



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Monday, June 4, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

4:00pm - Site Visit to Cucumber Creek Estates Subdivision Site, Meet at Town Hall at 4:00pm

5:30pm - Call to Order of the June 4th, 2018 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

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

5:40pm - Work Sessions

1. Block 11 Future Development 8

2. Cultural Resource Survey Updates - Carl McWilliams 29

7:10pm - Preliminary Hearings

1. Yankee Peddler Building Change of Use and Remodel (CL) 400 S. Main St.; PL-2018-0099 31

7:40pm - Combined Hearings

1. Cucumber Creek Estates Subdivision (JL), PL-2018-0128 54

8:10pm - Other Matters

1. Town Council Summary (Memo Only) 67

8:15pm - 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.



NOT TO SCALE

Breckenridge South



Cucumber Creek Estates
 Subdivision, Christie Heights
 Subdivision #2 Tract B

Yankee Peddler Building
 Change of Use and Remodel,
 400 S. Main Street

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

The May 1, 2018 Planning Commission Minutes were approved with the below changes.

On page 7 and 9 Mr. Schuman's name was spelled incorrectly.

APPROVAL OF AGENDA

With no changes, the May 15, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comment

CONSENT CALENDAR:

1. Tabb Residence Addition and Remodel (CK), PL-2018-0134, 141 Sawmill Rd.

Mr. Giller: Is the HERS rating for the addition or the entire house? (Mr. Kulick: I believe you look at the whole house.) What baseline do you use? (Mr. Kulick: The existing condition of the house. It is modeled through the HERS programs.) So do you model against a current home or an existing? (Mr. Kulick: The existing home.) What is the HERS requirement? (Mr. Kulick: Per their development agreement, they don't have to hit a target score to get one point, it is used as an educational tool in this case.) (Mr. Truckey: Then they can gain points based on the amount of the decrease in energy use.)

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

PRELIMINARY HEARINGS:

1. Noble House Addition, Restoration, and Landmarking (CL) 213 S. Ridge Street, PL-2018-0069.

Mr. LaChance presented a proposal for the removal of a non-historic 1997 addition, the relocation of the house 5 ft. to the east, construction of a connector element, new addition and small "barn" on the west end of the property totaling 1,200 sq. ft. above ground, a new 601 sq. ft. basement, installation of a full foundation under the historic house and a new addition, and the local landmarking of the historic structure

Commissioner Questions / Comments:

Mr. Giller: I just looked it up and the HERS rating goes against a base case reference model home not the existing home.

Mr. Schuman: Does the HERS rating apply to the total project?

Mr. Giller: It looks like the base case home would get 100%. We should review the specifics on this issue offline. (Mr. Truckey: We will note your comment and look at this more before the next hearing.)

Mr. Schuman: What is the driveway and parking strips remedy? (Mr. LaChance: There is supposed to be a 30 inch grass strip between two concrete strips for the driveway, which were approved with a previous permit. Although the grass strip appears to be covered up with concrete, the applicant has stated that it is a temporary acrylic board material that can be easily removed. We will

