



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, May 1, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

4:00pm - Site Visit

Site Visit to 305 S. Ridge Street, Meet at Town Hall at 4:00pm

5:30pm - Call to Order of the May 1, 2018 Planning Commission Meeting; 5:30pm Roll Call

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

5:40pm - Combined Hearings

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6:10pm - Preliminary Hearings

1. Ten Mile Room (JL) PL-2018-0071; 505 S. Park Ave.	161
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6:50pm - Other Matters

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2. Alternate Dates for June 5 Meeting	

7:00pm - 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.



Ten Mile Room, 505 S. Park Avenue

Verizon Wireless Communication Facility, 305 S. Ridge Street

PLANNING COMMISSION MEETING

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

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Gretchen Dudney - Absent

Ron Schuman

APPROVAL OF MINUTES

With no changes, the April 3, 2018 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the April 12, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No public comments

WORK SESSIONS:

1. Land Use District 18 Mass Bonus

A Work Session to garner input from the Commission on amending the Code to allow a 20% mass bonus applicable to Land Use District 18.

Mr. Truckey presented. Currently the Code allows a 20 % mass bonus in most Land Use Districts for residential uses for garages, etc. However, the Code specifically excludes the mass bonus in LUDs 18 and 19. LUD 19 is the commercial core on Main Street. LUD 18, however, is the primarily residential area taking in the northernmost block of Ridge Street and the two northernmost blocks of French Street (north of Wellington). Maximum densities in LUD 18 are 12 UPA (units/acre) but the Code further limits to a maximum of 9 UPA for new construction and 10 UPA (with negative points) for historic restoration projects. The Planning Commission held a site visit today to look at this area. Staff has looked at past projects. They have all been built within the density limits (without the mass bonus), with the exception of the Kelley residence north of the Brown Hotel. The mass bonus was allowed there, which was staff's error.

Public Comment:

Michael Cavanaugh: Mr. Cavanaugh showed a plan for The Brown Hotel which includes an approved garage. This plan was approved by the Commission three years ago. Will this need to be changed? The Brown project was costly, timely and well done. Now will I be able to use the mass bonus like I did with the previous lot I developed? Many years ago we approached the Planning Commission with this project and we had to do a development agreement with the Town Council that was very strict and stringent. We ran into trouble with the water line. There are garages that do work in the area. It was a long process, five years for the whole process.

Suzanne Allen-Sabo: I do see how density decreases as you move to the edge of town. People who want to complete preservation projects should get the mass bonus when coming off the ally. Keep in mind the Kelley site you mentioned is much smaller than most. I love the idea of allowing the bonus if it involves a historical preservation. I am speaking for Janet Sutterley as well and we both would like to see this change.

David Karoly: I would like to see consistency down the ally and bring garages into the area. I would ask that you consider that.

Kay McGuiness: I want to remind you that when we bought the lot it went all the way through the ally. The town desperately wanted an ally there and finally we agreed to sell that piece of the property. Ray thought he

would get special consideration when we developed the land because of this. Well, we didn't get much for the lot but we sure lost density.

Commissioner Questions / Comments:

- Ms. Leidal: Land Use District 18 allows twelve units per acre but the Code further limits the above ground portion. (Mr. Truckey: Yes.)
- Mr. Gerard: Did you find any reason for the variance in not having the mass bonus in all districts when doing the historical research? (Mr. Truckey: We were not able to come up with a definite answer. Maybe it was intended to transition density as you move through town. It is hard to determine exactly why it was done, as nearby LUDs do have the mass bonus.)
- Mr. Schuman: If we give you no input will things stay status quo? (Mr. Truckey: Yes.) I want to say the Kelley residence looks overwhelming for the size of the site.
- Ms. Leidal: I agree with Mr. Schuman. I see that Main and Ridge Street are very dense and as you move out from the core of town the density tapers down. At first, I thought the 20% bonus oversight was unintentional but after looking at the map with a density overlay it looks like it was very intentional. Ms. Leidal showed the group a map with the density overlay.
- Mr. Lamb: I would support incentivizing historical restorations. I think density that is tucked in off the alley is hidden density and I could be talked into allowing that.
- Mr. Schuman: The Kelley house looks overwhelming. But to be consistent with Mr. Lamb we could come up with a reasoning that I could agree with. If it were a historic restoration project I would support it.
- Mr. Giller: I would not support more density/mass outside of historic preservation projects.
- Mr. Schroder: I believe that somehow this was intentional and a rational inclusion. There have been a lot of issue and changes since then and it seems we should use this as an incentive for historic preservation but it should apply to the whole district and not just restoration.
- Mr. Gerard: I think providing incentives for restorations is good for the town. Some people bury garages in the hill side. We need to consider the future when people start scraping houses. We don't want to be giving them addition mass bonus on a project with no historical preservation involved. I would support the bonus change only for historic restoration. There was a philosophy for the original density and we should respect that and not encourage more building.
- Ms. Leidal: I agree with Mr. Gerard. I believe there was a reason for the original ruling. I appreciate the need for livability in a historic building and would support the density increase for the primary historic structure. Scrape offs could begin to grow as time passes and it will be even more important to keep the modular size.
- Mr. Truckey: To confirm, all commissioners are supportive of the bonus for historical preservation. Three have said no to the bonus for new development, one has said yes, and two commissioners indicated they were still considering.
- Mr. Schuman: I support the mass bonus just for historic preservation.
- Mr. Giller: Ms. Leidal brought up a good point by saying "primary structure". Otherwise, the mass bonus could be available for restoring a tiny shed in the back of the property. (Suzanne Allen-Sabo: This is what I hope for the McGuinness residence. To get the mass bonus for the historic restoration of the historic shed but to apply it to the entire property.)
- Mr. Kulick: The McGuinness project, for example, would be an easier project to design if the historic barn wasn't there but we have said they have to keep it, which also takes away from their density.
- Mr. Gerard: Would it be possible to consider increasing the units if it was a preservation project and if not you could increase mass but get the negative points? (Mr. Grosshuesch: You can go over on mass but you have to make up the points.) Mr. Gerard: I would support saying yes to historic preservation and accept negative points if it were non-primary.
- Mr. Schroder: I think it should be a blanket rule for the district rather than per parcel.
- Mr. Giller: I think we had it right with the bonus for the primary structure. Know that every site is going to be different. You could end up with an outhouse receiving a 20% increase. (Five of the six

commissioners concurred that the mass bonus should only be allowed in LUD 18 for restorations of primary historic buildings.)

CONSENT CALENDAR:

1. Gossman Apartment Change of Use (CK), PL-2018-0067, 105 E. Jefferson Ave.

A proposal to change the use of the second story of the existing building from a commercial office to a market rate studio apartment.

Mr. Giller: I think you should ask for a title block from the applicant. I won't hold up progress for that request.

With no call ups, the Consent Calendar was approved as presented.

TOWN PROJECT HEARINGS:

1. Site Grading at Denison Placer Lot 7 (JL), PL-2018-0066, 1760 Airport Rd.

Mr. Lott presented a proposal for limited term site grading at the lot, with the purpose to move ground material to the McCain property for future use and for preliminary site work for the future development of workforce housing on Lot 7.

Commissioner Questions / Comments:

Mr. Lamb: Is there any rock crushing at this site. (Mr. Lott: No.)

Mr. Giller: Have we seen a projected actual amount of work days for the project? (Mr. Lott: The manager says the current schedule allows for all the work to be completed.) I don't think they need to grade on Saturday if they can get it done in a five day work week. (Ms. Puester: They will be asked to stop periodically due to event parking, so we want to meet the code and not apply anything more restrictive.)

Mr. Lamb: I would assume they will not be paying overtime to work on Saturdays. Most of the events are on the weekend anyway. (Ms. Puester: The property management company is keeping residents up to date on the activities in the neighborhood. In this case they will go through Fraction road to Airport Road. They will not go down through Blue 52.) (Mr. Lott showed the route on the site map. This layout is preliminary based on the Block 11 Vision Plan.) (Ms. Puester: It is also based on future plans to come before the Commission in June).

Mr. Giller: Will it grade out the bus turn around? (Mr. Lott: The plan is to leave out the bus turn around. They will grade around it.)

Mr. Schroder: Where is the over burden being taken? (Mr. Lott: To the McCain parcel.) Do the residents there know this is happening? (Mr. Lott: Yes.)

Mr. Schroder: Will they use the material for something else? (Ms. Best explained where they will be using it.)

Mr. Giller: I think this is a great first step to improving the affordable housing.

Mr. Gerard made a motion to approve, seconded by Mr. Giller. The motion passed unanimously.

OTHER MATTERS:

1. Town Council Summary
2. Class D Majors, Q1 2018 (JP) (Memo Only)
3. Class C Subdivisions, Q1 2018 (JP) (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:29pm.

Christie Mathews-Leidal, Chair

Planning Commission Staff Report

Subject: Verizon Wireless Communication Facility
(Class A, Combined Hearing-Continued; PL-2017-0689)

Proposal: Install a wireless communication facility which includes screened antennas on the existing building's roof, equipment in the existing parking garage, and associated cables and conduit. There is not any additional density proposed with this application.

Date: April 27, 2018 (For meeting of May 1, 2018)

Project Manager: Chapin LaChance, Planner II

Property Owner: Cohn Enterprises, LTD

Applicant: Verizon Wireless (VZW)

Agent: Kristen Cowan, Black and Veatch

Address: 305 S. Ridge St.

Legal Description: Abbetts Addition Subdivision, Block 14, Lots 1-16

Site Area: 1.1 acres (48,000 sq. ft.)

Land Use District: 18-2: Residential and Commercial; 20 Units per Acre (UPA); 1:1 Floor Area Ratio (FAR)

Historic District: 14 - South Main Transition Character Area

Site Conditions: All 16 lots on Abbetts Addition Subdivision, Block 14 are under the same ownership. The existing three story, flat roofed building, constructed in 1976, currently contains the Post Office, the Breckenridge Market and Liquor, Le Petit Paris restaurant, the Crepes a la Carte restaurant, and a 21-space parking garage. The East façade is constructed predominately of brick. The West façade is constructed of brick and stucco. The building is located on Lots 1 through 11, and there is an asphalt parking lot on Lots 12 through 16. Block 14 is surrounded by E. Adams Ave. to the north, S. Ridge St. to the East, E. Jefferson Ave. to the South, and the S. Ridge St. Alley to the West.

Adjacent Uses: North: Sky Ridge Condominiums (Commercial)
East: Single Family Residential, Condominium
South: Tannhauser Condominiums (Residential)
West: Commercial

- Density:** No change (The equipment enclosure for the facility is proposed to be located in the existing parking garage of the building.)
- Mass:** No change
- Height:** Recommended by LUGs: Two stories maximum (26 feet)
 Existing building: Three stories (41'-6" above grade at West elevation)
 Proposed Utility Screening: 8'-1" above existing lower parapet, 6'-10" above existing upper parapet
- Parking:** No change
- Setbacks:** No change

Changes Since January 30, 2018 meeting:

The Planning Commission reviewed this application at its January 30th, 2018 meeting, at which time staff recommended approval of the application. The Commission approved a motion to continue the application to its next meeting on February 20th, citing the need for additional review. At the February 20th meeting, the Planning Commission approved a continuance of the hearing to the April 12th meeting, at the request of the applicant, and requested that staff have the application reviewed for compliance with Policy 50 by a third party consultant. Public comment was also received at the February 20th meeting. On March 30th, the Town received updated application material from VZW, which is attached. The updated material includes maps, photorealistic renderings, and alternative site evaluations. The Town entered into an Agreement to Furnish Consulting Services with a third party consultant, Vantage Point Solutions, on March 19th, 2018. At the April 3rd meeting, the Planning Commission approved a continuance from the April 12th meeting to the May 1st meeting, again at the request of the applicant. Also on April 3rd, the Town received an evaluation report from the third party consultant, stating that the application met the Town Code criteria. On April 25th, the Town received an Addendum from the third party consultant (see discussion of Section F. below).

The time period established by the FCC for a local permitting authority to issue a decision on a wireless application such as this is 150 days. The FCC allows this to be extended by mutual agreement. Due to a request from VZW to continue the application from February 20th meeting to a later meeting, the Town entered into a Tolling Agreement on March 8, 2018 with Verizon Wireless, which extended the deadline for the Town Council to act upon this application to June 30, 2018. Due to the request for a second continuance of the public hearing from April 12th to May 1st, the Town entered into a First Amended Tolling Agreement with Verizon Wireless (VAW) LLC d/b/a Verizon Wireless on April 5th, 2018, which extended the deadline to July 31, 2018.

Item History

In November 2015, the Federal Communications Commission (FCC) issued new regulations that required changes to the Town's Development Code regarding wireless communication facilities (WCFs). The Town Council then passed Ordinance 18, Series 2016 creating Policy 50 (Absolute) Wireless Communications Facilities. This is the first Class A application to be reviewed under this Policy.

According to the applicant, a need for this site was determined by VZW Radio Frequency (RF) Engineers because VZW's existing site and wireless communication facility ("Snowberry", located on the roof of the Liftside Hotel) covering the downtown area was forecasted to reach full capacity by the end of 2017. The proposed site, per the applicant, will alleviate the capacity constraint at the Snowberry location and improve service.

Staff Comments

Staff has reviewed this application under all relevant Absolute and Relative Policies of the Development Code.

Building Height (Policy 6/A & 6/R): Building height and density limitations do not apply to this application per Section 9-1-19-50A H. (2) a. as this is classified as a utility and not a structure.

Wireless Communications Facilities (50/A):

F. Application Required; Director to Prepare Application Forms; Estimated Deposits

This Town Code section allows the Town to obtain a third party review of the application. At the February 20th meeting, the Planning Commission requested staff to have the application reviewed for compliance with Policy 50 by a third party consultant. The Town subsequently contracted with Vantage Point Solutions (VPS) to review and report on the application. On April 3rd, the Town received an evaluation report from VPS, stating that the application met the Town Code criteria and recommending approval with Adjustment. On April 25th, the Town received an Addendum to the report. In the report and Addendum, VPS recommends approval of the application, and recommends Adjustments for the collocation requirement and the roof-mounted prohibition.

I. Location Criteria

The WCF is proposed to be located on an existing building, which is preferred by this Policy. However, Policy 50 states that "*WCFs shall be collocated with existing WCFs, if within one thousand five hundred feet (1,500') of an existing WCF, unless the town determines that doing so would create excessive visual clutter.*" Staff has calculated that the Snowberry WCF is approximately 1,100 ft. from the proposed location. Therefore, this Policy requires that the proposed WCF be located with the existing WCF at the Liftside building (referred to as Snowberry). However, VZW is already located in the Snowberry WCF as stated previously in this report. The Snowberry location has reached its data capacity and collocating, or in this case expanding the existing WCF would not address the capacity and/or coverage issue, per the applicant. Because "*visual clutter*" is not the issue, staff has evaluated the application per the direction of the Town Attorney using *Section K Adjustments to Standards* later in this report.

Section I. (5) of this Policy applies because the WCF is proposed in the Conservation District. As such, staff has evaluated the application as related to the following four criteria from *Section I. (5)*:

a. A significant gap in the provider's service exists;

Staff comment: The applicant has provided a report prepared by a Radio Frequency Engineer showing an existing gap in service, ranging from Wellington Rd. to the north, E. Jefferson to the south, Ridge St. to the West, and High St. to the east. In addition to stating "*a gap in coverage and capacity of the service network exists such that users are regularly unable to connect to the service network in the busy winter season*", the applicant has provided maps proposing that this area will be serviced by the new

facility (attached). Staff does not have any concerns, and the third party consultant's report states "...the Applicant has demonstrated that a significant such gap in service is imminent..."

b. The proposed WCF is the least visually intrusive means to close the significant gap;

Staff comment: The WCF is centrally located on the building's roof, set back from the parapets, unlike other roof mounted WCFs that have been a concern in town. The antenna screens consist of a fiberglass material coated to match the building's existing stucco. This material creates a blended appearance to the material located closest to the rooftop and allows for the wireless signals to penetrate. In this case, as the stucco is existing on the third floor and closest to the proposed utility, staff is supportive of this material use mimicking stucco (rather than brick which is found elsewhere on the building). Given that the WCF is proposed on an existing non-historic building, and not a stand alone free standing WCF or mounted on a historic building, staff finds this location acceptable. This is supported by the third party consultant's report.

c. No feasible alternative exists to close the significant gap;

Staff comment: Since the January 30th Planning Commission meeting, the applicant has provided a detailed "Alternative Candidate Analysis" providing their evaluation of approximately 115 possible alternate sites within proximity to the "gap in coverage." In this Analysis, the applicant, states "All existing rooftops in gap area were analyzed for feasibility for leasing, zoning, service improvement, and constructability. All Landmark, NRHP, Contributing Structures, [Landmark Buildings,] and residences were eliminated from consideration. Next, feasible, non-historic property owners were contacted. The best location that could be designed to be the least visually intrusive means to fix the gap in coverage/capacity is 305 S. Ridge". The applicant also provides analysis for electrical transmission towers, water tanks, and shorter single story buildings. In the analysis provided by the applicant, the additional following sites were evaluated:

- Lincoln West Mall building (100 S. Main St.)
- Bank of the West building (106 N. French St.)
- Carter Park (500 S. High St.)
- Gold Creek Condos (326 N. Main St.)
- Liftside Building (existing VZW "CO3 Snowberry" facility site at 535 S. Park Ave.)
- VZW "CO3 Breckenridge" facility site at 1499 Gold Run Gulch Rd.
- VZW "CO3 Cucumber Gulch" facility site at 880 Airport Rd.
- Village at Breckenridge buildings (555, 645, 655 S. Park Ave.)

Staff comment: The applicant has stated in their analysis why each of these sites are not feasible. This is supported by the third party consultant's report. Staff is not aware of an alternative ~~at this time~~ which would improve the wireless capacity in a more feasible manner.

d. The provider's existing WCFs lack the capacity to service the wireless users except by the installation of one or more WCF sites in the otherwise restricted locations described in this subsection I(5).

Staff comment: The applicant has provided a detailed capacity forecast showing that the existing Snowberry site has reached capacity, as well as studies showing that the proposed location will have the effect of offloading the capacity of the Snowberry site and improving coverage in the downtown area (attached). This is supported by the third party consultant's report.

As required by this Policy, staff has also evaluated the application's compliance with Policy 5/A and 5/R and the Handbook of Design Standards for the Historic and Conservation Districts later in this report.

J. Design Standards

Design Standard #4 prohibits roof mounted antennas within the Conservation District, unless an Adjustment is granted pursuant to Section K. Design Standard #6 also states that within the Conservation District, wall mounted WCFs are **preferred**. The applicant has requested an Adjustment for Design Standard #4, which has been evaluated under *K. Adjustments to Standards* below. The project's RF Engineer has stated that a roof mounted WCF is proposed for the following reasons:

- *“Façade mounting at this location would not be able to get over the surrounding clutter (buildings, trees, and terrain) to provide sufficient capacity [to] offload to our Snowberry site that is at capacity.*
- *Additionally, we have non-standard azimuths and we are generally limited to 15 degrees of skewing from the mounting wall. We would not be able to achieve the needed azimuths with facade mounts.”*

The applicant has submitted descriptions and graphics demonstrating that the building façade's alignment/orientation would not correspond to the angles required for a façade-mounted WCF (attached). Additionally, the Design Standards allow the Planning Commission to waive the wall-mounted preference if it determines the overall intent of Policy 50 will not be served by requiring the WCF to be wall mounted. Given that the overarching intent of this policy is *“to make wireless communications reasonably available”* and not to *“prohibit or have the effect of prohibiting wireless communications services”*, staff supports the roof-mounted design and recommends the Planning Commission waive the wall-mounted preference.

At three stories tall (41'-6"), and approximately 260 ft. by 113 ft. in length and width, the building is much larger than is typically found in the Conservation District. The antennae screen enclosure is proposed at approximately 11% of the length of the building's north and south façades (12'-11" / 113' = 0.114), and approximately 4% of the length of the building's east and west façades (9'-11" / 260' = 0.038). In regards to height, the applicant has stated that the height of the WCF is the minimum height necessary to allow the WCF to function properly while meeting the service need. The building already exceeds the recommended height of two stories stated in the Land Use Guidelines for District 18-2. The WCF is proposed at 8'-1" above the existing lower parapet, and 6'-10" above existing upper parapet, for a total height of 48'-4". Further, the proposed WCF is located toward the center of the roof, providing additional screening from the edge of the roof as seen from the surrounding rights of way. However, this policy states that Policy 6/A and 6/R Building Height shall not apply to WCF applications as it is considered a utility and not a structure. Therefore, staff does not have any concerns regarding the height of the WCF, and finds the WCF's design is appropriate for the building's size and mass, and that it will have minimal impact on the neighboring properties because the antennae are concealed with a radio frequency-transparent screen, using a fiberglass material manufactured to match the building's existing stucco appearance.

The supporting equipment for the WCF, including batteries, electrical panels, etc., are proposed to be located inside of the existing parking garage, out of view. The associated fiber and 6" conduit are proposed to be hidden on the building's roof behind the parapet, painted to match brick where running down the façade, routed along door jambs, and/or be installed underground. Staff finds that the applicant designed the associated equipment to be minimally visually intrusive.

There are not any associated lights, generators, advertising signage, or similar inconveniences to the public accompanying the WCF.

K. Adjustments to Standards

As stated earlier, the WCF is proposed within 1,500 ft. of another WCF and does not comply with the collocation distance between facilities requirement of this Policy. The purpose of this standard is to minimize the negative visual impacts of repetitive WCF installations by **multiple or competing service providers** that are installed within close proximity to one another, and hence reduce visual clutter. Policy 50 does not address a situation such as this where requiring a service provider to collocate with their own facility would be a futile effort to increase the capacity and coverage.

The WCF is also proposed to be roof mounted and therefore does not comply with the roof-mounted prohibition of Design Standard #4.

Therefore, the applicant's elevations, color simulations, and project description have been evaluated by staff for an adjustment to the collocation requirement and roof mounted prohibition, and we find the proposed design mitigates the visual impacts to residential zones through minimal height and bulk, and the use of a color and stealth material to match the existing building as best as possible. Staff has evaluated the applicant's demonstration of a gap in coverage, and finds that the application conforms to the remaining Policy 50 standards and is a feasible means to improve the coverage.

Therefore, staff recommends an Adjustment for I. Location Criteria For WCFs: (2), which states: *"WCFs shall be collocated with existing WCFs, if within one thousand five hundred feet (1,500') of an existing WCF, unless the town determines that doing so would create excessive visual clutter."* This has been requested by the applicant, and supported by the 3rd party consultant.

Staff also recommends an Adjustment for J. Design Standards: (4), which states: *"... Unless an adjustment is granted pursuant to subsection K of this section, no WCF, or tower or other structure designed or intended to be used for the placement of one or more antennas may be placed on the roof of any structure within the conservation district."* This has been requested by the applicant, and supported by the 3rd party consultant.

Architectural Compatibility (5/A & 5/R): The existing building is out of character with the Conservation District in that it is three stories tall, contains large massing, and the use of stucco. Its construction in 1974 pre-dates the formation of the Breckenridge National Register Historic District in 1980, and the adoption of the Town's Handbook of Design Standards for the Historic and Conservation Districts in 1992. Therefore, staff considers the building to meet the Town Code definition of legal *"nonconforming structure."* Staff finds that the proposed WCF antenna, screening, and associated equipment will not adversely affect or alter the unique aesthetic character, beauty, or historic charm of the town. As the WCF is proposed inside the conservation district, staff has reviewed the application for compliance with Policy 5 (Absolute) and (Relative) Architectural Compatibility, the *Handbook of Design Standards for the Historic and Conservation Districts* (see below), and the Design Standards of Policy 50 (Absolute) Wireless Communications Facilities.). Prior to installation, the WCF will be required to receive a Building Permit to ensure compliance with applicable building, structural, and electrical codes.

Policy 5/A and 5/R are intended to encourage building designs that are compatible with the desired architecture of the surrounding neighborhood. The applicants have proposed to screen the antennas on all elevations with a radio frequency –transparent, fiberglass, roof-less antenna screen mounted to the existing roof with stucco texture and painted to match the color of the existing stucco (material sample will be available at the meeting). Inside the screen enclosure would be nine (9) panel antennas, one (1) GPS antenna, and associated equipment. None of the antennas or associated equipment will be visible. Sheets Z2.O in the packet show each elevation. A color/material sample will also be provided at the Hearing. Staff finds that the proposed materials, colors, and design draw the least amount of attention to the antennas on the roof.

There are some code sections in the Handbook of Design Standards for the South Main Transition Character Area of the Conservation District which address incorporating mechanical and/or utilities into the structure.

(Policy 24A &24/R) Handbook of Design Standards for the Transition Character Areas of the Conservation District:

Design Standard 345.

- *Conceal mechanical equipment in roof forms*

Design Standard 352. *The character of windows, doors and architectural details generally are not as critical in the South Main Transition Character Area.*

- *An exception is when such elements are so configured as to affect the overall scale or character of a building as it relates to other design standards in this document.*

Because the antennas are a utility, screened to match the building and the mechanical equipment is proposed in the existing garage, out of view of the public, staff does not have any concerns regarding compliance with the Handbook of Design Standards.

Placement of Structures (9/A & 9/R): No change is proposed as the WCF is located on the roof top of the building. A new underground “meet me” utility box is proposed approximately 6 ft. from the property line, however this is not applicable for setbacks. Staff has no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): The mechanical equipment is located in the existing parking garage, which will eliminate noise and any visual impact to the surrounding properties. There is no additional density proposed.

Utilities Infrastructure (26/A & 26/R; 28/A): Utilities for new construction projects are generally required to be placed below grade. This is not feasible for wireless communications facilities, which are required to be above grade to be effective. In response to this specific need, Policy 50 was adopted. As previously stated, the associated fiber and six inch (6”) conduit are proposed to be hidden on the building roof behind the parapet, painted to match brick where running down the façade, routed along door jambs, or be installed underground in an existing utility easement. Staff finds that the applicant designed the associated equipment to be minimally visually intrusive and does not have any concerns.

Land Use (2/A &2/R): The recommended land use for this district is commercial or residential. The proposed use is a commercial utility and is regulated by the FCC. There are not any land use districts that are specifically designed for wireless commercial facilities. These uses are generally co-located on tall buildings in Town. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff does not find any Relative policies under which positive or negative points should be assigned. We find that the application meets all applicable Absolute policies.

Staff Recommendation

In summary, the proposed WCF, concentrated on the central portion of the roof on a large non-historic building and screened with the exterior material finishes which closely mimic the existing building, provides minimal visual impacts to the community. The third party consultant has analyzed the application and assessed that the applicant has met the Town Code criteria, recommending approval of the application.

The Community Development Department recommends that the Planning Commission approve the Verizon Wireless Communications Facility with Adjustments for the collocation requirement and the roof-mounted prohibition, located at 305 S. Ridge St., PL-2017-0689, showing a passing score of zero (0) points.

Exhibits

Exhibit A: Staff recommended Point Analysis

Exhibit B: "CO3-BRECKENRIDGE DT ALT#1 CELLULAR SITE ZONING DRAWINGS"

Exhibit C: Photorealistic renderings

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Exhibit G: Supporting information for rooftop design

Exhibit H: Alternative Candidate Analysis

Exhibit I: Letter from Verizon Wireless Director of Customer Relationship Management regarding text message supporters

Exhibit J: Vantage Point Solutions (third party consultant) Evaluation Report

Exhibit K: Vantage Point Solutions (third party consultant) Evaluation Report Addendum

Exhibit L: Public comment letters

EXHIBIT A

Combined Hearing Point Analysis				
Project:	Verizon Wireless Communications Facility (305 S. Ridge St.)	Positive	Points	0
Plan #	PL-2017-0689			
Date:	4/27/2018	Negative	Points	0
Staff:	Chapin LaChance, Planner II			
		Total Allocation: 0		
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
	Land Use Guidelines	Complies		The recommended land use for this district is commercial or residential. The proposed use is a commercial utility and is regulated by the FCC. There are not any land use districts that are specifically designed for wireless commercial facilities. These uses are generally co-located on tall buildings in Town. Staff has no concerns.
2/A				
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)		no additional density proposed
4/R	Mass	5x (-2>-20)		no additional mass proposed
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
	Architectural Compatibility / Conservation District	5x(-5/0)	0	Overall, the proposed WCF, concentrated in the central portions of the large non-historic building and screened with the finishes of the existing building, provides the least visual impact to the community.
5/R				
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		not counted toward WCF
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)		
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 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)		
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)		
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		no change, located on existing roof
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)		
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)		
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)		
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)		
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)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		Because the antennas are a utility, screened to match the building and the mechanical equipment is proposed in the existing garage, out of view of the public, staff does not have any concerns regarding compliance with the Handbook of Design Standards.
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		Staff finds that the applicant designed the associated equipment to be minimally visually intrusive and does not have any concerns.
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	N/A		Staff finds that the applicant designed the associated equipment to be minimally visually intrusive and does not have any concerns.
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 - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	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)		
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	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	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)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		No lighting proposed
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communication Facilities	Complies		<p>Wall mounted WCFs are preferred within the Conservation District. A roof mounted WCF is proposed because of demonstrated "line of sight" issues with the existing Snowberry WCF (Lifside Building- Hotel) location, and the building's façade creating antenna angle limitations. Staff finds the overall intent of Policy 50 will not be served by requiring the WCF to be wall mounted. Given that the overarching intent of this policy is "to make wireless communications reasonably available" and not to prohibit or have the effect of prohibiting wireless communications services", staff supports the roof-mounted design. Staff recommends an Adjustment for the roof-mounted prohibition.</p> <p>Staff recommends an Adjustment for the collocation standard, given that the purpose of this standard is to minimize the negative visual impacts of repetitive WCF installations by multiple or competing service providers that are installed within close proximity to one another, and hence reduce visual clutter.</p> <p>Policy 50 does not address a situation such such as the current proposal, where requiring a service provider to collocate with their own facility would be futile in an effort to increase the capacity and coverage. The third party consultant has supported the Adjustments and recommends approval of the application.</p>

PROJECT DATA

SITE NAME: CO3 - BRECKENRIDGE DT
ADDRESS: 305 S. RIDGE STREET, BRECKENRIDGE, CO 80424
JURISDICTION: TOWN OF BRECKENRIDGE
VERIZON PROJECT #: 20141050764
PROJ. SUMMARY: PROPOSED CONSTRUCTION OF A WIRELESS FACILITY FOR VERIZON WIRELESS, KNOWN AS "CO3 - BRECKENRIDGE DT". ALL WORK INCLUDES INSTALLING NEW EQUIPMENT IN EXISTING PARKING GARAGE, AND RUNNING ALL REQUIRED POWER AND SIGNAL CABLES FROM THE PARKING GARAGE TO THE NEW SCREENED ANTENNAS MOUNTED ON EXISTING BUILDING ROOF.
LEGAL DESCRIPTION LOTS 1 THROUGH 16, BLOCK 14, ABBETT ADDITION TO THE
- PARENT PARCEL: TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO.
CODE/LOCATION INFORMATION:
 EXISTING CONSTRUCTION
 T.O. EXISTING UPPER ROOFTOP: 39'-8"
 T.O. EXISTING UPPER PARAPET: 42'-5"
 F.F. EXISTING BUILDING: 0'-0" (9601)
 NEW CONSTRUCTION
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: B-UNMANNED
 STRUCTURE HEIGHT: T.O. ANTENNA SCREEN 48'-4" A.G.L.
 NO. STORIES: ONE (1)
 EQUIPMENT ENCLOSURE AREA: 146.56 SF.
 OCCUPANT LOAD: 2 / UNMANNED
 BUILDING CODE: 2012 IBC
 ELEVATION: 9601'

CO3-BRECKENRIDGE DT ALT# 1 CELLULAR SITE ZONING DRAWINGS



VICINITY MAP
 SCALE: NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS RELATED TO THIS WORK PRIOR TO COMMENCING CONSTRUCTION AND VISIT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
2. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES OF ALL GOVERNING JURISDICTIONS. CONTRACTOR SHALL POST ALL NOTICES, SECURE ALL PERMITS, AND COMPLY WITH ALL LAWS, RULES, REGULATIONS AND LAWFUL ORDERS BEARING ON THE PERFORMANCE OF THE WORK.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION AND SHALL SUPERVISE AND DIRECT THE PROJECT ACCORDINGLY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION, PATCH AND REPAIR ALL DAMAGED ITEMS, RESTORE EACH DISTURBED AREA TO PRE-CONSTRUCTION CONDITION.
6. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED AND REQUIRE REFERENCE TO THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND / OR SUPPLIERS PRIOR TO COMMENCING CONSTRUCTION TO INSURE THAT ALL PARTIES ARE AWARE OF OVERLAPPING REQUIREMENTS.
7. ALL INTERRUPTED SYSTEMS SHALL BE COORDINATED WITH APPROPRIATE AUTHORITIES AND RESTORED TO ORIGINAL CONDITION AND OPERATION.
8. ALL DEMOLISHED ITEMS ARE TO BE REMOVED COMPLETELY FROM THE SITE.
9. CALL 3-DAYS BEFORE YOU DIG! NOTIFICATION HOTLINE: 1-800-922-1977 or 811

PROJECT CONTACTS

ARCHITECT: T-REX ARCHITEX
 146 MADISON ST.
 SUITE 200
 DENVER, CO 80206
 303-388-2918
**VERIZON WIRELESS
 CONSTRUCTION MANAGER:**
 3131 SOUTH VAUGHN WAY
 AURORA, CO 80014
 JASON SHELLIEDY
 970-646-1283
**VERIZON WIRELESS
 RF ENGINEER:**
 3131 SOUTH VAUGHN WAY
 AURORA, CO 80014
 BRYAN EICENS
 617-835-2690
OWNER: COHN ENTERPRISES
 PO BOX 600630 SAN
 DIEGO, CO
 92160-0630
 AARON COHN
 619-528-1113
ZONING: BLACK & VEATCH
 4600 S. SYRACUSE ST.
 SUITE 800
 DENVER, CO 80237
 KRISTEN COWAN
 303-264-0524
SURVEYOR: PRECISION SURVEY & MAPPING, INC.
 9145 E. KENYON AVE.
 SUITE 101
 DENVER, CO 80237
 CHRISTIPHER P. JULIANA
 303-753-9799

INDEX OF DRAWINGS: (11 SHEETS)

- T10 TITLE SHEET
- LS1 SURVEY
- LS2 SURVEY
- Z10 SITE PLAN / CABLE LENGTHS
- Z11 ROOF PLANS
- Z12 LEVELS PLANS
- Z20 SITE ELEVATIONS
- Z30 SHELTER PLANS
- Z31 SHELTER ELEVATIONS
- Z40 SECTOR PLANS
- Z41 SECTOR ELEVATIONS / DETAILS

SYMBOL & MATERIAL LEGEND

<ul style="list-style-type: none"> --- PROPERTY LINE --- SETBACK OR EASEMENT — W — WATER LINE — G — GAS LINE — E — ELECTRICAL — T — TELCO — X — FENCE 	<ul style="list-style-type: none"> — HYBRID / COAX — FIBEROPTIC — DC POWER Ø POWER POLE ⊕ BENCHMARK 2 DOOR TAG ⊗ WINDOW TAG ⊥ WALL TYPE 	<ul style="list-style-type: none"> ⊗ SECTION INDICATOR ⊗ ELEVATION INDICATOR ⊗ DETAIL INDICATOR ⊗ WOOD CONT. ⊗ WOOD BLOCKING REVISION ⊗ PROPERTY CORNER ⊗ ELEVATION TAG HEIGHT CALLOUT ⊗ SPOT ELEVATION 	<ul style="list-style-type: none"> ▨ MASONRY ▨ CONCRETE ▨ EARTH ▨ GRAVEL ▨ PLYWOOD OR O.S.B. ▨ SAND ▨ STEEL ▨ CMU ▨ RIGID INSULATION ▨ ARCHITECTURAL WOODWORK 	<ul style="list-style-type: none"> ▨ CHAIN LINK FENCE ▨ EXISTING EASEMENT ▨ NEW UTILITY EASEMENT ▨ NEW ACCESS / UTILITY EASEMENT ▨ LEASE AREA ▨ NEW ANTENNAS ▨ NEW RRHS / OVPS ▨ NEW PENETRATIONS 	<ul style="list-style-type: none"> BBU BASE BAND UNIT OVP OVER-VOLTAGE PROTECTION PDF POWER DISTRIBUTION FRAME RRH REMOTE RADIO HEAD C.V. CONTRACTOR VERIFY ± PLUS OR MINUS ⊕ CENTER-LINE ⊔ PLATE
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0 2 4 8 16 GRAPHIC SCALE

STAMP
PRELIMINARY
 FOR REVIEW ONLY



DRAWINGS
Drawings are distributed as instruments of service and shall remain the property of the architect unless the owner has agreed in writing to assign or license the copyright. All drawings are subject to the architect's review and approval. The architect shall not be responsible for any errors or omissions in the drawings or for any damage or loss of drawings or instruments of service. The architect shall not be responsible for any damage or loss of drawings or instruments of service. The architect shall not be responsible for any damage or loss of drawings or instruments of service.



DATE ISSUED
OCTOBER 25, 2017

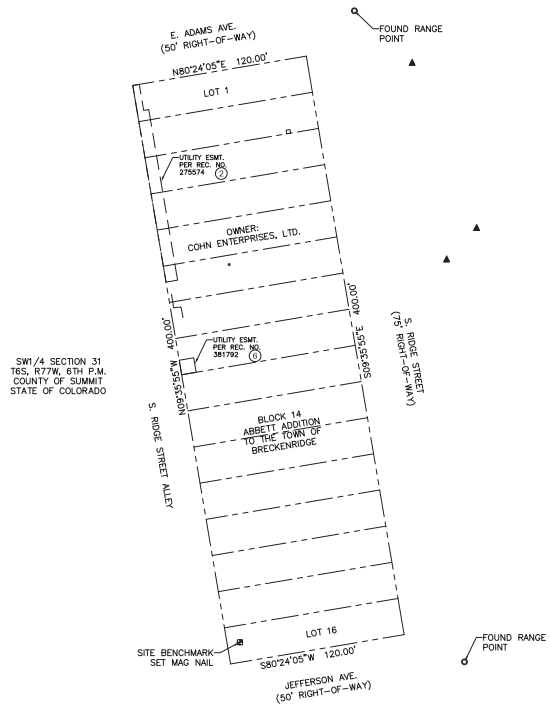
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----	ZD APPROVAL
----	PRELIMINARY CD SET
----	FINAL CD SET
----	PERMIT SUBMITTED

DATE	REVISIONS
10-25-17	100% ZD'S SET
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----	----
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----	----
----	----

PROJECT NAME
CO3-BRECKENRIDGE DT

CELL SITE
ZD'S - ALT. #1
 305 S. RIDGE STREET,
 BRECKENRIDGE, CO 80424
 COUNTY OF SUMMIT
 STATE OF COLORADO

T1.0
 TITLE SHEET



LEGAL DESCRIPTION--PARENT PARCEL
 LOTS 1 THROUGH 16, BLOCK 14, ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE,
 COUNTY OF SUMMIT, STATE OF COLORADO.

TITLE REPORT
 PREPARED BY: LAND TITLE GUARANTEE COMPANY
 COMPANY FILE NUMBER: M20161474
 EFFECTIVE DATE: JULY 21, 2016 AT 5:00 P.M.

- SCHEDULE B-EXCEPTIONS**
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 23, 1882 IN BOOK 40 AT PAGE 366.
 - TERMS, CONDITIONS AND PROVISIONS OF DEED GRANTING EASEMENT TO THE TOWN OF BRECKENRIDGE RECORDED APRIL 05, 1984 AT RECEPTION NO. 275574, SHOWN HEREON
 - TERMS, CONDITIONS AND PROVISIONS OF RESTRICTIVE COVENANT PROHIBITING SNOW STORAGE RECORDED APRIL 18, 1984 AT RECEPTION NO. 276257.
 - TERMS, CONDITIONS AND PROVISIONS OF LEASE TO THE UNITED STATES POSTAL SERVICE RECORDED JULY 05, 1984 AT RECEPTION NO. 280303.
 - TERMS, CONDITIONS AND PROVISIONS OF LEASE TO THE UNITED STATES POSTAL SERVICE RECORDED FEBRUARY 16, 1989 AT RECEPTION NO. 366634.
 - TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT RECORDED JUNE 17, 1990 AT RECEPTION NO. 391792, SHOWN HEREON
 - TERMS, CONDITIONS AND PROVISIONS OF RELEASE AND COVENANT NOT TO SUE WITH THE TOWN OF BRECKENRIDGE RECORDED AUGUST 18, 1995 AT RECEPTION NO. 496968.
 - TERMS, CONDITIONS AND PROVISIONS OF RESTRICTIVE COVENANT AND AGREEMENT (LANDSCAPING) RECORDED AUGUST 18, 1995 AT RECEPTION NO. 496969.
 - TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF LEASE TO THE UNITED STATES PARCEL SERVICE RECORDED JULY 07, 2004 AT RECEPTION NO. 761455.
 - TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT LICENSE AGREEMENT WITH THE TOWN OF BRECKENRIDGE RECORDED MAY 30, 2013 AT RECEPTION NO. 1027549.
 - AFFIDAVIT OF FOREIGN LIMITED PARTNERSHIP DISCLOSES THE GENERAL PARTNERS AS PHILIP COHN, TRUSTEE OF THE COHN FAMILY TRUST LDT OF MAY 2, 1995 AND ALICE COHN, TRUSTEE OF THE COHN FAMILY TRUST LDT OF MAY 2, 1995, AS RECORDED DECEMBER 26, 1995 UNDER RECEPTION NO. 505989.
 - TRUST AFFIDAVIT RECORDED DECEMBER 26, 1995 UNDER RECEPTION NO. 505988 DISCLOSES PHILIP COHN AND ALICE COHN AS TRUSTEES OF THE COHN FAMILY TRUST.

DOCUMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE UNLESS OTHERWISE NOTED

BENCHMARK
 SITE BENCHMARK--SET MAG NAIL GROUND ELEVATION=9616.14' (NAVD88) UTILIZING
 NGS MONUMENT "9577"

BASIS OF BEARINGS
 COLORADO STATE PLANE CENTRAL ZONE (NAD83)
 CLASSIFICATION--THIRD
 MINIMUM GEOMETRIC ACCURACY STANDARD: 5.0cm + 1:10,000

- NOTES**
- THIS SURVEY AND ACCOMPANYING DESCRIPTION(S) ARE NOT INTENDED FOR PURPOSE OF TRANSFER OF TITLE OR SUBDIVISION OF LAND.
 - THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PRECISION SURVEY & MAPPING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
 - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED TO AN EXPERT CONSULTANT.
 - THERE MAY BE ADDITIONAL BURIED OR UNDERGROUND UTILITIES IN THE AREA WHICH THE SURVEYOR IS UNAWARE OF AND NO LIABILITY FOR SUCH IS ASSUMED HEREIN. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
 - THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 - THE PROPOSED ANTENNA CENTROID SHOWN HEREON WAS PROVIDED BY CLIENT. PRECISION SURVEY & MAPPING, INC. ASSUMES NO LIABILITY FOR DETERMINING PHYSICAL LOCATION OF THE PROPOSED ANTENNA.

SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SITE PLAN WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS IS NOT A BOUNDARY SURVEY.

Christina M. Hahn
 Christina M. Hahn, S. No. 31158 DATE: 10/17/16
 FOR AND IN FULL PAY TO PRECISION SURVEY & MAPPING, INC.



PLANS PREPARED BY:
PRECISION SURVEY & MAPPING, INC.
 PROFESSIONAL LAND SURVEYING ENGINEERS

8145 E. HENYON AVE., SUITE 101
 DENVER, COLORADO 80231
 OFFICE: (303) 753-9799
 FAX: (303) 753-4044

DRAWINGS

Design and Specifications on instruments of service are not valid until the project is fully developed under the terms of the contract. The project is not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in the project. The project is not to be used for any other purpose without the written consent of the engineer.



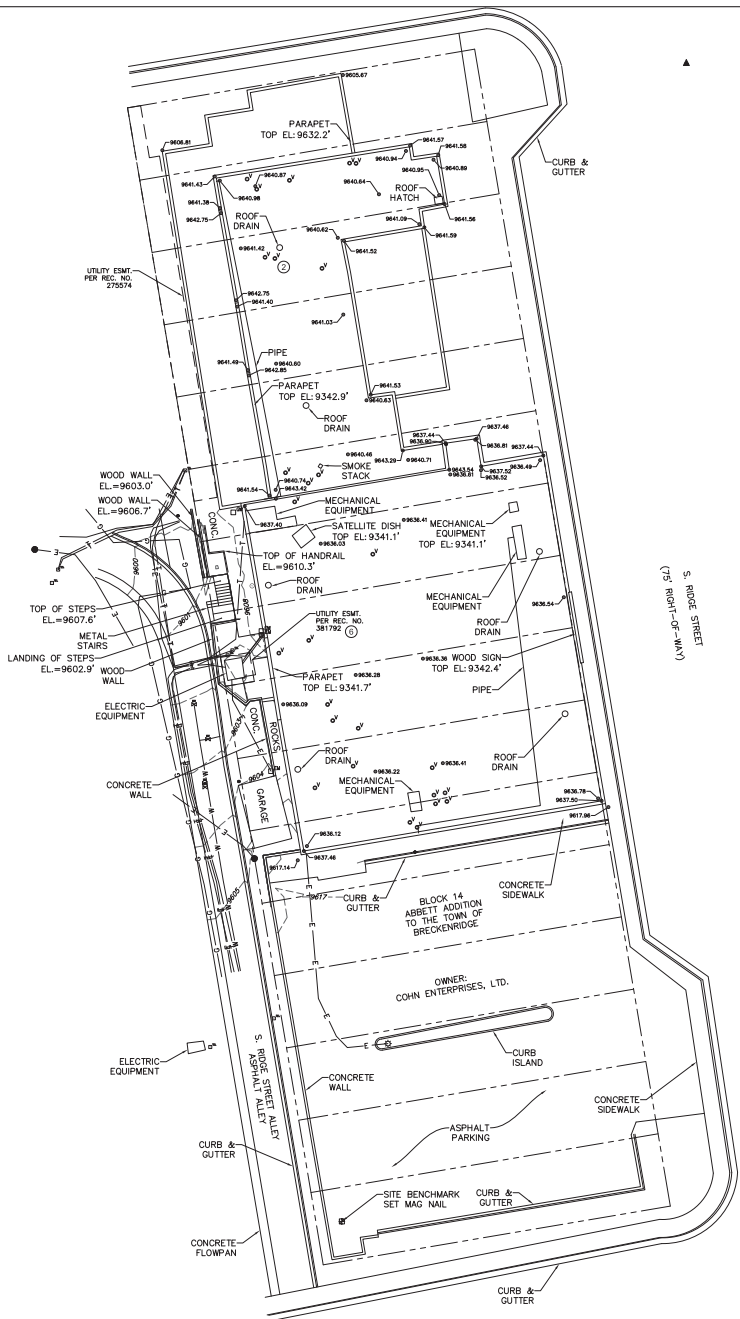
DATE ISSUED
SEPTEMBER 27, 2016

DATE	ISSUED AS
---	ZD APPROVAL
---	CD PRELIMINARY REVIEW
---	BID SETS
---	PERMIT SUBMITTED

DATE	REVISIONS
10/3/16	ADDED ELEVATIONS
10/17/16	ADDED NORTH ROOF
---	---
---	---
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PROJECT NAME
C03
BRECKENRIDGE
DT
 SITE ADDRESS
 305 S. RIDGE ST
 BRECKENRIDGE, CO, 80424
 SUMMIT
 PSM JOB NO.
 R12028

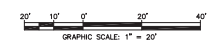
LS 1



SW 1/4 SECTION 31
T6S, R77W, 6TH P.M.
COUNTY OF SUMMIT
STATE OF COLORADO

LEGEND:

MONUMENT FOUND AS DESCRIBED	⊙
SCHEDULE B2 EXCEPTION	⊕
SITE BENCHMARK	⊕
VENT PIPE	⊕
INDEX CONTOUR	---5050---
INTERMEDIATE CONTOUR	---5051---
WATERLINE	—W—W—
GAS LINE	—G—G—
ELECTRIC LINE	—E—E—
TELEPHONE LINE	—T—T—
WATER VALVE	⊕
TELEPHONE PEDESTAL	⊕
BOLLARD/POST	●



PLANS PREPARED BY:
PRECISION SURVEY & MAPPING, INC.
PROFESSIONAL LAND SURVEYING CONSULTANTS
8145 E. HENSON AVE., SUITE 101
DENVER, COLORADO 80231
OFFICE: (303) 753-9799
FAX: (303) 753-4044

DRAWINGS
Drawing and Specifications are instruments of service and shall remain the property of the drafter and shall not be used for any other project without the written consent of the drafter. The drafter shall not be responsible for any errors or omissions in the drawings or specifications. The drafter shall not be held liable for any damages or losses resulting from the use of the drawings or specifications. The drafter shall not be held liable for any damages or losses resulting from the use of the drawings or specifications. The drafter shall not be held liable for any damages or losses resulting from the use of the drawings or specifications.



DATE ISSUED
SEPTEMBER 27, 2016

DATE	ISSUED AS
---	ZD APPROVAL
---	CD PRELIMINARY / REVIEW
---	BID SETS
---	PERMIT SUBMITTED

DATE	REVISIONS
10/3/16	ADDED ELEVATIONS
10/17/16	ADDED NORTH ROOF
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PROJECT NAME
**CO3
BRECKENRIDGE
DT**
SITE ADDRESS
305 S. RIDGE ST
BRECKENRIDGE, CO, 80424
SUMMIT
PSM JOB NO.
R12028

LS 2

POWER CABLE LENGTH					
FROM PDF TO BASE OVP'S					
SECTOR	TYPE	LENGTH	QTY	TOTAL	
N/A	DC PAIR	8'	2	16'	
HYBRID CABLE LENGTHS					
FROM BASE OVP'S TO SECTOR OVP'S					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
HIGHBAND	6X12	1-5/8"	125'	1	125'
LOWBAND	6X12	1-5/8"	125'	1	125'
					TOTAL 250'
FROM SECTOR OVP'S TO RRH'S					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
HIGHBAND	1X1	1/2"	16'	6	96'
LOWBAND	1X1	1/2"	10'	6	60'
					TOTAL 156'
COAXIAL CABLE LENGTHS					
FROM RRH'S TO ANTENNAS					
SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
X-SECTOR	LDF4	1/2"	6'-0"	16	96
Y-SECTOR	LDF4	1/2"	6'-0"	16	96
Z-SECTOR	LDF4	1/2"	6'-0"	16	96
					TOTAL 288'

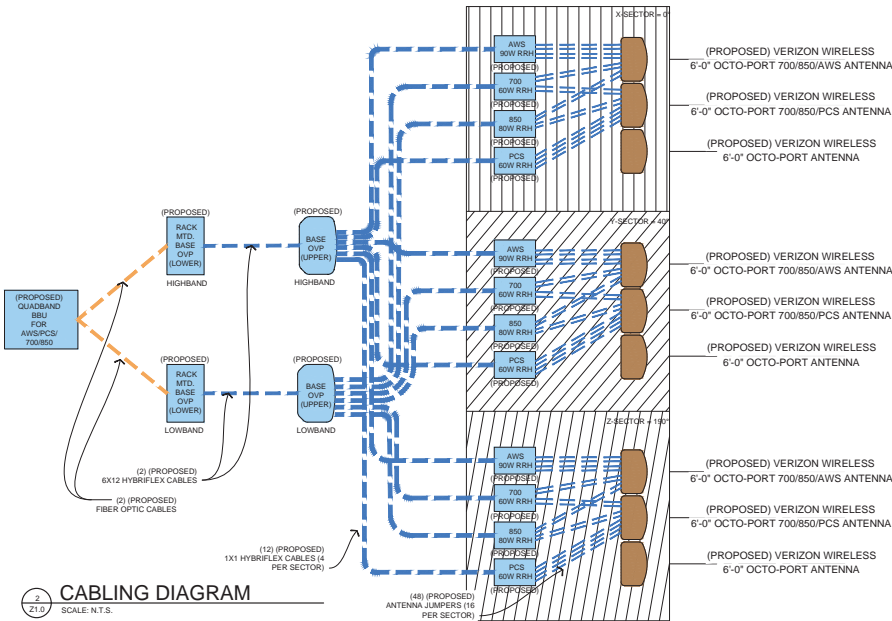
FIBER LENGTH				
FROM MMP TO FIBER CABINET				
LENGTH	SAFETY FACTOR	SUBTOTAL	QTY	TOTAL
210'-0"	+10%	231'-0"	1	231'-0"

POWER LENGTH				
FROM (E) ELEC. METER TO PDF				
LENGTH	SAFETY FACTOR	SUBTOTAL	QTY	TOTAL
66'-0"	+10%	73'-0"	1	73'-0"

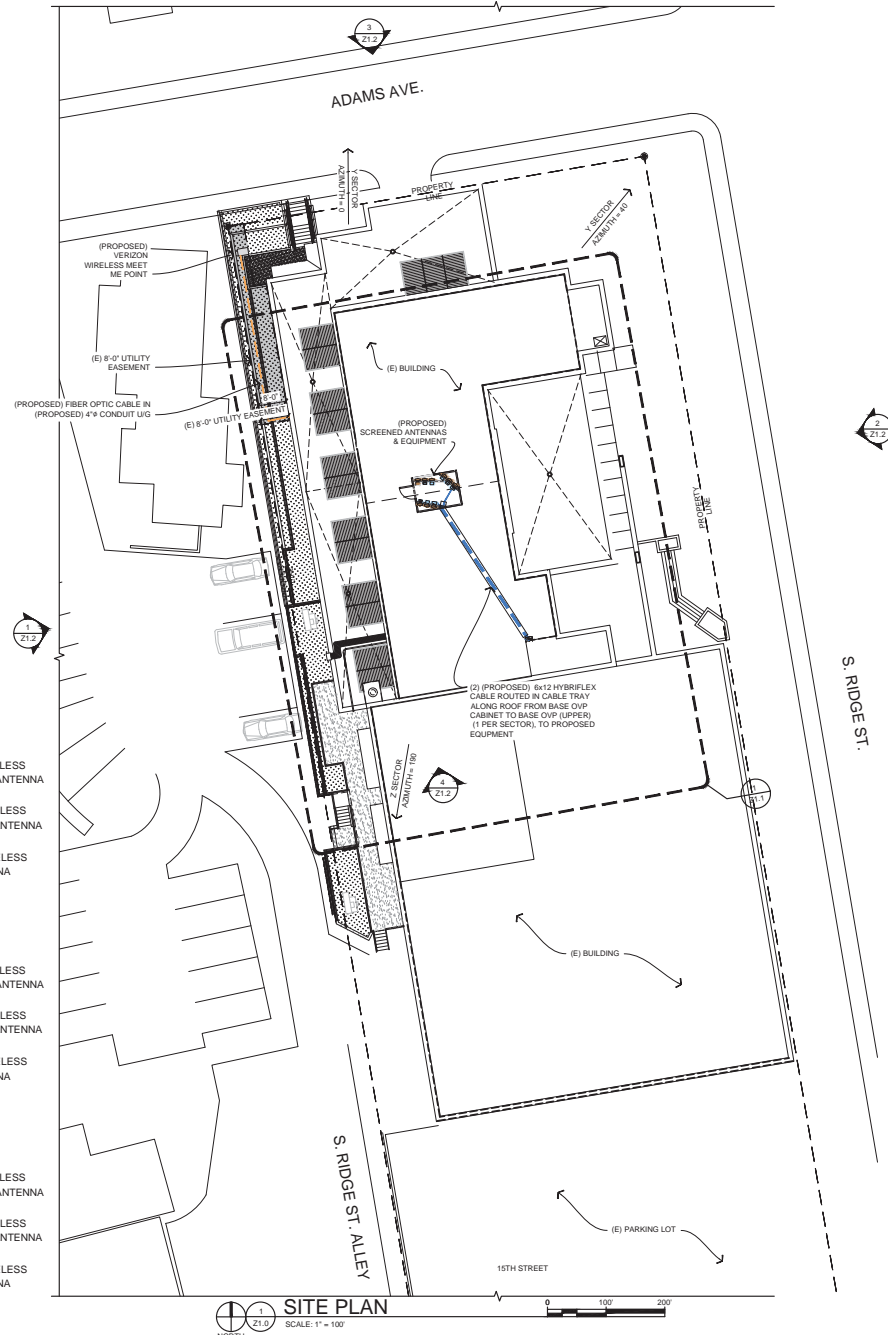
GPS CABLE LENGTH				
FROM (E) PDF TO GPS ANTENNA				
LENGTH	SAFETY FACTOR	SUBTOTAL	QTY	TOTAL
135'-0"	+10%	145'-0"	1	145'-0"

EQUIPMENT DIMENSIONS (PROPOSED)						
TYPE	LENGTH	WIDTH	DEPTH	WEIGHT	QTY	
BBU	3.5"	11.8"	19"	NA	1	
60W RRH FOR PCS	36.6"	10.6"	5.75"	53 LBS	3	
90W RRH FOR AWS	31"	14"	12"	67.0 LBS	3	
60W RRH FOR 700	21.5"	12"	9"	56.7 LBS	3	
80W RRH FOR 850	23"	14"	5.5"	55.1 LBS	3	
BASE OVP (RACK MOUNT)	19.0"	13.64"	5.23"	15.25 LBS	2	
BASE OVP (UPPER)	19.8"	15.7"	10.25"	26.0 LBS	2	
ANTENNA	72"	18"	9.1"	42.4 LBS	9	

FROM PDF TO RRH		
TOTAL POWER LENGTHS	SECTOR	TOTAL LENGTH
	HIGHBAND	237'-0"
	LOWBAND	201'-0"



2
Z1.0
CABLING DIAGRAM
SCALE: N.T.S.



1
Z1.0
SITE PLAN
SCALE: 1" = 100'

STAMP

PRELIMINARY
FOR REVIEW ONLY

T-REX ARCHITECT
146 Madison Street
Denver, CO 80206
303.388.2918

DRAWINGS

PROJECT FOR

verizon
3131 S. VALGREN WAY, SUITE 500
AURORA, CO 80014

DATE ISSUED
OCTOBER 25, 2017

DATE	ISSUED AS
.....	ZD APPROVAL
.....	PRELIMINARY CD SET
.....	FINAL CD SET
.....	PERMIT SUBMITTED

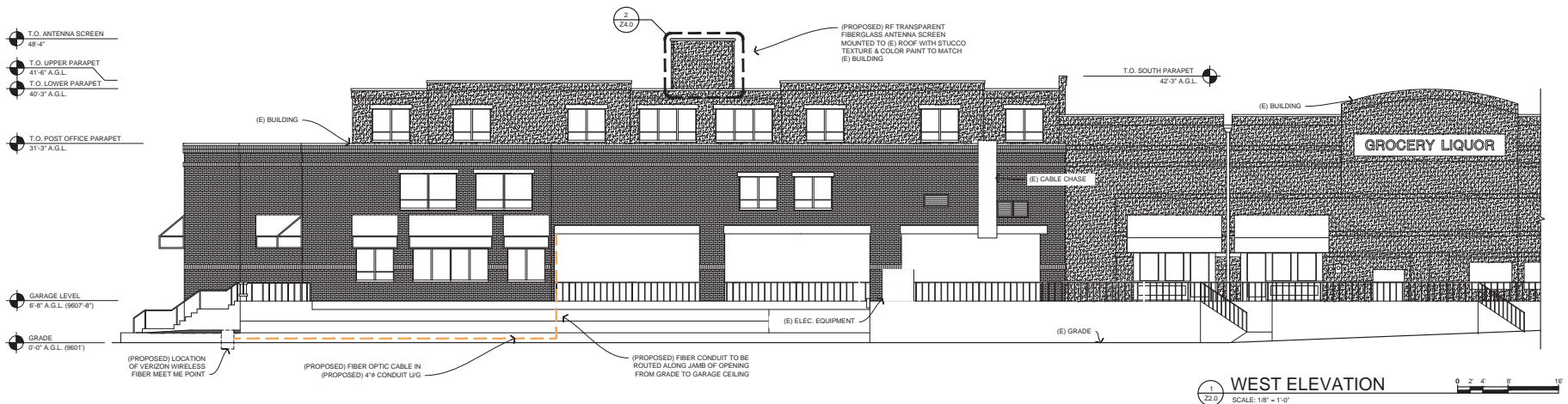
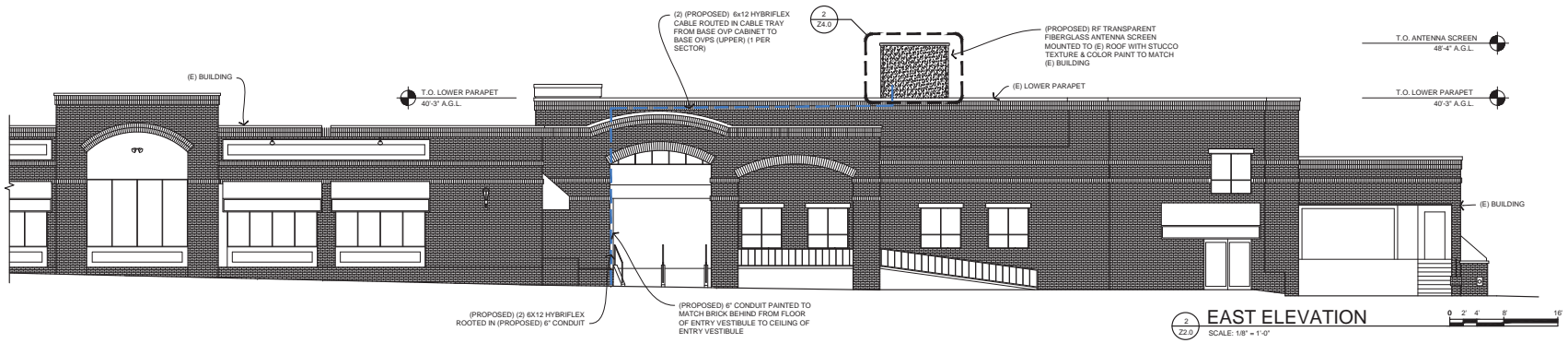
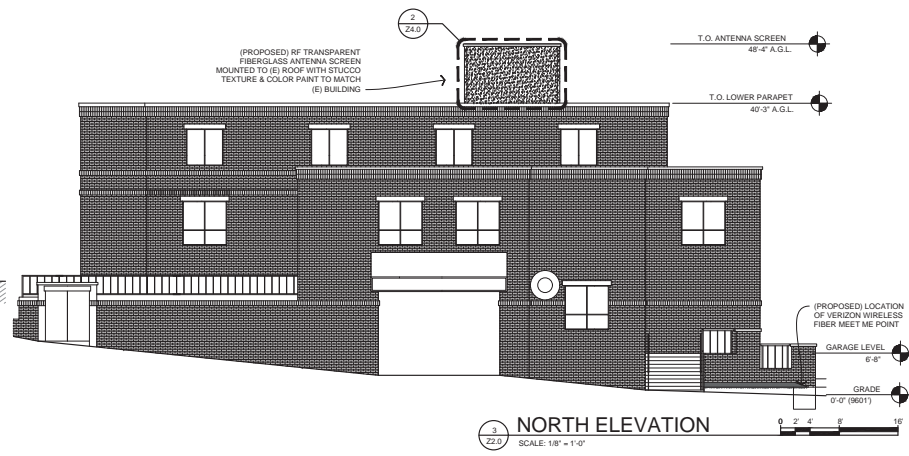
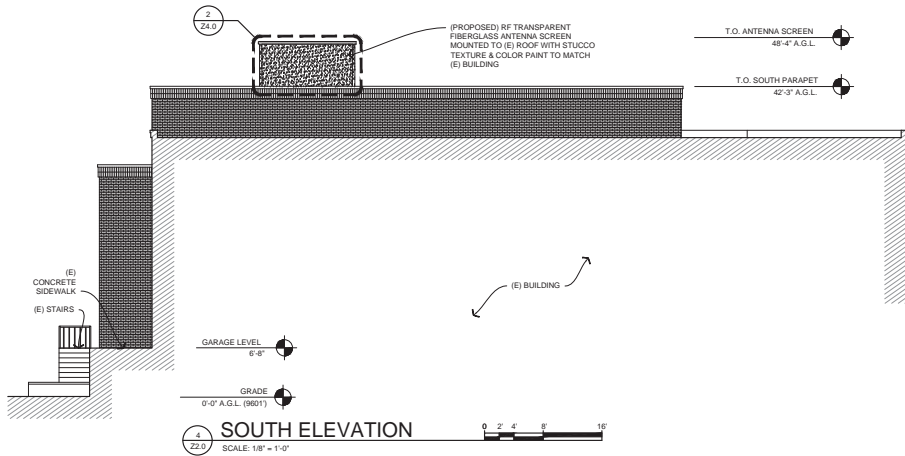
DATE	REVISIONS
10-25-17	100% ZD'S SET
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.....
.....
.....
.....

PROJECT NAME
CO3-BRECKENRIDGE DT

CELL SITE
ZD'S - ALT. #1
305 S. RIDGE STREET,
BRECKENRIDGE, CO 80424

COUNTY OF SUMMIT
STATE OF COLORADO

Z1.0
SITE PLAN/CABLE LENGTHS



STAMP

PRELIMINARY
FOR REVIEW ONLY

T'REX ARCHITECT
146 Madison Street
Denver, CO 80206
303.388.2918

DRAWINGS

Drawings and specifications are instruments of service and shall remain the property of the architect unless the Project is such that they shall be a transfer of title. They shall not be published or used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or specifications or for any consequences arising from their use and acceptance of the Project. The Client shall be responsible for obtaining all necessary permits and approvals for the Project. The Client shall be responsible for obtaining all necessary permits and approvals for the Project. The Client shall be responsible for obtaining all necessary permits and approvals for the Project.

PROJECT FOR

verizon
3131 S. VALGREN WAY, SUITE 850
AURORA, CO 80014

DATE ISSUED
OCTOBER 25, 2017

DATE	ISSUED AS
.....	ZD APPROVAL
.....	PRELIMINARY CD SET
.....	FINAL CD SET
.....	PERMIT SUBMITTED

DATE	REVISIONS
10-25-17	100% ZD'S SET
.....
.....
.....
.....
.....

PROJECT NAME
CO3-BRECKENRIDGE DT

CELL SITE
ZD'S - ALT. #1
305 S. RIDGE STREET,
BRECKENRIDGE, CO 80424

COUNTY OF SUMMIT
STATE OF COLORADO

Z2.0
SITE ELEVATIONS

STAMP
PRELIMINARY
 FOR REVIEW ONLY

T'REX ARCHITECT
 146 Madison Street
 Denver, CO 80206
 303.388.2918

DRAWINGS
 Design and fabrication as indicated on drawings of general use and shall remain the property of the architect unless the Project for which they were made is completed or the Project is abandoned. No reproduction, copying, or distribution of drawings or specifications for information and reference is authorized without the written consent of the architect. The Project shall be completed by the date of the Project as shown on the drawings. In no event shall the architect be liable for any damages, including consequential damages, arising out of or from the Project.

PROJECT FOR
verizon
 3131 S. VALGREN WAY, SUITE 500
 AURORA, CO 80014
 303-698-8324

DATE ISSUED
OCTOBER 25, 2017

DATE	ISSUED AS
.....	ZD APPROVAL
.....	PRELIMINARY CD SET
.....	FINAL CD SET
.....	PERMIT SUBMITTED

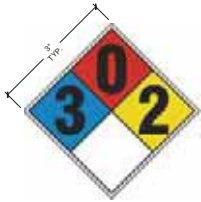
DATE	REVISIONS
10-25-17	100% ZD'S SET
.....
.....
.....
.....
.....

PROJECT NAME
CO3-BRECKENRIDGE DT

CELL SITE
ZD'S - ALT. #1
 305 S. RIDGE STREET,
 BRECKENRIDGE, CO 80424

COUNTY OF SUMMIT
 STATE OF COLORADO

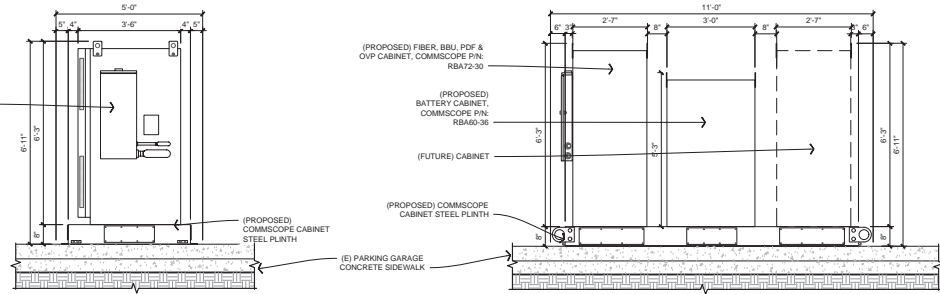
Z3.1
 SHELTER ELEVATIONS



HAZMAT NFPA DIAMOND FOR SULFURIC ACID
 LOCATE ON:
 -EQUIPMENT ENCLOSURE GATE
 -BATTERY CABINET DOOR

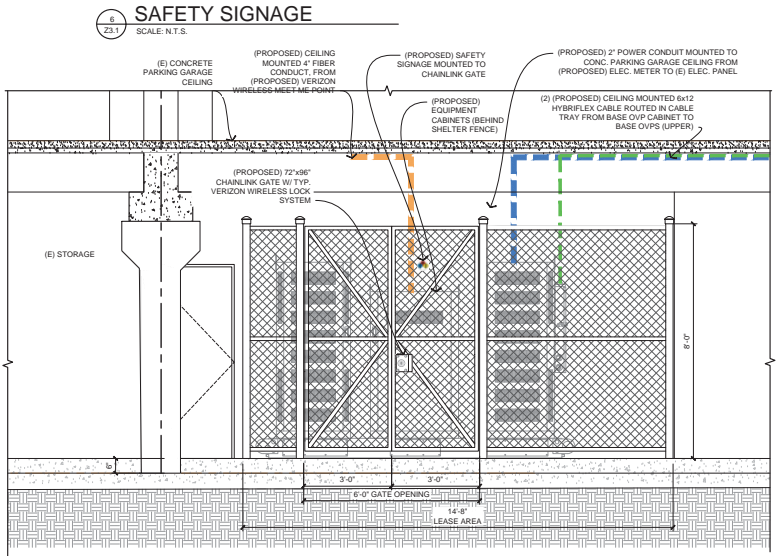
NOTE:
 -PROVIDE ADHESIVE VINYL SIGNS IF LOCATION ALLOWS FOR IT
 -METAL SIGN SPECIFICATIONS:
 -UV RESISTANT FOR OUTDOOR USE
 -ROUNDED CORNERS WITH PRE-DRILLED HOLES

NOTE:
 SAFETY SIGNAGE TBD BY EME REPORT; VERIZON

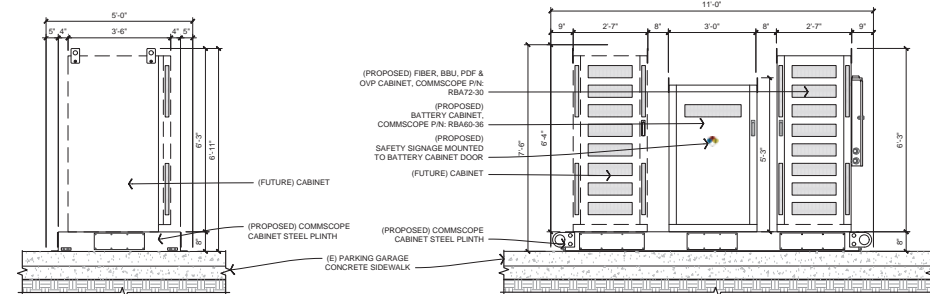


(PROPOSED) EQUIP. CABINET
 SOUTH ELEVATION
 SCALE: 1/2" = 1'-0"

(PROPOSED) EQUIP. CABINET
 EAST ELEVATION
 SCALE: 1/2" = 1'-0"

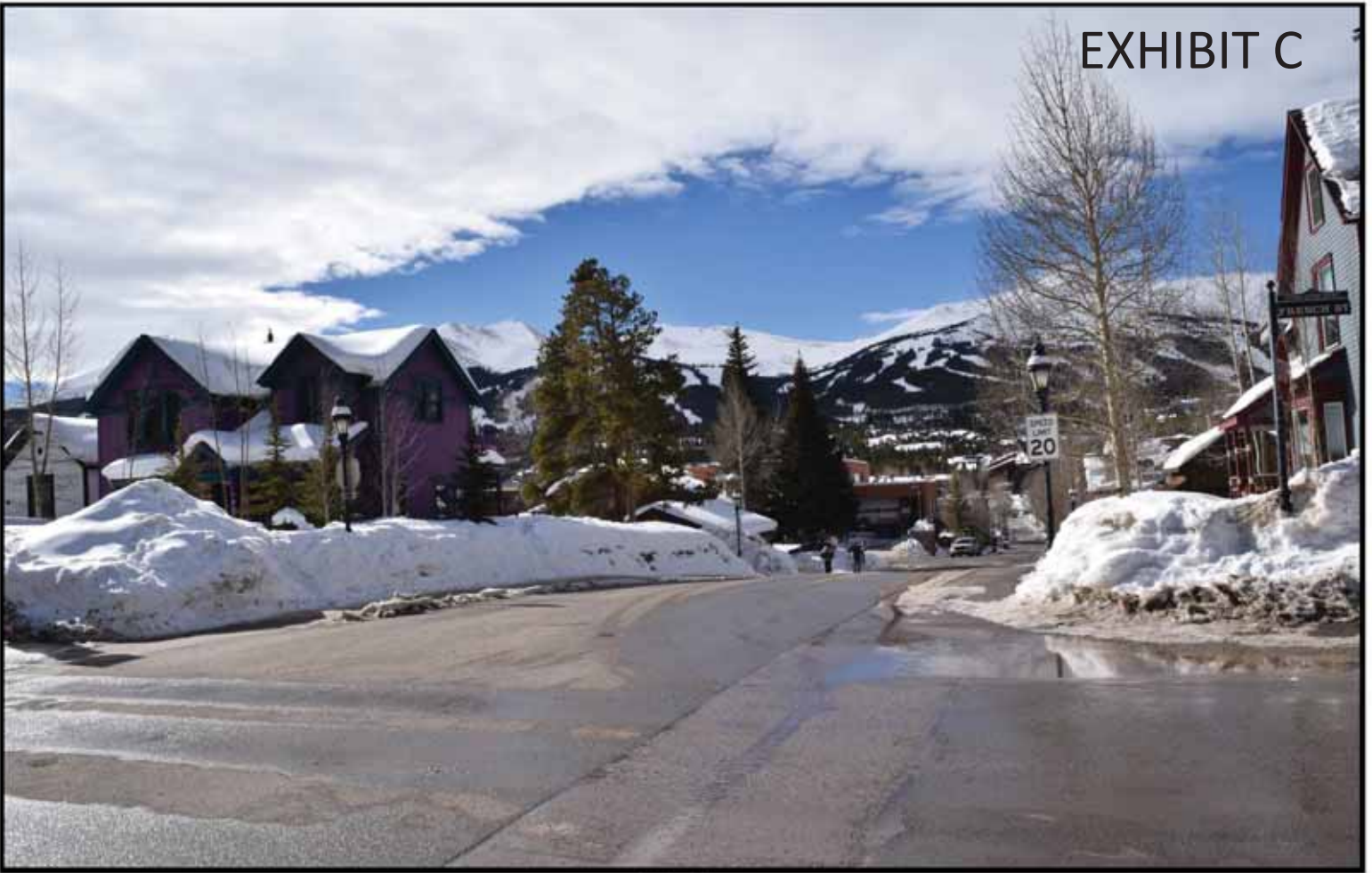


(PROPOSED) EQUIP. SHELTER
 FRONT ELEVATION
 SCALE: 1/2" = 1'-0"



(PROPOSED) EQUIP. CABINET
 NORTH ELEVATION
 SCALE: 1/2" = 1'-0"

(PROPOSED) EQUIP. CABINET
 WEST ELEVATION
 SCALE: 1/2" = 1'-0"



Existing View
French St Corner





Existing View
French Street



Antenna Screen not in view



Existing View
Main Street





Existing View
Main St



Proposed View
Main Street
3/10/16



Existing View
Ridge St Corner



Antenna Screen not in view



Existing View
Ridge St



Town of Breckenridge – Class A Development Wireless Communications Facility (WCF) Permit Verizon Wireless – Personal Wireless Communications Facility (CO3 Breckenridge DT)

Class A Development WCF Permit - LETTER OF INTENT

Property Owners	Applicant	Applicant's Representative
Cohn Enterprises, LTD PO Box 600630 San Diego, CA 92160	Verizon Wireless 3131 Vaughn Way, Suite 550 Aurora, CO 80014	Kristen Cowan Black & Veatch Corp. 4600 S. Syracuse Street, Suite 800 Denver, CO 80237 (303) 264-0524 email: CowanK@bv.com
Site Plan/Project Name:	CO3 Breckenridge DT / Verizon Wireless @ Breckenridge Market & Liquor	
Site Address:	305 S. Ridge, Breckenridge, CO 80424	
Equipment Area:	128 sq. ft. (12'-11"x9'-11") rooftop + 146.7 sq. ft. (14'-8"x10') parking garage	
Parcel Area:	1.1123 acres	
Parcel #:	2211-3134-40-001	
Schedule #:	300323	
Legal Description:	Lots 1 through 16, Block 14, Abbett Addition to the Town of Breckenridge, County of Summit, State of Colorado	
Zoning:	Commercial, District # 18-2	
Process:	Class A Development WCF Permit	
Request:	Class A Development WCF Permit for a new concealed Personal Wireless Communications Facility.	

Request and Justification

Verizon Wireless, the nation's largest wireless telecommunications provider with over 109 million subscribers, has through extensive testing and customer complaints, determined that wireless coverage in and around downtown Breckenridge is not optimal. To rectify the problem, Colorado RSA No. 3 Limited Partnership d/b/a Verizon Wireless ("VZW") is proposing a new Personal Wireless Communication Facility.

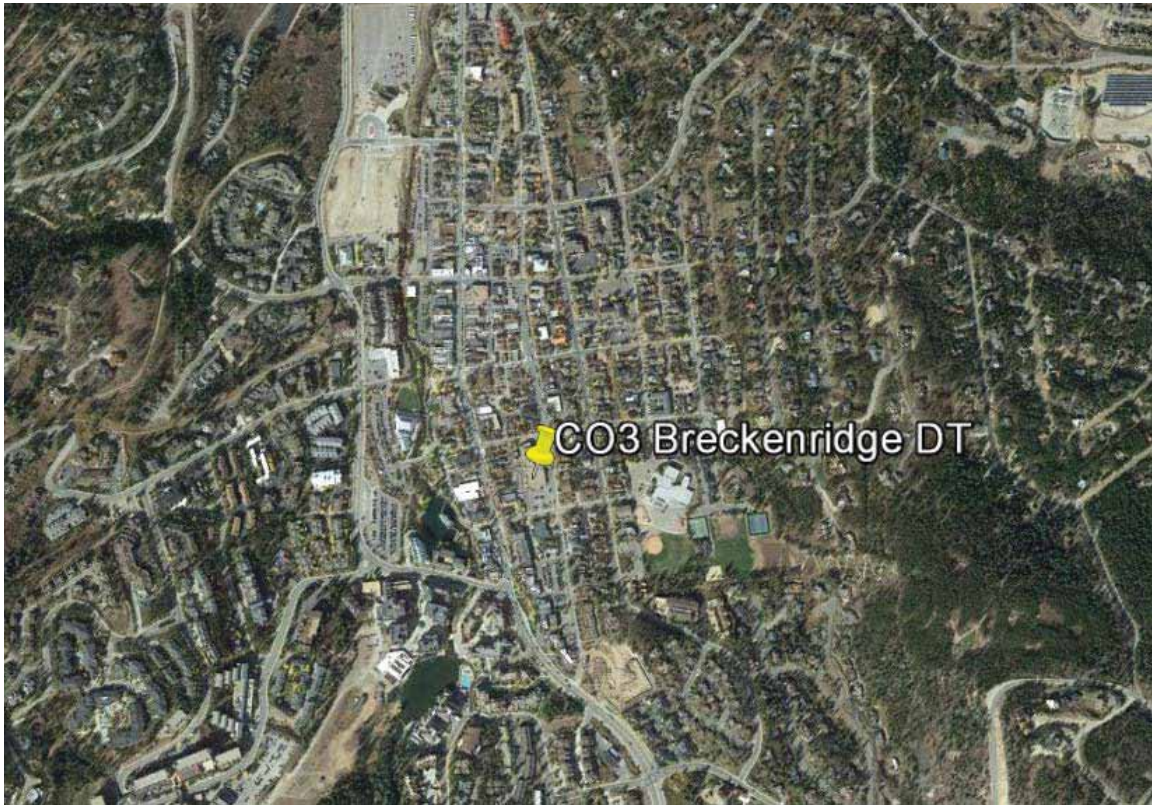
Verizon Wireless is committed to serving its customers and the community as a whole by providing the optimum level of service and is mandated by FCC to provide wireless communication services for the benefit of the public good. This requires the development of communications sites to provide this service. Adequate service to visitors, residents, and businesses in this area of Breckenridge cannot be maintained without the proposed facility.

Verizon Wireless, through its agent and with the full cooperation of the parent parcel property owner, Cohn Enterprises, LTD, are proposing to construct a new concealed wireless communications facility, consisting of antennas within a concealed enclosure located near the center of the building's roof to minimize its visibility.

The site is currently used for commercial purposes, including a grocery and liquor market, US Post Office, and a café. Uses surrounding this property are mostly commercial, transitioning to residential to the east.



Subject property from NE corner of Ridge St. and French St.



The subject property is a 1.1 acre parcel as more particularly described on the enclosed survey and legal description. The proposed facility shall consist of antennas mounted in the middle of the existing rooftop enclosed in a concealment screen designed to be consistent with the existing architectural features so that the presence of the facility is not readily apparent.

The Verizon Wireless facility has been carefully sited and designed to blend in as much as possible and minimize impacts to the surrounding properties. The radio equipment will be placed inside the existing parking garage. Because it is an unmanned facility with no water or sewer needs, there will be no negative impacts to the Town's infrastructure.

Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radios frequency standards as well as FAA rules of location and operation. The site shall comply with all FCC rules and regulations including emissions with continual and regular monitoring. All permits necessary to construct and commission this site will be obtained prior to commencement of service if approved by the Town.

Capacity Objective

A need for this site was determined by Verizon Wireless Radio Frequency Engineers given that the existing site covering the downtown area (Snowberry) is forecasted to reach full capacity by the end of 2017. The increased demand on wireless service for smartphones, tablets, and other wireless data-connected devices is creating significant capacity needs with each passing year. The high bandwidth requirements of these devices, especially in busy downtown areas such as this, are driving the need for additional capacity sites just to keep up with current demand. When the existing sites' limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make or receive calls nor be able to browse the internet.

Capacity Forecast: SNOWBERRY site is forecasted to be at capacity in EOY2017.

Red line is capacity. Yellow is trend. Blue is actual usage.

X sector 700



X sector AWS



X sector 700



Y sector AWS



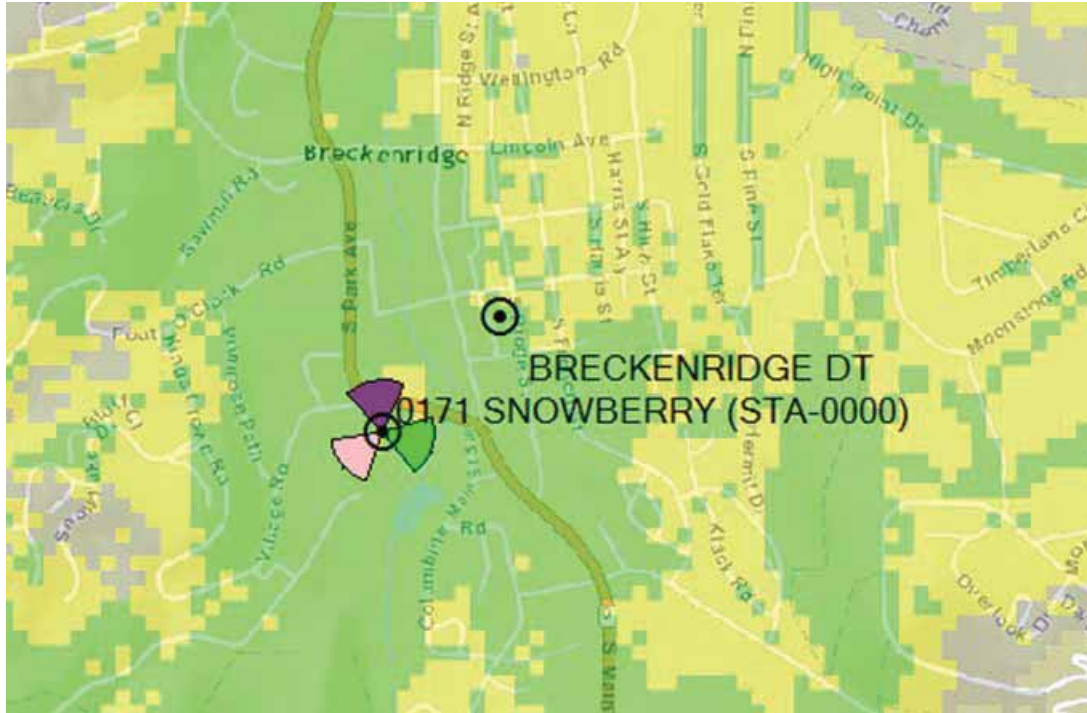
X Sector 700 forward data volume is steadily over capacity especially during winter months. And so is AWS.

Y sector is always out of capacity on 700 during winter months and trending up in summer. AWS has some available capacity but will be out by EOY2017.

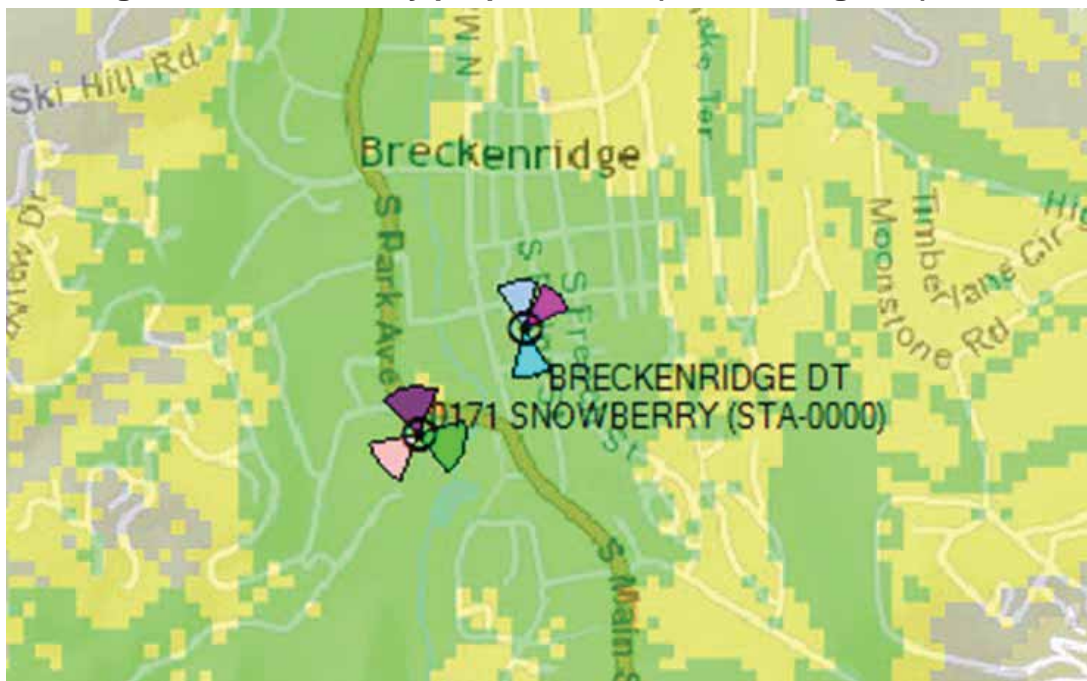


Simply put, the existing site cannot carry the data traffic that exists in the area. The new site, Breckenridge DT, will provide additional resources to the downtown area, alleviating the capacity constraint on Snowberry. Without this new site, the existing site will soon reach capacity and will result in poor service when it is most needed.

Coverage area of existing downtown site (Snowberry)



Coverage area offloaded by proposed site (Breckenridge DT)



Facility Design & Details

The installation shall consist of installing antennas within a concealment enclosure located near the center of the rooftop of the building. The concealment enclosure will measure 9'-11" wide by 12'-11" long and 8'-1" above the existing parapet wall in height. The finish of the enclosure walls will be a stucco sand finish that will match the color of the stucco of the existing building.

Verizon Wireless' technology works by line of sight. Therefore trees, buildings, topography and other "clutter" can prevent the signal from reaching the full extent of the area. The antennas and equipment have been carefully located to achieve the coverage and capacity objectives while minimizing the ability of it to be seen from surrounding streets.

All equipment shall be located within the existing parking garage in an area measuring 10' by 14'-8". The proposed facility shall not require any persons to be staffed on site. Typically, one technician will visit the communication site approximately once a month to make sure the site is in proper working order and to perform routine maintenance. These visits generally last only a couple of hours. Space for parking in nearby visitor parking lots is available for these visits.

All utilities necessary for the proposed facility shall be run underground. Access to fiber will run within an existing 8' utility easement under an existing rock garden along the alley side of the building to the equipment area. Verizon will coordinate with Xcel Energy for a separate electrical meter.

Alternative Locations

Co-location on existing facilities is always considered first, and in this case, there are no other existing wireless communications facilities in the needed area. In order to improve capacity in a specific area, the new site needs to be located in that area. Because the area where capacity is needed is in the Conservation District, an alternative site outside of the District would not be able to accomplish the service improvement for the area. The chosen location balances the goal of preserving the character of the Conservation District with providing for improved service by designing a high-quality, low-visibility site that will blend in with the existing building. The location is in the 18-2 Land Use District, which is in transitional area between commercial and residential uses, and on a non-contributing, non-historic building. No other buildings in the search area met Verizon's leasing or engineering requirements that could also cover the objective area within the Conservation District.

Compliance with the Breckenridge Town Code

This proposal meets the following 9-1-19-50A I. Location Criteria for WCFs in the following ways:

- 1. WCFs are encouraged to be located on existing buildings and structures because of aesthetics and land use compatibility.**
This WCF will be located on an existing building, compatible with the aesthetics of the surrounding land uses.
- 2. WCFs shall be collocated with existing WCFs, if within 1,500 feet of an existing WCF, unless the Town determines that doing so would create excessive visual clutter.**
There are no existing WCFs within 1,500 feet of the area of need. The location selected could accommodate another carrier's concealed facility at the discretion of the property owner in the future.

3. **No WCF permit to install a new free standing WCF shall be granted unless the applicant first demonstrates that no existing wireless tower or structure can accommodate the applicant's needs.**
N/A, this will not be a free standing WCF.
4. **Unless subsection I5 applies, WCFs shall be located outside of the Conservation District.**
Subsection I5 applies, see below.
5. **Notwithstanding subsection I4, and except for a wall-mounted WCF, an application to locate a new WCF in the following areas of Town: (i) in the Town's Conservation District;...or (vii) any other area of the Town not specifically described as a preferred location for the placement of a WCF in subsection I4, may be granted if the applicant demonstrates that all of the following factors exist:**
 - i) **A significant gap in the provider's service exists;**
 1. A significant gap in the provider's service exists. See attached RF Usage and Facility Justification prepared by Radio Frequency Engineer Bryan Eicens.
 - ii) **The proposed WCF is the least visually intrusive means to close the significant gap;**
 1. The concealed enclosure has been designed to blend in with the existing color, texture, and design of the building. Once constructed, there will be no visible antennas or related equipment. The site will not be recognizable by visitors or residents as a WCF.
 - iii) **No feasible alternative exists to close the significant gap;**
 1. This location is the least intrusive and most feasible alternative to improve capacity in the historic downtown area. It is on the edge of District 18-2, which serves as a transition area between commercial and residential areas. The building is not a contributing structure and the design blends in with the existing building's architecture.
 - iv) **The provider's existing WCFs lack the capacity to service the wireless users except by the installation of one or more WCF sites in the otherwise restricted locations described in this subsection I5.**
 1. The existing WCF for the area (Snowberry) is out of capacity during peak times of the year and is forecasted to be over capacity by the end of 2017. Installing this WCF will alleviate Snowberry and create better service for the area.

This proposal meets the 9-1-19-50A J. Design Standards in the following ways:

1. This WCF proposal was designed to comply with current standards and regulations of the FAA, FCC, NEPA, and any other agency of the state or federal government with the authority to regulate WCFs.
2. This WCF proposal was designed to comply with all applicable laws, rules, and regulations, including but not limited to, the FCC's RF emission safety rules.
3. This WCF was designed and located to minimize the impact on the surrounding neighborhood, and to maintain the unique aesthetic character, beauty, and historic charm of the Town, consistent with the other provisions of this chapter. To that end, this WCF will:
 - a) Employ the least intrusive design for the proposed location in terms of size, mass, visual and physical impact, and effects on properties from which the WCF is visible, and, because it is located within the Conservation District, will be located on a structure that is non-historic and non-contributing as defined by Town policy. 305 S. Ridge is non-historic and non-contributing.

- b) The design accommodates collocation.
- 4. The applicant requests an adjustment pursuant to Section K. In order for this WCF to meet the technical objectives for the capacity issues in the area, the antennas must be mounted on the rooftop to achieve line-of-sight with the existing Verizon WCF Snowberry.
- 5. N/A
- 6. N/A
- 7. N/A
- 8. This WCF will be concealed/camouflaged as an architectural element of the building, set back near the center of the rooftop which will minimize the ability of it to be seen from the street, lessening visual impact.
- 9. N/A
- 10. N/A
- 11. This WCF will be appropriately screened and camouflaged to blend in with the surroundings. Non-reflective paints will be used.
- 12. The height of this WCF is the minimum height necessary to allow the WCF to function properly while meeting the service need.
- 13. The WCF's equipment or utility cabinet will be located in the parking garage, not on the building rooftop.
- 14. This application does not propose a design that would require extensions from any support structure inconsistent in size with the extensions otherwise WCF permitted under this policy.
- 15. This WCF will not be lighted.
- 16. No advertising signage will be displayed on this WCF. Additional government required signs will comply with federal rules.
- 17. This WCF will not require a generator.
- 18. This WCF will not inconvenience the public.

K. Adjustments to Standards

Applicant is requesting an adjustment pursuant to Section K in order for this WCF to be placed on the roof of a structure within the Conservation District (Section J. Design Standard 4.)

The requested adjustment meets the criteria in the following ways:

4. Criteria: An application for a WCF adjustment shall be granted if application demonstrates that:

- a. The adjustment is consistent with the purpose of the development standard for which the adjustment is sought.

The adjustment is consistent with the purpose of the development standard because it is the least visually intrusive design for the proposed location in terms of size, mass, visual and physical impact while also being able to meet the technical objectives for the site and fix capacity issues in the downtown area.

- b. Based on a visual analysis, the design significantly minimizes the visual impacts to residential zones through mitigating measures, including but not limited to, building heights, bulk, color and landscaping;

The design significantly minimizes the visual impacts to residential zones through the following mitigating measures: placement in center of roof to minimize sight-line visibility from nearby streets; bulk is reduced to the smallest possible enclosure to fit the fewest needed antennas, and the proposed color and texture of enclosure is designed to mimic the building's existing color and texture. See Architectural Impact Statement.

- c. The applicant demonstrates the existence of the following:

- i. Gap in Service**

A. A gap in coverage and capacity of the service network exists such that users are regularly unable to connect to the service network in the busy winter season. See RF Usage and Facility Justification Report prepared by Verizon Wireless Radio Frequency Engineer Bryan Eicens.

B. The gap can only be filled through an adjustment to the standard due to technical limitations. This site will only be able to meet the capacity and coverage gaps by locating on the rooftop of this building due to line of sight with the existing Snowberry site.

C. The adjustment is narrowly tailored to fill the service gap such that the WCF conforms to this policy's standards to the greatest extent possible.

As demonstrated, the proposed Verizon Wireless facility shall comply with the intent of the Breckenridge Town Code as it applies to new wireless communication facilities.

Summary

The proposed facility shall be compatible with the site and surrounding area through careful design, minimal height and site placement. This area of downtown Breckenridge is experiencing significant capacity issues as demand for wireless telecommunications service increases. This is especially important for residents, businesses, and visitors, as residents continue to discontinue the use of landline-based telephone services.

It is imperative to the integrity of the Verizon Wireless network that this site be constructed at this location due to the numerous subscribers living, working, playing, and visiting downtown Breckenridge who depend on adequate wireless coverage not only for personal use but also for business. This site will help offload the traffic that the Snowberry site is currently experiencing and provide for a better and more reliable user experience in downtown Breckenridge.

This site shall comply with all Federal, State, and Local requirements as well as with all requirements of the Federal Communications Commission (FCC) with respect to Radio Frequency emissions. All Verizon Wireless facilities are inspected by internal and 3rd party entities at regular intervals to insure property operation and compliance. All sites are monitored 24 hours a day, 7 days a week by the Verizon Wireless Network Operations Center (NOC).

As demonstrated above, the Verizon Wireless proposal complies with locational criteria and design standards per the Breckenridge Town Code as well as criteria for an adjustment for a rooftop installation in the Conservation District as a significant gap in service exists during peak winter months and capacity trending upwards in all seasons such that forecasting models show the area out of capacity by the end of 2017.

The explosion of wireless data-connected devices such as smartphones and tablets is creating unprecedented demand on wireless networks. Ensuring adequate service is maintained in the downtown Breckenridge area as mandated by Verizon Wireless' FCC License Agreement is critical and will be achieved with this proposed facility.



Architectural Impact Statement

To whom it may concern,

Please find below an impact statement of imposing the installation of screened Cellular Antennas on the roof of the existing building located at 305 S. Ridge Street in Breckenridge, Colorado. All of the antennas will be installed within an enclosure located near the center of the roof which will minimize the ability to see the enclosure directly from the street in front the building lessening the visual impact. The size of the antenna enclosure will be 9'-11" wide by 12'-11" long and 8'-1" above the existing parapet wall in height. The finish of the enclosure walls will be a stucco sand finish that will match the color of the stucco of the existing building. This effort will cause the enclosure to blend in the existing architecture of the building. In viewing the structure from the streets surrounding the site the only location where the antenna enclosure will be visible is at the corner of Main Street and Adams Street. From that location, the visual impact will be similar to typical rooftop screened Mechanical equipment. The enclosure will not be visible from the corner of Ridge Street and Adams Street nor will it be visible from the houses located on French Street directly to the East. The purpose of installing this cellular equipment is to provide needed coverage and more importantly additional call capacity for downtown Breckenridge during the extremely busy Ski season. Everything has been done to have this enclosure fit within the context of the existing structure.

Sincerely,

A handwritten signature in black ink that reads "Doni Mitchell". The signature is fluid and cursive, with a long horizontal line extending from the end.

Doni Mitchell, A.I.A
Project Architect

Verizon Wireless Communications Facility

Engineering Necessity Case – Breckenridge DT



Prepared by: Bryan Eicens

March 7, 2018

Project Need Overview:

This primary objective for this project is to improve capacity for the commercial / residential areas along South Main Street in Breckenridge, CO.

Our engineering data shows that this area is experiencing 4G data overloads (See page 8-9). The existing Snowberry site with it's coverage area shown in red on the page 8 map (left) needs to have some of the area it covers moved onto another site to allow it to keep performing well. The proposed site BRECKENRIDGE DT will provide capacity offload to site Snowberry which is significantly overloaded.

This site does an good job of moving a commercial traffic onto a more localized site, better able to serve this area. Without the proposed site, a significant gap of coverage will occur when Snowberry is at capacity.

Detail is provided supporting these issues on slides 8.

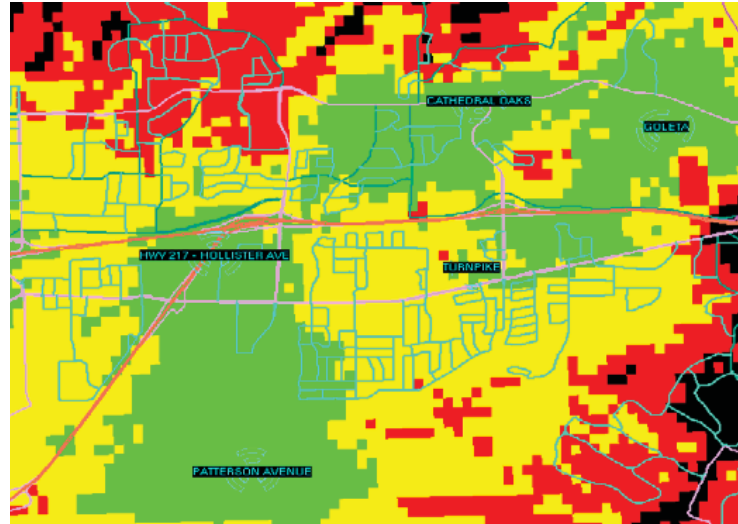
Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and predict what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.

Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year. [Insert latest growth info from COMET web page and citing the source]

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>

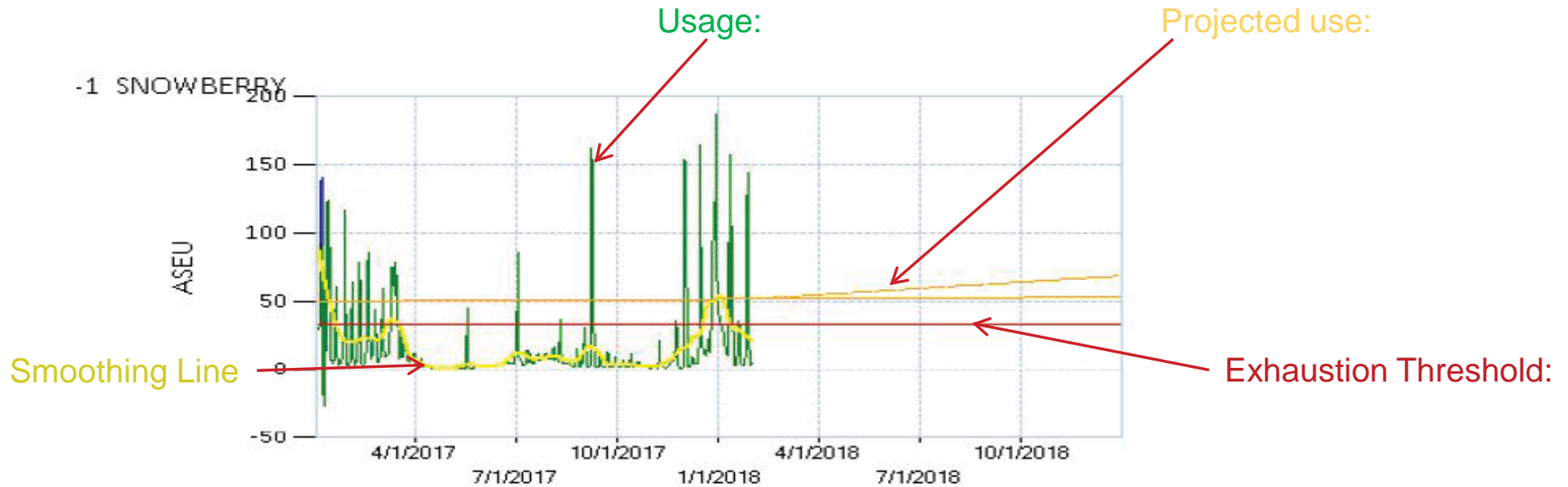
America Cancer Society

[http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wireless facilityular-phone-towers](http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wireless%20facilityular-phone-towers)

FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>

Capacity Projection:



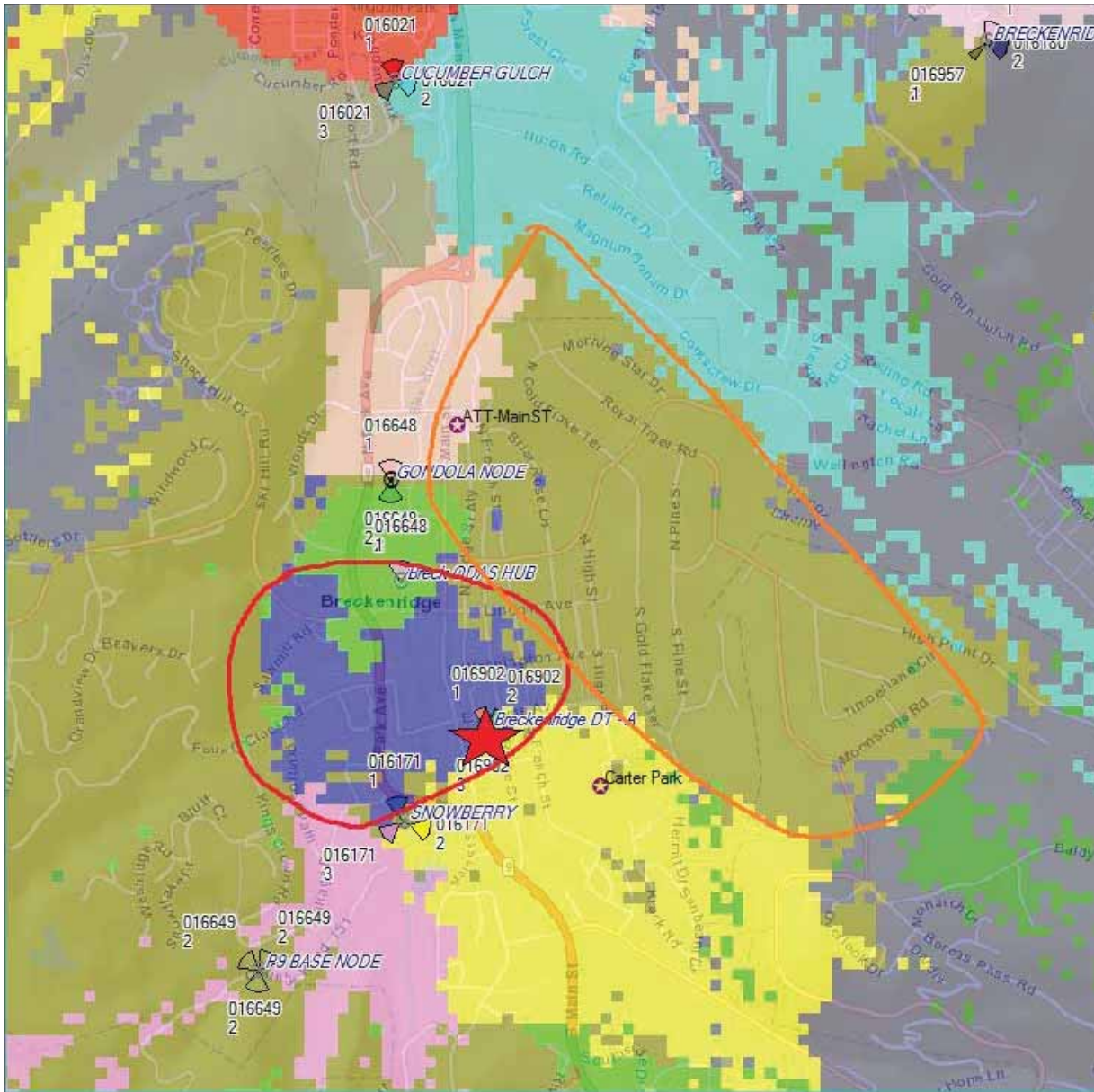
Summary: The existing Snowberry communications site cannot support the data traffic in the large area it covers and is already frequently overloaded as shown above by the green use line rising above the red exhaustion threshold. When this occurs 4G data speeds slow to unacceptable levels.

Detail below:

The graph above shows ASEU (Average Eligible Users per TTI) which is a measurement of the customer data usage that this sector currently serves. The green line shows the daily data use on this sector of the wireless facility site. The yellow line is a projection based on the last years usage to show when we expect to see our customers begin to see their data speeds begin to slow down. The red line is the limit where the sector becomes exhausted and service starts to degrade. The point in time where we see the yellow line go above the red line is when we will start seeing service begin to degrade. Service will quickly degrade after that point as usage continues to grow.

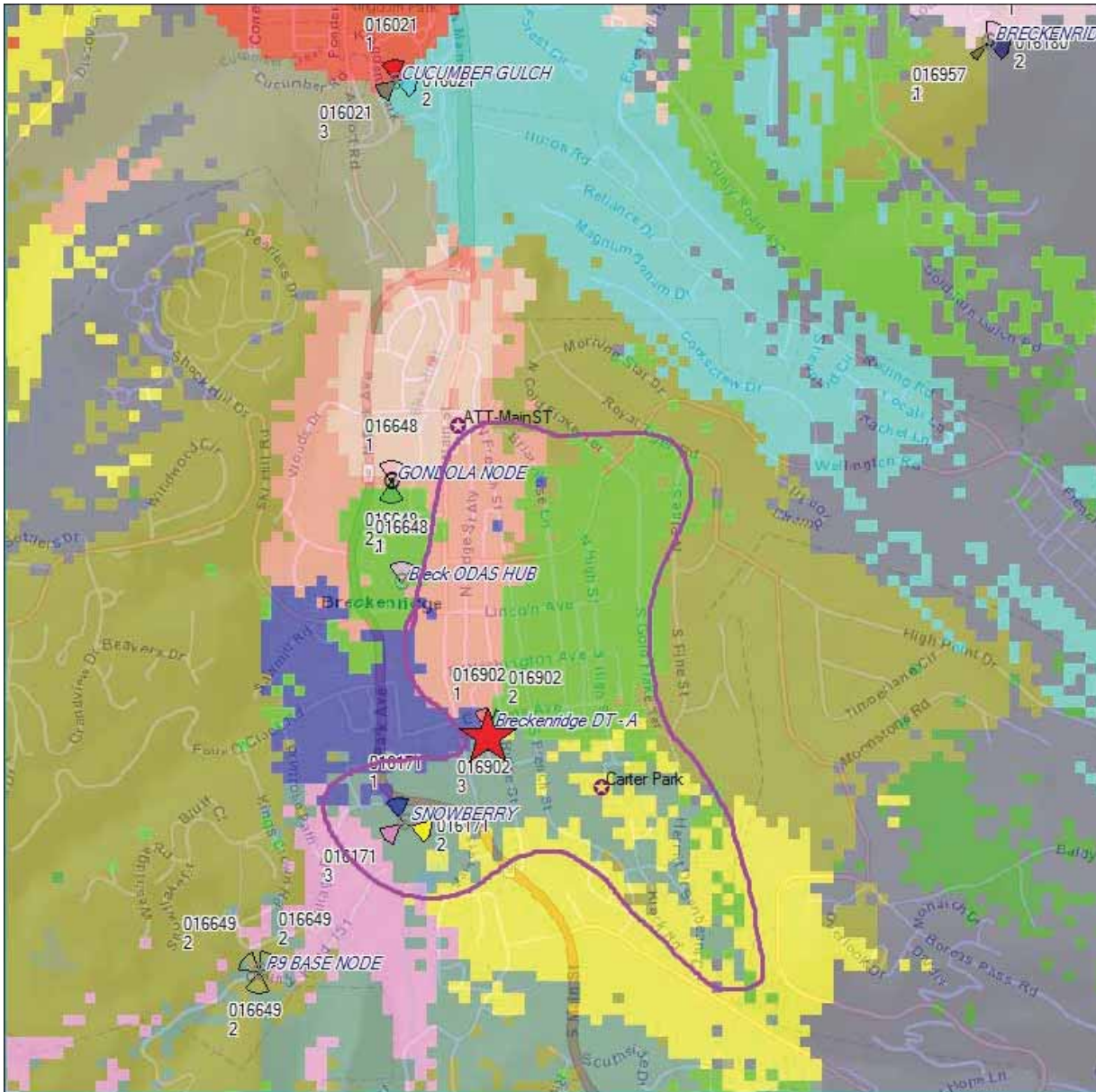
To aid in resolving this, we ask to add a 3 sector communications facility as proposed to improve wireless service capacity and coverage in this area by offloading commercial traffic from this overloaded sector with the proposed site.

Serving Sector Maps: AWS - Best Server – EXISTING



Both SNOWBERRY (circled in red) and BRECKENRIDGE (circled in orange) both require capacity offload. The proposed BRECKENRIDGE DT (red star) will offload those sites as shown in the next slide.

Serving Sector Maps: AWS - Best Server – PROPOSED

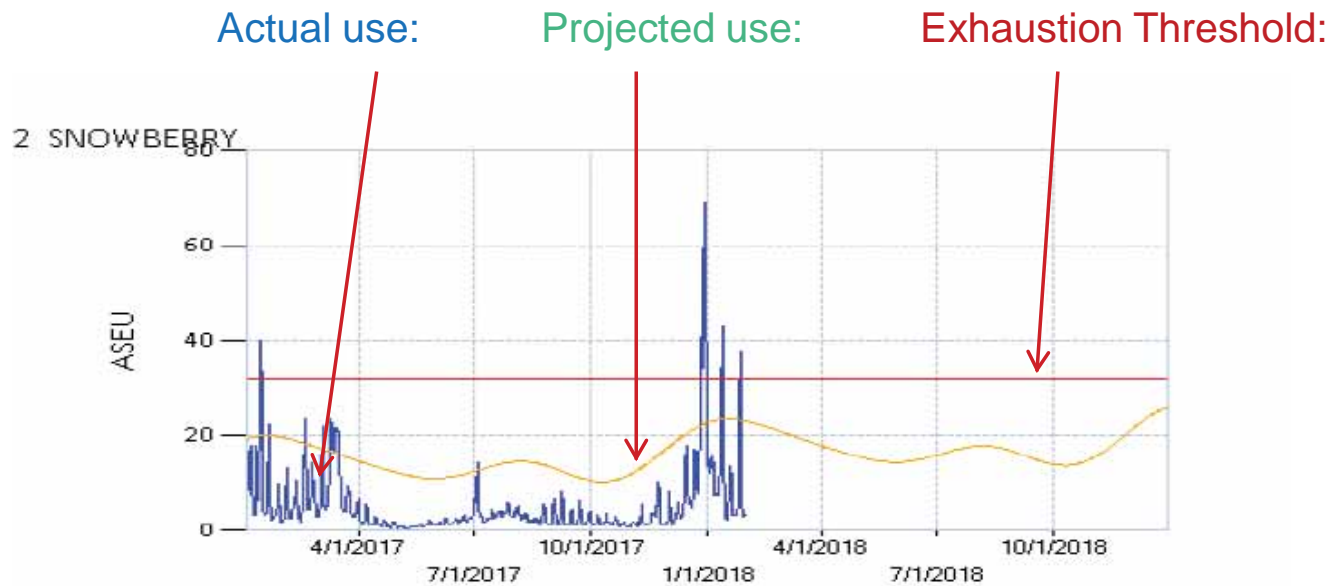


The BRECKENRIDGE DT (red star) will provide capacity offloads in the highlighted area for SNOWBERRY and BRECKENRIDGE. This will ensure reliable service to the customers.



Capacity Projection for Surrounding Sectors

SNOWBERRY-2:



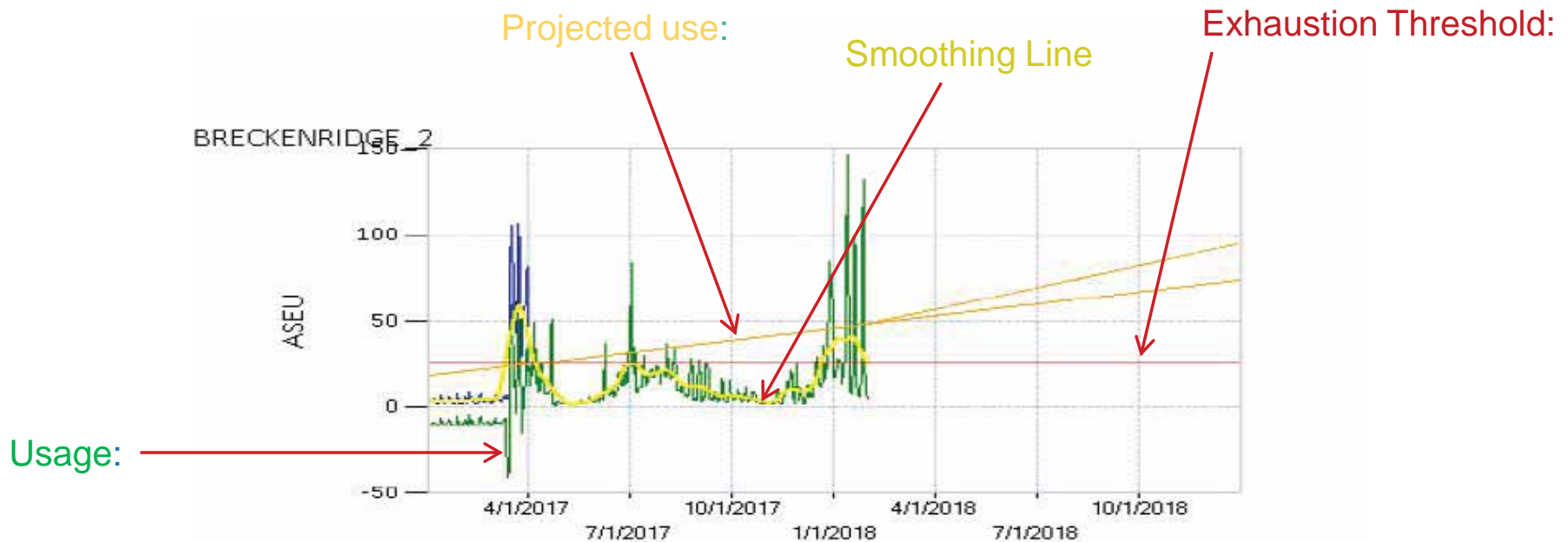
Summary: Snowberry Sector 1 is primary objective for this site which is forecasted to be at capacity in 2018. Snowberry Sector 2 is forecasted to be at capacity in 2020. This proposed site will offload both sectors.

Detail below:

The graph above shows ASEU (Average Eligible Users per TTI) which is a measurement of the customer data usage that this sector currently serves. The blue line shows the daily data use on this sector of the wireless facility site. The yellow line is a projection based on the last years usage to show when we expect to see our customers begin to see their data speeds begin to slow down. The red line is the limit where the sector becomes exhausted and service starts to degrade. The point in time where we see the yellow line go above the red line is when we will start seeing service begin to degrade. Service will quickly degrade after that point as usage continues to grow.

To aid in resolving this, we ask to add a 3 sector communications facility as proposed to improve wireless service capacity and coverage in this area by offloading commercial traffic from this overloaded sector with the proposed site.

Capacity Projection for Surrounding Sectors BRECKENRIDGE (16957- 2 sectors)



Summary: Breckenridge site located northeast on the mountain ridge has two sectors serving to the southwest. Sector 1 serves the northern portion of Breckenridge and sector 2 serves the ski resort. Both sectors are at forecasted to be at capacity by 2020. The proposed site would offload Breckenridge site as well as offloaded Snowberry sector 1.

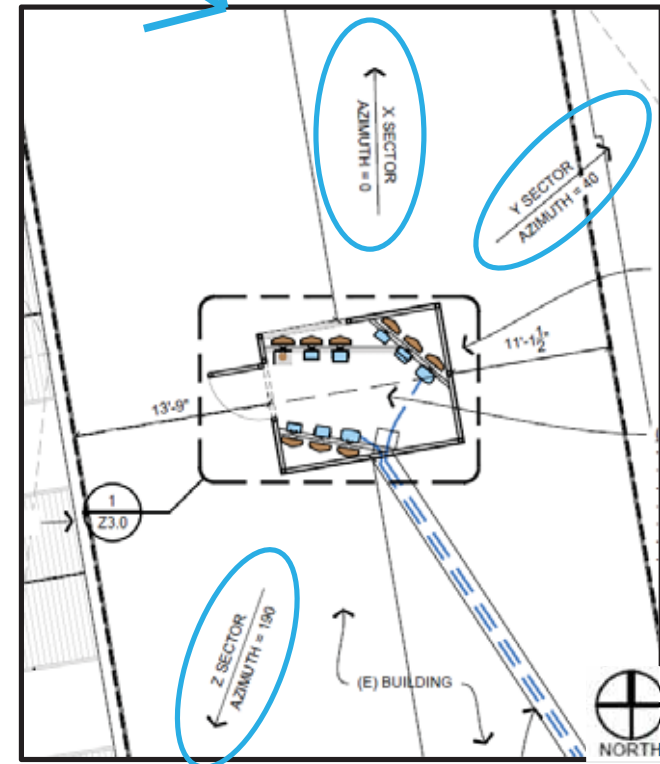
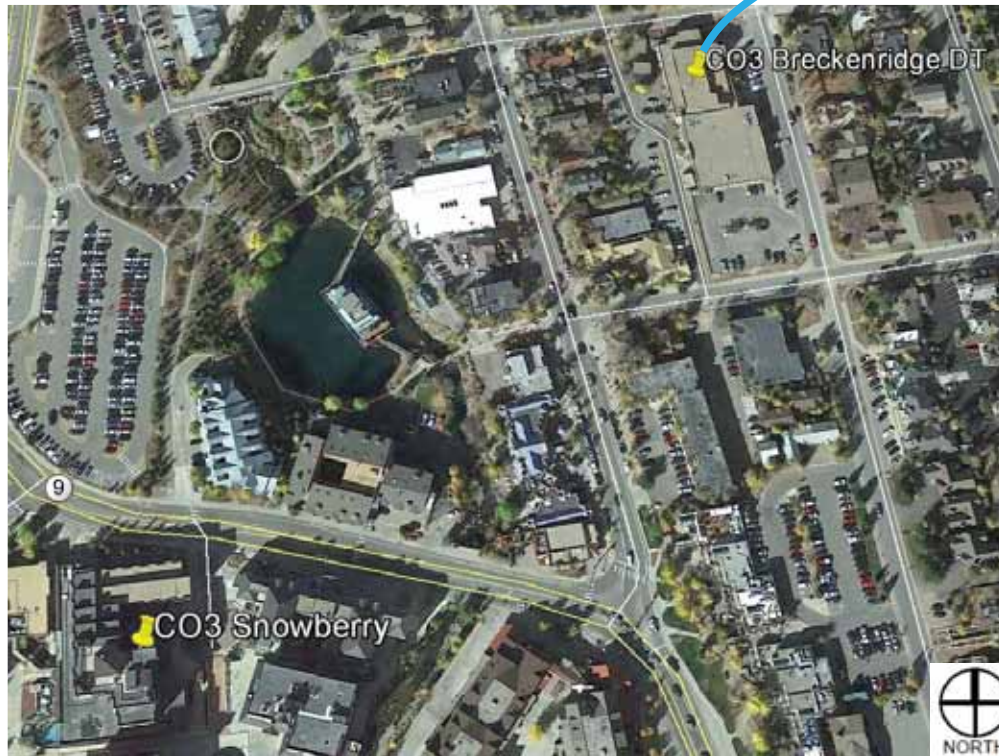
Detail below:

The graph above shows ASEU (Average Eligible Users per TTI) which is a measurement of the customer data usage that this sector currently serves. The green line shows the daily data use on this sector of the wireless facility site. The yellow line is a projection based on the last years usage to show when we expect to see our customers begin to see their data speeds begin to slow down. The red line is the limit where the sector becomes exhausted and service starts to degrade. The point in time where we see the yellow line go above the red line is when we will start seeing service begin to degrade. Service will quickly degrade after that point as usage continues to grow.

