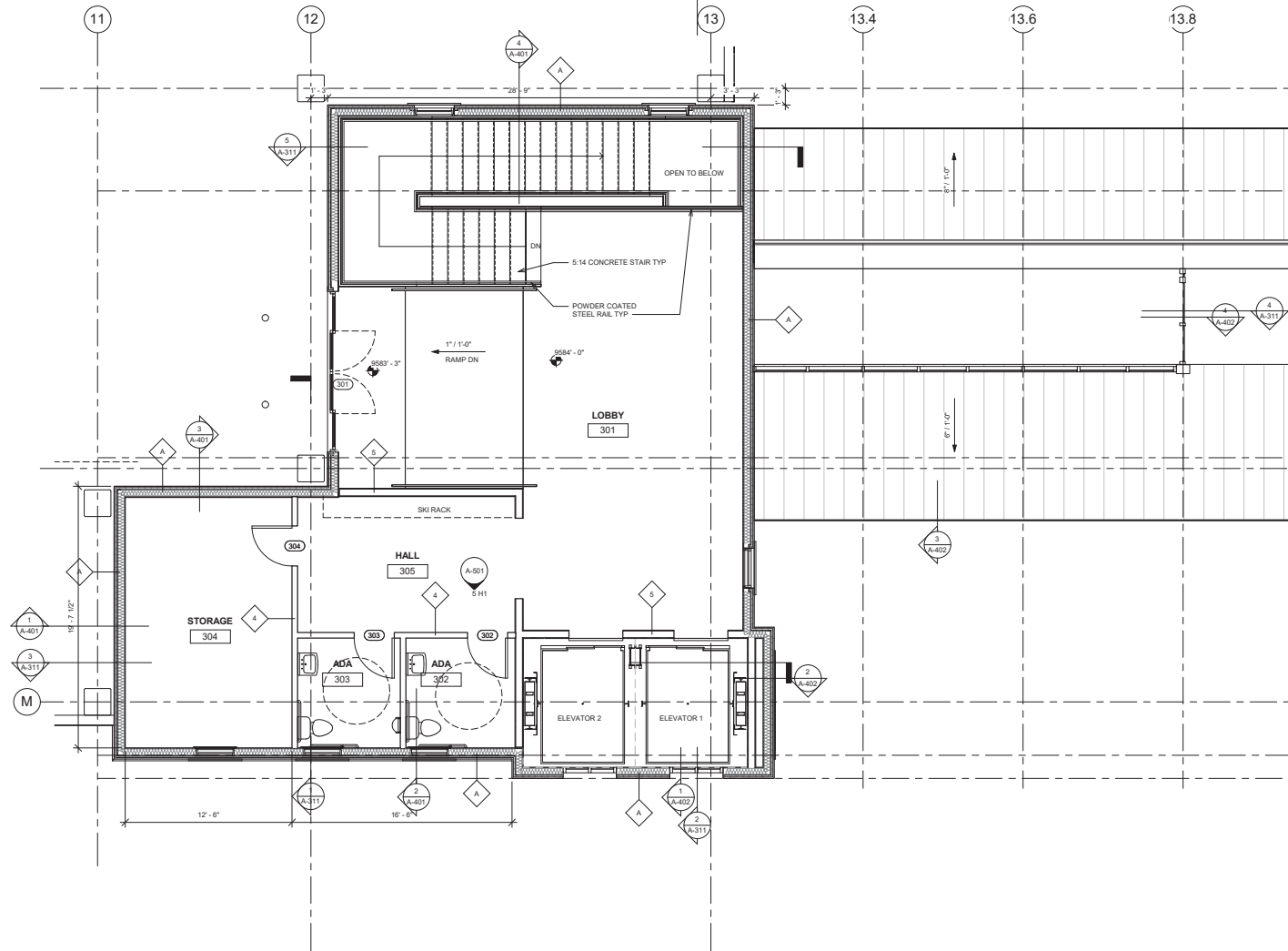
GENERAL NOTES

1. SEE AG SHEETS FOR STRIPING PLANS TYPICAL
2. ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
3. SEE A-004 FOR WALL TYPES



TOWN OF BRECKENRIDGE
PARKING STRUCTURE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