- ensure it is removed before we issue the Building Permit.
- Ms. Leidal: There are five criteria that need to be met to allow projects to exceed 9 UPA. The connector is there to clearly define and separate the two main structures. It doesn't look like a connector to me. It is clearly not a gable roof. I don't think it meets policy 80 and we need more detail for the next meeting. Also, we will need more information on policy 158. (Mr. LaChance: Just to clarify, the applicant does not propose to construct more than 9 UPA, assuming the "barn" will meet the definition of nonliving areas.) What defines non-dwelling? (Mr. Truckey: There is stated criteria in the code regarding not exceeding five feet in height, having no windows, and not being "living space".) (Mr. LaChance: Living area is defined by the chief building inspector as an area with no drywall, minimal electric, no plumbing, and no finished floor. We reviewed "The Illustrated Book of Development Definitions" for definitions of living area, but could not find one. We can also do a Condition of Approval and Restrictive Covenant to make sure this is not living space.)
- Mr. Lamb: What is the barn proposed to be used for now? (Mr. LaChance: The applicant has stated that it will be a storage area with a heated concrete floor.)
- Ms. Leidal: Are the eaves on the existing building over 12'? (Mr. LaChance: No)
- Mr. Giller: Is there a reason to move the structure forward? (Mr. LaChance: Yes, I believe the applicant is proposing to move the structure to free up more room for the addition in the rear.) Normally, you do not move a historic structure unless you are trying to save it. (Mr. LaChance: There is a new concrete foundation proposed, although it is not shown on the plans) A new foundation could be installed and the building remains in the existing location, correct? (Mr. LaChance: Yes, absolutely.) (Mr. Truckey: We did revise Policy 24/R back in 2013 so that you could move a historic structure but it incurs negative points.) Did you look at in comparison to the three adjacent buildings? (Mr. LaChance: Yes. It currently is perfectly aligned with the only other historic building on block now, which is the McAdoo building.) That is a defining feature and shouldn't be offset from the other.
- Ms. Leidal: Do we have other houses that have been moved and can be used as past precedence? (Mr. Truckey: Yes, at least three other projects.) (Mr. Kulick: Staff recommended -10 points for the proposal to move the Walker House during its preliminary hearing.)
- Ms. Leidal: I would like to see more information regarding the connector and siding and Policy 165.
- Mr. Lamb: The landscaping does not show the spruce tree removal.

Janet Sutterley, Architect, Presented:

I have been out of town for two weeks, so I apologize for the missing information. I do not want to introduce anything new tonight, just go through the current questions. The material covering the 30" strip in the driveway is epoxy and we can get it out in 5 minutes. In the Character Area, there is a huge range of setbacks. The two most noticeable are the Lady Bug House and the Twist building. These buildings with a varied range of setbacks need to be looked at when considering the allowable range. We should not be looking at just historic buildings. The 1997 addition is non-historic, non-compliant and exceeds 50% of the house and does not have a connector. The historic house is sitting on rocks in the dirt with a cellar area. There is precedence in moving the house and the location change seems OK considering the variable setbacks of the neighboring buildings. The move would align it better with the Legends Restaurant building. Starting from the corner of Washington and Ridge streets, we are transitioning and the alignment is moving toward the sidewalk. The Twist Restaurant building is almost sitting on the sidewalk. Please consider these alignment issues. The historic buildings adjacent to the house were right on the street in the Sanborn map provided. The connector follows width and height rules. The gable roof form drops about three feet lower than the other buildings. The reason for that is to stay away from the historic building. So, it is a gable shape with a porch element to protect the door. That is a gable roof but also has a shed roof form. You can see the connector from the north and south. The width of the connector is within measurements but when you add the porch, it exceeds the measurement. Ms. Sutterley clarified the connector portion of the plan. (Ms. Leidal: I still do not think the porch complies with the rules on connectors.) (Mr. Giller:

Are you removing historic fabric on the west façade of the historic house?) No, the existing non-historic addition abuts the historic house along the historic western façade, so we will actually be restoring historic fabric when we removed the no-historic addition. We nicknamed this area the barn, but it is for storage, and could be a small garage. It will be treated like any other garage in the district. (Mr. Giller: You are required to drywall because there is living area above it.) I could eliminate the living area above it. (Mr. Giller: I would leave it up to staff to make sure the barn area does not become density. (Mr. Schroder: Our concern is the renegade apartment and making sure it does not become density.) We can try to make it look more like a garage. We have everything we need for question 1. I have a list of other houses that were moved. (Mr. Truckey: The question to consider is, there is a foundation there now but should you get positive points for the new foundation when you are required to install a foundation by the code anyway, when you move the house.) (Mr. Giller: Is the shed historic?) No, it is a Tuff Shed. (Mr. Truckey: Examples of points for moving a structure include The Hilliard house which received -3 for relocating the secondary structure, The Marvel House which received -10 for moving a primary structure 10 feet forward, and Enyeart which received negative points for moving a historic structure four feet.) (Mr. LaChance: I just wanted to clarify a few things after the applicant's presentation: 1) Per the Cultural Resource Survey for the Noble House, the 9'x9' shed at the rear of the property was installed in 1997, around the same time as the rear addition to the house. Planning would want the "barn" space to not be labeled as storage, not as a garage, because the 15' depth of the "barn" would not meet our minimum parking space length requirement of 18'. Per my discussion with the Chief Building Official, the "barn" area would only be considered nonliving space if it does not have dry wall.)