EXHIBIT G



Looking SW from proposed rooftop antenna location of CO3 Breckenridge DT towards existing site CO3 Snowberry. Façade mounting at this location would not be able to get over the surrounding clutter (buildings, trees, and terrain) to provide sufficient capacity offload to our Snowberry site that is at capacity. Additionally, we have non-standard azimuths and we are generally limited to 15 degrees of skewing from the mounting wall. We would not be able to achieve the needed azimuths with facade mounts.



Aerial view and detail of azimuths from site plan (page Z1.1). Given that we are limited to 15 degrees of skewing from the mounting wall, façade-mounting on this building is not feasible.

Alternative Candidate Analysis

**Verizon Wireless
305 S. Ridge, Breckenridge CO**



Photo Above: Photosimulation of proposed screened wireless facility as viewed from Ridge St.

3-27-18

**Summary of Site Evaluations
Conducted by Black & Veatch**

I. Summary

Starting in 2014, it became necessary for Verizon Wireless to begin pursuing a new wireless facility in the Downtown Breckenridge area. Due to heavy demand for wireless voice and data, along with increased usage, the community and Verizon Wireless subscribers are requiring greater capacity to accommodate their needs. There is a significant gap in coverage and capacity in Downtown Breckenridge, which is currently being served by one facility (CO3 Snowberry). Based on an extensive and comprehensive review of available sites over the past three to four years, including a thorough review of available sites and after careful analysis, **Verizon Wireless has concluded that the location at 305 S. Ridge in Downtown Breckenridge constitutes the least intrusive means to fill the identified significant gap in capacity based on the guidelines set forth in the Breckenridge Town Code Policy 50 (Absolute) Wireless Communications Facilities.** All alternatives were reviewed and exhausted based on extensive analysis and application of Policy 50, analysis of engineering data and forecasts, and discussions and correspondence with owners of properties identified as potential locations. As a result, Verizon Wireless proposes the use of an architecturally compatible, screened rooftop enclosure at 305 S. Ridge that is described in this Alternative Candidate Analysis. It is the only feasible site which meets the code requirements of Policy 50 and meets the coverage and capacity needs of citizens, visitors, and emergency service providers utilizing wireless services in the Downtown Breckenridge area.

II. Coverage/Capacity Gap and Need for Site Location in Historic District

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the Downtown Breckenridge area. This was determined by engineering data that shows that the area is already experiencing 4G data overloads. The existing Snowberry site needs part of the area it covers moved onto another site to allow it to keep performing well. Without the proposed site, a significant gap in coverage and capacity will occur when Snowberry is at capacity. Service will quickly degrade as usage continues to grow. To aid in resolving this, Verizon needs to locate this three-sector communications facility to improve capacity and coverage by offloading commercial traffic from the overloaded sector to the proposed site.

For a proposed site to meet the coverage/capacity objective, it needs to be located in the center of the user population. Locating in the center of the user population ensures that traffic is evenly distributed. A typical wireless communications facility (WCF) is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, its resources cannot necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution. When one sector becomes overloaded, service quickly degrades – customers and emergency services are prevented from making and receiving calls, and internet connections time out.

III. Methodology

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon

Verizon Wireless's experience with designing similar facilities and working within local regulations. In addition to seeking the least intrusive alternative, sites proposed by Verizon Wireless must also be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors, such as a willing property owner, in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts.

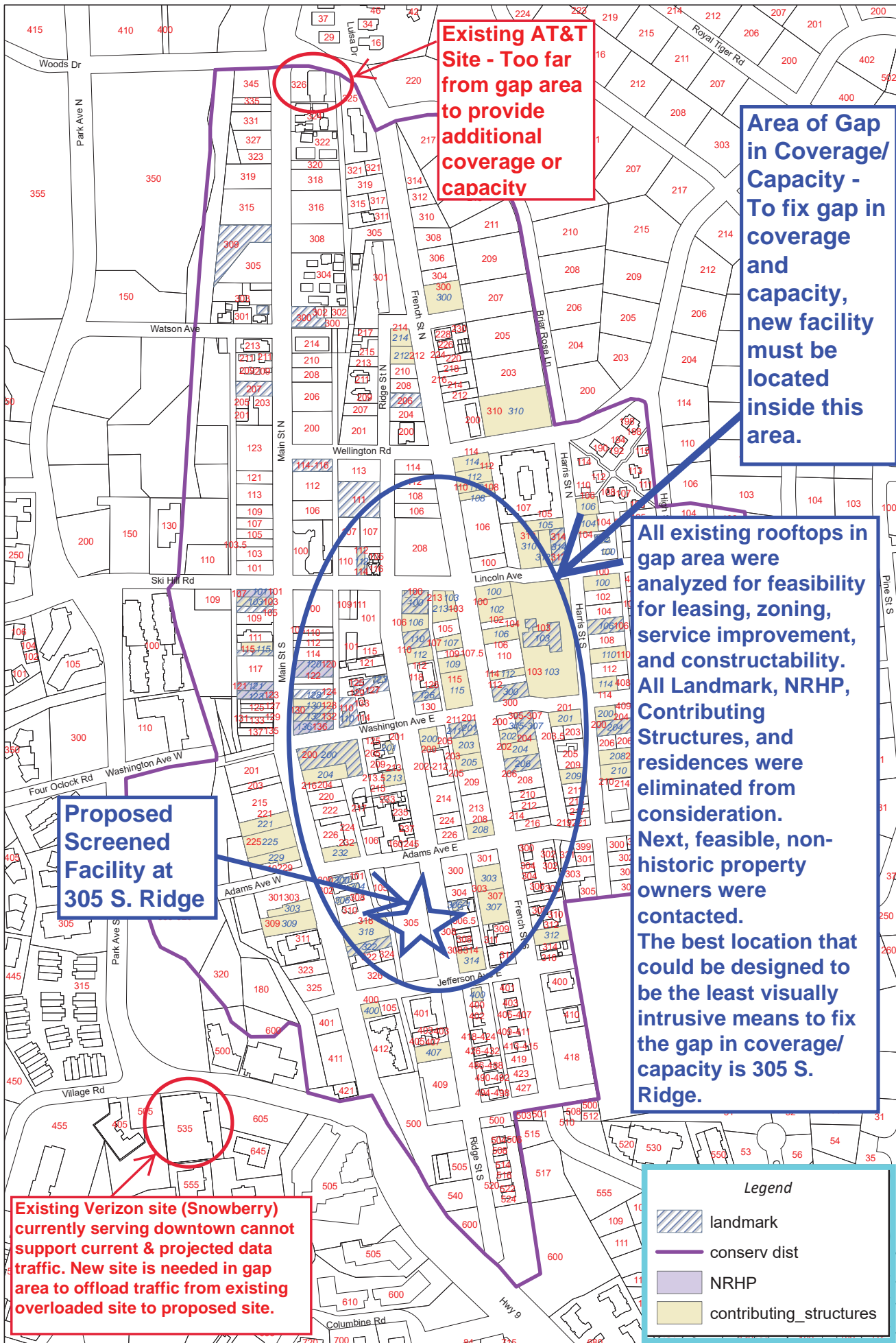
Policy 50 establishes the priority for wireless facility design and location in Breckenridge. Under the development standards, collocation on existing building and structures is encouraged because of aesthetics and land use compatibility, but also seeks to locate WCFs outside of the Conservation District. Because this proposal is **intended to close a significant gap in coverage and capacity within the Conservation District**, this proposal has been evaluated with Subsection I(5) and the following factors exist that allow the placement of a WCF in Conservation District:

- i. a significant gap in Verizon's service exists;
- ii. the proposed WCF is the least visually intrusive means to close the significant gap;
- iii. no feasible alternative exists to close the significant gap; and
- iv. Verizon's existing WCF lacks the capacity to service wireless users except by the installation of the proposed WCF site in the Conservation District

IV. Analysis

Over the past three years, Verizon Wireless has sought to identify a suitable location for its wireless facility to serve Downtown Breckenridge given that the coverage/capacity gap is within the Conservation District. As collocation of facilities is required where available under Policy 50, Verizon Wireless sought collocation sites that could provide the necessary RF propagation to the coverage/capacity gap while meeting the design and location criteria of Policy 50. Verizon sought to balance the crucial need to fix the coverage/capacity gap while also following Policy 50's directive to collocate on an existing, non-historic building.

The following is a narrative summary of sites reviewed for feasibility within the search area, as well as an exhaustive checklist of all properties reviewed for feasibility, based on the site's ability to improve coverage and capacity and whether it would be feasible from a zoning perspective. The search area included the areas between Wellington Road to the north, Jefferson Ave to the south, Main Street to the West, and Harris St to the east, keeping in mind that many buildings in this area are residential, and not of significant height. In searching for a good candidate, the site acquisition specialist eliminated all contributing, landmark, or National Register of Historic Places buildings, as well as all residential buildings.



Existing AT&T Site - Too far from gap area to provide additional coverage or capacity

Area of Gap in Coverage/Capacity - To fix gap in coverage and capacity, new facility must be located inside this area.

All existing rooftops in gap area were analyzed for feasibility for leasing, zoning, service improvement, and constructability. All Landmark, NRHP, Contributing Structures, and residences were eliminated from consideration. Next, feasible, non-historic property owners were contacted. The best location that could be designed to be the least visually intrusive means to fix the gap in coverage/capacity is 305 S. Ridge.

Proposed Screened Facility at 305 S. Ridge

Existing Verizon site (Snowberry) currently serving downtown cannot support current & projected data traffic. New site is needed in gap area to offload traffic from existing overloaded site to proposed site.

Legend

- landmark
- conserv dist
- NRHP
- contributing_structures



Conservation District

Summary of Candidates Reviewed within the Search Area

1. CO3 Breckenridge DT – Primary Candidate

305 S. Ridge

Height: 40 feet

Zoning: District 18-2. A portion of the Historic District, it serves as a transition between commercial uses on Main Street and exclusively residential uses to the east. With conversions of historically residential structures to commercial uses, as well as new construction, it will serve as an expansion of the commercial core in the future.

Site Type: Screened rooftop facility designed to match the color and texture of the building.

Existing View, Ridge Street:



Proposed View, Ridge Street



Existing View, Main Street:



Proposed View, Main Street



305 S. Ridge was chosen because it balances the goal of increasing coverage and capacity in the Downtown Breckenridge area by off-loading the existing Snowberry site as well as being a non-historic building. The site is also feasible because the owner is fully on-board with the project. Verizon Wireless worked extensively with both the owner and the owner's architect for the building, Marc Hogan of BHH Architects, to design a facility that would be the least visually-intrusive design, compatible with the existing building's architecture, and avoid interfering with any existing business operations for the Grocery Store, Post Office, or restaurant that occupy the building. The building is non-historic and was built in 1974. All of the antennas will be installed within an enclosure located near the center of the roof. Placing the enclosure near the center of the roof was intentional and minimizes the ability for the enclosure to be visible from surrounding streets, significantly lessening the visual impact. The finish of the enclosure walls will be stucco sand finish that will match the color of the stucco of the existing building. In viewing the structure from the street surrounding the site, the only location where the enclosure will be visible is at the corner of Main Street and Adams Street. From that location, the visual impact will be similar to typical rooftop screened mechanical equipment. The enclosure will not be visible from the corner of Ridge and Adams Streets, nor will it be visible from the houses located on French Street to the east. The facility has been designed to be the least intrusive means to close the coverage/capacity gap in Downtown Breckenridge.

2. Lincoln West Mall

100 S. Main

Height: 30 feet

Zoning: District 19 is the community focal point and primary center of commercial activity, prominent for its historic character. It is preferred that this District remain a center of retail trade and services, with a pedestrian orientation.

Site Type: New collocation

This site was not chosen. In addition to not having support from the property owner to collocate on this building, the zoning designation as a community focal point and prominent historical character led Verizon Wireless to the decision that locating farther east in District 18-2 would be a more appropriate location for the WCF in the Conservation District.



- 3. Bank of the West**
106 N. French
Height: 40 feet
Zoning: District 18-2
Site Type: New collocation

This site was not chosen because the property owner was not interested in allowing Verizon Wireless to collocate on this building.



Summary of Candidates Reviewed outside of Search Area

- 1. Existing Verizon Wireless Site Serving Downtown Breckenridge, CO3 Snowberry**
535 South Park Ave
Height: 86 feet
Zoning: District 23
Site Type: Existing screened Verizon Wireless facility

This site was evaluated by the RF Engineer and was not chosen because adding additional sectors to this site will not provide the necessary offload to its own sector that is becoming overloaded. Snowberry will soon be over the forecasted capacity. Adding additional sectors to this site would only provide an additional 55 MHz of licensed spectrum. The proposed new site at 305 S. Ridge would provide a total of 165 MHz of spectrum.



2. **Existing AT&T Site at Gold Creek Condos**
326 N. Main
Height: 34 feet
Zoning: District 11
Site Type: Existing screened AT&T Wireless facility



This site was provided as a candidate to the RF Engineer and evaluated. Based on RF projections, it would not provide the capacity relief to Snowberry which is the objective of locating the proposed site in the Downtown Breckenridge area. This location is also too close to the existing Breckenridge DAS Gondola Node and would create interference.

3. Carter Park – Alternative Candidate East of the Conservation District

500 S. High St

Height: Existing Pavilion rooftop is approx. 25’; no existing wireless structure

Zoning: District 26. Density has been kept low to protect the two public uses, the elementary school and Carter Park, from high impact development and inappropriate uses.

Site Type: Evaluated by RF as an alternative east of the historic district. Possible site types could be a camouflaged canister pole, light pole, or screened rooftop facility on existing pavilion rooftop.

This site was provided as a candidate to the RF Engineer and evaluated per the request of the Town Breckenridge planning department to have an alternative east of the historic district. Because there were no suitable, non-residential rooftops or existing wireless sites east of the historic district, Carter Park was evaluated because it is Town-owned property. Based on RF projections, it would not provide the capacity relief to Snowberry which is the objective of locating the proposed site in the Downtown Breckenridge area. This location is too far east of Snowberry to provide the overloaded Snowberry sector the necessary offloading to meet the coverage/capacity objectives for the Downtown area.



**WORKSHEET FOR ALTERNATE SITE ANALYSIS - EXISTING STRUCTURES FOR
SITE: CO3 Breckenridge DT**

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		Coverage/Capacity	Zoning	Other
Wireless communications towers (list nearest facilities, even if outside search ring):				
VZW - CO3 Snowberry	535 S. Park Ave	RF Rejected - Would not be able to offload itself; would not provide necessary coverage/capacity improvement to gap area		
AT&T - 326 N. Main	326 N. Main	RF Rejected – Too far away to offload Snowberry, would cause interference with CO3 Cucumber Gulch & Breckenridge Gondola DAS; would not provide necessary coverage/capacity improvement to gap area		
VZW - CO3 Breckenridge	1499 Gold Run Gulch Rd (Summit County)	RF Rejected – Too far away to offload Snowberry; would not provide necessary coverage/capacity improvement to gap area		
VZW – CO3 Cucumber Gulch	880 Airport Rd	RF Rejected – Too far away to offload Snowberry; would not provide necessary coverage/capacity improvement to gap area		
Electrical transmission towers and poles (list nearby transmission lines):				
None available in search ring				

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		Coverage/Capacity	Zoning	Other
Water tanks:				
None available in search ring				
Tall buildings and other tall structures:				
Village at Breckenridge HOA	555 South Park Ave (7 stories)	RF Rejected – too close to Snowberry to offload; would not provide necessary coverage/capacity improvement to gap area		
Village at Breckenridge HOA	645 South Park Ave (7 stories)	RF Rejected – too close to Snowberry to offload; would not provide necessary coverage/capacity improvement to gap area		
Village at Breckenridge HOA	655 South Park Ave (5 stories)	RF Rejected – too close to Snowberry to offload; would not provide necessary coverage/capacity improvement to gap area		
Town-owned property east of historic district:				
Carter Park & Pavilion	500 S. High Street	RF Rejected – too far east of Snowberry Sector 1; would not provide the necessary sector offload in order to provide necessary coverage/capacity improvement to gap area		
All Properties in Coverage/Capacity Gap Area Analyzed for Feasibility				
112 N. French - Residence	112 N. French		Contributing Structure to Historic District	
110 N. French -	110 N. French		Contributing Structure	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		<u>Coverage/Capacity</u>	<u>Zoning</u>	<u>Other</u>
Residence			to Historic District	
108 N. French - Residence	108 N. French		Contributing Structure to Historic District	
Bank of the West	106 N. French			Owner not interested
Bank of the West Parking Lot	100 N. French		No existing structure on property to locate on (not allowed to build new freestanding telecommunications structure in historic district).	Owner not interested
100 S. French - Residence	100 S. French		Contributing Structure to Historic District	
102 S. French - Residence	102 S. French		Contributing Structure to Historic District	
104 S. French - Residence	104 S. French		Residence	Single story, not suitable for wireless facility
Town Parking Lot	106-110 S. French		No existing structure on property to locate on (not allowed to build new freestanding telecommunications structure in historic district).	
114 S. French - Residence	114 S. French		Contributing Structure to Historic District	
112 S. French - Residence	112 S. French		Residence	
109 Lincoln Ave	109 Lincoln Ave	Single story, not suitable for wireless facility		
300 E. Washington Ave	300 E. Washington Ave		Landmark property	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		<u>Coverage/Capacity</u>	<u>Zoning</u>	<u>Other</u>
200 S. French St - Residence	200 S. French St		Residence	
202 S. French St - Residence	202 S. French St		Contributing Structure to Historic District	
204 S. French St - Residence	204 S. French St		Contributing Structure to Historic District	
206 S. French St - Residence	206 S. French St		Landmark Building	
208 S. French St – Residence	208 S. French St		Residence	
210 S. French St – Residence	210 S. French St		Residence	
212 S. French St – Residence	212 S. French St		Residence	
214 S. French St – Residence	214 S. French St		Residence	
216 S. French St – Residence	216 S. French St		Residence	
300 S. French St – Residence	300 S. French St		Residence	
302 S. French St - Residence	302 S. French St		Residence	
304 S. French St - Residence	304 S. French St		Residence	
306 S. French St - Residence	306 S. French St		Residence	
308 S. French St - Residence	308 S. French St		Residence	
310 S. French St - Residence	310 S. French St		Residence	
103 S. Harris St	103 S. Harris St		Landmark Building/Property Designated as Contributing to	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		Coverage/Capacity	Zoning	Other
			Historic District	
201 S. Harris St - Residence	201 S. Harris St		Contributing Structure to Historic District	
203 S. Harris St - Residence	203 S. Harris St		Residence	
205 S. Harris St - Residence	205 S. Harris St		Residence	
209 S. Harris St - Residence	209 S. Harris St		Contributing Structure to Historic District	
211 S. Harris St – Residence	211 S. Harris St		Residence	
215 S. Harris St – Residence	215 S. Harris St		Residence	
217 S. Harris St – Residence	217 S. Harris St		Residence	
114 N. Ridge St – Residence	114 N. Ridge St		Residence	
112 N. Ridge St – Residence	112 N. Ridge St		Residence	
108 N. Ridge St – Residence	108 N. Ridge St		Residence	
106 N. Ridge St – Residence	106 N. Ridge St		Residence	
Summit County Government	208 Lincoln Ave	Rooftop not suitable for wireless facility		
213 Lincoln Ave	213 Lincoln Ave		Contributing Structure to Historic District	
103 S. French St	103 S. French St		Contributing Structure to Historic District	
Laundromat	105 S. French St	Single-story; not feasible for wireless facility		
107 S. French St	107 S. French St		Contributing Structure	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		<u>Coverage/Capacity</u>	<u>Zoning</u>	<u>Other</u>
			to Historic District	
109 S. French St	109 S. French St		Contributing Structure to Historic District	
115 S. French St	115 S. French St		Contributing Structure to Historic District	
211 E. Washington St - Residence	211 E. Washington St		Landmark Building	
201 S. French St - Residence	201 S. French St		Landmark Building	
203 S. French St - Residence	203 S. French St		Contributing Structure to Historic District	
205 S. French St - Residence	205 S. French St		Contributing Structure to Historic District	
209 S. French St - Residence	209 S. French St		Residence	
213 S. French St - Residence	213 S. French St		Residence	
208 E. Adams - Residence	208 E. Adams		Contributing Structure to Historic District	
301 S. French St - Residence	301 S. French St		Residence	
303 S. French St - Residence	303 S. French St		Contributing Structure to Historic District	
307 S. French St - Residence	307 S. French St		Contributing Structure to Historic District	
309 S. French St - Residence	309 S. French St		Residence	
311 S. French St - Residence	311 S. French St		Residence	
315 S. French St - Residence	315 S. French St		Residence	
100 S. Ridge St	100 S. Ridge St		Landmark Building	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		<u>Coverage/Capacity</u>	<u>Zoning</u>	<u>Other</u>
106 S. Ridge St	106 S. Ridge St		Contributing Structure to Historic District	
110 S. Ridge St	110 S. Ridge St		Landmark Building	
112 S. Ridge St	112 S. Ridge St		Contributing Structure to Historic District	
118 S. Ridge St - Residence	118 S. Ridge St		Residence	
126 S. Ridge St - Residence	126 S. Ridge St		Landmark Building	
130 S. Ridge St	130 S. Ridge St	Rooftop not suitable for wireless facility		
200 S. Ridge St	200 S. Ridge St		Contributing Structure to Historic District	
202-212 S. Ridge St	202-212 S. Ridge St	Rooftop not suitable for wireless facility		
214 S. Ridge St - Condo	214 S. Ridge St		Residential	
224 S. Ridge St - Residence	224 S. Ridge St		Residence	
226 S. Ridge St – Residence	226 S. Ridge St		Residence	
300 S. Ridge St	300 S. Ridge St	Rooftop not suitable for wireless facility		
306 S. Ridge St Unit A- Residential	306 S. Ridge St Unit A		Landmark Building	
306 S. Ridge St Unit B- Residential	306 S. Ridge St Unit B		Residential	
308 S. Ridge St - Residential	308 S. Ridge St		Residential	
314 S. Ridge St - Residential	314 S. Ridge St		Contributing Structure to Historic District	
113 N. Ridge St	113 N. Ridge St		No existing structure on property to locate	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		<u>Coverage/Capacity</u>	<u>Zoning</u>	<u>Other</u>
			on (not allowed to build new freestanding telecommunications structure in historic district).	
111 N. Ridge St	111 N. Ridge St		Landmark Building	
107 N. Ridge St – Parking lot	107 N. Ridge St		No existing structure on property to locate on (Policy 50 Requires collocating on existing structure).	
105 N. Ridge St	105 N. Ridge St	Rooftop not suitable for wireless facility		
101 S. Ridge St – Parking Lot	101 S. Ridge St		No existing structure on property to locate on (Policy 50 Requires collocating on existing structure).	
115 S. Ridge	115 S. Ridge St	Rooftop not suitable for wireless facility. Building not tall enough		
121 S. Ridge St	121 S. Ridge St	Rooftop not suitable for wireless facility. Building not tall enough.		
123 S. Ridge St	123 S. Ridge St		Landmark Building	
127 S. Ridge St – Parking Lot	127 S. Ridge St		No existing structure on property to locate on (Policy 50 Requires collocating on existing structure).	
201 S. Ridge St	201 S. Ridge St		Contributing Structure to Historic District	
205 S. Ridge St - Residential	205 S. Ridge St		Residential	
209 S. Ridge St -	209 S. Ridge St		Residential	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		Coverage/Capacity	Zoning	Other
Residential				
213 S. Ridge St	213 S. Ridge St		Contributing Structure to Historic District	
215 S. Ridge St	215 S. Ridge St		Residential	
233 S. Ridge St - Residential	233 S. Ridge St		Residential	
235 S. Ridge St - Residential	235 S. Ridge St		Residential	
237 S. Ridge St - Residential	237 S. Ridge St		Residential	
245 S. Ridge St - Residential	245 S. Ridge St		Residential	
100 N. Main	100 N. Main	RF Rejected – elevation not ideal, other candidates better		
110 S. Main	110 S. Main	Rooftop not suitable for wireless facility.		
112 S. Main	112 S. Main	Rooftop not suitable for wireless facility.		
114 S. Main	114 S. Main	Rooftop not suitable for wireless facility.		
120 S. Main	120 S. Main		Landmark Building	
128 S. Main	128 S. Main		Contributing Structure to Historic District	
130 S. Main	130 S. Main		Landmark Building	
132 S. Main	132 S. Main		Landmark Building	
136 S. Main	136 S. Main		National Register of Historic Places/Landmark	
200 S. Main	200 S. Main		Contributing Structure to Historic District/Landmark	

<u>Describe Structure</u>	<u>Location/Address/Tax ID</u>	<u>Not feasible because (explain):</u>		
		Coverage/Capacity	Zoning	Other
204 S. Main	204 S. Main		Contributing Structure to Historic District	
222 S. Main	222 S. Main	RF rejected - Tall trees surrounding building		

ALTERNATE SITE ANALYSIS							
PROPERTY OWNER CONTACT LOG FOR SITE: <u>CO3 Breckenridge DT</u>							
#	Owner Name	Address & Tax ID	Feasible?	If not feasible, explain the reasons why in detail below:			
				Unwilling to lease (date, time, how contacted)	Zoning issues	Doesn't meet coverage or call handoff objectives	Proximity to other uses Construction issues (slopes; soils; environ.; utilities; etc.) Other (access; title; other)
1	Lincoln West Mall Condominium Association	100 S. Main (Lincoln West Mall)	No	4/19/2016 phone call; 4/20/16 – Fedex delivered; No Response 4/26/16 – left voicemail; No Response 4/29/16 – left message with receptionist to ask for call back & left VM; No Response	Within conservation district but non-historic property, Zone District 19 (Community Focal Point)	Meets objectives	
2	Cohn Enterprises	305 S. Main (Breckenridge Grocery and Liquor, USPS)	Yes	Willing to lease	Within conservation district but non-historic building;	Meets objectives	

ALTERNATE SITE ANALYSIS							
PROPERTY OWNER CONTACT LOG FOR SITE: <u>CO3 Breckenridge DT</u>							
#	Owner Name	Address & Tax ID	Feasible?	If not feasible, explain the reasons why in detail below:			
				Unwilling to lease (date, time, how contacted)	Zoning issues	Doesn't meet coverage or call handoff objectives	Proximity to other uses Construction issues (slopes; soils; environ.; utilities; etc.) Other (access; title; other)
					Zone District 18-2 (transitional downtown character)		
3	Olive Greeff, LLC	106 N. French (Bank of the West)	No	3/12/15 – Contacted Matthew Ward (registered agent); No Response 3/18/15- Called Bank of the West, they said property ownership had been transferred; 10/30/15 – Talked with leasing manager at the bank, said they would consult with ownership. Received no response; 2/6/16 – Sent proposal letter to Olive Greeff LLC (Mill Valley CA), received no response	Within conservation district but non-historic property, District 18-2 (transitional downtown character)	Meets objectives	
4	Olive Greeff, LLC	100 N. French	No		Parking Lot – no existing tall		

ALTERNATE SITE ANALYSIS							
PROPERTY OWNER CONTACT LOG FOR SITE: <u>CO3 Breckenridge DT</u>							
#	Owner Name	Address & Tax ID	Feasible?	If not feasible, explain the reasons why in detail below:			
				Unwilling to lease (date, time, how contacted)	Zoning issues	Doesn't meet coverage or call handoff objectives	Proximity to other uses Construction issues (slopes; soils; environ.; utilities; etc.) Other (access; title; other)
					structures. would have to be NEW structure. Policy 50 Requires collocating on existing structure		

Conclusion

Based on an extensive comprehensive and thorough review of all available sites over the past three years, including a thorough review of available sites, and after careful analysis, Verizon Wireless has concluded that the screened design proposed in the middle of the rooftop of at **305 S. Ridge in Downtown Breckenridge constitutes the least intrusive means to fill the identified significant gap in coverage/capacity based on the guidelines set forth in the Breckenridge Town Code Policy 50.** The proposed location at 305 S. Ridge balances the goal of preserving the character of the Conservation District with providing for improved service by designing a high-quality, low-visibility site that will blend in with the existing building. The proposed facility will be compatible with the site and surrounding area through careful design, minimal height and site placement. This area of downtown Breckenridge is experiencing significant capacity issues as demand for wireless telecommunications service increases. This is especially important for residents, businesses, and visitors, as residents continue to discontinue the use of landline-based telephone services.

This site will help offload the traffic that the Snowberry site is currently experiencing and provide for a better and more reliable user experience in downtown Breckenridge. It is imperative to the integrity of the Verizon Wireless network that this site be constructed at this location due to the numerous subscribers living, working, and visiting downtown Breckenridge who depend on adequate wireless coverage not only for personal use but also for business and emergency services.

VZW Alternative Site Analysis for Breckenridge DT

Map No.	Site Name / Property Owner	Property Address	Contact Info (Phone / Email)	Attempts to Contact (Mode and Date)			Owner Interest?	Zoning Permitted	RF Acceptance	Additional Zoning Notes
				#1	#2	#3				
1	Bank of the West (Olive Greeff, LLC)	106 N. French	(1) Matthew Ward; (2) Bank Manager; (3) Nicholas Raggio	3/12/15 - Emailed Matthew Ward, registered agent. No response received.	3/18/15 - Phone call. Bank Manager said ownership had been transferred	10/30/15 - Bank Manager "running proposal up chain" but did not receive follow up. 2/6/16: Proposal letter sent via Fedex to Nicholas Raggio. No response received.	No	Yes	Yes	Non-historic building
2	Lincoln West Mall (Lincoln West Mall Condo Association)	100 S. Main	Toby and Laurreta Babich - 970-547-4880	Phone - 4/19/16 left voicemail; 4/19/16 Laurreta called back, discussed proposal. Laurreta.	Fedex Delivered Proposal Packet 4/20/16. No response.	Voicemail 4/26/16; Voicemail 4/29/16; 4/29/16 left message with receptionist asking for call back. 5/7/16 Left VM. No response received.	No	Yes	Yes	Non-historic building
3	Grocery Store/Post Office (Cohn Enterprises, LTD)	305 S. Ridge	Aaron Cohn 619-528-1113 x225; a.cohn@sbcglobal.net	5/10/16 - Phone call; Emailed Proposal	6/2/16 - Phone call; Emailed Proposal information again	6/7/2016 - Received Right of Entry for site visit	Yes	Yes	Yes	Non-historic building.



Verizon Wireless

15505 Sand Canyon Ave, Bldg. D
Irvine, CA 92618

March 21, 2018

Planning Commission
Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado, 80424

Re: 199 Supporters for Verizon Wireless Facility
Downtown Breckenridge Post Office

To Whom It May Concern:

I am the Verizon Wireless Marketing Director over the team that maintains and manages all data and information messages that are sent to Verizon Wireless customers in Colorado. In connection with the application referred to above, Verizon Wireless arranged for a text message to be sent to customers with billing addresses within ZIP code 80424 in the downtown Breckenridge area. The entire text message sent reads as follows:

Free VZW Message: Reply YES to this text to show your support for improved Verizon Wireless service in downtown Breckenridge. Add a message to tell the Town that you support a screened wireless facility on the roof of the downtown Post Office. Include your email address for updates.

The text message above was sent on March 5, 2018. As of March 15, 2018, we have received 199 affirmative text message responses indicating support for the proposed facility and 12 respondents opposed. Text messages received confirmed the need to provide improved Verizon Wireless service in the Breckenridge area. Samples of the text messages of support received from Verizon Wireless customers appear on the attached pages.

I am available to verify the above information as you may require.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy McCarty", written over a horizontal line.

Jeremy McCarty
Director
Customer Relationship Management

Attachment

**Sample Text Messages of Support
Verizon Wireless Small Cell Facilities
Downtown Breckenridge**

Yes I want Verizon giving good coverage in Breckenridge

YES. please add a screened wireless facility on the roof of the downtown post office for better Verizon service. Thank you.

YES. I don't care if it's screened or not!

YES. PLEASE!

Yes improved service by Verizon IN Summit

Yes, current service in Breckenridge SUCKS. Especially just south of town. Needs improvement BAD.

YES...WE NEED IT...!!!! TOWN IS TOO BUSY....PLEASE

Yes.I support the wireless facility, signal needs to be improved town is getting to crowded

Yes. Please. Add the towers. My family's business will benefit

Yes! Our service is terrible.

Yes I support better Verizon service in Breck and the top of the post office seems like a common sense place to put it.

Yes. Breck has way outgrown its britches. A discrete wireless facility in town won't hurt anything.

YES I support a screened wireless facility on the roof of the post office

Yes!! If you are going to approve a bunch of new development you need to make sure the infrastructure is there to handle your decisions.

I support the improved service.

Yrs. We need this. ATT got theirs a few years ago. Verizon needs same opportunity!

YES. We need better cell and internet service.

Yes.!!! They will be hardly visible on a non historical building

Yes. Please improve the Verizon signal. I enjoy Verizon but the signal since moving here is horrible.

Yes!!! Please we need it!!

Yes. I m tired of dropping calls 3x between blue river and Dillon.

YES. Adding additional cell capacity is a forward thinking infrastructure investment.

Yes. I support a screened wireless facility on the roof of the post office.

APRIL 3, 2018

Town of Breckenridge, Colorado

Vantage Point Solutions Evaluation Report:

Black and Veatch Application on behalf of Verizon Wireless
for the Placement of Wireless Communication Facilities Located at
Breckenridge Market & Liquor, 305 S. Ridge, Breckenridge, CO 80424

Executive Summary

Black and Veatch, on behalf of Verizon, (collectively, Applicant) submitted an application to the Town of Breckenridge for the placement of a Class A Wireless Communications Facility as noted below:

Site Plan/Project Name:	CO3 Breckenridge DT / Verizon Wireless @ Breckenridge Market & Liquor
Site Address:	305 S. Ridge, Breckenridge, CO 80424
Equipment Area:	128 sq. ft. (12'-11"x9'-11") rooftop + 146.7 sq. ft. (14'-8"x10') parking garage
Parcel Area:	1.1123 acres
Parcel #:	2211-3134-40-001
Legal Description:	Lots 1 through 16, Block 14, Abbett Addition to the Town of Breckenridge, County of Summit, State of Colorado
Zoning:	Commercial, District # 18-2
Process:	Class A Development WCF Permit
Request:	Class A Development WCF Permit for a new concealed Personal Wireless Communications Facility.

Vantage Point Solutions (VPS) conducted a third-party review and evaluation of this Verizon application based on the following tasks:

- Legal, regulatory and engineering review of the application for compliance with federal, state and local regulations; specifically:
 - Breckenridge Town Code 9-1-19-50A: POLICY 50 (ABSOLUTE) WIRELESS COMMUNICATIONS FACILITIES, Section I. Location Criteria for WCFs.
- Engineering review to ensure application completeness; and
- Technical, engineering review and evaluation of the substance of the application documents.

Upon completion of the application review, VPS provides the following general assessment:

Verizon submitted a complete application with the appropriate documents to support their application pursuant to Town Code 9-1-19-50A.

Our general observations are that the Applicant's prior investigation and subsequent application were thorough, well thought-out, professional, and compliant; and, subjectively, that the application appears to be as respectful of the Town's Code and goals as can be for the best solution to meet its imminent 4G capacity constraints. With these observations, and so as to head off a legitimate potential for seriously degraded Verizon 4G service to Breckenridge residents, businesses and visitors in the near term, subject to actual independent RF modeling to corroborate the showings provided, should the Town find this step necessary, VPS would recommend for approval of the application.

EVALUATION AND ANALYSIS

Compliance

Compliance with Breckenridge Town Code 9-1-19-50A: POLICY 50 (ABSOLUTE) WIRELESS COMMUNICATIONS FACILITIES, Section I. Location Criteria for WCFs.

VPS analyzed the application with respect to compliance with the above-referenced code. Results are detailed in the below chart:

Town Code: 9-1-19-50A

Code Section	Brief Section Description	Analysis
Section I (1)	WCFs are encouraged to be located on existing buildings/structures due to aesthetics.	Compliant.
Section I (2)	WCFs shall be collocated with existing WCFs if within 1500 feet of existing WCF.	According to the Applicant, its Snowberry site is 1100 feet away from the proposed location; however, it is for relief of 4G overloading of this very site for which this application is being sought.
Section I (3)	No permit for new freestanding WCF shall be granted unless applicant demonstrates no existing tower or structure will work.	This is not a freestanding WCF.
Section I (4)	WCFs shall be located outside of the conservation district unless subsection (5) applies.	The WCF is located in the conservation district. Subsection (5) applies below.

<p>Section I (5)</p>	<p>An application for placement in a conservation district (or other restricted areas) may be granted if applicant demonstrates all these factors exist:</p> <ul style="list-style-type: none"> a. Significant gap in provider’s service exists b. Proposed WCF is least visually intrusive means to close the gap c. No feasible alternative exists to close the significant gap d. Provider’s existing WCFs lack the capacity to service the wireless users except by installation of one or more WCFs in the restricted section. 	<p>Response to each Requirement:</p> <ul style="list-style-type: none"> a. While a gap in radio coverage does not necessarily exist, to the extent that insufficient capacity to meet demand, regardless of radio coverage, constitutes a “gap in service” for the area it covers, the Applicant has met this requirement. Per d. below, the Applicant has demonstrated that a significant such gap in service is imminent, for which relief is being sought with this application for a new Breckenridge DT site. b. Answers to a., c. and d. herein compose the fulfillment of this requirement.* Please also see the discussion in the Section called <i>Small Cells as an Alternative</i>, as well as the discussion for Section J (12). c. VPS has reviewed the RF showings provided by Verizon, in addition to the other information submitted regarding alternate sites. Based on these showings, the Applicant has demonstrated that potential alternative locations are not sufficient or not available.* In general, even coverage notwithstanding, each of the three most potentially viable alternatives – an additional sector at Snowberry, or alternative sites at AT&T 326 Main or Carter Park, likely would result in the coverage of one additional sector being applied to the problem area, thus permitting only one third of the associated capacity of the proposed three-sector site in the middle of it. Also, these alternative sites would be more distant, resulting in less efficient use of LTE resources due to many factors, including narrower signal to noise ratios, among others. Supportive of this is that a single sector already deployed toward the problem area from the Applicant’s Breckenridge DAS-Gondola Node site, which is at a similar distance from the problem area as those sites proposed, reportedly is not providing the desired capacity relief. d. The Applicant has sufficiently demonstrated how capacity of its existing Snowberry site is soon to be exhausted. It’s ability to use its higher currently available production frequencies to stem this demand (<i>i.e.</i>, PCS, AWS, which were intended for just such
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		<p>capacity relief, albeit at the expense of shorter range), can only be accomplished efficiently by being closer to (or best, in the center of) the problem area with a serving site.</p> <p>* However, it should be noted that the Applicant has not provided the underlying detailed RF engineering data which would be necessary for VPS to duplicate the models and corroborate repeatable results for the RF showings submitted for Post Office and all other potential sites. This would require proprietary engineering information for each sector of every site currently providing any coverage of the problem area, such as exact coordinates, CL elevations AGL, azimuths, transmitter power, antenna makes, models, H & V beamwidths, electrical and mechanical downtilts, among others, as well as actual engineering values associated with the showings already provided. VPS would provide a detailed data request if this step is seen fit.</p>
Section J	Design Standards shall apply with some discretion by Town to waive design standards if necessary.	The application meets the design standards described below:
Section J (1)	WCFs shall comply with current standards and regulations of FAA, FCC, and other agencies with authority to regulate WCFs.	<p>Applicant has stated in its Letter of Intent that “Verizon Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radios frequency standards as well as FAA rules of location and operation.”</p> <p>No FAA Determination of No Hazard has been provided by the Applicant. However, while non-binding, VPS notes that the FAA’s Notice Criteria website tool indicates that notice criteria would not be exceeded for the proposed site.</p> <p>Valid FCC Authorizations for each of the frequencies contemplated, which compel licensee compliance to all FCC rules for their use, have been confirmed on the FCC’s Universal Licensing System.</p>

<p>Section J (2)</p>	<p>WCFs shall comply with all applicable laws, rules, regulations, including the FCCs RF emission safety rules.</p>	<p>The proposed WCF appears to have been designed to comply with all applicable laws, rules, regulations. A study demonstrating compliance of the design to FCC RF safety requirements was not provided; however, the Applicant has stated in its Letter of Intent that "The site shall comply with all FCC rules and regulations including emissions with continual and regular monitoring." VPS recommends that such a showing per FCC Bulletin OET56 (as referenced by the FCC webpage referenced by the Applicant on the subject) and the associated Bulletin OET65 for its final RF design should be provided by the Applicant within 30 days of grant of the WCF permit, consistent with Code Sections L (3) and L (5).</p>
<p>Section J (3)</p>	<p>WCF shall be designed and located to minimize impact on surrounding are and maintain unique character and beauty of town and:</p> <ul style="list-style-type: none"> a. Employ least intrusive design b. Accommodate collocation consistent with other design requirements c. Be consistent with Town master plan 	<p>Response to each Requirement:</p> <ul style="list-style-type: none"> a. Because the proposed antenna system location is on a non-historic building in a concealed fashion that minimizes to the extent possible the conspicuousness from the surrounding historic district, and reflects the character of the surrounding property as called for in Section J (6) for alternative WCFs, it is VPS' view that the design comports with the spirit of this requirement. Please also see the discussion below in the Section called <i>Small Cells as an Alternative</i>, as well as the discussion for Section J (12) below. b. The proposed screened antenna system area does not appear to have been designed to accommodate other providers. However, to do so would require a larger screened antenna system compound, which would be contrary to the goal of minimizing aesthetic impact, with no immediate purpose. Further, as the principal purpose of the supporting structure (building) is not to support antenna systems, nor is the Applicant proposing to construct a stand-alone supporting structure, (please see Section J (6)), accommodation of collocation should not apply. c. The Verizon application is consistent with the general principals of the 2008 Town of Breckenridge Comprehensive Plan. While the Plan does not speak directly to the deployment of wireless technologies or discuss a master plan for telecommunications, the Plan does state that goals are to "ensure that the Town's

		quality of life will be enhanced in the face of change" and to "balance the preservation of community character with economic vitality." Additionally, the Plan states that "improved telecommunications and technology is also important in attracting new businesses and visitors to our community."
Section J (4)	Unless adjustment is granted pursuant to Subsection K– no WCF may be roof-mounted within the Conservation District.	Verizon is seeking an adjustment per Subsection K.
Section J (5)	DAS and small cells are encouraged.	Please see the discussion below in the Section called <i>Small Cells as an Alternative</i> .
Section J (6)	Wall or roof mounted WCFs are preferred over freestanding.	This is not a freestanding design; a roof-mounted design is proposed.
Section J (7)	No New lattice tower may be approved.	This is not a lattice tower design.
Section J (8)	All WCFs shall be concealed or camouflaged.	The Applicant's proposed design has met this requirement.
Section J (9)	Requirements for WCFs located in the right of way.	This location is not in the Town right of way.
Section J (10)	Refers to pole mounted components on a utility pole.	This is not a pole mounted WCF.
Section J (11)	WCF that is above ground shall be appropriately screened, landscaped and camouflaged.	The Applicant's proposed design has met this requirement.