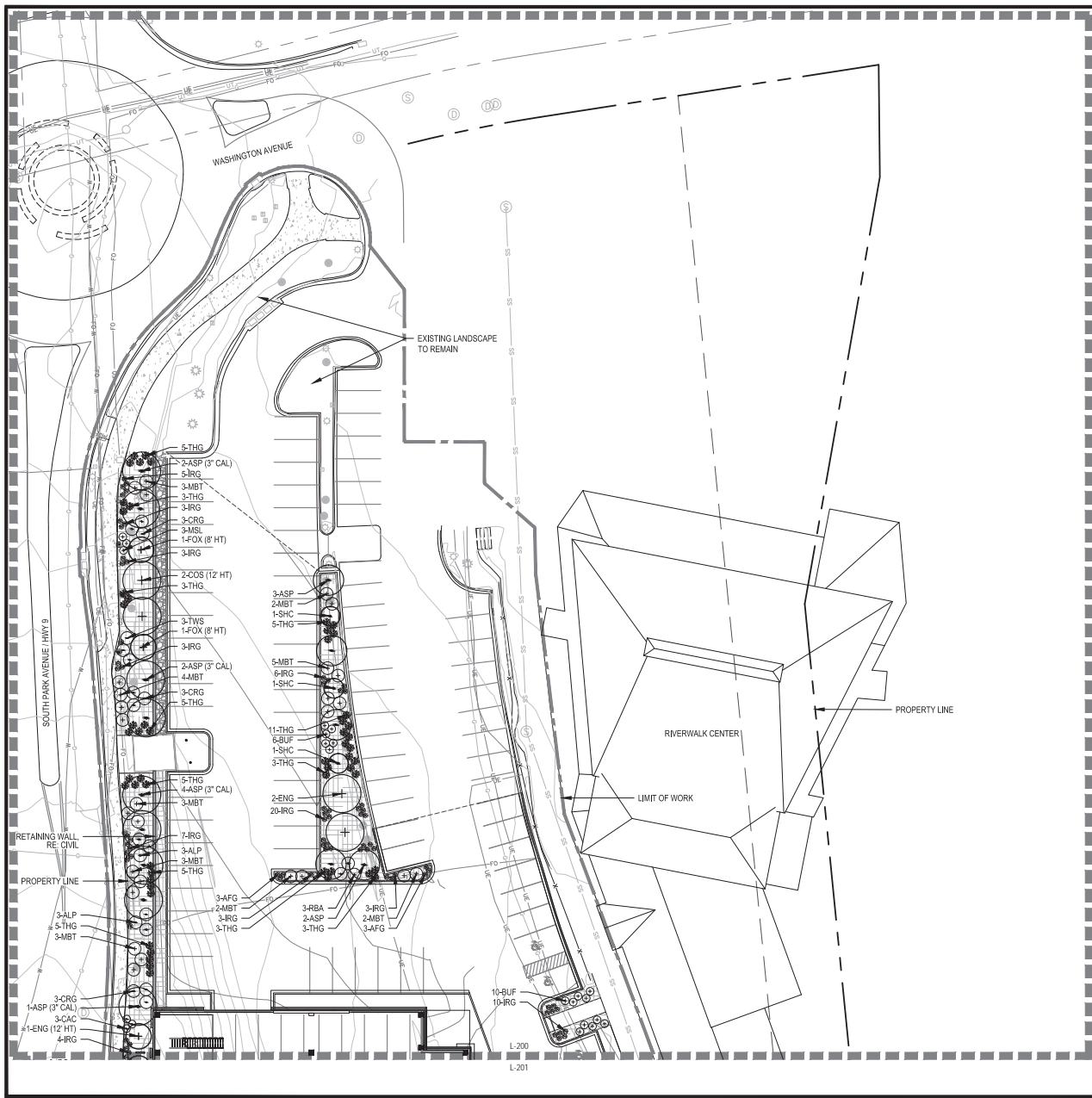
① LEVEL 3 CORE 1
1/4" = 1'-0"

MARK	DATE	DESCRIPTION	ISSUE
1	01/12/18	ISSUED FOR DESIGN DEVELOPMENT	
2	12/01/17	ISSUED FOR SCHEMATIC DESIGN	

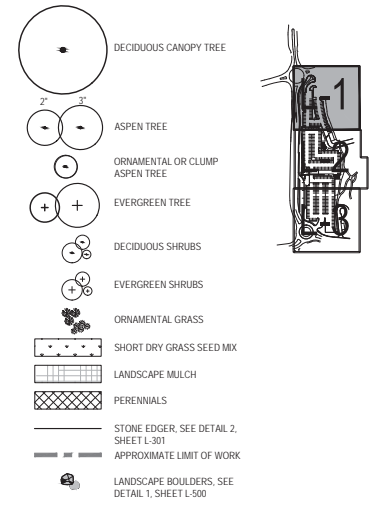
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SHEET TITLE:
CORE 1 PLANS