The public hearing was opened. There was no public comment and the hearing was closed.

Mr. Lamb: Seems like there is still some flushing out to do. Seems strange that you would not be allowed to drywall a garage, especially if it is heated. This issue needs more discussion.

Question #1: The setback range was between 4 and 41 feet, so I feel this complies.

Question #2: It could get positive 3 points, because we are doing more than foundation.

Question #3: Meets landmarking criteria. Looking forward to seeing more detail.

Mr. Schuman:

Question #1: Yes, meets the range.

Question #2: I agree with staff. It already received 5 points in 1997.

Question #3: Yes, I agree with staff.

Question #4: I need more information on the landscaping.

Mr. Giller:

Question #1: I do have issues with setback.

Question #2: I agree with positive one point for historic preservation.

Question #3: Getting there.

Question #4: I support additional landscaping.

Mr. Schroder:

Question #1: It fits within the range and I support the 16 foot setback.

Question #2: I support +1 point for historic preservation.

Question #3: I support the landmarking.

Question #4: I support more landscaping.

Mr. Gerard:

How will you do the driveway and the snow stack? I have a problem with the connector, it looks like part of the house. The barn looks to me like two extra bedrooms. It will be turned into living space in time.

Question #1: Close call. I prefer you did not move the house, but it meets the definition.

Question #3: Meets land marking

Question #4: Supports more landscaping.

Ms. Leidal:

Question #1: I think it is in the range, but the range included commercial and residential structures. Not comparing apples to apples—different uses had different setbacks. Should not receive positive points. Policy 24 allows structures to be moved so yes it complies. I think it is important to retain the front yard surface. I agree with one positive point. There should be a foundation under it.

Question #3: Yes on landmarking.

Question #4: Yes on landscaping with more clarification.

Please look at Design Standard 80A and the connector, Design Standard 36&37, and Design Standard 165 regarding materials.

COMBINED HEARINGS:

1. Breckenridge Grand Vacations Sales Cabin (CK), PL-2018-0127, 1627 Ski Hill Rd.

Mr. Kulick presented a proposal to move an existing sales center cabin from a location adjacent to the Shock Hill Gondola Station to a location at the base of Peak 8. Present to answer questions is Graham Frank of Breckenridge Grand Vacations.

Commissioner Questions / Comments:

Mr. Schuman: Where will the utilities be? (Mr. Frank: The fence runs along this side and will tie into the only two openings. Mr. Frank showed where the utilities would tie in from the Building 3 construction site. There is no way for the general public to get into the utility areas.)

Mr. Schroder: Is the 9 extra square feet of density ok because Building 3 has not been completed? (Mr. Kulick: Yes, if both buildings were Co'd there would be an overage in density and either the cabin will have to be removed, commercial density will have to be reduced on building 3 or additional density will have to be purchased from Vail Resorts. We tried to leave the condition open ended.) (Mr. Frank: The Building 3 plaza will have to be completed with pavers to have access into the ticket office. This will necessitate removing the cabin prior to Building 3's CO.)

Mr. Schuman: I thought it would be either or? (Mr. Kulick: It could be either way if they modified the permit for Building 3.) (Mr. Frank: I am sure Vail Resorts will not allow it to sit in front of the ticket window.)

The public hearing was opened. There was no public comment and the hearing was closed.

Mr. Gerard: It is a nice plan and it will be nice to see it moved off Shock Hill. No problems.

Mr. Schroder: Great reuse of the building.

Mr. Giller: No issues.

Mr. Schuman: Good plan but it definitely should not stay.

Mr. Lamb: Good project.

Ms. Leidal: I agree with the other Commissioners and the staff. It is a good project.

Mr. Schuman made a motion to approve, seconded by Mr. Lamb. The motion passed unanimously.