Section J (12)	The height of the WCF may not exceed max height that is necessary from an engineering perspective to allow the WCF to function properly.	The Applicant's proposed design for its antenna systems contemplates the lowest possible rooftop mounting. Even though the antennas have been proposed to be located near the center of the rooftop to minimize visibility, the elevations of the bottoms of the antennas at the proposed antenna mounting heights are still even with the parapet elevations and could be no lower without shadowing of the RF signal by the building itself. The Applicant further has shown that any lower alternative locating of antennas around the exterior of the building parapet would be unacceptable due to clutter attenuation (mostly trees). We also note that such numerous exterior antenna mountings that would be required also could be more aesthetically noticeable and intrusive than the proposed solution. Even aesthetics notwithstanding, exterior parapet mounting further is not an acceptable alternative for the Applicant, as the it has shown that required azimuths could not be achieved to meet RF coverage needs. The Applicant's proposed design therefore has met this requirement.
Section J (13)	Requirements for the construction of locality a utility box on the roof.	Verizon's secure equipment cabinet area will be located below the roof inside the parking garage.
Section J (14)	Requirements if WCF would require extensions from support structure.	No extensions from the building are proposed except for reasonable antenna mounting frames and screens on the rooftop, as discussed in J (12) above.
Section J (15)	Requirements if WCFs are lighted.	This WCF will not be lighted.
Section J (16)	No advertising signage except for government required signs.	None are proposed except for government required signs.
Section J (17)	No generator power except when permanent power is interrupted.	A generator has not been proposed for this WCF.
Section J (18)	WCF shall not inconvenience the public.	The proposed secure locations of equipment and antenna systems are not to be accessible to the public, nor do they impinge in any fashion upon any passageway in the parking garage other than maximum 4" diameter ceiling-mounted conduit or 6"H x 12"W ceiling-mounted cable tray from a 10.5' ceiling along with a 12"W x 6"D wall-mounted vertical cable chase at the end of a single parking slip, nor at all upon any public passageway around the Post Office except for a 12W" x 12D" wall-mounted and painted cable chase at one end of an 8' x 16' seating area in the interior of the Post Office.

Section K

Verizon is seeking an adjustment pursuant to Section K, which requires the variance criteria set forth in section 9-1-11 of this chapter to be met. Because the proposed antenna system with its concealment is placed directly on the rooftop and is of as low of a height as it can be, even placed in the center of the roof and not more visibly at the edge, and because the Applicant has shown that any lower alternative locating of antennas around the exterior of the building parapet would be not meet the Applicant's RF needs, as both are discussed in Section J (12), it is our assessment that the proposed design accomplishes the Applicant's intent with absolute minimum elevation and aesthetic impact, and thus that the adjustment request for this case is not unreasonable.

Small Cells as an Alternative

Small cells typically involve equipment located visibly on streetlight or other poles such as traffic signal or sign poles, or even on their own dedicated poles, typically 25'-30' tall, in or near the rights of way. Small cells typically only serve one or possibly two of the multiple frequency bands that the macro cells provide, and have tiny coverage footprints compared to that of the macro cell site applied for. For instance, a small cell covering a 500' radius may only cover 5% of the roughly half mile square critical area of the macro coverage footprint being planned, and with only one or two of its frequency bands, and may not provide reliable indoor coverage. One small cell easily could be required on every other corner, and more. While it might be possible to engineer a network of numerous small cells in the rights of way to accomplish the near-term capacity relief being sought for some targeted, typically outdoor areas within this single macro cell site's coverage, a true small cell network requires a radically different and comprehensive engineering design approach to meet long-term demand.

"5G" small cells of the future will leverage very high, very short-haul frequencies that can permit significantly increased capacity as well as reduced equipment and antenna system sizes to meet next-decade demands. They indeed will require ubiquitous distribution, but will be smaller. Today's 4G "low-power, miniature macro" small cells, however, while possibly able to reach somewhat farther than 5G's eventual high frequencies, struggle to co-locate multiple larger antennas associated with today's numerous lower frequency bands utilized for 4G (compared to planned 5G frequency bands) on poles in the rights of way, all of which frequencies the Applicant is requiring for very near-term capacity relief with its proposed macro cell site – and currently the only licensed production frequencies available to the Applicant. Even if all 4G bands could be utilized, they will pale significantly in capacity compared to future "millimeter wave" 5G small cells. With only one or two such 4G bands servable per small cell today though, this would result in increased numbers of small cells being necessary in the rights of way to accommodate them all, along with the increased cell equipment sizes and conspicuousness of today's 4G "miniature macro" small cells. Small cells in the rights of way also bring significantly more potential disruption of traffic and commerce with the installation of the typically required metered power and fiber-optic cable to each of them, as well as with the new or replacement poles that potentially will be required, and their foundations – far more so than any proposed macro cell construction on the top of the Post Office.

The intent of small cells today is more to serve targeted individual, very small and very dense-user localities. Attempting to gang them together to match the large-scale macro coverage area requiring 4G relief today – which would require numerous outdoor and indoor small cells, and which still would be likely to leave many other areas of the macro footprint unrelieved, is not their best use. In general then, it is our view that, even with stealth practices employed, a network of today's 4G "miniature macro" small cells attempting to accomplish the near-term capacity relief being sought for the downtown coverage area at large, even if achievable, would have a significantly higher aesthetic and disruptive impact on

the community today than the single macro cell site being proposed to be located reasonably stealthily in the less sensitive setting of the Post Office. Further, while future small cells to meet next-decade demands indeed should be encouraged, the necessary planning for coordinated deployment of them in or along the rights of way likely would not result in approvals nearly in time to permit the relief being sought by the Applicant for the near-term (Summer 2018) exhaustion of its 4G capacity. It therefore is our view that for this case, the single, stealth macro cell site being sought will be a timely, appropriate and much less intrusive means for the Applicant to meet 4G demand for the near term.

Recommendations Summary

Upon analysis, it is VPS' assessment that the Applicant has met the criteria detailed in Town Code 9-1-19-50A, VPS finds that:

- The Section K adjustment is consistent with the purpose of the development standard for which the adjustment is sought and is narrowly tailored to fill the gap in service.
- Based on visual analysis, the design significantly minimizes the visual impacts to the residential zones and any negative impacts to surrounding properties.
- VPS has reviewed the RF showings provided by Verizon, in addition to the other information submitted regarding alternate sites. Based on these showings, the Applicant has demonstrated that potential alternative locations are not sufficient or not available.
- As discussed in detail in the responses to Code sections above, the Applicant demonstrates a gap in 4G service that can only be feasibly and timely filled with the placement of this WCF.
- The Applicant has made genuine best efforts to be as respectful of the Town's Code and goals as can be in attempting to devise a solution to meet its imminent 4G capacity constraints.

In light of all above, and so as to allow Verizon to head off a legitimate potential for seriously degraded Verizon 4G service to Breckenridge residents, businesses and visitors for the near term, subject to actual independent RF modeling to corroborate the showings provided, should the Town find this step necessary, VPS would recommend for approval of the application.

APRIL 25, 2018

Town of Breckenridge, Colorado

ADDENDUM to the Vantage Point Solutions Evaluation Report:

Black and Veatch Application on behalf of Verizon Wireless
for the Placement of Wireless Communication Facilities Located at
Breckenridge Market & Liquor, 305 S. Ridge, Breckenridge, CO 80424

Executive Summary

Vantage Point Solutions (VPS) submits this addendum to the VPS Evaluation Report dated April 3, 2018 to provide clarification on two items.

With the exception of the clutter attenuation data described below, overall the application was complete and the supporting materials justified the requirement for the new site. It is VPS' opinion that there are no grounds to disqualify the application even with the missing information.

Addendum

First, the application was reviewed regarding a Section K adjustment pursuant to the Verizon application and VPS recommended that adjustment. However, there is an additional adjustment that is required because as detailed in Section 9-1-19(50) I (2) of the Town Code "WCFs shall be collocated with existing WCFs, if within 1500 feet of an existing WCF." In this case, there is an existing site within 1100 feet of the proposed location. However, it is for relief of 4G overloading of this very site for which this application is being sought. As a result, VPS recommends the adjustment for the collocation requirement.

Second, in accordance with our initial evaluation and in consultation with the Town, VPS prepared a detailed data request for the underlying RF engineering data referenced in Section I(5)(d) of the Evaluation Report. The purpose of the request was to obtain the data necessary for VPS to corroborate the RF Showings submitted by Verizon as a part of their application with generally repeatable model results.

While VPS received some data, the critical pieces regarding the associated clutter attenuation values were not provided. As a result, VPS was unable to complete the model calculations.

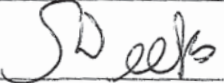




In their email response, Verizon noted that "The models used are WPM (Wave Propagation Models) which uses two major components. Vertical Diffraction and Horizontal Ray Tracing. The model calculations are done internally in the model. NOTE: If I was using Clutter Base Models, I would be able to provide this information."

However, the WPM models referenced do also utilize raster data and vector building data, with raster clutter attenuations that are utilized in the diffraction and through loss calculations. Without that data, any VPS model results would be inconclusive.

EXHIBIT L: PUBLIC COMMENT

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the historic district.

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
SEANNA WEEKS		203 Briar Rose Ln	No Need for Ver. Works Fine	2/4/18
DREW WELLS		302 Valis Ave	Put the cell tower ^{in summit cove} in summit cove	2/5/18
Cody Lister		Visitor	Put the cell tower in summit cove	2/17/18
Tim Niedeen				
Kenny Shoups		205 3rd St		2/17/18

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Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
MAURAMURPHY		209 S. High St Breck	Why in town? historic.	Feb 13, 2018
GEORGE KARRLINS		98 RIVERWOOD DR Breck		FEB 13 2018
Debbie Cirillo		30 Peak Eight Cr. Breck		2/13/18
KEN NELSON		209 S High St		2/14/18
Jane Tarlow		219 N. Gold Flake Terrace		2/15/18
Andria Bradford		0207 Protector Circle B0424		2/16/18
SUSANNA CHUPALA		402 GREEN MTN. DRIVE 72 SNOWY RIDGE DR		2/17/18
PIOTR CHUPALA		402 GREEN MOUNTAIN 72 SNOWY RIDGE		2/17/18
MARGARETA WOLSKA		203 S. French St Breck		2/17/18
EMMA HAGEN		205 S FRENCH ST BRECK		2/19/18
John Asthelter		203 S French St Breck		2/19/18
Valaurie Tatro		37 Bridge St Breck		2/19/18

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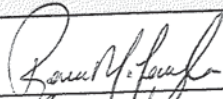
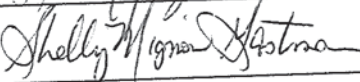
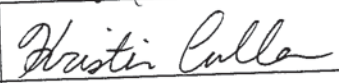



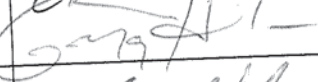
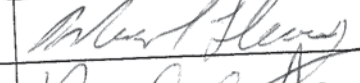

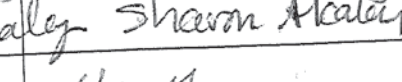
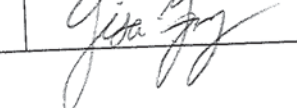
Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Diana Goldstein		Box 2993 Breck 80424		2-19-18
Karen Seater		Box 2211 Breck 80424		2-19-18
John B. Breen		51 S. 4th St. Breck		2/19/18
Lenore Giardina		Box 4763 Breck 80424	Not in our historic district	2/19/18
Greg Giardina		PO Box 4763, Breck 80424	Not in Breck limits	19 Feb 18
Gail Radevitz		PO Box 6212 Breck 80424		2/19/18
Andrew Podhorecki		PO Box 4556 Breck, 80424	too close to ^{school &} human activity	2-19-2018
Wendy Fackler		PO Box 3453 Breck	not in town	2-19-18
Eva Hag		PO Box 454 Breck	not in the historic ^{school &} district	2-19-18
Meghan Niebauer		PO Box 816 Breck		
Arno Gaertner		PO Box 7727	not in town	2-19-18
Rob Johnson		PO Box 5668		2-19-18

Petition Against Verizon Antennas

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Fewa Olson	<i>[Signature]</i>	Blair Mill Rd Breck		2/19/18
Matt Grisham	<i>[Signature]</i>	41 Fair Fountain Green		3/19/18
Kim Eysel	<i>[Signature]</i>	1509 American Way		2/19/19
Margaret Marshall	<i>[Signature]</i>	visitor - NH		2/19/18
DAVID DRAWBERT	<i>[Signature]</i>	213 S. HIGH ST		2/20/18
Kathy Drayon	<i>[Signature]</i>	Bld CO 80302 424 Morrison Visitor		2/20/18
Rae Anderson	<i>[Signature]</i>	45 South Road		2/20/18
Marion Rose	<i>[Signature]</i>	10701 7309 Breck	Wants New 9A	2/20/18
Tom Bedford	<i>[Signature]</i>	76 Riverview Gens. Loden	will spoil towns	looks 20/02/17

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Printed Name	Signature	Address in Breckenridge or "visitor"	Comment	Date
Renee McLaughlin		P.O. Box 2982		2/8/2018
SHELLY MIGNON GASTMAN		P.O. Box 453		2/8/2018
Kristin Cullen		PO Box 92		2/8/18
Dorey Jimenez		PO Box 484 Alma		2/8/18
Sofia Kalkstein		PO Box 2208 Breck		2/8/18
Edmund Gastman		PO Box 463 Breck		2/8/18
GREGG HOFFMAN		PO Box 262 Breck		2/15/18
Mike Flannery		PO Box 4594		2/15/18
Melinda Flannery		PO Box 4594		2/20/18
Sharon Healey		PO Box 320 Alma		2/20/18
Lisa Fry		PO BOX 2791 Breck		2/20/18

Petition Against Verizon Antennas

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Kris Ann M. Knisk		POB 692, Frisco	I work with Breckenridge Heritage Alliance & have been	2-14-18
DAN RICHARDSON		730 Columbine Rd #21 Breck.	a resident of Breckenridge <u>NOT IN TOWN</u> - There are cell towers on N.J. Turnpike that look like <u>billboards</u>	2/14/18 over 15 yrs.
Lillie Richardson		730 Columbine Rd. # 21 Breck.	There is no reason to put cell towers in town at all, especially in the historic district. There is so much open land outside of town.	2/14/18
Felice Hutten		PO Box 588, 42 Tomahawk Lane Breck, CO 80424	Not in historic district!	2-15-18
Gail Westwood		PO Box 8302 Breckenridge CO 80424	NOT IN OUR HISTORIC DISTRICT	2.16.18
GERALD STEIN		300 S FRENCH UNIT 1 BRECKENRIDGE	NOT IN HISTORIC DISTRICT	2/15/18
Amy O'Rourke		P O Box 133 Breckenridge CO 80424	This is not appropriate for the Historic District, what happened to the Guidelines?	2/19/18
JEN McDONALD		P.O-BOX 3696 BRECKENRIDGE, CO, 80424	Not in our town	2/20/18
Thos. McDonald		PO Box 3696 Breckenridge CO 80424	Not in the Historic District	2/20/18

Kurtis
303 345-343713

908-57664 *

Scott Long /

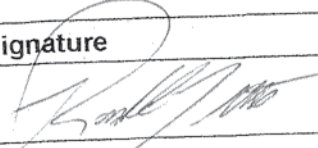

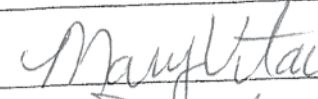

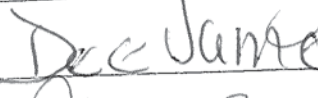
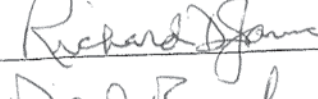

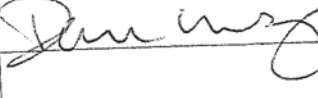
Bart Miller - 976 379-0218

Petition Against Verizon Antennas

Printed Name	Signature	Address in Breckenridge or "visitor"	Comment	Date
SUSAN SAM MATTHEWS	<i>Susan Sam Matthews</i>	0271 SLALOM DR.	got to be better spots on top of hotels	2/10/18
Kurtis Barry	<i>Kurtis Barry</i>	226 S. Ridge St.	No antennas in historic dist.	2-11-18
Kelcey Barry	<i>Kelcey Barry</i>	226 S. Ridge Street	No antennas in historic district	2-11-18
Scott Long	<i>Scott Long</i>	213 S. French St.	Oppose antennas in Hist. Dist	2-11-18
Garrett Long	<i>Garrett Long</i>	213 S. French st.	NO antennas in HIST DIST.	02/11/18
Jeff R Woodard	<i>Jeff R Woodard</i>	213 S. French St.	oppositus in Hist. Dist.	02/11/18
Ira Hesse	<i>Ira Hesse</i>	109 Windflower Pkwy		2/15/18
Val Link	<i>Val Link</i>	970 3430607		2/15/18
PIE LORENZEN	<i>Pie Lorenzen</i>	Box 121, Breck	VIOLATION OF HIST. DIST. CODE 22	2/16/18
HEATHER DAVIS	<i>Heather Davis</i>	Box 746	TOO MUCH RADIATION!!! 471-57083	2/17/18

Petition Against Verizon Antennas

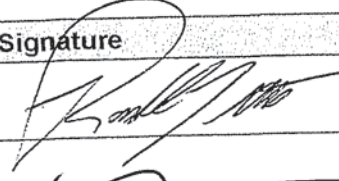
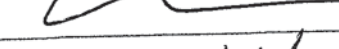
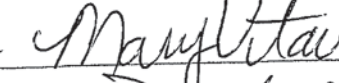
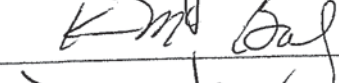
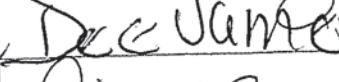

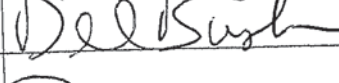
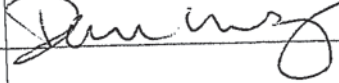
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Printed Name	Signature	Address in Breck or "visitor"	Email address & Comment	Date
Randall Mott		911 Fall View Blvd	RJMott1@CS.com	2/19/18
Rebecca Fote		Visitor		2/19/18
Mary Vitavek		Visitor		2/19/18
Kim McGarhey		Box 1912 Breck		2/19/18
Alex James		578 Water Dance Dr Box 164 Frisco		2/19
Richard D. James		578 Water Dance Dr Frisco		2/19/18
Del Bush		94 Monarch Dr/Breck 80424 PO Box 8738	DELBUSH@YAHOO.COM	2/19/18
Dawn Masters		509 S. 6th St. Frisco, CO	I'd love better coverage but another location.	2/19/18

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Randall Mott		911 Fairview Blvd	RJMott1@CS.com	2/19/18
Rebecca Foote		Visitor		2/19/18
Mary Vitaver		Visitor		2/19/18
Kim McGarvey		Box 1912 Breck		2/19/18
Del James		578 WaterDance Dr Box 164 Frisco		2/19
Richard D. James		578 WaterDance Dr Frisco		2/19/18
Del Bush		94 MONARCH DR/BRECK 80427 PO Box 8738	DELBUSH@YAHOO.COM	2/19/18
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Petition Against Verizon Antennas

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Sarah Drewelow		visitor		2/17/18
Mary Munro		visitor		2/17/18
Corey Ongay		visitor		2/17/18
Danette Rister		visitor		2/17/18
Hanna Nikols		visitor		2/17/18
Lauralaune		visitor		2/17/18
Erin Fenneman		visitor		2/17/18
Erin Burns		visitor		2/19/18
Brittne Rethlake		visitor		2/19/18
Mahala Rethlake		visitor		2/19/18
Kristen King		LEADLINE		2-19-18
Jesse King		LEADLINE		2-19-18
Callie Sullivan		visitor		2/19/18
Danette Stahl		visitor		2-19-18
Tara Smith		visitor		2/19/18

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Karen Tasto	<i>Karen Tasto</i>	18716 Shreamer Dr Perrywood, MD 20855		2/17/18
Kelsey Thielges	<i>Kelsey Thielges</i>	visitor		2/17/18
Amanda Meehan	<i>Amanda Meehan</i>	PO Box 152 Alma CO 80420 80465		2.17.18
Reilly Ciernia	<i>Reilly C.</i>	139 SNOWSNOE CIRCLE visitor		2-17-18
Brett Collins	<i>Brett Collins</i>	2828 Humboldt Ave		2-17-18
Emily Thielges	<i>Emily Thielges</i>	visitor		2/17/18
Terrance Brunner	<i>Terrance Brunner</i>	visitor		2/17/18
Andre Ksiaruk	<i>Andre Ksiaruk</i>	visitor		2/17/18
Ali Kaker	<i>Ali Kaker</i>	Tourist		2/17/18
Tommy	<i>Tommy</i>	Tourist		2/17/18
Adriana Meza	<i>Adriana Meza</i>	Tourist		2/17/18
Jason Harris	<i>Jason Harris</i>	Tourist		2/17/18

Petition Against Verizon Antennas

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Margot England	Margot England	400 n. Park Ave #8	unhealthy	2-7-18
David Stiller	David Stiller	Box 1994 Breck Co 80924		2/7/18
Aaren Colbeck	Aaren Colbeck	PO Box 642 Breck	unhealthy "	2/7/18
Hidi Kunzel	Hidi Kunzel	P.O. Box 3941 Breck Co	Better location?	2/7/18
Harmony Wood	Harmony Wood	700 Little Chief		2/14/18
Inanna Hae	Inanna Hae	F.O. Box 3084		2/14/18
Oriah Jase	Oriah Jase	P.O. Box 3267 Breck	Bad Frequency ^{DONT YOU FEEL IT} In My Mind	2/14
Wendy Fusien	Wendy Fusien	121 Shovel Sen	unhealthy	2/14/18
John Le	John Le	P.O. Box 25689	"	"
Tobey Bauer	Tobey Bauer	4164 Austin Bluffs Pkwy 80918		2/14/2018
Amy Walker	Amy Walker	PO Box 5732	unsafe, not right ^{takes away from} view	2/17/18
Bob Bell	Bob Bell	4424 Taylor Hall		2/17/18
Katelyn Nell	Katelyn Nell	VISITOR	unhealthy	2/17/18
Tracey Judd	Tracey Judd	955 Beverly Lane Newton	other options.	2/17/18
Maddyn In	Maddyn In	48 Nugget Ln.	unhealthy/vsly	2/17/18

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or

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Stephen Immer	<i>[Signature]</i>	1127 Ski Hill Road Breck CO 80424		2/8/2018
Karen Turner	<i>[Signature]</i>	900 Broken Lance P.O. Box Breck CO 80424 9531		2/8/2018
Sharon Smith	<i>[Signature]</i>	FRISCO		2/8/18
Elaine Gelvin	<i>[Signature]</i>	317 SHOPS Lane		2/8/18
Ronald Nelson	<i>[Signature]</i>	FRENCH RIDGE TIME SHARE		2/9/18
EVERETT THOMAS	<i>[Signature]</i>	0151 EMMETT LODGE COUNTY PO BOX BRECK 80424		2/9/18
Edwina Thomas	<i>[Signature]</i>	PO Box 1112	Unhealthy & in ^{dist} historic	2/9/18
Ben Nelson		French Ridge Time Share		
SARA HIRSH	<i>[Signature]</i>	44 BRIDGE STREET		2-9-18
Adrienne Lehmann	<i>[Signature]</i>	205 American Way Breckenridge		2-10-18
Vanessa O'Connor	<i>[Signature]</i>	420 Line Rock Rd	Unhealthy	2-10-18

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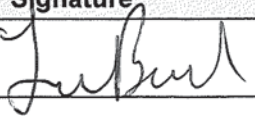

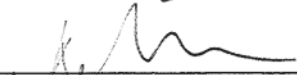






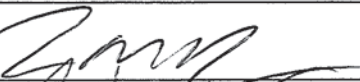




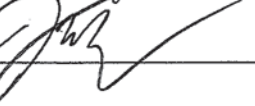
Printed Name	Signature	Address in ^{Summit} Breck or "visitor"	Comment / email	Date
Karen Mc Donough		PO Box 6086 Breck	karenmcdonough@hotmail.com	2/2/2018
Mary Beth Gilligan		321 Vail Circle Dillon		2/2/18
MAGGIE Postlethwaite		85 Revett Dr. 80424		2/8/18
BOB MOSES		P.O. 24581 SILVERTHORNE, CO. 80424	BOBMOSES25@gmail.com	2/8/18
Wanda Lynch		Visitor Colorado Springs		2/8/18
Emilie Theobald		130 Spruce Creek Rd 80424		2/11/18
Robert Theobald		307 S. French St. 80424	robtheobald@yahoo.com	2/11/18
hou Kennedy		313 Gold Flake TSM	NOT MIDDLE OF TOWN	2/11/18
Cheryl Kloe		Visitor	Not historic center	2/11/18
HAROLD KLEE		VISITOR		2/15/18
Kate Brewer	KATE BREWER	92 Union Mill Rd. Breck.	why in historic area? no way -	






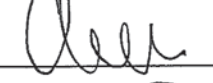

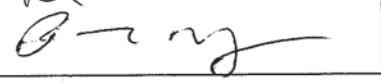
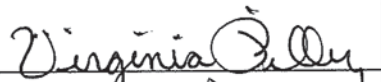
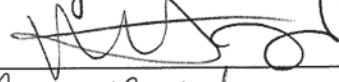

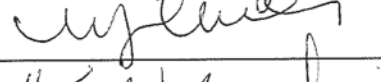

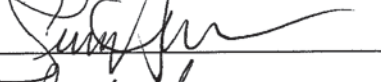
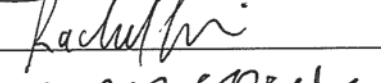
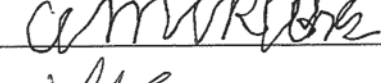
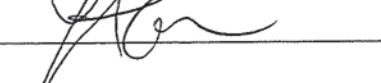
Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the designated National Historic District for Breckenridge.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the National Historic District and close to Breckenridge Elementary School.

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Rob Prescott		21 1/2 High St Alley	another location please	2/5/18
DONNA PRESCOTT		21 1/2 High St Alley		2/5/18
Laurel Rivera		226 S. Main St. #4		2/5/18
EVELYN STITZ		226 S main unit B	Another location	2/5/18
MARION BRAUN		85 REVELT DR #7		2-6-18
TRENE KUCHELMAN		visitor.	use another area	2/6/18
Rick M'Davie		visitor		2/6-18
ZACK CHURCH		21 South Rd		2/6/18
Tracy Church		21 South Rd		
Fred GREEN		96 Wagon Rd		2/6/18
Cheryl Tatro		26 Verde Ct.		2-6-18
MICHAEL STUART		26 VERDE CT		2-6-18

Printed Name	Signature	Address	Comment	Date
Trev Becht		151 Holly Trail NC		12-7-10
MANU GIANI		NORTHANTS U.K.		12-2-18
Dwan O Neil		5597 Hwy 9		2/12/18
Alco Collins		Australia		2/12
Cameron Drake		Australia		2/12
Tami Clark		Frisco CO 80443		2/12/17
JACKS PATRICK		44 Mountain 60th Ave		2/12/18
Edward		Breckenridge		2/12
William L Owen		211 HECKMANS DR		2/12
Lee Dorman		801 Crawford		2/12
Matt Wilson		POB 692 Breck, CO		2/12
MARTIN BOMBAC		309 S Main St. Breck		2/12
BULIGA RAUL		Breckenridge		2/12
Kellan Casey		841 High Point		2/12
Joseph Mool		2055 Mountain View Loop		2/12

Petition Against Verizon Antennas

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
SANDRA KOVALOVA		visitor	unhealthy	02/05/2018
Rebecca Zajac		visitor	unhealthy	02/05/2018
GAMMA VERDIA		498 S. Ridge St	unhealthy	2/5/18
Ashley Sinn		Main St.	unhealthy	2/5/18
Deb Scherer		Main St	"	2/5/18
Pete Meltzer		Main St	unhealthy	2/5/18
Virginia C. Pilling		Blue River	"	2/5/18
Melissa Adams		Silverthorne		2/5/18
Randolph Wells		000 French St.	unhealthy	2/5/18
MS Chiulli		Silverthorne	unhealthy	2/5/18
Holly Westwood		Breckenridge	We need a better recycling program, not this!	2/5/18
Sierra Anderson		Box 8563 Breck.	unhealthy	2/5/18
Rachel Lawlis		75 Reliance Dr.	radiation	2/5/18
Connie Robinson		10 Sunbeam Dr	unhealthy	2/5/18
Leah Canfield		Retreat, Breck	unhealthy	2/5/18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the historic district.

Printed Name	Signature	Address in Breck or "visitor"	Comment / email	Date
Kim McGahey	<i>Kim McGahey</i>	Summit Box 1912, Breck	kimmegahay@gmail	2/5/18
Daryl Bohall	<i>Daryl Bohall</i>	P.O. Box 402, Dillon Co 80435	darylbohall@hotmail.com	2/5/18
Karl Horvath	<i>Karl Horvath</i>	Silverthorne	Karl@summitcatholic.org	2/6/18
Matt Schroeder	<i>Matt Schroeder</i>	PO Box 7023 Breck	mischroe60@gmail.com	2/6/18
Blair Thorne	<i>Blair Thorne</i>	550 S. French St Breck	blair_thorne@hotmail.com	
David Bush	<i>David Bush</i>	Terrace		2/6/18
Sue Brown	<i>Sue Brown</i>	85 Revette Dr, Breck, CO	dunz, dorothy	2/6/18
Sid Tileakley	<i>Sid Tileakley</i>	visitor		2/6/18
Wike Nourse	<i>Wike Nourse</i>	Fairplay	workin Breck	
Mana Patender	<i>Mana Patender</i>	PO Box 3476 Breck	manapatender@gmail	2/8/18
Kristie Hoffmann	<i>Kristie Hoffmann</i>	PO Box 262 Breck	breckbeadgal@wildblue.net	2/8/18
John Wolfe	<i>John Wolfe</i>	PO Box 5461 Breck	wolfejac@me.com	2/9/18

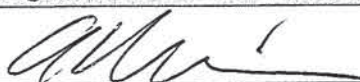
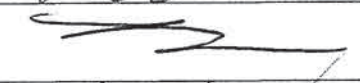

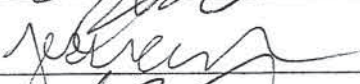
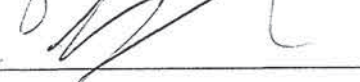




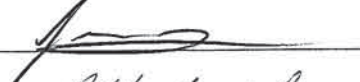
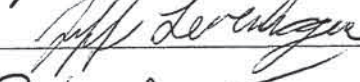

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in Breckenridge historic
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to [action item(s) for which you are petitioning]

Printed Name	Signature	Address	Comment	Date
Ari Giller		855 S Fifth Ave Frisco CO 80448	Leathh concerns	2/12
Chris Rogers		P.O. Box 1831 Frisco, CO 80440	Unhealthy	2/12
Jamie Landry		P.O. Box 959 Frisco, CO 80443		2/12/18
Lee Dickert		PO Box 842 JACKSONVILLE OR 97330		2/12/18
Mailee Weeks		10 South Main St Memphis TN 38103		2/12/18
TOM SMITH		" "		2/12/18
Bonnie Hebert		301 Richland Ave		2/12/18
Wynne Hebert		" "		2/12/18
CRISTINA MARIN		1360 Airport Road		2/12/18
N. Pecori		28 Ontario Green		2/12/18
T. McPhail		DALLAS, TX	SORE ON THE EYES	2/1/18
Dark RAEMONDOR		90 HOUNDS Rd		2/12/18
OLIVIA KERR		79 CHESTER ST		2/12/18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the historic district.

Printed Name	Signature	Address in ^{Summit} Breck or "visitor"	Comment / email	Date
Andrew Milnor		52 Broker Lane Drive	ajm:lnor@gmail.com	2/6/18
L. Langdon		VA CA	lon@croh.com	2/6
Axel Wickstrom		Visitor	Have Verizon had plenty of service	2/6
Jessica Franklin		392 DORTS DR.		2/6
Richard Richmond		1360 Airport Rd.		
Nicholas Cruz		1760 Airport Rd		
Patrick Brunner		Visitor		2/6/18
Dara Ler		156 Huron Rd		2/6/18
Melissa Echwerdt		Visitor		
James Vincent		156 Huron Rd		2/6/18
JEFF Levenhagen		431 Royal Drive Blue River	put it on a mountain top or in the woods	02/06/18
Brent Winkler		1360 Airport Rd		2-16-18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the historic district.

Printed Name	Signature	Address in ^{Summit} Breck or "visitor"	Comment / email	Date
Kathy Keman	[Signature]	Fairview	N/A	2-6-18
Michelle Buxton	[Signature]	600 S Park Breck	N/A	2-6-18
Chris Buxton	[Signature]	"	"	"
Lisa Schroeder	[Signature]	Highlands Drive	lschroe31@gmail.com	2-6-18
Jim Dyle	[Signature]	F. Reno St	jsdyle@aol.com	2-11-18
Susan Meybin	[Signature]	85 Revett Dr. #27	Alternate location	2-12-18
JOAN MEYBIN	[Signature]	85 Revett Dr #27	ALTERNATE LOCATION	2-12-18
John Boyce	[Signature]	" " "	jack_mr2@yahoo.com	2-12-18
CAROL STEIGLER	[Signature]	" " "	CSTIEGG71@yahoo.com	2-12-18
CARL RASMUSSEN	[Signature]	478 TIGER RD	CARLUMR@S.COM	2/17/18
Christine Barry	[Signature]	226 S. Ridge St.		2/17/18
Bunting	[Signature]	243 Robbers Nest	OF course not!	2/18/18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the designated National Historic District for Breckenridge.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the National Historic District and close to Breckenridge Elementary School.

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Taylor Branton		PO BOX 3314 Dillon CO 80435	don't do it.	2/5/18
Lindsey Kummer		90 BOX 3787 Breckenridge		2/5/18
Melane Sanders				2/5/18
Ryan Nagle		400 N. Park Ave Breck 80424		2/5/18
David Canto		105 Streamsia Cir.	Don't Do It!	2/5/18
Lori Maphies		POB 414 Fairplay Co. 80440		2/5/18
Nancy Binstfeld		44 Red Feather Rd Breck		2/5/18
Katie Meyer		PO BOX 8193		2/5/18
Riley Brewer	Riley Brewer	180 W. Jefferson		2/5/18
Charles Wrona		P.	Oh Hell NO	2/5/18
Nicholas Scarborough		148 Spruce Creek Rd	place them not near residences & businesses	2/5/18
Nicholas Wenc		106 Bellance DR	No!!	2/5/18

Printed Name	Signature	Address	Comment	Date
Nancy Mitchell	Nancy Mitchell	PO Box 9280	Back 6/4/24	
GREG HARDINGTON		285 MAUNGLANDER VALLEY RD WANDAKA	JUST SAY NO.	2/6/18
Elta Matthews		8 Roche Street Wandak	NO	
Chelsea Kemp			Not in my town	
Brit Smith		1360 Airport Rd	Keep murica clean & green	
KAPI WICKSTROM		1360 Airport Rd	NO!	2/6/18
CRISTIAN GUZMAN		ALICAN CIRCLE 2704	hell no	02/06/2018
Jeremy Feinberg		1360 Airport RD	Frigg off!	02/06/2018
Ryan Routhier		203 1/2 Harris alley	Frigs off! Randy!	02/06/2018
SPENCER JARAN-AN		203 1/2 Harris Alley	No	02/06/18
Picardi Josefina		222 Creekside, Frisco	NO!	02/06/18
Dan Gurdak		50 Red Fox	NO	2/6/18
Tyler Sheehan		1360 Airport Rd	Ugly...	2/6/18
Mark Seiler		210 So. High St Beck	NO! Radiation is dangerous	2/6/18
Marianne Seiler		210 S. High St. Beck	HORRIBLE!! come on!!!	2-6-18
Maureen McMill	Maureen Nicholls	302 So. Ridge St.	Absolutely Never	2-6-18

Petition Against Verizon Antennas

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Hailey Balsimo	Her Balsimo	15912 HWY 9		2-5-18
Libby Fortin		121 Royal Tiger Rd		2-5-18
CLAUDIO NATARSKI		64 Tassels Loop.		2-5-18
Abi Norton	A Norton	251 High Pt. Breck	No Cell Towers!	2-5-18
Michael Douglas		1026 Broken Lance Dr		
Carmela Angiuto	Carmela Angiuto	411 Washington Ave	Unhealthy	2-5-18
BEUNDA COLLEY	Beunda Colley	22714 Hwy 96 Keystone	Unhealthy for ⁸⁰⁴³⁵ The BRAIN	2-5-18
Olivia Mackenich	Olivia Mackenich	246 Broken Lance Dr		2/5/18
Eric Winkler	Eric Winkler	67 Peckview Drive	STOP building!!	02/05/18
Ross Johnson	Ross Johnson	2979 W. 11th Ave. Cir.		02/5/18
Charlotte Cornich	Charlotte Cornich	3015 French St. 80424	Say No to bad Vibes!	2/5/18
Amy Edberg	Amy Edberg	Box 6898 Breck, CO 80424		2/5/18
Jan Ryan	Jan Ryan	642 Fairview Blvd Breck 80424		2/5/18
MARK LEVEY	Mark Levey	302 S. MAIN, UNIT A BRECKENRIDGE		2.5.18
Seola Edwards	Seola Edwards	300 S. main St. Breckenridge CO 80424	NO Thanks	2.5.18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the National Historic District.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is within the designated National Historic District.