A-112



LANDSCAPE LEGEND



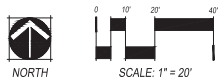
NOTES

SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEXLEBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
 - SPREAD SEED AT A RATE OF 3-4 LBS PER 1000 SF

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. ALL DISTURBED AREAS SHALL BE REVEGETATED USING A SHORT DRY GRASS MIX.
3. EROSION CONTROL BLANKETS SHALL BE USED ON DISTURBED SLOPES STEEPER THAN 3:1. REFERENCE ENGINEERING PLANS FOR EROSION CONTROL IN R.O.W. SWALES.
4. ALL TREES, SHRUBS, AND ANNUALS SHALL BE IRRIGATED. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED. ALL PERENNIALS AND ANNUALS SHALL BE SPRAY IRRIGATED.
5. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
6. ALL PLANT SYMBOLS SHOWN IN SNOW STORAGE AREAS SHALL BE PLANTS TOLERANT OF SNOW LOAD.
7. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
8. FINAL PLANT LOCATION SHALL BE FIELD VERIFIED.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED. REFERENCE TREE AND SHRUB PROTECTION DETAIL ON SHEET L-300.
10. TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
11. FINAL TREE PLACEMENT SHALL BE FIELD VERIFIED TO PRESERVE TREE CORRIDORS.



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 303.684.6522 Ph
 www.walkerconsultants.com
 Walker Consultants, Inc.

OWNER
 TOWN OF BRECKENRIDGE
 SHANNON SMITH
 PUBLIC WORKS
 1095 AIRPORT ROAD
 BRECKENRIDGE, CO 80424
 970.453.3170

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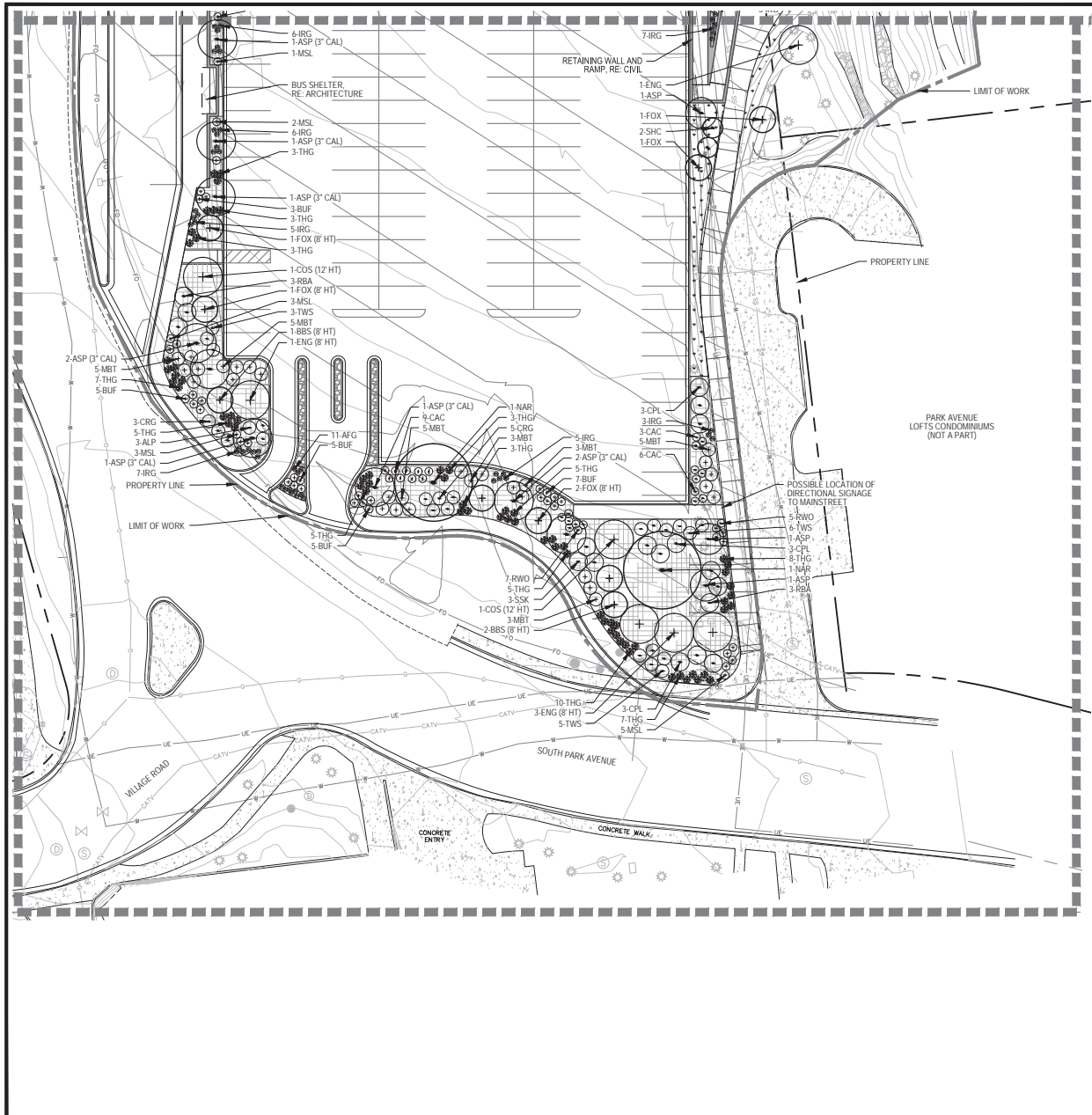
TOWN OF
 BRECKENRIDGE
 PARKING STRUCTURE