OTHER MATTERS:

1. Town Council Summary: No questions.

ADJOURNMENT:

The meeting was adjourned at 7:10 pm.

Christie Mathews-Leidal, Chair

Planning Commission Staff Report

- Subject:** Denison Placer Housing Block 11 Work Session
(PL-2018-0160)
- Proposal:** A proposal to construct 96 workforce rental apartment units (54 single family equivalents in 6-micro units, 6-studios, 58-1 bed/1bath, and 26-2 bed/2 bath) in ten buildings, a neighborhood community center including lease office and associated parking on approximately 5.2 acres south of the Blue 52 neighborhood of the Block 11 parcel with access from Flora Dora Drive. In addition, Flora Dora Drive is proposed to be extended through the development.
- Date:** May 29, 2018 (For meeting of June 4, 2018)
- Project Manager:** Julia Puester, AICP, Planning Manager
- Applicant/Owner:** Town of Breckenridge
- Agent:** Eric Komppa, Corum Real Estate Group, Inc.
- Address:** TBD Flora Dora Drive
- Legal Description:** Lot 6 & 7, Denison Placer Subdivision
- Site Area:** 5.2 acres (229,997 square feet)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.
- Site Conditions:** The Blue River runs along the eastern property line and Airport Road to the west. The Blue 52 neighborhood is to the north. The property is vacant and recently graded. The property is currently being used as permit-only seasonal overnight and employee parking.
- Adjacent Uses:** North: Blue 52 residential townhomes and apartments
South: Town of Breckenridge snow storage area, ski area satellite parking lot
Upper Blue Elementary School
East: Blue River, River Park, Highway 9
West: Commercial uses, Airport Road
- Density:** **Allowed under LUGs:** 20 UPA Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA is also permitted on Block 11 if consistent with the Town's adopted Vision Statement
- 54 SFEs = 65,300 sq. ft. (apartment @ 1,200 SF per SFE)

Proposed density:		
	Apartments	54 SFEs = 65,300 sq. ft.
	Community Building	3,200 sq. ft. (exempt common area)
	Total:	54 SFEs = 65,300 sq. ft. (10.4 UPA)
Mass:	Allowed under LUGs:	124,800 sq. ft. (15% bonus for apartment)
	Proposed mass:	68,500 sq. ft.
Height:	Recommended:	35' mean
	Proposed:	
	Building Type A	25'3" mean (30'8" overall) 2 stories
	Building Type B	24'5" mean (29'8" overall) 2 stories
	Building Type C	34'8" mean (40'7" overall) 3 stories
	Building Type D	35' mean (40'5" overall) 3 stories
Lot Coverage:	Building / non-Permeable:	39,750 sq. ft. (17% of site)
	Hard Surface / non-Permeable:	76,560 sq. ft. (33% of site)
	Open Space / Permeable Area:	113,690 sq. ft. (50% of site)
Parking:	Required:	138 spaces (Studios and 1 bedroom units=1 space/unit) (2 bedroom units=1.5 space/unit) (Community Building=8 proposed)
	Proposed:	165 spaces
Snowstack:	Required:	19,140 sq. ft. (25%)
	Proposed:	unknown
Setbacks (Perimeter Setbacks):		
	Absolute:	Front: 10 ft. Side: 3 ft. Rear: 10 ft.
	Relative:	Front: 15ft. Side: 5ft. Rear: 15 ft.
	Proposed:	Front: 10 ft. Side: 25 ft. Rear: 70 ft.

Item History

Block 11 is approximately 72 acres located towards the northern end of Town on the west side of Highway 9 between Coyne Valley Road and Valley Brook Street. The property was acquired jointly by the Town and the Summit School District through a condemnation process. The Town quit claimed two parcels (approximately 20 acres) to the School District and retained ownership of the remaining 52 acres. Upper Blue Elementary School is on one of the School District parcels and the other 8.7 acre School District parcel is vacant. In 2007, the Town Council entered into an MOU and approved the Colorado Mountain College site plan on 16 acres. Approximately 15 acres has been developed as a

Police Station, Timberline Child Care, Valley Brook Townhomes, Denison Commons and Blue 52 workforce housing. Approximately 18 acres of land is remaining on Block 11 for workforce housing and right of way.