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
Giuseppe DeLuca	<i>Giuseppe DeLuca</i>	970-485-5431 41 Washington Lodge	Very UnHealthy	2-5-18
David Stuart	<i>D/S Stuart</i>	Visitor		2/6/18
Tom BRAUM	<i>Tom Braum</i>	85 Rerett. Rd Breck		2/6/18
Steven Alberico	<i>Steven Alberico</i>	112 Alpina Dr Frisco		2-6-18
Joane Stola	<i>Joane Stola</i>	730 Columbus	bad spot	2-6-18
Carol Vagnini	<i>Carol Vagnini</i>	300 Guenday View	NO!	2/6/18
Spotswood Station	<i>Spotswood Station</i>	122 Woodlawn Cir	terrible idea	2/6/18
Steve Labraker	<i>Steve Labraker</i>	979 Estates Dr.		2-6-18
Mary Johnson	<i>Mary Johnson</i>	458 N. Fuller Place Dr		2/6/18
Pat Young	<i>Pat Young</i>	1564 Gold Camp Ski	has kept historic District	2/6/18
JANET LEGGETT	<i>Janet Leggett</i>	399 Goldfinch		2/6/18
Mary Rose Labraker	<i>Mary Rose Labraker</i>	979 Estates Dr.	unsightly	2/6/18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge National historic district, and near Breckenridge Elementary school, so it can make more money. Town laws prohibit such antennas in the historic district unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the National historic district

Printed Name	Signature	Address in Breck or "visitor"	Email address & Comment	Date
Mary Wingest	<i>Mary Wingest</i>	Dillon	tundraquest@gmail.com	2-13-18
Keri Schroeder-Judge	<i>Keri Schroeder</i>	Dillon	ckjaeger@msn.com	2/13/18
Emily Pauninger	<i>Emily Pauninger</i>	FRISCO		
Patricia Aden	<i>Patricia S Aden</i>	FRISCO	paden22154@aol.com	2/13/18
Lynne Mosbaugh	<i>Lynne Mosbaugh</i>	FRISCO	mozba3@g.com	2/13/18
Gini Patterson	<i>Gini Patterson</i>	FRISCO	Gini patt@gmail.com	2/13/18
Kay McGinnis	<i>Kay McGinnis</i>	Breckenridge		2/19/18
Rick Perry	<i>Rick Perry</i>	Breckenridge		2/17/18
Dan Reardon	<i>Dan Reardon</i>	Breckenridge	dan_reardon1021@yahoo.com	2/19/18
Cynthia Stunberg	<i>Cynthia Stunberg</i>	Breckenridge	CynthiaStunberg@gmail.com	2/19/18
SUSAN CRAIG <i>Susan Craig</i>	<i>Susan Craig</i>	110 N. French St	453-1546 hells	2/19/18
DON CRAIG <i>Donald Craig</i>	<i>Donald Craig</i>	110 N. French St.	not in "historical district!"	2/19/18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge National historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
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Printed Name	Signature	Address in Breck or "visitor"	Email address & Comment	Date
Max Urbina		1360 Airport Rd.	MaxUrbinaKullmer@ ^{sent.} hotmail.com	2/6/18
Francisca Lopez		visitor (chile)	FranciscaLopez@hotmail.com	
BENJAMIN SLEMAN		CHILE	FOON@GMAIL.CI	2/6/18
Sofia Malig		Chile	Sofiamalig@gmail.com	2/6/18
Vicki Sales		Chile	VickiSales@ymail.com	2/6/18
ANDRES CURIELO		CHILE	ANDREW CURIELO@hotmail.com	2/6/18
Enrique Campsano		Chile	ECAMPSANO16@gmail.com	2/6/18
Brian Trainor		1360 Airport Road	bctraino@syr.edu	2/6/18
Antonia Carrillo	Antonia	Chile	antonia.cm@gmail.com	2/6/18
Rob Gitting		1360 Airport Rd.	rdgoc@gmail.com	2/6/18
Whitney Dunlevy		1360 airport road	whitneyy606@hotmail.com	2/6/18
Chloe Hill		1360 Airport rd	Chloelane686@Aho.2/00	

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
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Printed Name	Signature	Address in ^{Summit} Breck or "visitor"	Comment/email	Date
Miranda Fritz		Terrace	mirandafritz98@gmail.com	02/06/18
Nick Allard		Terrace	nallard14@gmail.com	2/6/18
Bradley Farnon		Warriors Mark		2-6-18
Bradley Isensee		Moanstone Rd	bwi828@yahoo.com	2-6-18
Pitzy Running		Terrace	pitzyrunning@yahoo.com	2-6-18
Hannah Kuehl		Blue River		2/6/18
CAUREL BRECKENRIDGE		SKI HILL CONDOS	lavrel.bartalon@gmail.com	2/6/18
Coely Van Hooser		Terrace	Coelyvanhooser@yahoo.com	2/6/18
Shane Van Hooser		Tiger Run		2/6/18
THEO DUCLOS		FRISCO	THEO.DUCLOS.M@GMAIL.COM	2/6/18
Mark Greer		Baldy Town Homes	N/A	2/6/18
Alex David		" "	N/A	2/6/18

Petition Against Verizon Antennas

Petition summary and background	The \$220 billion Verizon Corporation wants to place mobile phone antennas in the Breckenridge historic district so it can make more money. Town laws prohibit such antennas unless the Town determines they are necessary to provide needed service and that they do not have an adverse impact on the environment, public health and safety, and the cultural values of the historic district.
Action petitioned for	We, the undersigned, are concerned citizens who urge Breckenridge Town officials to deny the Verizon authorization it has requested to place antennas on the roof of the Post Office building, which is in the historic district.

Printed Name	Signature	Address in Breck or "visitor"	Comment	Date
CJ Milmoce	[Signature]	52 Broken Lance		2/2/18
Barbara Hansen	[Signature]	400 No. Park #108		2-3-18
Anne Avellana	[Signature]	62 Broken Lance Drive		2/3/18
MICHAEL BERTAN	[Signature]	317 N. FRENCH	put it at the ski area	2/4/18
Barbara Patterson	[Signature]	1155 Ski Hill Rd.		2/4/18
Larry Patterson	[Signature]	1155 SKI Hill Rd		2/4/18
Mary Probst	[Signature]	910 Alpanse Dr		2/4/18
Larry Richards	[Signature]	4192 High 9		2/4/18
Mary Probst	MARY PROBST	910 alpansee D.W.		2/4/18
John Trowbridge	[Signature]	94 Rounds Rd		2/4/18
Janey Trowbridge	[Signature]	94 Rounds Rd		2/4/18
John Trowbridge	[Signature]	31 ROUNDWOOD DR		2/4/18

Dear Town Planning Commission and Town Council,

Please do not approve the Verizon application to place cell phone antennas atop the Breckenridge Post Office building.

Respectfully,
Kim McGahey
Breckenridge

----- Forwarded message -----

From: Kim McGahey <kimmcgahey@gmail.com>

Date: Tue, Feb 13, 2018 at 11:19 AM

Subject: Unsightly Verizon antennas on top of Breckenridge Post Office building

To: Ben Trollinger <btrollinger@summitdaily.com>, Meg Boyer <MBoyer@summitdaily.com>, EPace@summitdaily.com, CJ Milmoie <smilmoe@aol.com>

Cc: websitecommdev@townofbreckenridge.com, christie@mathewsleidal.com, chapinl@townofbreckenridge.com, larissa@breckheritage.com, cindyh@breckheritage.com, Alan & Elizabeth Wickert <ajecwickert@gmail.com>

February 13, 2018

FOR IMMEDIATE RELEASE

Summit County Republican Committee chairman Kim McGahey announced today that the Committee has passed a Resolution opposing the Verizon proposal to place numerous cell phone antennas atop the Breckenridge post office building in the heart of the Breckenridge Historic District.

Verizon filed application to locate the antennas on December 10, 2017.

The Town of Breckenridge Planning Commission published a very limited notice of a public hearing barely a week before the scheduled January

30 hearing. The notice was mailed only to the few property owners within 300 feet of the proposed location and contained no details regarding the adverse effects of the proposed Verizon antennas. The public notice was without substantive details and was confined to a very limited mailing list.

On Tuesday January 30 the Commission heard a presentation from Verizon and a presentation from the Commission staff. The staff presentation, based on a report the Commission did not get until January 26, supported the very brief Verizon application, did not explore any potential view corridor or health adverse effects from the antennas, suggested no alternative locations for the antennas and recommended rubber stamp approval.

Breckenridge residents spoke in opposition to the Verizon application, citing the unique aesthetic character, beauty and charm of the Breckenridge Historic District that would be adversely tainted by these multiple antennas, concerns about visual and health issues relating to unsightly antennas in general, the incomplete nature of the Verizon application and the insufficient public notice and opportunity for a complete and transparent public hearing.

The Planning Commission rightly voted 4-3 to defer action on the Verizon application until its February 20 meeting. The Commissioners voting for deferral cited the crucial need to give the public a greater opportunity to learn about this intrusion into the Historic District by Verizon antennas and to gather public feedback; and the Commissioners voiced their own concerns and questions about the Verizon application and the legitimate need for these antennas in the heart of the Historic District.

The Summit County Republican Committee Resolution states, "The Verizon application fails to demonstrate that the antennas are necessary to upgrade inadequate cell service for the community, that they will not have an adverse impact on the environment, public health and safety especially for a nearby

elementary school, and that the antennas are in compliance with the Town's strict cultural aesthetic guidelines for the Historic District." It concluded, "The Town of Breckenridge should not approve the Verizon application without wider notice and scrutiny of the Verizon proposal and the many adverse health, safety, environmental and cultural impacts and a full opportunity for the community to be heard."

Chairman McGahey said, "We applaud the Commission's decision to defer its final decision until February 20 so that all members of the public can be heard and the Commission itself can take a hard, well-informed look at any real need for and negative impacts of unsightly rooftop antennas in the heart of the Breckenridge Historic District."

For further information, please contact Kim McGahey at 970-389-4400.

Respectfully,
Kim McGahey
Breckenridge

Kim McGahey
Broker Associate
Paffrath and Thomas Real Estate
Cell: 970-389-4400
Fax: 970-453-9558
kimmcgahey@gmail.com

From: [Truckey, Mark](#)
To: [Jones, Jessie](#)
Cc: [LaChance, Chapin](#); [Puester, Julia](#)
Subject: FW: Verizon Cell Tower on Fox Center
Date: Tuesday, February 20, 2018 1:59:35 PM

Jessie, could you please make copies of this email for all the Planning Commissioners and provide to them at the meeting this evening?

Thanks. Mark

From: Leigh Girvin [mailto:leighgirvin@hotmail.com]
Sent: Tuesday, February 20, 2018 1:35 PM
To: Truckey, Mark <markt@townofbreckenridge.com>
Subject: Fw: Verizon Cell Tower on Fox Center

Hi Mark -
Peter is out. Could you see that the PC gets this?
thanks
LG

Sent from [Outlook](#)

From: Leigh Girvin <leighgirvin@hotmail.com>
Sent: Tuesday, February 20, 2018 1:33 PM
To: Peter Grosssheusch - TOB; Leigh Girvin
Subject: Verizon Cell Tower on Fox Center

Hi Peter :

Please share my comments with the Breckenridge Planning Commission and include them as part of the record for the request by Verizon for a cell phone tower or towers on the Fox Center Building:

To the Planning Commission:

Surely there has to be a better place for cell towers than in the middle of the Historic District, as is proposed by Verizon. Cell towers are ugly and don't belong in the historic downtown area of Breckenridge.

I lived near the temporary AT&T translator trailer when it was located at the old CMC on Harris Street. It was noisy, ugly and intrusive. Please don't put this kind of burden on

neighbors to the Fox Center.

Perhaps the roof of Main Street Station would be a better place.

Thank you for your consideration.

Leigh Girvin
PO Box 7462
Breckenridge, Co 80424

Sent from [Outlook](#)

From: CHRISTINE BARRY <CRAMBARRY@msn.com>
Date: April 27, 2018 at 1:51:49 PM MDT
To: "juliap@townofbreckenridge.com" <juliap@townofbreckenridge.com>, "chapinl@townofbreckenridge.com" <chapinl@townofbreckenridge.com>
Subject: **Vote NO on the Verizon application**

Dear Jullia and Chapin,

It is our firm understanding that locating the Verizon cell towers within the Historic District of Breckenridge clearly violates Policy 50 of the town planning requirements. Having completed construction in the Historic District, we have experienced the stringent rules and requirements set by the planning commission. These rule are in place to protect the character and historic significance of our beautiful town. Allowing the cell towers would open the door to many other unsightly structures endangering the character and value of this protected section of town. We are disappointed and perplexed that this is even being considered. Options do exist outside the Historic District. We would be happy to work with the Commission to decide on those locations. We know from experience that Verizon service is very good in downtown Breckenridge, therefore there is no gap in service. We STRONGLY encourage you and the Commission to vote NO on the Verizon application.

Sincerely,
Christi and Kurt Barry

From: Dan [dricha8548@aol.com]
Sent: Thursday, April 12, 2018 5:27 AM
To: WebsiteCommDev
Subject: Letter for all planning commission members packet for May 1, 2018 meeting

Please forward this to all planning commission members for the May 1, 2018 meeting on the Verizon request on antennas.

Thank you,
Dan & Lillie Richardson

April, 12, 2018

Dear Planning Commission members,
My wife and I attended the Feb. 20, 2018 meeting to address the Verizon request to place cell antennas on the post office building. We cannot make the May 1 meeting, but wanted to give our input.

Even after attending many county, condo and other planning meetings for decades, we were amazed at the depth of detail the commission undertook to review both homeowner and business owner proposed building and addition changes. We applaud your concern for the historical town and the impact changes can make on it. We bought property in Breckenridge because of its amazing preservation in today's world of mindless building and expansion.

We were also amazed at the seeming surrender to Verizon that the only place they can place antennas is in the middle of the historic town. Even though the post office building is no "beaut", adding more stuff to it seems the wrong direction for the town to take. It seems a forgone conclusion that if the town allows Verizon antennas, there is really no legal means of stopping AT&T as well as other cell providers to follow the same path.

I understand the need for increased band width and service, however, I think Verizon is looking at what is most cost effective and profitable for them (which as a public traded company I would expect them to do), but the town needs to abide by its code and "spirit" of the code to preserve its unique character.

Thank you for all your efforts to protect this jewell known as Breckenridge.

Dan & Lillie Richardson
730 Columbine Rd., #21
Breckenridge, CO 80424
410-829-8293
Dricha8548@aol.com

Sent from my iPad

LaChance, Chapin

From: Maureen Nicholls [maureensloann@gmail.com]
Sent: Thursday, April 26, 2018 10:01 PM
To: LaChance, Chapin
Subject: letter for Planning Commission

Sorry to be so late but couldn't get this letter to print so am redoing it tonight.)

Letter to Planning Commissioners in Regards to My Concerns With Verizon Cell Antennas

I, Maureen Nicholls, do not feel cell antennas are not needed and know there are sections near the Town of Breckenridge where they will be appropriate. But I do have serious concerns with Verizon's applications to install cell antennas on the Post office Building which is in the location of 254 buildings of the Breckenridge designated National Historic District. I commend the Town Planning for passing Policy 50, which protects our historic district. The values which must be proved by Verizon have not been met.

A simple definition of historic districts from Wikipedia: "A historic district or heritage district is a section of a city which contains older buildings considered valuable for historical or architectural reasons. Historic districts receive legal protection from certain types of development considered to be inappropriate. Many jurisdictions within the United States have specific legislation identifying and giving protection to designated historic districts." In 1989 there was a planned review of Breckenridge's National Historic District by the State Historical Society and the Colorado preservation officer Chris Pfaff due to the construction of modern development. It was a widely concerned issue and the Summit County Journal published articles. I feel these conditions led to more stringent policies to protect the historic district.

I commend the Town in many of the improvements through the years and particularly the removal of wires and poles and electric lines placed underground. The reason for this Public Service project in the 1990s was to beautify and rectify safety issues in the town. It is with many compliments visitors of our Town return to look and enjoy the historic buildings in our district. In 2018 visitors and locals do not want to see the antennas of cell companies in the historic district of town anymore than they would like to see the poles and wires return that have so thoroughly been removed. Our Post Office is a incredibly busy town location and let's not complicate it with allowing any commercial company to place their antennas in our National Historic District. Certainly not when there are locations outside the historic district available.

It is with much appreciation for the many difficult situations you must decide as a Planning Commission.

Maureen Nicholls

Report to the Breckenridge Planning Commission

Date: April 26, 2018

Subject: Verizon application to install cell antennas in the Historic District

Prepared by: Cornelius J. Milmo

Executive Summary

This report lists twelve reasons why the Commission should not grant Verizon a permit to build cell antennas on the Post Office Building. Any one of them would be sufficient grounds for denial. Among the most important are:

- The application does not demonstrate a significant gap in the provider's service exists.
- The application does not demonstrate that there are no feasible alternatives to close the alleged gap in service.
- The application does not demonstrate that Verizon's existing WCFs lack the capacity to service the wireless users except by the installation of antennas in the Historic District.
- The proposed antenna location violates the Policy 50 requirement of collocation.

Twelve Reasons why the Verizon permit application should not be approved

1. Policy 50 provides strong protections for the National Historic District that should be respected and maintained

Breckenridge Development Policy 50¹ does not ban cell antennas (also called wireless communications facilities or "WCF"s) in the National Historic District, but it does provide strong protections for the District, making it very difficult, but not impossible, to locate cell antennas there. The overarching intent of the Policy 50 is to make wireless communications reasonably available while preserving the Town's unique aesthetic character, beauty, and historic charm of the town by:

- Minimizing ... effects of WCFs through appropriate location standards
- Encouraging the installation of wireless communications facilities at locations where other such facilities already exist; and
- Encouraging the installation of such facilities where and in a manner such that potential adverse impacts to the town are minimized.²

Policy 50 accordingly requires applicants who want to install cell antennas in the few square blocks of Town comprising the National Historic District to meet very rigorous standards to be eligible for a permit. It requires that the Commission give the public notice and an opportunity to be heard on the permit

¹Policy 50 is part of the Breckenridge Development Code codified as 9-1-19-50A: POLICY 50 (ABSOLUTE) WIRELESS COMMUNICATIONS FACILITIES. http://www.sterlingcodifiers.com/codebook/index.php?book_id=878

² Policy 50 A.(2)

application. It places the burden of proof on the applicant to demonstrate that a WCF permit application submitted under this policy should be granted and that it

- implements all affected absolute policies
- demonstrates that the application conforms to the applicable requirements of Policy 50.

If the Verizon does not prove its application meets these requirements, the Commission may lawfully deny it.³

2. **The Verizon application does not conform to the fundamental the requirements of Policy 50. I. regarding location.**

The Verizon must demonstrate that the application conforms to the fundamental location requirements in Policy 50.I. including:

- **Shall be located outside of the conservation district.**⁴ Verizon's application gives no evidence that it considered the list of locations outside the historic district that Policy 50 prefers. The preferred locations for WCFs outside of the conservation district, e.g. Town Property, other publicly owned property, and Community facilities) are listed in Policy 50.I.(4).
- **WCFs shall be collocated.**⁵ The Verizon application does not explain why the Commission should allow the antennas at a new Historic District location instead of being collocated.

The initial Staff Report does not mention Policy 50's express rule against WCFs in the Historic District, or that the Policy prefers a long list of locations outside the District, or that WCFs shall be collocated.

Policy 50 provides the Commission may grant a permit for antennas in the Historic district only if the applicant demonstrates that four criteria are met. The use of the term "may" in Policy 50 is significant. It is permissive. Even if the applicant meets all four criteria, it does not have a right to a permit. The Commission may deny the permit. If the applicant fails to meet demonstrate that any of the four criteria are met, the Commission cannot grant the permit. The four criteria that must be demonstrated are:

- a. A significant gap in the provider's service exists⁶
- b. The proposed WCF is the least visually intrusive means to close the significant gap⁷
- c. No feasible alternative exists to close the significant gap,⁸ and
- d. The provider's existing WCFs lack the capacity to service the wireless users except by the installation of one or more WCF sites in the otherwise restricted locations described in this subsection I (5).⁹

Ignoring the fact that Policy 50 generally prohibits antennas in the Historic District and prefers a variety of locations outside the District, the initial Staff Report went immediately to its opinion on whether the application met the four location criteria.

3. **The application does not demonstrate a significant gap in the provider's service exists.**

³ Policy 50 H. (3)

⁴ Policy 50 I. (4)

⁵ Policy 50.I (2)

⁶ Policy 50.I, (5)(a)

⁷ Policy 50.I. (5)(b)

⁸ Policy 50.I. (5)(c)

⁹ Policy 50.I. (5)(d)

The initial Staff report stated that “the applicant has provided a report prepared by a Radio Frequency Engineer showing an existing gap in service” and “the applicant has provided maps proposing that this area will be serviced by the new facility (attached)” and “Staff does not have any concerns”.

The Commission should have concerns about the Staff analysis of this threshold issue. If the application does not demonstrate a significant gap in existing service, the antennas cannot be located in the Historic District. The Verizon application does not demonstrate that a significant gap in service exists. A “gap” would be an area where there is no service. The application maps do not show any, areas without service. The maps, without any legend or quantitative information upon which to base a significance determination, are Verizon’s unsupported opinion about coverage, capacity, and the quality of its service with and without the antennas located in the Historic District. In fact, the Verizon maps prove that no gap exists. They merely show areas where Verizon would like to increase capacity for 4G voice service used in the latest phones which requires stronger signal than the older 3G technology”. It also speculates that if demand continues to grow in the downtown area served by its Snowberry site, the quality of service may degrade in the future. But this is not a demonstration that a significant gap in service exists today or that the proposed antennas are necessary to cover a gap in service.

Verizon’s application does not demonstrate there is a gap in existing coverage due to lack of capacity. The capacity exhibit only states “a significant gap of coverage will occur when Snowberry is at capacity”. The Verizon application provided no quantitative information about coverage gaps, capacity gaps, or service gaps, only the indecipherable maps, which show no existing gaps. Verizon asserts merely that its maps show the new antennas “will improve both capacity and coverage” in the center of town, that is already well covered, not that they will close existing gaps. Verizon says if the antennas are not built some neighborhoods in the center of town “will see data speeds and new 4G voice service start to quickly degrade as the site overloads”. This may be true, but future degradation is not a significant existing gap.

All Verizon offers to demonstrate significant gap are generalities about future growth in cell phone use and anecdotes about service problems. Verizon does not provide data about how many customers are losing service, and where and for how long they will do so. Many people signing the petition against the Verizon antennas indicated they are Verizon customers living in the Historic District and none reported they had cell phone service issues. Verizon has not identified a significant number of customers with service problems that will be fixed by antennas at the proposed location, even though it reportedly conducted a survey of its local customers on the subject.

The Verizon application does not provide any information about a gap in actual service, which is the concern of Policy 50.I.(5)(a). Its maps (or “showings”) are from computer generated models depicting signal strength based on Verizon assumptions and selected engineering data. The maps are not based on actual service data. Its computer generated maps are based on unknown assumptions and withheld data. The maps are essentially works of art, not graphic depictions of actual measurements of service quality.

The Vantage Point report identifies number of flaws in the Verizon application with respect to the significant gap issue. It states

- A gap in coverage does not exist;
- To the extent that insufficient capacity to meet demand, constitutes a gap in service, there is a gap in service [a truism, but the report goes on to acknowledge not that a gap exists, but to speculate that a gap is “imminent”];
- The Applicant has not provided the underlying detailed RF engineering data which would be necessary to corroborate the RF regarding the alleged gap
- The missing data would include exact coordinates, CL elevations AGL, azimuths, transmitter power, antenna makes, models, H & V beam widths, electrical and mechanical down tilts, among others, as well as actual engineering values associated with the showings already provided.

In an addendum to its report, Vantage Point stated:

- VPS prepared a detailed data request for the underlying RF engineering data referenced in Section I(5)(d) of the Evaluation Report to obtain the data necessary for VPS to corroborate the RF Showings submitted by Verizon;
- While VPS received some data, the critical pieces were not provided. As a result, VPS was unable to complete the model calculations; and
- Without that data, any VPS model results would be inconclusive

Another source of information about Verizon’s quality of service is its own market communications. Attached as Exhibit A is a coverage map from the Verizon website showing current Verizon service in Breckenridge. The legend for the map indicates the red color covering the whole map shows there is Verizon 4G LTE service -- the highest offered by the company -- everywhere around the Town. When queried about service, the following dialog with a Verizon on line rep took place:

CJ Milmo: The on-line map is all red. What does that mean?

Verizon rep: That means it has full coverage.

CJ Milmo: And what about quality of service -- strength of signal and reliability?

Verizon rep: If it is bright red that means the coverage is great and very reliable.

CJ Milmo: Service can be spotty up here in the mountains. Is service uniformly good throughout the Breckenridge area where I see red?

Verizon rep: Yes

The conclusion is clear. Verizon has not demonstrated that a gap in its service exists. To the extent that the application does claim that a significant gap in service exists, it is contradicted by

- other statements in the application indicate that new antennas are to provide **improved future** service rather than **closing a gap in existing service**,
- Verizon’s own on-line map showing quality of service in Breckenridge is excellent, and
- the Vantage Point report explanation that Verizon’s “showings” are based on unverifiable computer-generated models of signal strength, not actual data on service.

The application should be denied for failure to demonstrate there is a significant gap in existing service.

4. The application does not demonstrate that there are no feasible alternatives to close the alleged gap in service.

Policy 50.I.(4) provides a long list of antenna site locations preferred over Historic District locations. Listed below in order of preference they are:

- a. Collocation to existing WCF facilities located in nonresidential land use districts;
- b. Town property
- c. Other publicly owned property and facilities;
- d. Rights of way
- e. Public and private utility installations;
- f. Land use districts where commercial uses are recommended; and
- g. Community facilities (such as places of worship, community centers, etc.).

The Verizon application does not demonstrate are no feasible alternatives to close the alleged significant gap in service. As shown above, it has not demonstrated there is a significant gap in service. Even if there were a significant gap in service, its failure to demonstrate there are no feasible alternatives to the Post Office location is a fatal flaw and enough reason to deny the application. Verizon's application merely states its proposed location is "*the least intrusive and most feasible alternative to improve capacity in the historic downtown area*". This statement is not responsive to the Policy 50.(I)(5)(c) rule which requires that the applicant demonstrate that there are **NO feasible alternatives to close the significant gap**. Verizon does not demonstrate there are no feasible alternatives, only that, the Post Office site is the "most feasible" and "least intrusive". Verizon expressly rejected alternatives that would have met the Policy 50 preference for collocation because they were not in the Historic District, and that "an alternative site outside of the District would not be able to accomplish the service improvement for the area". Service improvement is a good thing, but Policy 50 allows Commission consideration of antennas in the Historic District only to close a "significant gap" in service and if there is "no feasible alternatives" to close the gap.

As noted above, Verizon has not demonstrated that a significant gap in service anywhere in Breckenridge. Its professed goal is "improvement" which is not a lawful basis for the Commission to permit antennas in the Historic District. With respect to feasibility, the Verizon application indicates it only looked for "buildings in the search area" [apparently the Historic District and contrary to Policy 50 preference for locations outside the Historic District]. Verizon's test of feasibility is its own undefined "leasing or engineering requirements". Presumably it has a pretty good lease deal on the 305 Ridge Street site and does not wish to comply with the Policy 50 requirement that it look for feasible alternatives outside the Historic District. On the list of preferred sites are Town property and other publicly owned property and facilities. Verizon already has cell antennas on the Kingdom Park ballfield. If Verizon would choose a site on Town property, the Town would get some financial benefit that would offset the adverse environmental, health, cultural and safety impacts of the antennas.

The initial Staff report provided no information about alternative sites stating, "Staff is not aware of an alternative at this time which would improve the wireless capacity in a more feasible manner." The Policy 50 standard does not require that alternatives be "more feasible" as the Staff Report suggests, only that they be feasible.¹⁰ And Policy 50 requires that the antennas close a significant gap, not merely "improve" service. On March 27, in reaction to the Commission's concern about whether there were feasible alternatives to the Post Office site, Verizon filed a document titled "Alternative Candidate

¹⁰ I requested Staff to provide me a list of all WCF facility locations in Breckenridge. I was told that the only locations in their database were for those that applied for a permit since 2010. There were less than 10 locations.

Analysis.” It is not very helpful to Verizon’s case for several reasons. It looked primarily at alternatives in a narrow search area, within or close to the Historic District.

In the Historic District, Verizon looked at two alternates beside the Post Office Building. It eliminated the Lincoln West Mall at 100 S. Main because it did not have support from the property owner to collocate and because Verizon wanted a location farther east in the District. The Bank of the West building at 106 N. French St. was not chosen because the property owner was not interested in allowing Verizon to collocate on this building. Of course, since these candidates are both in the Historic District, they are not meaningful alternatives to the Post Office site, except they apparently do have antennas already and Policy 50 would favor collocation there rather than a new site at the Post Office. Also, lack of owner interest should not be the definitive factor in determining technical feasibility. WCF leases are negotiable. It appears that Verizon rejected this site not on feasibility grounds, but rather because they would not be as advantageous to Verizon as the Post Office site. But Verizon should have taken a harder look at what locating the antennas at these sites would have done to service quality.

Outside the “search area” Verizon looked at three alternates:

1. The “Snowberry” site at 535 Park Avenue, where the antennas could be collocated with existing Verizon antennas was rejected because it would only provide an additional 55 MHz of licensed spectrum compared to 165 MHz of spectrum from the Post Office site. Although this site may not provide as much spectrum as Verizon would like, the report demonstrates that it is a feasible alternative. Therefore, the Verizon application does not meet the no-feasible-alternative test of Policy 50. **Feasible**.
2. The AT&T Site at Gold Creek Condos, 326 N. Main St was rejected by Verizon. The company claims it would not provide the “capacity relief to Snowberry which is the objective of locating the proposed site in the Downtown Breckenridge area” and because it is “too close to the existing Breckenridge DAS Gondola Node and would create interference”. Verizon does not provide quantitative information about how much capacity relief this site could provide and the extent of the interference from the Gondola Node. Verizon rejected this site for business reasons. It does not say that it is not feasible. **Feasible**
3. Carter Park, 500 S. High St, was evaluated because it is Town-owned property. Verizon rejected it because “it would not provide the capacity relief to Snowberry which is the objective”. Wrong. The objective is to identify feasible alternatives to close a significant gap in existing service, not to provide “capacity relief”. Verizon says, “this location is too far east of Snowberry to provide the overloaded Snowberry sector the necessary offloading to meet coverage/capacity objectives”. Does this mean that this site would not provide *any* support for the downtown area, or just not as much as Verizon would like? Verizon rejected this site for business reasons. It does not say that it is not feasible. **Feasible**

The Vantage Point Report identifies another omission from the Verizon application – its failure to consider alternate locations which would be feasible if different technologies were used. Vantage Point says Verizon chose to use its higher currently available production frequencies which can only be accomplished efficiently, albeit at the expense of shorter range, with a serving site closer to or in the center of “the problem area”. So, if Verizon had used longer range antenna technologies, it could have served customers in the Historic District with antennas that were not actually in the Historic District.

The application does not demonstrate that there are no feasible alternatives to the proposed site. The application must be denied.

5. The application fails to demonstrate that the Historic District site is the least visually intrusive means to close a significant existing gap in service.

Since the Verizon application does not demonstrate a significant gap exists, and it rejected alternatives outside the Historic District without performing a comparative evaluation of visual intrusiveness. The application does not demonstrate the proposed site is the least visually intrusive site, as Policy 50 requires.

The application does not demonstrate that the Historic District site is the least visually intrusive means to close a significant existing gap in service as required by Policy 50. The application must be denied.

6. The application fails to demonstrate that Verizon’s existing WCFs lack the capacity to service the wireless users except by the installation of antennas in the Historic District.

Verizon claims installing antennas at the Post Office site will “alleviate” its Snowberry antennas and create “better service” for the area. The application does not demonstrate that there is any significant gap in existing service that can only be closed by antennas on the Post Office building. Alleviation and better service are good things, but Policy 50 allows the Commission to permit antennas in the Historic District only when existing WCF’s lack the capacity to serve users. This does not mean that Verizon cannot install new antennas to improve service. It just means that service improvement is not an allowable reason to locate the antennas in the Historic District.

The application fails to demonstrate that Verizon’s existing WCFs lack the capacity to service the wireless users except by the installation of antennas in the Historic District. The Verizon application must be denied.

7. The proposed antenna would not comply with Policy 50 J. Design Standard 4.

Policy 50 J. Design Standard 4 states

Unless an adjustment is granted pursuant to subsection K of this section, no WCF, or tower or other structure designed or intended to be used for the placement of one or more antennas may be placed on the roof of any structure within the conservation district.

Verizon wants to put antennas on the roof of the Post Office building, so it has requested an adjustment. Under Policy 50. K. The Verizon application does not qualify for an adjustment, unless its application demonstrates:

- 1. The adjustment is consistent with the purpose of the development standard**
The development standard prohibits antennas in the Historic District, unless the four criteria are met. The four criteria are not met, so the adjustment to permit roof installation does not meet this requirement.
- 2. The design significantly minimizes the visual impacts**
Verizon proposes a bulky box to screen the antennas. But the tall screening box at that great height adds almost another floor to the building blocking views from the east toward the mountains. The design hides the antennas but increases the impact of the project on views. The design does not meet this requirement.
- 3. The existence of either of the following:**

A Gap in Service. As noted, the application does not demonstrate that there is a gap in existing service. This requirement for an adjustment is not met.

Or

Minimization of Impacts meaning the adjustment would significantly minimize or eliminate negative impacts to surrounding properties by:

- A substantial decrease in negative visual impacts, including, but not limited to, visual clutter
- Better preservation of views or view corridors; or
- A substantial decrease in any other identifiable negative impacts to the surrounding area's primary uses.

Placing the antennas on the roof will maximize their visual impact, not minimize it. Verizon has rejected wall-mounting, the one thing that might have reduced visual impact. The request for an adjustment must be denied. Also, as noted above, Verizon has not compared the Post Office site to other feasible sites to determine which has the minimum visual impact.

The Verizon application does not meet any of the requirements for an adjustment. Without the adjustment, Verizon's request for antennas on a roof in the Historic District must be denied.

8. The proposed antenna location violates the Policy 50 requirement of collocation

Policy 50.I.(2) states that *WCFs shall be collocated* with existing WCFs, if within 1,500 feet of an existing WCF, unless the town determines that doing so would create excessive visual clutter.

The proposed site of the Verizon antennas atop the Post Office building is doubly restricted. Not only is it within the Historic District, but it is also within the 1500' exclusion zone established by Policy 50.I.(2). The Verizon application claimed, "There are no existing WCFs within 1,500 feet of the area of need." That statement is not true. Staff checked and found the Post Office building is only 1100' from the existing Verizon antennas on the Snowberry building. Therefore, by Policy 50.I.(2) the proposed antennas cannot be located on the Post Office Building and must be collocated unless doing so would create excessive visual clutter.¹¹

Verizon has not claimed that collocation at the Snowberry site would cause excessive visual clutter. But, under Policy 50, that is the only basis for locating antennas within 1500' of existing antennas. Since collocation would not cause excessive visual clutter, the application for the Post Office site must be denied.

In January, after Verizon's application was complete, Staff discovered the proposed site is 1100' from existing antennas. It was Staff, not Verizon that proposed making an adjustment under Policy 50.K to avoid the Policy 50 collocation rule. Verizon had not applied for an adjustment under procedures established by Policy 50.K, and its application did not provide the extensive demonstration required for a Policy 50.K adjustment. It is doubtful Verizon should receive an adjustment even it had asked for one. Allowing an adjustment would gut the Policy 50 protections for the Historic District by allowing Verizon to avoid the collocation rule and general prohibition on antennas in the Historic District. In any event, it would be inappropriate for the Commission to act on a request for adjustment by Staff. The request must come as a Class A application from the applicant.

¹¹ It is also possible that the Gold Creek, Lincoln West, and Bank of the West sites are within 1500' of the Post office which would bar use of the Post Office site and require collocation to one of the existing sites.

The proposed location violates the Policy 50 requirement of collocation. The Verizon application must be denied.

Another Collocation issue. The collocation rule is a good reason for the Commission to decide the Verizon antennas cannot be located at the Post Office Building. Because, if the Commission approves the Verizon application for one antenna project at the Post Office building in the Historic District, there will be more. The fact that Staff would, on own, propose an adjustment to help Verizon obtain a permit in the Historic District is disconcerting. The reason they may have done so is more disconcerting. It is clear it that Verizon wants to stake a claim on the Post Office property, so it can add antennas there in the future. With relaxed enforcement of the Policy 50 requirements and the liberal use of the adjustment power, the Post Office building is, from a purely commercial perspective, an optimal site for antennas. At the January 30 hearing, Applicant's representative said that once the Commission has permitted the Post Office site for Verizon, more carriers can collocate there. She said that in the future, if another provider wanted to collocate, Verizon would expand the view-blocking screened area to provide WCFs for other carriers, possibly making the screened area twice as long. The initial Staff Report noted the proposed location is large enough to allow for future collocation opportunities and supported the applicant's roof-mounted design because it offers the "ability to provide collocation opportunities to other providers in the future."

With the applicant and the Staff pushing for the Historic District location, and Policy 50 expressly favoring collocation, it is inevitable that if the Commission approves the current Verizon application, there will be more and more applications for antennas at the Post Office location in the future. The Verizon application addresses only the impacts of the easily screened single facility it proposes. In considering the Verizon application, the Commission should assume there will be more antennas and weigh the impact of an antenna farm on:

- Public health, safety, and welfare (Policy 50 A.(1)) -- Especially the effects of multiple antennas on the nearby elementary school students, postal workers, post office visitors, and customers of the grocery store, liquor store, and two restaurants;
- The unique aesthetic character, beauty, and historic charm of the town; and

The Commission's willingness to rigorously enforce the protections in Policy 50 and reject schemes to avoid them is the key to the future of the Historic District.

9. Verizon has failed to demonstrate its design will meet FCC RF radiation safety rules

Policy 50 J. (2) States that "All WCFs shall be designed to comply with all applicable laws, rules, and regulations, including, but not limited to, the FCC's RF emission safety rules." Verizon has not provided a demonstration that the proposed antenna design at the Post Office will to comply with the FCC RF emission safety rules.

The Verizon application provided generalities about RF radiation hazards but no Post Office Building site-specific information about compliance with FCC radiation exposure rules. Verizon has site-specific information. The original application includes this statement: "How this site measures in comparison with [the FCC safety] standard is detailed in a report included with the zoning application for this site (Include if legally approved)". Apparently, information about compliance with FCC radiation exposure rules Verizon engineers planned to include in the application has been concealed at the behest of Verizon's lawyers.

There is ample basis for the Commission to deny the Verizon permit because it does not meet the Policy 50 location criteria without considering radiation hazards. There is no need to consider them further. Avoidance of unnecessary radiation exposure will be a major benefit of a denial based on factors other than radiation. In the interest of having a Commission more educated on RF radiation, and in the hope

that in the future it will be more open to discussions on this topic. Exhibit B to this report includes a list of links to article and papers on RF radiation.

10. Denial will avoid the risk of declining property values

It is well established that development of cell phone antennas can cause the value of nearby properties to decline. (See links to the articles in Exhibit B.) Denying the application will avoid the loss of property values in the Historic District.

11. Denial will avoid the risk of losing State or Federal designation of the Historic District

If state or federal authorities determine that, because of commercial development such as the Verizon antennas, the Historic District has ceased to meet the criteria for listing, it can be removed from the National Register. 36 CFR Sec. 60.15.

12. Denial would prevent corporate welfare for Verizon without depriving the community of any significant benefits

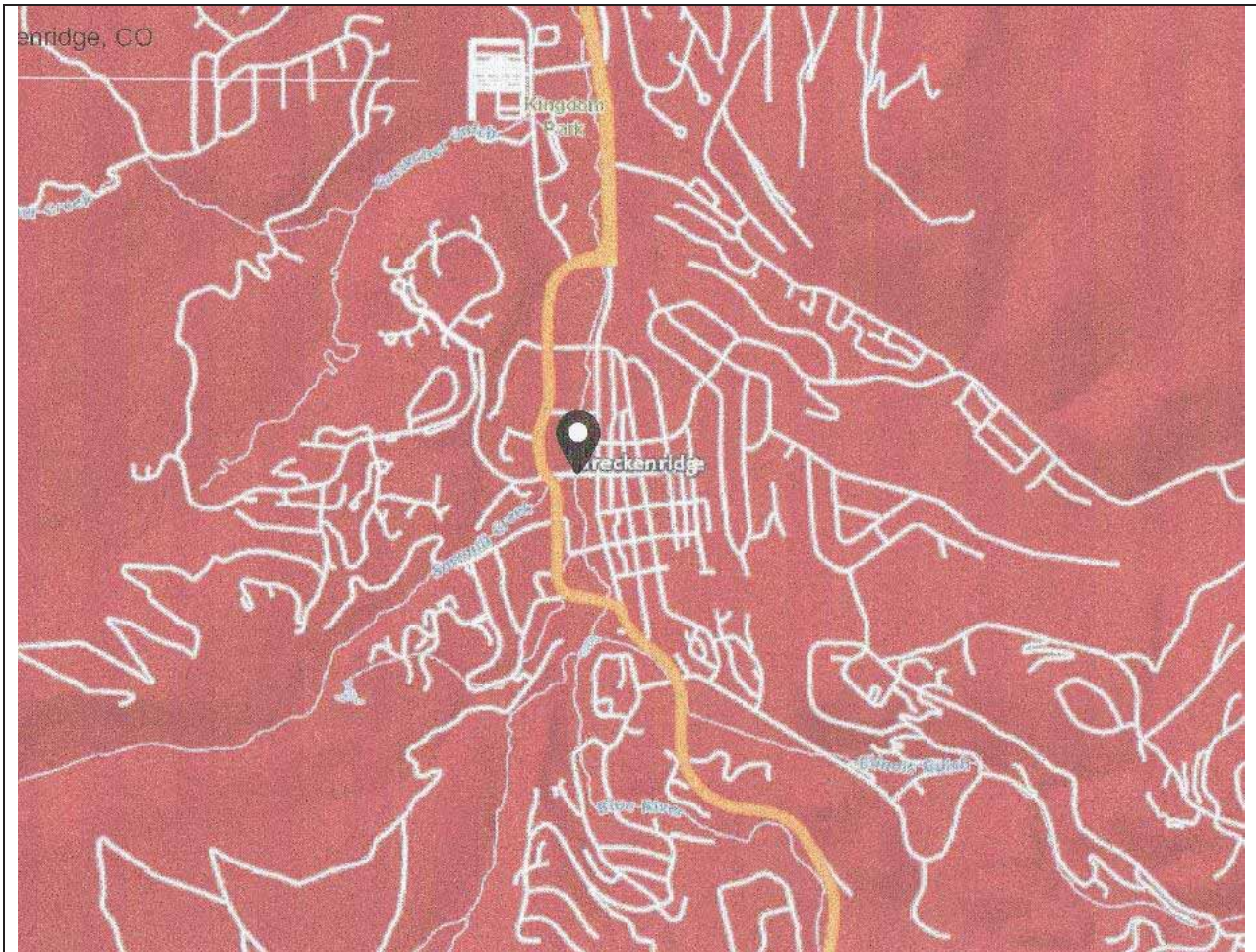
Wireless facility permits are very valuable. Verizon's balance sheet shows \$88 billion worth of wireless licenses. These are spectrum licenses from the FCC, but they have no value unless Verizon has antennas that enable it to exploit that spectrum. For the cost of obtaining a permit, Verizon gets an asset that can generate millions in revenue. Having permits for many WCFs gives a company like Verizon an edge in the highly competitive cell phone market. It would be one thing for the Town to grant Verizon a permit to close a significant gap in existing service. It would be a very different thing for the Town to grant a permit merely so Verizon can improve its service capacity and gain market share from AT&T, Sprint, T-Mobile and others in the market.