DATE	DESCRIPTION	
02/27/18	DRAFT CO-UPDATE - NOT FOR CONSTRUCTION	
06/07/18	DRAFT CO-UPDATE	
07/17/18	ISSUED FOR DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION

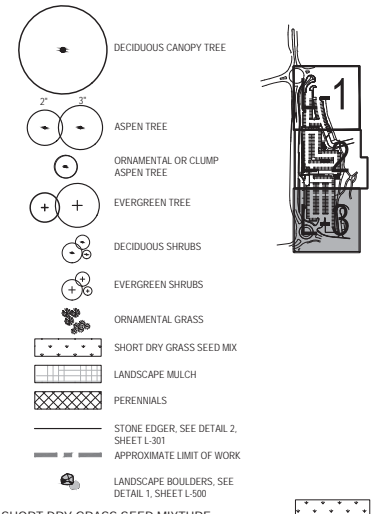
ISSUE: DESIGN DEVELOPMENT
 PROJECT NO: 15-1750-00
 DRAWN BY: TAWB/MR
 CHECKED BY: ES

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SHEET TITLE:
LANDSCAPE PLAN
 L-200



LANDSCAPE LEGEND



SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREeping RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
- SPREAD SEED AT A RATE OF 3-4 LBS PER 1000 SF

NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
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4. ALL TREES, SHRUBS AND ANNUALS SHALL BE IRRIGATED. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED. ALL PERENNIALS AND ANNUALS SHALL BE SPRAY IRRIGATED.
5. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
6. ALL PLANT SYMBOLS SHOWN IN SNOW STORAGE AREAS SHALL BE PLANTS TOLERANT OF SNOW LOAD.
7. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
8. FINAL PLANT LOCATION SHALL BE FIELD VERIFIED.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED. REFERENCE TREE AND SHRUB PROTECTION DETAIL ON SHEET L-300.
10. TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
11. FINAL TREE PLACEMENT SHALL BE FIELD VERIFIED TO PRESERVE TREE CORRIDORS.



OWNER
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SHANNON SMITH
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Floco, CO 80443
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TOWN OF BRECKENRIDGE PARKING STRUCTURE

DATE	DESCRIPTION
02/27/18	DRAFT CO-UPDATE - NOT FOR CONSTRUCTION
06/07/18	DRAFT CO-UPDATE
07/17/18	ISSUED FOR DESIGN DEVELOPMENT

ISSUE: DESIGN DEVELOPMENT
 PROJECT NO: 24759.00
 DRAWN BY: TAMAR
 CHECKED BY: ES

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SHEET TITLE:
LANDSCAPE PLAN

L-202