In 2007, the Town hired DTJ Design to create a Vision for Block 11. In 2009 the Council formally endorsed the 2007 Vision Plan for Block 11 by Resolution and amended the Town Land Use District Guidelines (LUGS) to reference the Plan and to allow employee housing (maximum 20 UPA/35' height), public facilities, schools, and surface parking. Prior to the amendment to the LUGS, no density was permitted on Block 11 as it was originally intended as an airport runway.

The Plan allows for a variety of housing types. The housing types that are proposed include single family, duplexes, carriage homes, triplexes, townhomes, and manor homes (6-10 unit buildings). The higher density option includes more manor homes and townhomes, and fewer single family homes. The Plan also encourages a variety of income targets mixed within the blocks, and for-sale, as well as rental housing. The Plan shows the blocks angled to maximize solar opportunities and configured to allow for phased development based on market conditions.

The first phase, Denison Commons (apartments), was completed in spring 2017. The second phase, Blue 52 townhomes and apartments will complete construction in September 2018.

Most recently, the Planning Commission approved site grading (PL-2018-0066) for the remainder of Block 11, including this site.

Staff Comments

At this work session, staff would like to have the Planning Commission weigh in on the following topics as this project continues in the design process.

- Architecture
- Parking
- Site Layout
- Access/Circulation

The formal submittal for the project is expected in October which will follow the town project process.

Density/Intensity (3/A & 3/R)/Mass (4/R): For the 96 workforce rental apartment units (54 single family equivalents in 6-micro units, 6-studios, 58-1 bed/1bath, and 26-2 bed/2 bath), the density equates to 10.4 units per acre (UPA); well below the 20 UPA maximum. In addition, a mass bonus of 15% is allowed for apartments. Further, 9-1-19-3A(D)(3) states, *Notwithstanding subsection D(1) of this section, a project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.*

The proposal is well below both the density and mass allowed even without the allowed density and mass bonuses. Staff has no concerns and will provide a more detailed analysis at the town project hearing.

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to four (1:4) ratio (i.e., transfer 1 development right for every 4 attainable workforce housing project units to be built).*

With 54 SFEs proposed, 13.5 SFEs will be required to be transferred to this site per the policy as no density exists on site. Staff has no concerns with the density or mass proposed as the Land Use District allows for workforce housing on the property with TDRs. Staff will include a condition of approval that the 13.5 SFEs be transferred to the property.

Architectural Compatibility (5/A & 5/R): The application displays architecture that is characteristic of the “Breckenridge Architectural Vernacular” per the Block 11 Design Guidelines. The architecture is complimentary to the Blue 52 development while still providing variety. Each of the four residential building types differ, avoiding monotony in the development. The architect is working on some additional changes to the elevations to create buildings with forms that meet Policy 5A/5R and the Block 11 Design Guidelines. A review of the concepts attached for three of the four residential building types are below. Generally, all of the four building types massing is vertically oriented, uses a variety of wall planes in most facades, and use similar materials of corrugated metal siding and wainscoating, vertical and horizontal cementitious siding, cementitious board and batten siding, cedar board fascia and posts. All of the four building types have varying gable and shed roof forms.

Building A (A1, A2 & A3)

As a two story building, the detailed front façade has varied roof planes, vertically oriented windows and pedestrian scaled entrances facing Flora Dora Drive (A2 & A3) and facing the green space on Building A1. The rear elevation has less fenestration with square windows.

Building B (B1 & B2)

These two story buildings are located along Flora Dora Drive. Similarly to Building Type A, Type B has front façades with varied roof planes, vertically oriented windows and pedestrian scaled entrances facing Flora Dora Drive. The rear elevation, facing the parking drive areas, have less fenestration with square windows.