The Verizon application does not demonstrate that there is a significant gap in coverage. It does not claim that there will be a significant improvement in service, only that with additional antennas, it will be able to maintain the current level of service if demand grows. There will be no coverage gap elimination benefit from the antennas in the Historic District for its own customers, much less for the rest of the people of Breckenridge who will suffer from the degradation of the Historic District in contravention of Policy 50. . Of course, more antennas will enable the corporation to provide more and better service, including faster download times for YouTube movies, transmission of high resolution photos, and ability to play video games in the central business district. But this area is already well covered by Verizon, other providers, and Wi-Fi. Do we need more drivers and pedestrians on Main St. with their eyes glued to their cell phones? What other benefits does the Verizon project offer to compensate for the intrusion of its antennas into our Historic District.

CONCLUSION

The applicant has not shown that the application conforms to the applicable requirements of Policy 50.

Exhibit A - Verizon Website Coverage Map



Source: Go to the interactive map at <https://www.verizonwireless.com/featured/better-matters/?map=4gte#maps> and enter "Breckenridge CO" in the search box.

Exhibit B - Links to Articles About Wireless Antenna impacts

Articles on impact on property values and public opposition

School Boards Vote to Ban Cell Towers

<https://centerforsaferwireless.us/web/main/index.php/resources/article-archive/84-school-boards-vote-to-ban-cell-towers>

Cell Tower Setbacks at Schools and Daycare Facilities

<https://centerforsaferwireless.us/web/main/index.php/resources/article-archive/85-cell-tower-setbacks-at-schools-and-daycare-facilities>

Property Values Declining Near Cell Towers

20% decline

<https://www.emfanalysis.com/property-values-declining-cell-towers/>

Great article on how Fort Collins residents stopped a cell tower.

<https://www.emfanalysis.com/miracle-in-fort-collins/>

When it comes to cell phone towers, there is increasingly the perception that a family does not want to live next to one. There is good reason for this as the [research on health effects shows](#).

The following articles, videos and studies relate to declining property values around cell tower installations.

1.) 94% of people surveyed would not buy or rent a home next to a cell tower:

<http://www.businesswire.com/news/home/20140703005726/en/Survey-National-Institute-Science-Law-Public-Policy>

2.) Palo Alto community successfully stops a proposed AT&T cell tower at a Catholic church. They cite a 20% drop in property values in other communities. A very effective campaign for any neighborhood to model:

<http://www.nocelltowerat1095channing.com/>

As you can see in this recently [NY Times article](#), Palo Alto residents really don't like having cell towers in their community (even though they are the cradle of wireless technology). What do these tech people know that the rest of the population doesn't?

This [community in Berkeley](#) recently did the same thing. They flooded the planning commission with 187 pages of emails against the tower and the application was denied.

3.) Here is an [excellent study](#) in *The Appraisal Journal* that shows cell tower installations negatively impact property values.

4.) NY Times article on how realtors have a hard time selling homes next to cell towers:

<http://www.nytimes.com/2010/08/29/realestate/29Lizo.html>

5.) This is what the National Association of Realtors has to say on this issue:

<http://www.realtor.org/field-guides/field-guide-to-cell-phone-towers>

6.) Nolo Press article noting successful litigation against cell phone tower installations related to declining property values:

<http://www.nolo.com/legal-encyclopedia/emf-radiofrequency-exposure-from-cell-32210-2.html>

7.) NASA scientist sells home of 25 years in Piedmont, CA (wealthy suburb of San Francisco) because city council approves a DAS cell tower near his

home: <http://sanfrancisco.cbslocal.com/2017/11/15/east-bay-homeowners-challenge-proposed-cellphone-towers/>

8.) Excellent summary of various press articles from around the country related to declining property values around cell towers:

<https://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value>

9.) Study using the mapping software GIS to show that property values were higher on average away from cell phone tower installations:

http://www.prrres.net/papers/Bond_Squires_Using_GIS_to_Measure.pdf

10.) New Zealand study showing that property values decrease after cell phone tower installations:

[New Zealand Study on Declining Property Values Around Cell Towers](#)

11.) Community stops new DAS cell tower system from being installed based on concerns of property values declining (December 15, 2015): Communities all around the country are stopping cell towers in their tracks. I get emails every week about this. Here is one [community in Colorado](#) that stopped a major tower. Also, this [community in Berkeley](#) recently stopped a tower from being built. It can be done if you get your entire community involved. The wealthy community of Hillsborough, CA recently stopped 16 cell towers from being installed after citizen outrage over not being included in the planning process:

12) WE HAVE COVERAGE - Burbank CA community stops wireless facility

<https://sites.google.com/site/nocelltowerinourneighborhood/home/we-have-coverage>

Residents and city officials need to know: There is a burden of proof to be met by the applicant that a truly "significant" gap in coverage actually exists in the location where the applicant proposes to install a wireless facility. Many cities are now requiring this burden of proof be met before accepting proposed wireless facility installation permit applications. Residents also take note: Do your own cell phone survey to supply your local officials with reasons ("substantial evidence") to deny the proposed cell

tower installation or to request that the provider find another feasible, available, and less obtrusive location.

THE HEALTH EFFECTS OF CELL TOWERS

<http://it-takes-time.com/2015/09/22/health-effects-of-cell-towers/>

How well is the FCC monitoring radiation levels? Sen. Richard Blumenthal of Connecticut and Rep. Anna Eshoo of California believe the FCC has dropped the ball when it comes to monitoring and regulating the safety of cell towers, especially when it comes to cell site workers. The lawmakers issued a [challenge to the FCC on September 17, 2015](#),

STUDIES THAT DEMONSTRATE A HEALTH RISK

Excessive exposure to RF radiation leads to well-documented potential harms, especially to workers who spend time near the antenna and in the line of the antenna's beam. At sufficient power levels and exposure durations, RF radiation has the ability to heat biological tissue. Thermal effects can include eye damage, sterility, and cognitive impairments.

The World Health Organization officially classifies electromagnetic radiation a [possible 2B carcinogen](#). (The same category as lead, DDT, and styrene.)

The following studies suggest short-term and long-term health risks within 300-400 meters of a cell tower. (Less than three-tenths of a mile) [Santini Study](#)

This is a compelling survey of 270 men and 260 women showing changes in symptoms in relation to cell tower proximity. Note the decrease in reported headaches the further from the cell site.

More Links to articles on Health and Safety effects

<https://www.emfanalysis.com/tbp/>

- 1.) <https://smartgridawareness.org/rf-health-effects/comparison-values/>
- 2.) http://web.archive.org/web/20151106220650/http://www.sf-planning.org/ftp/files/currentplanning/wireless/FAQ_Small_Cell_Streetlight_and_Transit_Poles.pdf
- 6.) <https://www.emfanalysis.com/wp-content/uploads/2015/06/blackman-modulation-2009.pdf>
thermal and non-thermal radiation
- 7.) <http://www.nature.com/articles/srep14914>
- 8.) <https://www.youtube.com/watch?v=8YBxyY8FoOs> and <https://www.youtube.com/watch?v=e m9LAE0VW7Q>
- 9.) <http://ehtrust.org/newsletter-allan-frey-and-the-inconvenient-truth-about-radio-frequency-radiation/>
- 10.) <http://www.ncbi.nlm.nih.gov/pubmed/18821198>

- 11.) <http://www.ncbi.nlm.nih.gov/pubmed/12782486>
- 12.) <http://www.bioinitiative.org/conclusions/>
- 13.) <https://www.emfanalysis.com/wp-content/uploads/2014/09/Naval-Medical-Research-Institute-2300-Studies-on-EMF-Health-Effects.pdf> & <https://www.emfanalysis.com/research/>
- 14.) <http://www.emf-portal.de/>
- 15.) http://www.powerwatch.org.uk/news/20041222_reflex.asp
- 16.) <https://www.emfanalysis.com/wp-content/uploads/2016/04/2010-REFLEX-Study-Presentation-Franz-Adlkofer.ppt>
- 17.) Page 3: <https://www.emfanalysis.com/wp-content/uploads/2016/04/Franz-Aldkofer-on-EHS-and-EMF-Science.pdf>
- 18.) <http://www.tandfonline.com/doi/abs/10.3109/09553001003734501>
- 19.) <http://www.sciencedirect.com/science/article/pii/S0006291X15003988>
- 20.) <http://microwavenews.com/news-center/ef-animal-cancer-promotion>
- 21.) <https://web.archive.org/web/20150314205433/http://m.jacobs-university.de/2015/03/higher-tumor-rates-through-exposure-to-electromagnetic-fields/>
- 22.) <https://globalmedicaldiscovery.com/key-scientific-articles/electromagnetic-fields-act-via-activation-voltage-gated-calcium-channels-produce-beneficial-adverse-effects/>
- 23.) <https://www.emfanalysis.com/wp-content/uploads/2015/06/EMF-Effects-via-Voltage-Gated-Calcium-Channels-Dr-Martin-Pall.pdf>
- 24.) <https://www.emfanalysis.com/wp-content/uploads/2016/03/Nitric-Oxide-and-Peroxynitrite-in-Health-and-Disease.pdf>
- 25.) <https://www.emfanalysis.com/wp-content/uploads/2016/03/VGCC-Non-Thermal-Mechanism-and-Potential-Solutions.pdf>
- 26.) <https://www.youtube.com/watch?v=Up8bqiJN2k>
- 27.) <http://ecee.colorado.edu/~ecen4341/supplement/Barnes%20Greenebaum%20IEEE%20article%20March%202016.pdf> or <https://www.emfanalysis.com/wp-content/uploads/2017/03/IEEE-Biological-Effects-of-EMF.pdf>
- 28.) http://ethics.harvard.edu/files/center-for-ethics/files/capturedagency_alster.pdf
- 29.) <https://www.gpo.gov/fdsys/pkg/FR-2013-06-04/pdf/2013-12713.pdf>

From pages 7 & 8 of the Federal Register document: "Because the **Commission does not claim expertise as a *de facto* health agency**, it necessarily considers the views of federal

health and safety agencies and institutes that continue to address RF exposure issues in formulating such judgments. The Commission notes that the international community has been active in this area, with the World Health Organization (WHO) initiating its electromagnetic fields (EMF) program in 1996 and continuing its broad efforts in this area. The International Commission on Non-Ionizing Radiation Protection (ICNIRP) published exposure guidelines in 1998, and the Institute of Electrical and Electronics Engineers (IEEE) published a major revision to its RF exposure standard in 2006.“

30.) <http://www.icnirp.org/>

31.) http://www.iarc.fr/en/media-centre/pr/2011/pdfs/pr208_E.pdf

32.) <https://betweenrockandhardplace.wordpress.com/2016/04/08/is-icnirp-reliable-enough-to-dictate-meaning-of-science-to-the-governmental-risk-regulators/>

33.) <https://www.homefibre.at/en/the-system/for-end-user/>

34.) <http://fibertothethehome.hubersuhner.com/en/Solutions/Fiber-in-the-Home/Fiber-in-the-Home-general-information>

35.) <https://www.youtube.com/user/FibreintheHome>

36) <https://centerforsaferwireless.us/web/main/index.php/resources/article-archive/89-research-on-living-near-cell-towers>

37) <https://www.mast-victims.org/index.php?content=journal>

38) <https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>

39) <https://centerforsaferwireless.us/web/main/index.php/why-wireless-safety/electrosmog-exposure>

40) <https://centerforsaferwireless.us/web/main/index.php/resources/article-archive/88-living-near-cell-towers>

41) <https://www.safespaceprotection.com/emf-health-risks/emf-health-effects/cell-towers/>

42) <https://www.emfanalysis.com/new-paradigm-emf-science/>

- [Kempton West Study \(2007\)](#)

Researchers measured blood levels of serotonin and melatonin in 25 participants before and after the activation of a new cell site. There were unfavorable changes in almost all participants.

- [Naila Study \(2004\)](#)

Researchers discovered a threefold increase in cancers after five years exposure to microwave radiation from a nearby mobile phone mast transmitter compared to those patients living further away.

- [France Questionnaire \(2003\)](#)

Researchers in France found significant health effects on people living within 300 meters of mobile phone base stations. Fatigue, sleep disturbance, headaches, concentration problems,

depression, memory problems, irritability, cardiovascular problems, hearing disruption, skin problems, dizziness, etc.

(For a comprehensive list of studies linking cell towers to adverse health effects, see [Electromagnetic Health](#).)

As noted above current FCC regulations are based on thermal effects. Thanks to the [BioInitiative Report 2012](#) we now have a compilation of more than 1800 studies showing biological effects from non-ionizing radiation.

In May 2016, the U.S. government released preliminary findings for a \$25 million rat study linking cell phone radiation to cancer. See [NTP Study: Cell Phones and Cancer](#).

[Biological Effects from Exposure to Electromagnetic Radiation Emitted by Cell Tower Base Stations and Other Antenna Arrays](#), by B. Blake Levitt and Henry Lai

Abstract: The siting of cellular phone base stations and other cellular infrastructure such as roof-mounted antenna arrays, especially in residential neighborhoods, is a contentious subject in land-use regulation. Local resistance from nearby residents and landowners is often based on fears of adverse health effects despite reassurances from telecommunications service providers that international exposure standards will be followed. Both anecdotal reports and some epidemiology studies have found headaches, skin rashes, sleep disturbances, depression, decreased libido, increased rates of suicide, concentration problems, dizziness, memory changes, increased risk of cancer, tremors, and other neurophysiological effects in populations near base stations. The objective of this paper is to review the existing studies of people living or working near cellular infrastructure and other pertinent studies that could apply to long-term, low-level radiofrequency radiation (RFR) exposures. While specific epidemiological research in this area is sparse and contradictory, and such exposures are difficult to quantify given the increasing background levels of RFR from myriad personal consumer products, some research does exist to warrant caution in infrastructure siting. Further epidemiology research that takes total ambient RFR exposures into consideration is warranted. Symptoms reported today may be classic microwave sickness, first described in 1978. Nonionizing electromagnetic fields are among the fastest growing forms of environmental pollution. Some extrapolations can be made from research other than epidemiology regarding biological effects from exposures at levels far below current exposure guidelines.

[Electromagnetic Radiation Safety – Cell Tower Health Effects](#) This is an informative website offered by Joel M. Moskowitz, Ph.D., Abstract

Radiofrequency radiations (RFRs) emitted by mobile phone base stations have raised concerns on its adverse impact on humans residing in the vicinity of mobile phone base stations. Therefore, the present study was envisaged to evaluate the effect of RFR on the DNA damage and antioxidant status in cultured human peripheral blood lymphocytes (HPBLs) of individuals residing in the vicinity of mobile phone base stations and comparing it with healthy controls.

The study groups matched for various demographic data including age, gender, dietary pattern, smoking habit, alcohol consumption, duration of mobile phone use and average daily mobile phone use.

The RF power density of the exposed individuals was significantly higher ($p < 0.0001$) when compared to the control group. The HPBLs were cultured and the DNA damage was assessed by cytokinesis blocked micronucleus (MN) assay in the binucleate lymphocytes. The analyses of data from the exposed group ($n = 40$), residing within a perimeter of 80 meters of mobile base stations, showed significantly ($p < 0.0001$) higher frequency of micronuclei (MN) when compared to the control group, residing 300 meters away from the mobile base station/s.

The analysis of various antioxidants in the plasma of exposed individuals revealed a significant attrition in glutathione (GSH) concentration ($p < 0.01$), activities of catalase (CAT) ($p < 0.001$) and superoxide dismutase (SOD) ($p < 0.001$) and rise in lipid peroxidation (LOO) when compared to controls. Multiple linear regression analyses revealed a significant association among reduced GSH concentration ($p < 0.05$), CAT ($p < 0.001$) and SOD ($p < 0.001$) activities and elevated MN frequency ($p < 0.001$) and LOO ($p < 0.001$) with increasing RF power density.

[International EMF Scientist Appeal](#) More than 200 scientists from 39 countries are calling on the World Health Organization and the United Nations to adopt more protective exposure guidelines in the face of increasing evidence of risk.

https://emfscientist.org/images/docs/International_EMF_Scientist-Appeal.pdf

Planning Commission Staff Report

Subject: Ten Mile Conference Room
(Preliminary Hearing– PL#2018-0071)

Proposal: Construction of a 7,859 square foot replacement conference facility that connects to the adjacent Liftside Building conference areas.

Date: April 18, 2018 (For meeting of May 1, 2018)

Project Manager: Jeremy Lott, AICP, Planner II

Applicant: Village at Breckenridge Acquisition Corp., Kyle Griffith
Zehren and Associates, Patrick Fortner

Owner: Village at Breckenridge Acquisition Corp.

Address: 505 South Park Avenue

Legal Description: Village at Breckenridge, Subdivision #1, Lot 13 & Four Seasons Subdivision #2, Tract D

Land Use District: 23: Residential: Multi-family, Lodge or Hotel (20 UPA); Commercial 1:3 FAR (Special review)

Site Area: 0.28 acres (12,430 sq. ft.)

Site Conditions: The site is currently vacant with the exception of a couple of concrete barriers and some utility equipment (which are planned to be removed or relocated). There is a 5’ utility easement along the western property line and along a portion of the southern property line. A portion of a Right-of-Way easement crosses the southwestern portion of the property. The site is relatively flat with a 3 foot grade change and a 2.7% slope. There is a driveway that crosses the southwestern corner of the site and connects to the property to the south. On Tract D, there is an existing hallway which connected this lot to the adjacent Liftside Building. This hallway is proposed to be demolished.

Adjacent Uses: North: Village Road/Park Avenue & F Lot parking lot
South: The Village at Breckenridge Hotel hot tub area & Maggie Building (commercial)
East: The Village at Breckenridge Hotel (Liftside Building)
West: Chateaux Condominium Hotel

Density:

Allowed under Master Plan	0 sq. ft.
Allowed under LUGs:	4,143 sq. ft.
Proposed density:	7,859 sq. ft.
Previous density:	9,000 sq. ft.

Mass:	Allowed under LUGs:	4,971 sq. ft.
	Proposed mass:	7,859 sq. ft.
F.A.R.:	1:0.63	
Total:	Lower Level:	528 sq. ft.
	Main Level:	7,859 sq. ft.
	Total	8,387 sq. ft.
Height:	Recommended:	2 Stories (13 feet each; 26 feet)
	Proposed:	North: 26 ft. (overall)
		East: 26.5 ft. (overall)
		South: 26.5 ft. (overall)
		West: 16.5 ft. (overall)
Lot Coverage:	Building / non-Permeable:	7,859 sq. ft. (63.2% of site)
	Hard Surface / non-Permeable:	947 sq. ft. (7.6% of site)
	Open Space / Permeable Area:	3,624 sq. ft. (29.2% of site)
Parking:	Required:	20 spaces
	Proposed:	0 spaces
Snowstack:	Required:	236 sq. ft. (38%)
	Proposed:	365 sq. ft. (5%)
Setbacks:	Required:	0 ft.
	Front (North):	2 ft.
	Side (West):	10 ft.
	Side (East):	1 ft.
	Rear (South):	15 ft.

Item Background

The building on this location was originally constructed as a cinema in 1972. The property was incorporated as part of the Village at Breckenridge Master Plan, which was approved in 1984. In February of 1990, a Change of Use Development Permit was approved for the conversion of the structure to be repurposed as conference/meeting rooms. In January 2017, the building on the site collapsed due to a large amount of snow accumulating on the structure's roof. Patrick Fortner, Zehren and Associates, is designing a new structure as a conference facility.

Planning Commission Comments From Previous Meeting:

On February 20, 2018 the Planning Commission held a worksession for this application. Questions staff had for the Commission were related to:

- Density - agreement that density on the property should be allowed to construct up to the same square footage as the previous building even though the Master Plan governing the property did not allocate any density on the lot;
- Building height – agreed on a two story maximum height of 26 feet, which is consistent with the Land Use Guidelines (LUD 23). Any height over 26 feet would be given negative points. The proposal had an overall height of 30 feet, which would result in negative five (-5) points.
- Whether or not a pedestrian access sidewalk would qualify for positive points – did not support giving positive points for the pedestrian access across the property because the sidewalk was too narrow.

Changes From the Previous Submittal

Since the February 20, 2018 worksession, the plans have been modified to remove the pedestrian access sidewalk/easement, reduction in building height, and removal of landscaping from the right-of-way.

Staff Comments

Density, building height, and pedestrian access easement were discussed at the previous work session. This preliminary hearing focuses on parking, site circulation including loading, snow stacking and refuse and is not inclusive of all code topics.

The original PUD for this property was approved in 1979 – after the original building was constructed. The PUD included a provision that required 603 parking spaces. When the original 1983 Master Plan was approved, it superseded the PUD. At that time, all of the properties within the Master Plan area were under one ownership. Since then, ownership has changed on several of the properties. The subject property (Lot 13 and Tract D) was sold to a different entity. F Lot was sold off and eventually came under the ownership of the Town. Due to different ownership, portions of the Master Plan area have received updates while others have not. Throughout its existence, one common theme associated with the entire Master Plan area has been parking and the issues surrounding it.

Section 9-1-5 of the Development Code defines a “nonconforming structure” as “a structure which was lawful when constructed, but which does not comply with the absolute policies of this chapter.” If a nonconforming structure is destroyed by fire or other calamity and is proposed to be reconstructed, Section 9-1-12 of the code requires the Planning Commission to identify those absolute and relative policies which shall apply to the review of the application to reconstruct the structure. In making the determination of which absolute and relative policies of the Development shall apply, the code states:

The planning commission shall be guided by the principles that: a) the repair or reconstruction of a damaged nonconforming structure shall not result in a greater degree of nonconformity than existed immediately prior to the structure being damaged, and b) a damaged nonconforming structure should be brought into compliance with the then current requirements of this (code) to the extent possible.

Staff reviewed the Non-Conforming Structure policy, but felt it is not applicable to this proposal because several things have changed since the adoption of the original Master Plan. If Section 9-1-12 were to be used, staff feels that all Policies within the Development Code should be made applicable to the proposal. In reviewing the Village at Breckenridge Master Plan, the building on Lot 13 (subject property) was identified only as “existing.” Parking, density, and height were not addressed in either the

original Master Plan or any subsequent amendments. Due to the lack of specific guidance pertaining to Lot 13 in the Master Plan, the proposal was reviewed under the full Code.

Parking (18/A & 18/R): Neither the original 1983 Village at Breckenridge Master Plan nor the 1986 Master Plan Update addressed parking or density for Lot 13 (Subject Lot). In 1990, a Change of Use was approved for the conversion of the cinema to a conference center. It was noted in that staff report that parking requirements were not “increased” by the change of use (which seems to imply that there was a parking requirement for Lot 13). Further, in the early 1990s discussions at Planning Commission were had between the owner at the time, Town Staff, and the Planning Commission for the purpose of updating the Master Plan. Parking and density were included as part of the discussions but the update was never adopted. The Original Master Plan Agreement in 1983 states “*Determination of adequacy of parking shall be made during each Master Plan or project review.*” This was reinforced in a 1998 Memo from John A. Humphreys Associates, the owner’s representative at the time, to Town Staff that the Original 1983 Master Plan and its subsequent amendments were still applicable.

The original Village at Breckenridge Master Plan included F Lot as a parking area for the Village. However, in 1992, the lot was sold to the Town. At that time, the Ski Area held a long-term (99 year) Lease on F Lot that allowed it to use F Lot for skier parking from November 1 – April 30 of each year. The rest of the year, F Lot was used by the then owner of the property (The Breckenridge Company). In connection with the Town’s purchase of F-Lot, the Ski Area voluntarily terminated the Lease so that the Town could have unrestricted use of F-Lot on a year-round basis.

With the Ten Mile Room, the applicant is proposing to connect to the adjacent Liftside building and use the existing underground parking garage to fulfill its parking requirements. This building and garage are owned by the Village at Breckenridge HOA, not the applicant for the Ten Mile Room. Sixty three (63) parking spaces within this underground garage are required to be available to the public for the commercial uses within the Village overall. It is staff’s opinion that if any of the 63 spaces are being offered as the solution to bring the application into compliance with the Development Code, then because they are on someone else’s property, there needs to be a perpetual commitment for the spaces to be available for this use. At this point, no such agreement has been submitted. Absent a perpetual parking agreement, staff believes the applicant should provide off street parking on the subject property.

The Town Code requires 3.1 spaces per 1,000 square feet within the Service Area for Conference Centers. Outside of the Service Area, where the subject property is located, the parking requirement is determined by special review of the Director and Planning Commission. A summary of comparable is provided below:

- The proposal includes 7,859 square feet of conference space.
- If the 3.1 per 1,000 square foot ratio for Conference Centers (inside of the Service Area) is used, 25 spaces would be required.
- The nearby Beaver Run Conference Center (outside of the Service Area) is parked at 2.5 spaces per 1,000 square feet. If this ratio is used, 20 spaces would be required.

Development Code Section 9-3-8(C). states, “*No new development or change of use for which off street parking is required under this chapter may be approved unless compliance with the requirements of this section is achieved.*” Because sufficient information in regard to parking has not been provided, Staff is not supportive of the application as presented and recommends that the Commission support that 20 parking spaces is required based on the precedent set with the Beaver Run conference facility nearby and Outside of the Service Area. Section 9-1-17(6)(C). of the Code addresses precedent and states: “*If a*

proposed development is in substantially the same factual situation in relation to a policy as a previous development and implements the policy in substantially the same manner and degree as the previous development, there is a rebuttable presumption that it will be treated the same as the previous development.” Staff found no other similar cases for precedent.

With the parking requirement not being able to be met on site, the proposal appears to fail Policy 18/A (Absolute) Parking. Absent adequately addressing parking on site, staff believes the applicant should apply for a Development Agreement (Chapter 9) to address this policy or provide the parking on site. Does the Planning Commission concur that the parking is not being met?

Density/Intensity (3/A & 3/R)/Mass (4/R): Density was addressed at the February 20, 2018 Planning Commission meeting. The Master Plan does not provide a specific density or mass allotment for this property. At the February 20, 2018 meeting the Town Attorney told the Planning Commission that he believed that the density and mass that existed on the site at the time of the collapse of the previous structure should be allowed in connection with the construction of the proposed new structure. The Planning Commission agreed with the Town Attorney. The proposed structure is less than the previously recognized density. Staff has no concerns.

Building Height (6/A & 6/R): The Master Plan does not address a specific allowed height for this property. The Land Use Guideline for this property states that *“The determination of acceptable building heights will be made during the development review process, but generally, buildings in excess of two stories are discouraged.”* The Code defines the first two stories as 13 feet each and 12 feet for any additional stories beyond the first two. One-half (1/2) story is equal to six (6) feet. Any structure up to one-half story taller than the recommendation receives negative five (-5) points. The maximum structure height without receiving negative points is 26 feet. Any height between 26 and 32 feet would warrant negative five (-5) points. The proposed structure is 26 feet 6 inches at its tallest point as measured from existing grade to the highest point per the flat roof measurement method in Section 9-1-5 Definitions, *Building Height*.

Since the structure is above the recommended LUG height of two stories (26 feet) by 6 inches, the application would receive negative five (-5) points unless modified with the final submittal.

Land Use (Policies 2/A & 2/R): This property is located within Land Use District 23. This District allows commercial uses as a Special Review. Staff has no concerns with the proposed use.

Architectural Compatibility (5/A & 5/R): The proposed structure is similar to the architectural design seen in the Village at Breckenridge. Stucco is proposed under 25% on any elevation. The color of the stucco will match other structures within the Village, including the adjacent Liftside Building. Fiber cement siding is proposed, but does not count towards the maximum 25% non-natural materials. Policy 5/R states, *“Fiber cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.”* Each elevation includes natural stone panels (as a stone base), and wood trim to meet the fiber cement section above. Staff has no concerns.

Placement Of Structures (9/A & 9/R): Policy 9 of the Code states, *“No portion of any structure including overhangs and projections shall be placed closer than one foot (1’) to an adjacent property.”* The application meets this requirement with the exception of the proposed hallway connection to the adjacent Liftside Building. Staff has no concerns with the connection if the applicant is able to submit

approval from the Liftside Building property owner for the connection in a form acceptable by the Town Attorney.

Energy Conservation (33/R): The proposal includes a heated outdoor area of 328 square feet at the northwest corner of the lot. Per past precedent, this proposal would warrant negative one (-1) point for heated outdoor space under 500 square feet. This is consistent with past precedent at the Kelly Residence (PL-2016-0157) and the Watts Residence (PL-2015-0218).

Snow Removal And Storage (13/R): Snow storage provided on Lot 13 is at 38% of the paved areas. On Tract D, the applicant has indicated that the hard surface area is being decreased from what it is today by 764 square feet. The proposed scope of work for Tract D includes the demolition of pavers, demolition of existing connection to the Liftside Building, and installation of new walkway and landscaping. The net result of the changes is a decrease in site coverage by 764 sq ft. This property is fairly large and the applicant has indicated that existing snow stack on this property is adequate.

Refuse (15/A & 15R): The Code encourages all developments to provide for the safe, functional, and aesthetic management of refuse. The applicant proposes the use of a dumpster on an adjacent site (lower level of Liftside building) which is accessed by waste disposal trucks from Park Avenue. The existing dumpster within the Liftside Building is currently used by the conference space within that same building. Because the dumpster is shared with neighboring property owners, Staff recommends giving this application positive two (+2) points. The applicant has provided a letter which states there is an operational agreement with all of the property owners within the Village that explains refuse and loading operations.

Loading (19/A): Loading for the proposed development will be handled in the adjacent Liftside Building. Similar to dumpster usage (Refuse – Policy 15), several properties within the Village use the same loading facility. This is currently located off of Park Avenue, on the north side of the Liftside Building. The applicant has provided a letter which states there is an operational agreement with all of the property owners within the Village that explains refuse and loading operations.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Access and circulation for either pedestrians or vehicles is not proposed to be changed from what currently exists on the site. There is an existing driveway which is adjacent to the property and goes further south to the base area of Peak 9. This is used mainly for emergency access. A connection is proposed to the Liftside Building's conference areas.

Landscaping (22/A & 22/R): Landscaping is proposed on all three visible sides of the structure. This will assist in screening the building from the rights of way. The proposal includes 3 evergreen trees (6-10 feet in height), 11 aspens (2.5"-3" caliper) and 3 chokecherry trees (2.5" caliper). Additional shrubs and grasses are also proposed around the site. Of the total, 3 Aspen trees and one evergreen tree are being proposed on Tract D. Staff has no concerns with the amount of landscaping proposed and feels the presented plan is sufficient. Below is an example of projects that received positive points:

- Looking Glass Residence (PL-2016-0222) – Seven (7) Spruce trees 12' tall, Fifteen (15) Aspen trees 3" minimum in caliper inch, 50% multi-stem – received 2 points
- Moore Residence (PL-2016-0222) – Eight (8) Spruce trees, four (4) 8-foot and four (4) 12-foot, eleven (11) Aspen trees 2.5" minimum caliper inch, 50% multistem – received 2 points

Should the applicant gain positive points for landscaping with the final submittal, additional landscaping similar to the precedent above will be required.

Drainage (27/A & 27/R): There are two drywells on the north side of the proposed structure to accommodate drainage and snow shedding from the roof. The Town Engineer has reviewed the preliminary drainage plans and has no major concerns. 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. Staff has no concerns.

Exterior Lighting: There is lighting proposed on the exterior of the structure. Cut sheets of proposed fixtures have been submitted and meet the requirements of Chapter 12: Exterior Lighting Standards.

Point Analysis (Section: 9-1-17-3):

Staff finds that this application fails Policy 18/A at this preliminary hearing and would need to address this for the next hearing, pending Planning Commission direction. With regard to relative polices, staff is recommending negative six points (-6) and positive two (+2) points, which results in negative four (-4) points with this preliminary hearing however believes that the applicant could make changes prior to the next hearing for a passing point analysis.

Negative Points

- 5 for exceeding the recommended height by 6 inches (6/R)
- 1 outdoor heated area of 328 square feet (33/R)

Positive Points

- +2 shared dumpster (15/R)

Planning Commission Questions:

Staff has the following questions for the Planning Commission at this preliminary hearing:

1. Does the Planning Commission concur with the Staff's opinions on the parking issue?
2. Does the Commission concur with the building height measurement method?
3. Are there any additional comments or changes to the preliminary point analysis?

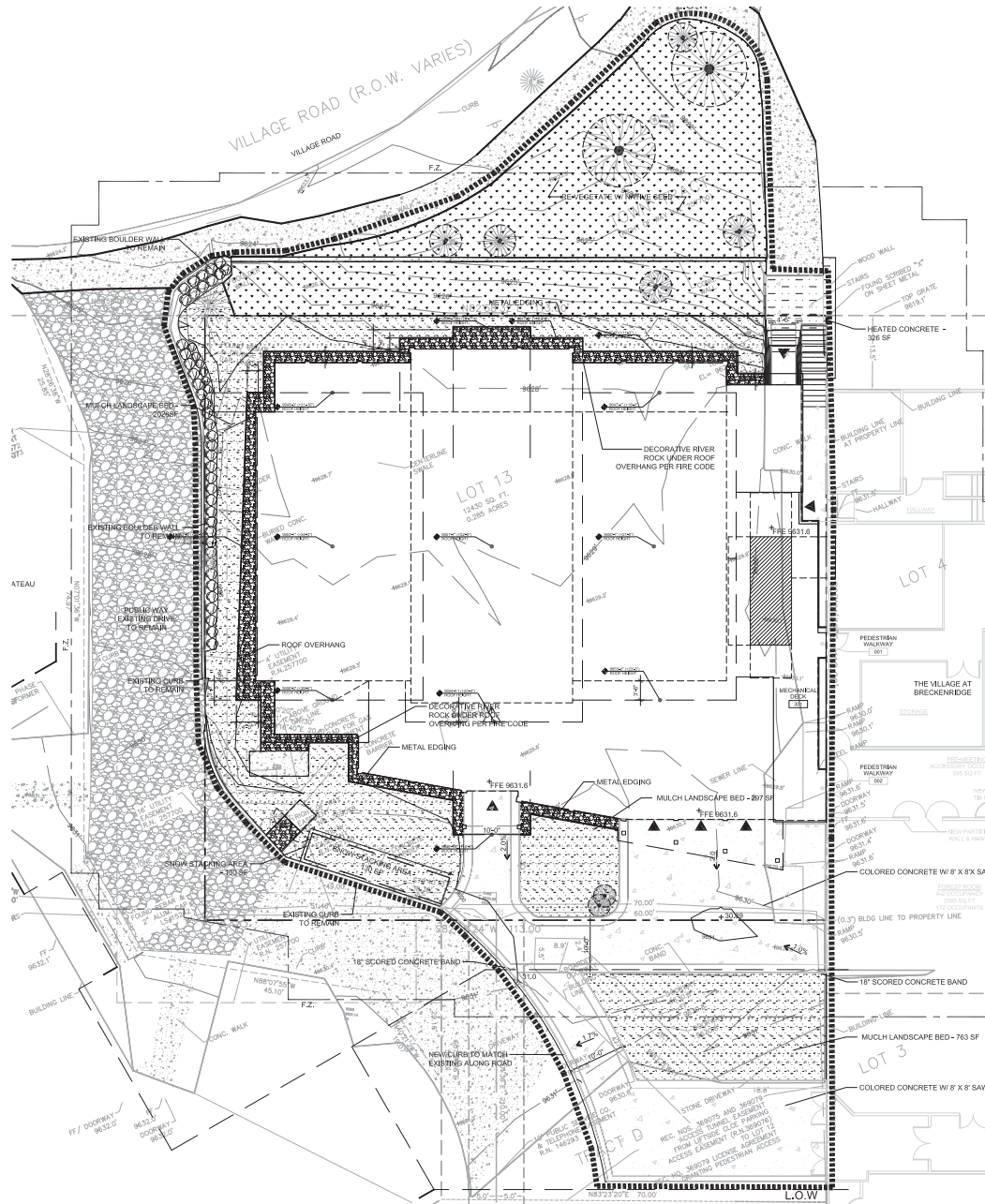
Town Project Hearing Impact Analysis				
Project:	Ten Mile Conference Room	Positive Points	+2	
PL:	PL-2018-0071			
Date:	5/1/2018	Negative Points	- 6	
Staff:	Jeremy Lott, Planer II, AICP			
		Total Allocation:	- 4	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
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)		Square footage recognized through 1990 Change of Use
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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)	- 5	Six Inches over recommend height in 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)		
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)		
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)		
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	Shared dumpster with adjacent building
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	Does Not Comply		No parking proposed
18/R	Parking - General Requirements	1x (-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
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		Shared Loading area with adjacent building
20/R	Recreation Facilities	3x(-2/+2)		
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)		
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)		
24/R	Social Community - Community Need	3x(0/+2)		
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)		
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)	- 1	328 square feet of heated space
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
33/R	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)		
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		

GENERAL NOTES:

- ALL WORK ON PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LOCAL GOVERNING STANDARDS PER THE APPROVED PLANS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATES OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION OR REMOVAL ARE TO BE PRESERVED AND PROTECTED DURING ALL PERIODS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COST AND OR REPLACEMENT FOR ANY ITEM DAMAGED DURING THE COURSE OF WORK.
- CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL AS REQUIRED TO PERFORM THE PROJECT AND TO MEET TOWN OF VAIL SPECIFICATIONS.
- ALL STRUCTURAL ELEMENTS, BOULDERS AND TREES THAT ARE NOT IDENTIFIED FOR DEMOLITION OR REMOVAL ARE TO BE PRESERVED AND PROTECTED DURING ALL PERIODS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COST AND OR REPLACEMENT FOR ANY ITEM DAMAGED DURING THE COURSE OF WORK.
- CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT TO INCLUDE THE WARRANTY AND GUARANTEE OF ALL WORK AND MATERIALS INCLUDED WITHIN THE CONTRACT AS DESCRIBED IN THE GENERAL CONDITIONS.
- ALL SITE AND LANDSCAPE ELEMENTS SHALL BE LOCATED AND Laid OUT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- THE PLANT LISTS AND BID FORM QUANTITIES ARE PROVIDED FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS, THE PLAN SHALL DICATE.
- THE CONTRACTOR SHALL NOT DELIBERATELY PROCEED WITH CONSTRUCTION AS OBSERVED WHEN IT IS OBVIOUS UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, AND OTHER CONFLICTS EXIST THAT WERE NOT KNOWN DURING DESIGN. IN THESE CIRCUMSTANCES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND THE TOWN ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO PROVIDE SUCH NOTICE.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS AND AREAS SHOWN ON THE PLANS, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND TOWN ENGINEER FOR RESOLUTION.
- FINAL LOCATION AND STAKING OF ALL PLANT AND HARDSCAPE MATERIALS SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT PROCEED WITH PLANTING AND FINAL INSTALLATION UNTIL LAYOUT AND STAKING HAS BEEN FULLY APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS SHALL PROVIDE TOWN WITH UNIT COSTS FOR ALL SITE AND LANDSCAPE ELEMENTS AND PLANTINGS AND INCLUDE ALL COSTS FOR MATERIAL, LABOR, TRANSPORTATION, HANDLING, OVERHEAD AND PROFIT, SPECIFICALLY AS REQUEST IN BID FORMS, SEE PROJECT MANUAL.
- ALL BOULDER PLACEMENT IS TO BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT.
- NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT APPROVAL.
- ALL ROADWAY AREAS WITHIN AND SURROUNDING WORK AREAS SHALL BE SWEEP AND CLEANED AT COMPLETION OF WORK EACH DAY AND NO MATERIALS SHALL BE STORED WITHIN OR SURROUNDING THE WORK AREA OVERNIGHT. CONSTRUCTION SHALL NOT BE COMPLETED UNTIL ALL PROJECT AREAS HAVE BEEN CLEANED OF ALL DIRT, DEBRIS, MATERIALS, AND ALL DAMAGED ITEMS REPAIRED WITH ACCEPTANCE BY THE TOWN ENGINEER AND LANDSCAPE ARCHITECT.
- REVEGETATION MEASURES, INCLUDING, BUT NOT LIMITED, SEEDING WITH NATIVE OR HIGH ALTITUDE SEED MIXTURES, BIODEGRADABLE NETTING, STRAW, MULCHING, AND BRIGGATION TO ESTABLISH PLANTING ON CUT/FILL SLOPES ARE REQUIRED. CUT/FILL SLOPES INTENDED FOR PLANTINGS SHALL NOT EXCEED A TWO TO ONE (2:1) GRADIENT. RETAINING WALLS SHALL BE REQUIRED FOR ALL GRADIENTS GREATER THAN 2:1.
- ALL CROSS-SLOPES SHALL NOT EXCEED 2%.
- ALL RAMPS SHALL COMPLY TO ADA STANDARDS AND ARE NOT TO EXCEED A 1:12 RATIO, A HANDRAIL IS REQUIRED FOR ANY AREAS THE EXCEED 5% SLOPE.
- ALL EXISTING CURBS TO REMAIN.
- FOR DETAIL GRADING AND DRAINAGE NOTES SEE SHEET C100.



SYMBOL LEGEND:

- EXISTING TREE DEMO
- EXISTING TREE PRESERVE
- METAL EDGING - 410 LF
- BUILDING ENTRANCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SLOPE PERCENT
- BOULDER WALL
- ANGULAR LANDSCAPE BOULDER - 1.5' x 2.5' - Approx. 49 ROCKS
- COLORED CONCRETE W/ 8' X 8' SAW-CUTS - 2480 SF
- WOOD MULCH (LANDSCAPE / PLANTING AREA) - 2800 SF
- NATIVE SEED RE-VEGETATION - 2770 SF
- 18' WIDE SCORED CONCRETE PAVER EDGE - 300 SF
- 3' DEEP RIVER ROCK EDGE UNDER ROOF OVERHANG PER FIRE CODE - 555 SF
- LIMIT OF WORK
- FIRE ZONE 1
- PROPERTY LINE

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MECHANICAL
 BC BUILDING WORKS
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 (970) 949-6108 (970) 949-6108

BRECKENRIDGE 10 MILE
CONFERENCE ROOM
 505 S PARK ST; BRECKENRIDGE, CO 80424

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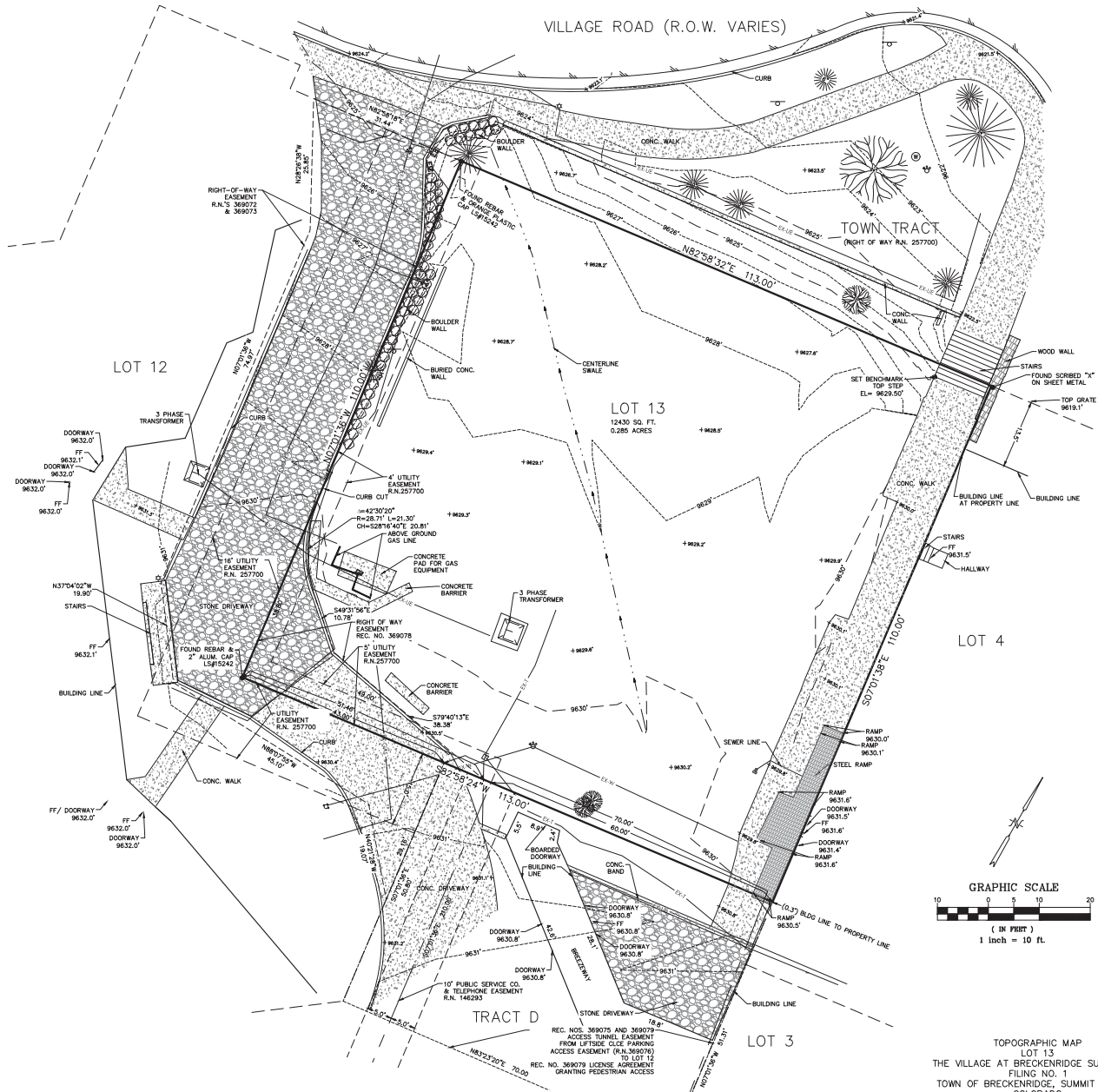
REVISION FOR:		
No.	DATE	COMMENT
A	08/08/2017	FOR DEVELOP. REVIEW
B	08/08/2017	FOR DEVELOP. REVIEW
C	08/08/2017	FOR DEVELOP. REVIEW

SITE PLAN

PROJECT No. 20172558.00 DATE 10/11/2017
 DRAWN BY SC CHECK BY TRV BY
 SHEET No. **L1.01**
 SCALE AS SHOWN



1 SITE PLAN
 LT.01 1" = 10'



LEGEND

- DECIDUOUS TREE WITH APPROX. TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX. TRUNK DIAMETER
- SIGN
- WATER MANHOLE
- WATER SHUT OFF
- FIRE HYDRANT
- CLEAN OUT
- LIGHT POLE
- ELECTRIC BREAKER
- ELECTRIC METER
- GAS VALVE
- GAS METER

- EDGE ASPHALT
- MARKED UNDERGROUND ELECTRIC LINE
- MARKED UNDERGROUND GAS LINE
- MARKED UNDERGROUND TELEPHONE LINE
- MARKED UNDERGROUND WATER LINE

GENERAL NOTES

1. DATE OF TOPOGRAPHY: OCTOBER 25, 2017, ADDITIONAL SHOTS NOVEMBER 28, 2017.
2. PROJECT BENCHMARK: NGS BENCHMARK "FERRIS" ELEVATION = 9741.0' (NAVD 88)
3. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORDED DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP PROVIDED BY LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY, ORDER NO. M2072281, DATED NOVEMBER 27, 2017 AT 5:00 P.M.
4. LOT 13 IS SUBJECT TO PEDESTRIAN INGRESS AND EGRESS TO AND FROM GRANTEE'S PROPERTY (RECEPTION NOS. 369073 AND 369078) AS SHOWN HEREON.
5. LOT 13 IS SUBJECT TO VEHICULAR INGRESS AND EGRESS FOR THOSE SERVICE AND MAINTENANCE VEHICLES REQUIRING ACCESS (RECEPTION NO. 369070) AS SHOWN HEREON.
6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TITLE EXCEPTIONS:

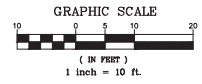
- PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY THE FOLLOWING AFFECT THE SUBJECT PROPERTY:
10. PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND CAL - COLORADO INVESTORS, A GENERAL PARTNERSHIP AS CONTAINED IN INSTRUMENT RECORDED APRIL 11, 1975 AT RECEPTION NO. 18882 AND RECORDED APRIL 12, 1979 AT RECEPTION NO. 18919 (NOT ABLE TO PLOT)
 11. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED MARCH 04, 1994 UNDER RECEPTION NO. 46332. (NOT ABLE TO PLOT)
 12. ALL MATTERS AS DISCLOSED IN ALTA SURVEY OF CINEMA BUILDING AND TRACT D RECORDED DECEMBER 15, 1997 AT RECEPTION NO. 55402. (AS SHOWN HEREON)
 13. TERMS, CONDITIONS AND PROVISIONS OF RECIPROCAL EASEMENT AND PERMITTED ENROACHMENT AGREEMENT RECORDED DECEMBER 15, 1997 AT RECEPTION NO. 55407. (BLANKET IN NATURE)
 14. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING OPERATIONS AND TREATMENT OF ELEMENTS AT THE VILLAGE AT BRECKENRIDGE RECORDED DECEMBER 15, 1997 AT RECEPTION NO. 55407S. (NOT ABLE TO PLOT)

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



DATE: _____



TOPOGRAPHIC MAP
LOT 13
THE VILLAGE AT BRECKENRIDGE SUBDIVISION
TOWN OF BRECKENRIDGE, SUMMIT COUNTY,
COLORADO



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
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P.O. Box 1576 • Avon, Colorado 81620
(970) 949-6000 FAX (970) 949-1000

CIVIL
MARTIN & MARTIN
ADVANCE AND NEWELL

MECHANICAL
BC BUILDING WORKS
BC BUILDING WORKS

(970) 949-6108
(970) 949-6108

SEAL

**BRECKENRIDGE 10 MILE
CONFERENCE ROOM**
505 S PARK ST; BRECKENRIDGE, CO 80424

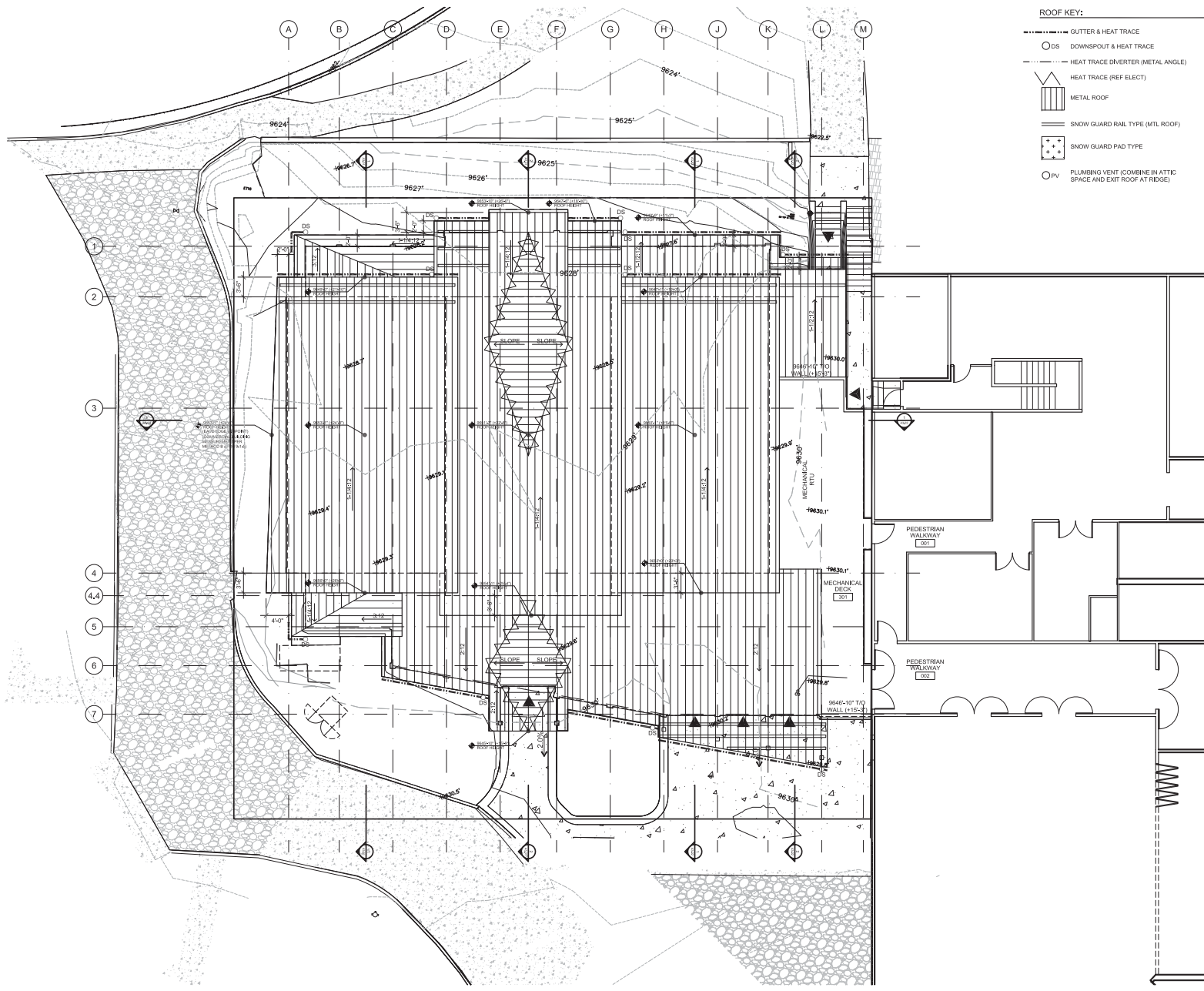
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BUILD FOR:		
No.	DATE	COMMENT
A		REVISION TO DEVELOP REVIEW
B		REVISION TO DEVELOP REVIEW

EXISTING CONDITIONS

PROJECT NO.	DATE
20172558.00	10/11/2017

9887# **C010**
SCALE AS SHOWN



- ROOF KEY:**
- GUTTER & HEAT TRACE
 - DS DOWNSPOUT & HEAT TRACE
 - HEAT TRACE (DIVERTER (METAL ANGLE))
 - HEAT TRACE (REF ELECT)
 - ▨ METAL ROOF
 - ▨ SNOW GUARD RAIL TYPE (MTL ROOF)
 - ▨ SNOW GUARD PAD TYPE
 - PV PLUMBING VENT (COMBINE IN ATTIC SPACE AND EXIT ROOF AT RIDGE)

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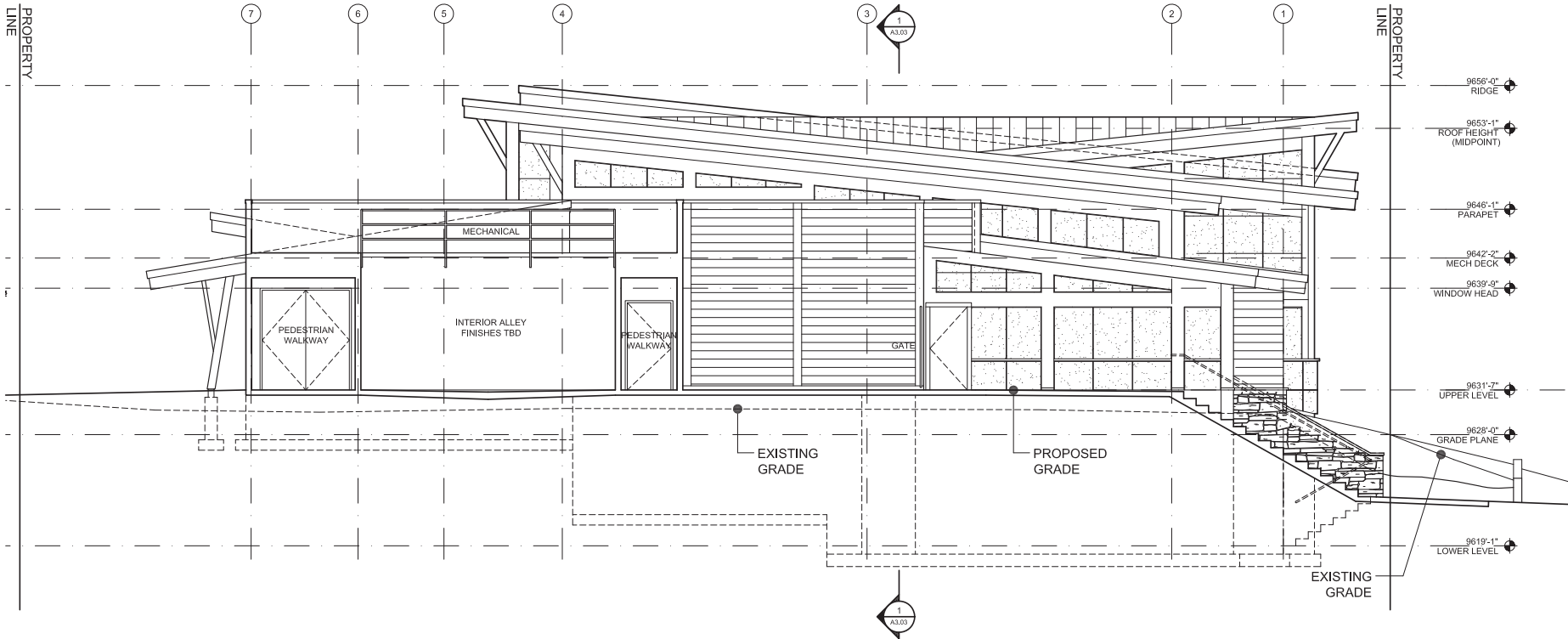
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REVISION FOR:		
No.	DATE	COMMENT
A	08/08/2017	FOR DEVELOP. REVIEW
B	08/08/2017	FOR DEVELOP. REVIEW
C	08/08/2017	FOR DEVELOP. REVIEW
D		
E		
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H		
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J		
K		
L		
M		

PROJECT No.		DATE	
20172558.00		10/11/2017	
DRAWN BY	CHEK BY	TRV BY	
PF			
SHEET No.			
A1.03			
SCALE			
AS SHOWN			

1 ROOF PLAN
 AT.03 1/8" = 1'-0"



1 ELEVATION - EAST
AS.03 1/4" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
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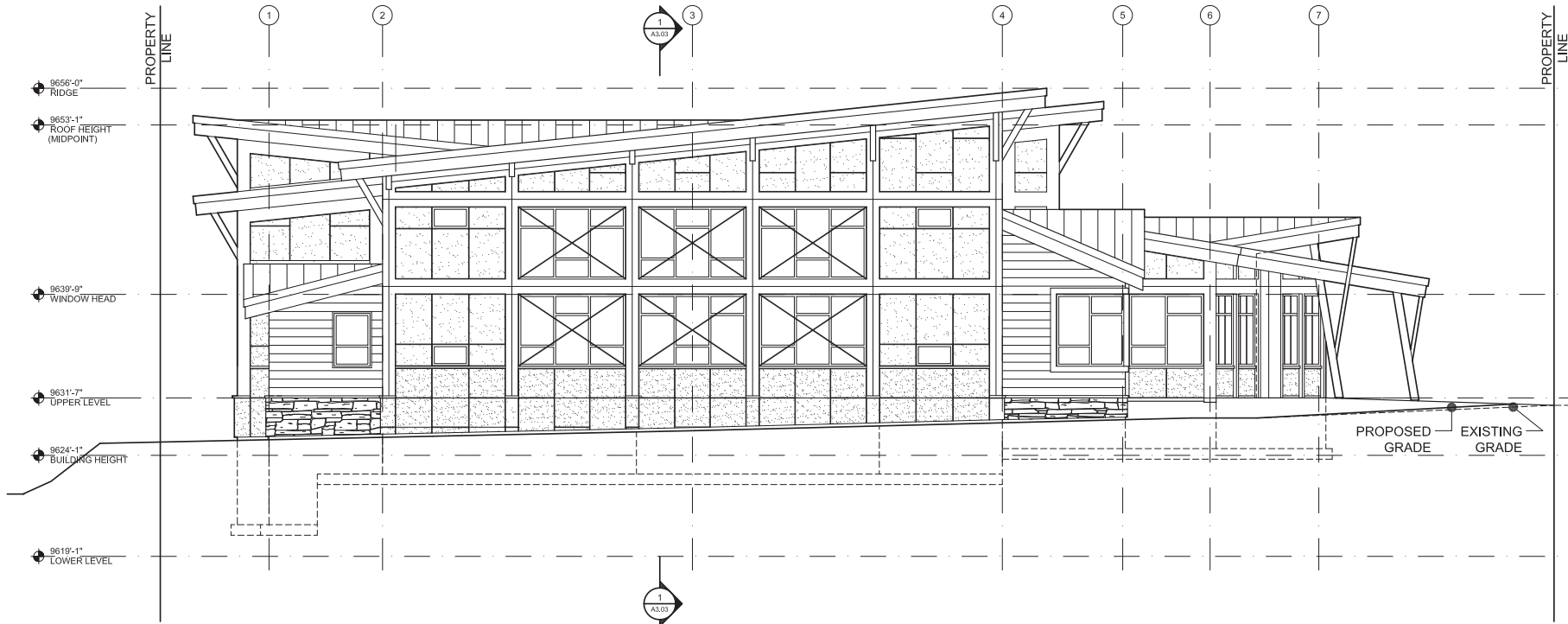
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REVISION FOR:		
No.	DATE	COMMENT
A	08/08/2017	FOR DEVELOP. REVIEW
B	09/06/2017	FOR DEVELOP. REVIEW
C	10/11/2017	FOR DEVELOP. REVIEW
REVISIONS TO BE MADE:		

**EXTERIOR
 ELEVATIONS**

PROJECT No.	DATE	
20172558.00	10/11/2017	
DRAWN BY	CHE BY	TRV BY
PF		
SHEET No.	A2.04	
SCALE	AS SHOWN	



1 ELEVATION - WEST
A2.03 1/4" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
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Sunset Boulevard, Suite 300
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**BRECKENRIDGE 10 MILE
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**10 MILE
CONFERENCE ROOM**
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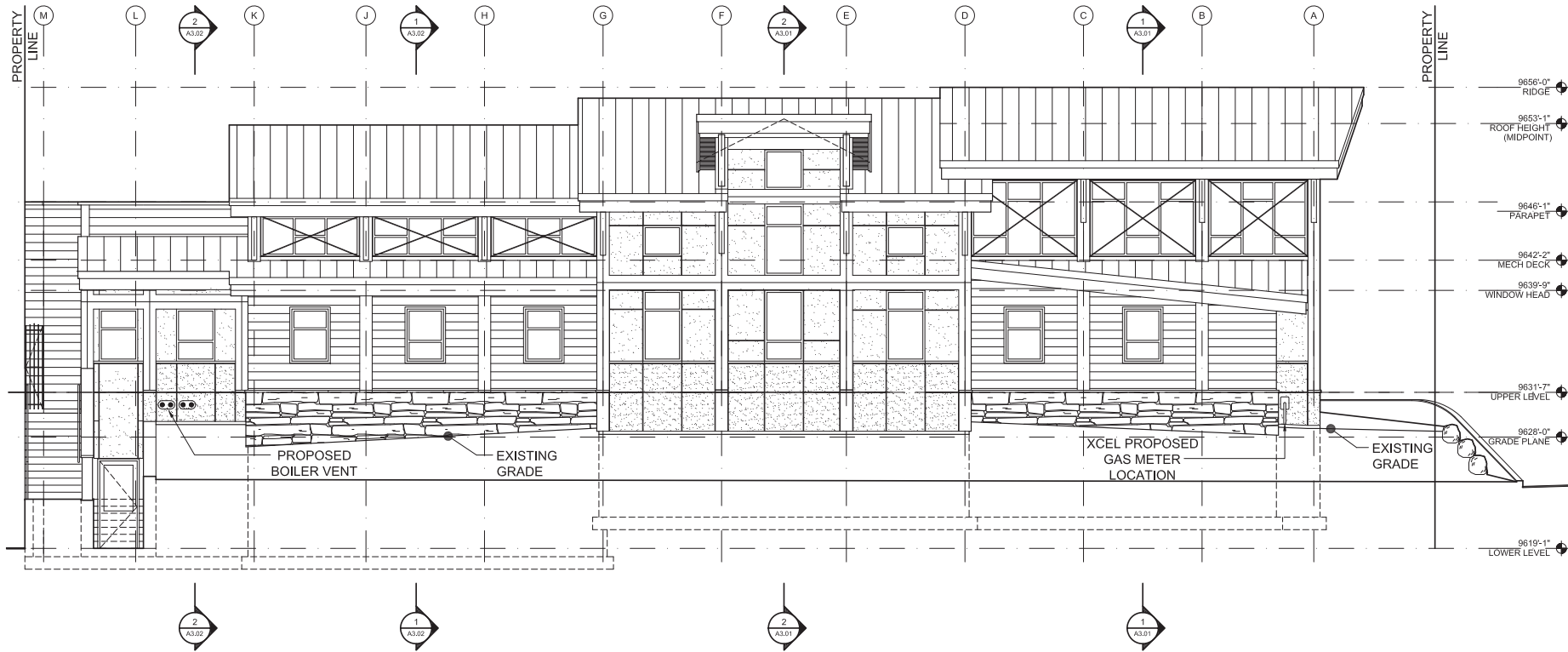
REVISIONS		
No.	DATE	COMMENT
A	04/08/15	FOR DEVELOP. REVIEW
B	08/08/15	FOR DEVELOP. REVIEW
C	08/08/15	FOR DEVELOP. REVIEW

**EXTERIOR
ELEVATIONS**

**EXTERIOR
ELEVATIONS**

PROJECT No.	DATE
20172558.00	10/11/2017
DRAWN BY	CHE BY
PF	
CHECKED BY	TRV BY

SHEET No.	SCALE
A2.03	AS SHOWN



1 ELEVATION - NORTH
 A2.02 1/4" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
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 10181 E. South
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MECHANICAL
 MORRICE AND NEWELL
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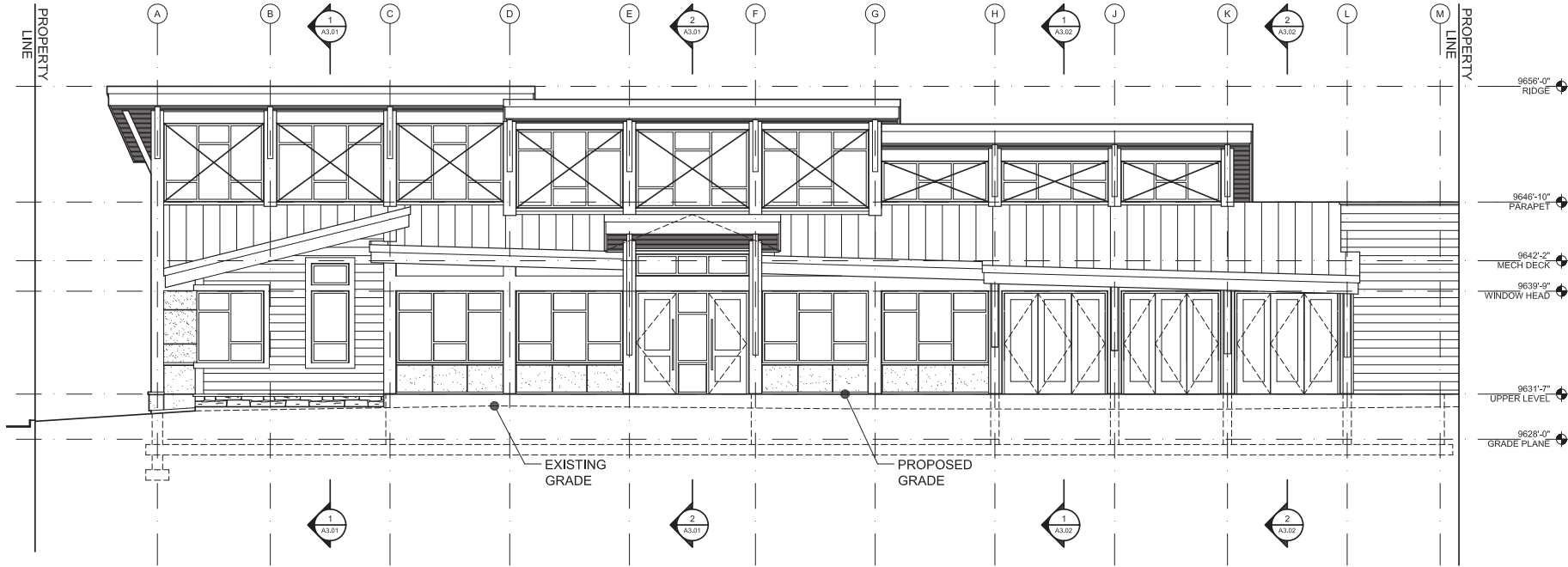
REVISIONS		
No.	DATE	COMMENT
A	04/20/2017	FOR DEVELOP. REVIEW
B	08/08/2017	FOR DEVELOP. REVIEW
C	08/29/2017	FOR OWNER UPDATES

**EXTERIOR
 ELEVATIONS**

PROJECT No.	DATE	
20172558.00	10/11/2017	
DRAWN BY	CHE BY	TRV BY
PF		

SHEET No.
A2.02

SCALE
 AS SHOWN



1 ELEVATION - SOUTH
A2.01 1/4" = 1'-0"

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9709 949-6007
ADVANCE AND NEVELL
9709 949-7768

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NO.	DATE	COMMENT
A	04/08/15	FOR DEVELOP. REVIEW
B	08/08/15	FOR DEVELOP. REVIEW
C	08/08/15	FOR DEVELOP. REVIEW

**EXTERIOR
ELEVATIONS**

PROJECT NO. 20172558.00	DATE 10/11/2017
DRAWN BY PF	CHE BY TEW BY

Sheet No. **A2.01**
SCALE AS SHOWN



1 ELEVATION - SOUTH
AS SHOWN

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 Suite 200
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NO.	DATE	REVISION
A	10/11/2017	FOR PERMIT REVIEW
B	10/11/2017	FOR PERMIT REVIEW

**EXTERIOR
 ELEVATIONS**

PROJECT NO.	DATE
20172538.00	10/11/2017
DRAWN BY	CHE BY
PF	

SHEET NO.
A2.05
 SCALE
 AS SHOWN



1 ELEVATION - WEST
1/4" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
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101 E. Pecos
C-Colorado, 81101
8050 MILLAPO, CO 80511 (303) 641-1212

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Breckenridge, CO 80424
8773 946-2237 FAX 8773 949-1280

CIVIL
MARTIN & MARTIN
STRUCTURAL
MORRICE AND NEWELL

8773 936-6027
8773 949-7748

MECHANICAL
BO BUILDING WORKS
ELECTRICAL
BO BUILDING WORKS

8773 949-4108
8773 949-4108



**BRECKENRIDGE 10 MILE
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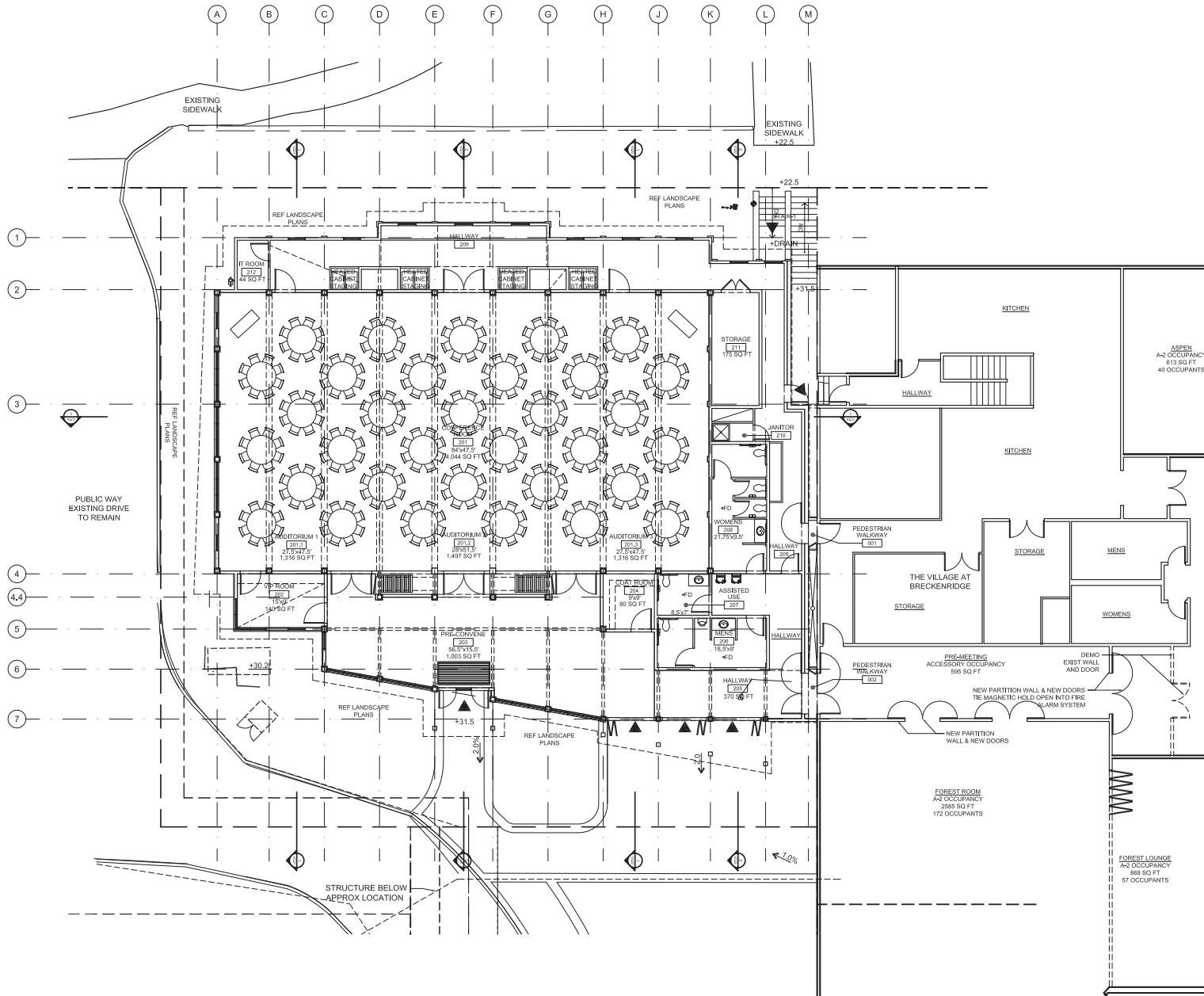
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NO.	DATE	REVISION
1	10/11/2017	FOR CONSOLE WINDOW
2		FOR CONSOLE WINDOW
3		FOR CONSOLE WINDOW

**EXTERIOR
ELEVATIONS**

PROJECT No. 201725586.00 DATE 10/11/2017
DRAWN BY: PF CHK BY: TNS

SHEET No. **A2.07**
TITLE AS SHOWN



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZEHREN AND ASSOCIATES, INC.
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1970 926-6007
MUNICIPALITY OF BRECKENRIDGE
MUNICIPALITY OF BRECKENRIDGE
1970 949-7768

**BRECKENRIDGE 10 MILE
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MECHANICAL
BC BUILDING WORKS
1970 949-6108
1970 949-6108

REVISIONS:		
No.	DATE	COMMENT
A	10/11/2017	FOR DEVELOP. REVIEW
B	10/11/2017	FOR DEVELOP. REVIEW
C		FOR OWNER UPDATES

PROJECT No. 20172558.00
DRAWN BY PF
SHEET No. 1

DATE 10/11/2017
CHEK BY TRV/PV
SCALE AS SHOWN

10 Mile Conference - Exterior Material Takeoffs			
	Material	AREA	% of Total Elevation
North - Totals		1419	100.0%
	Wood Siding & Trim	850	60%
	Stone Panel	181	13%
	Stucco	262	18%
	Fiber Cement	0	0%
	Stone Veneer	126	9%
East - Totals		1336	100%
	Wood Siding & Trim	727	54%
	Stone Panel	144	11%
	Stucco	314	24%
	Fiber Cement	137	10%
	Stone Veneer	14	1%
South - Totals		977	100%
	Wood Siding & Trim	710	73%
	Stone Panel	106	11%
	Stucco	15	2%
	Fiber Cement	118	12%
	Stone Veneer	28	3%
West - Totals		1521	100%
	Wood Siding & Trim	748	49%
	Stone Panel	346	23%
	Stucco	372	24%
	Fiber Cement	0	0%
	Stone Veneer	55	4%
Total Area		5253	

TOTAL Wood Siding & Trim	3035	58%
TOTAL Stone Panel	777	15%
TOTAL Stucco	963	18%
TOTAL Fiber Cement	255	5%
TOTAL Stone Veneer	223	4%
	5253	100%

TEN MILE CONFERENCE ROOM - DELIVERIES/UNLOADING and TRASH DISPOSAL

The various properties/owners at the Village at Breck, including the Village at Breckenridge HOA, the Village Hotel and the Ten Mile Conference Room have an operational arrangement in regards to deliveries/unloading, trash disposal and recycling.

Behind the scenes the various properties function collectively in these areas by virtue of their homeowner and commercial memberships in the Village at Breckenridge Home Owner's Association as well as under the various ownerships including the Village at Breckenridge Acquisitions Corporation and their connectivity through the common areas of the underground parking garages.

At present, all deliveries for the various properties take place on the lower level of the Village Hotel. After delivery and sorting, all items are moved through common spaces in the underground parking structures to the various properties and are then transported up to the final destinations via interior stairs and elevators.

For the Ten Mile Conference Room there are minimal deliveries other than food and beverage products that are delivered up to the main kitchen for preparation in the Liftside Condominium Building commercial space.

Trash is removed from the kitchen and conference spaces via elevator in the Liftside Condominium Building and through the garage common spaces to the common use trash compactor on the lowest level of that building. The compactor is in a separate room adjacent to the garage and when it is full it is removed for disposal by the trash company through an overhead door to the exterior on Park Avenue.

Cardboard refuse from the Liftside Condominium Building in general and specifically the main kitchen and conference spaces as well as the other connected buildings is removed via elevator and then transported through the common spaces in the underground garage to a cardboard compactor located in the underground parking garage at the Village Hotel. When this container is full it is removed by the recycling company via the Village Hotel loading and delivery access.



TOWN OF BRECKENRIDGE TOWN COUNCIL

Summary of the April 24 Meeting



Welcome to the Town of Breckenridge's newsletter recapping our latest Council Meeting. Our goal is to get the best information out to our citizens about what happens during Town Council.

Please provide us with feedback on how we can best serve you.

Manager's Report

Public Projects

- Before the council meeting, Council and Public Works celebrated the groundbreaking for the Second Water Treatment Plant at Highway 9 and Stan Miller Drive. [Learn more about the project and timeline here.](#)
- **The Breckenridge Golf Club:** Clubhouse remodel, the project started March 5th. The area where the new bar is located was walled off so that construction could begin while winter operations were

still serving customers. When winter operations ended April 1st, demolition started. The old bar was removed, the fireplace was torn apart, interior walls removed and old electrical and plumbing capped and abandoned. The removal of the fireplace was more labor and time intensive than anticipated.

- **Broadband:** The communications/marketing plan for the project was presented. This plan includes our timeline for various communication efforts, as well as our completed informational web pages. The community survey process is part of the web page rollout. Foresite Group is making progress on our network design and business models. Project THOR is also progressing and may be able to provide the Town with connectivity back to the I-70 corridor. Look for more information coming soon!
- **Parking & Transportation:** Council agreed to implement paid parking in the South Gondola Lot this summer to match the paid parking in the North Gondola Lot.

Housing and Childcare

- **Childcare:** The Town recently received an important planning grant, and staff will be participating in a state-wide task force for early childhood education.
- **Tuition Assistance Guidelines:** Extend the program to children who are up to age 6. This recommendation accommodates the situations when a child has an early birthday but is not developmentally ready and or may have special education needs and would benefit from an additional year of preschool. Staff does not believe this will have a significant impact on the program. Another recommendation was to streamline eligibility cap to one gross income total.

Upcoming Events

Open Space and Trails Open House

May 21 | Breck Rec Center

County Clean Up Day

May 19 | Riverwalk Center

9 am followed by a celebration with food and live music

Regular Council Meeting

Legislative Review

- **Dig Once Ordinance:** The goal of the ordinance is to limit utility disturbance in the town's right-of-way (ROW) for underground utility work. A Dig Once Policy provides an opportunity for cost savings associated with the coordination of utility work and new infrastructure development. Ensures Broadband conduit is installed during new development. The total cost of the Broadband install would be paid by the developer and dedicated to the Town.
- **Landmarking 307 South French Street:** At their April 3rd meeting, the Planning Commission reviewed the proposed landmarking of the Poor House and recommended that the Town Council adopt an ordinance approving local landmark status for the property. One of the primary benefits of having local landmark designation is that it increases the property's eligibility for grants.
- **Procedures to Fill Vacancies:** The revision proposed in the attached draft resolution outlines the guidelines for the council to fill a vacancy on Town Council or Town Boards and Commissions with a ballot vote. This proposed change makes the identity of the person voting and the position taken available for disclosure upon request. This change would encompass voting to fill vacancies for Town Council, Mayor Pro Tem, and Board and Commission members.

Other Matters

- Council received 21 letters of interest for the council seat vacancy. Council will vote on the appointment at the May 22 meeting.
- Council reviewed the field house concept after a recent meeting with Frisco and the County. The Town will agree to support an initial feasibility study on this topic, with some reservations about location and funding.
- Mayor Mamula brought up the idea of Breckenridge having a sister city. Council agreed to look into it.