Building C (C1, C2 & C3)

At three stories, Building Type C are all on the internal community green space. The front facades which have detailed with varied façade plans face the internal green with less detailing and fenestration facing the parking drive isles however, staff finds that Option 2 included in the packet provides enough wall articulation to meet the intent of the code and design standards for Block 11. Staff has concerns with the exterior stairwell being open to the elements (e.g., snow, ice, wind) from a livability perspective. Enclosing the stairwell would increase the massing of the building. Staff would like the Planning Commission to weigh in on the potential of enclosing the stairwells.

Building D (D1 & D2)

Building D will be three stories similarly to Type C and will be internal to the site. This type however, has not been developed enough at the time of this work session to present. The design team will continue to work on these elevations to refine them for the formal submittal.

Community Center

The community center building, located in the northeast corner of Lot 7, across from the overflow River Park parking lot, will likely be a one story building however, the uses and final design have not been

developed enough to present to the Commission at this time and will be developed prior to the next submittal.

The color chroma appears to be met however; the color schemes are still being developed and staff will have more detail on this with samples at a later date. No more than three colors will be used per building per the policy (metal excluded).

The materials are corrugated metal, and horizontal and vertical cementitious siding with wood posts and trim. The proposed corrugated steel appears to exceed 25% on some façades therefore, would warrant negative six (-6) points under this policy.

Past Precedent:

- Denison Placer, Phase 1, PL-2016-0011, (-6) for some elevation with more than 25% non-natural material.
- Recreation Center Expansion and Tennis Center, (PL-2017-0004), (-6) for all non-natural materials on the Tennis Center.

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. With all of the post and fascia as cedar material, staff believes that no negative points will be warranted per past precedent.

Past Precedent:

- Huron Landing, PL-2015-0498, (0 points) Cementitious siding with wood beams, posts and trim.
- Tannenbaum by the River II Exterior Remodel, PC#2014017, (0 points) All siding and some trim board cementitious material. Natural wood glu-lam, railings trim, headers and band board.
- Terry L. Perkins Administrative Building, PC#2011-075, (0 points) Natural brick wainscot with cementitious board and batten with horizontal cedar siding accent.

Additional information will be required as the application moves forward such as roof pitch, and column post width. Staff would like to hear if there are any additional Commissioner concerns as the design moves forward.

Building Height (6/A & 6/R): Multifamily buildings are measured to the mean elevation. The building types proposed are at or under the maximum mean height of 35 feet designated by the Land Use Guidelines at this work session level submittal. Staff has no concerns however notes that as the civil drawings are incorporated into the plan, the building height measurement may change.

Per Section (B) of this policy, *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long unbroken ridgelines of fifty feet (50') or longer are discouraged.* The buildings appear to have broken ridgelines measuring less than fifty feet (50') in length with periodic small gable sections that rise above the primary ridgeline. Does the Commission find that the ridgeline break shown meets the intent of this policy and does not warrant any negative points?

Site and Environmental Design (7/R): The Town hired engineering firm, Martin and Martin, to create an overlot grading plan for the entire remainder of the Block 11 parcel. The goal of the plan was to take

the grade of the remaining Block 11 property and integrate it better with Blue 52 and the river parcel, dropping the grade to relate the future housing units to the river. This overlot grading is currently underway as approved with PL-2018-0066 and will be completed by mid-June.

The proposed site plan is a continuation of the Block 11 vision plan and design standards. The streets are oriented to take advantage of southern exposures and buildings remain parallel to the streetscape.

Placement Of Structures (9/A & 9/R): According to Section 9-1-19-9 (absolute) (2)(d) all absolute and relative setbacks have been applied to the property boundary in relation to the placement of structures on site. *Perimeter Boundary: The provisions of this subsection shall only apply to the perimeter boundary of any lot, tract or parcel which is being developed for attached units (such as duplexes, townhouses, multi-family, or condominium projects), or cluster single-family.*

All absolute setbacks have been met. However, the relative front setbacks are not being met along Flora Dora Drive. The design concept is to continue the pedestrian scale and building orientation pattern from Blue 52 townhomes through this development as well, thus providing buildings fronting the street to create an urban design street presence. To achieve this desired effect buildings are placed close to the street. With this, negative three (-3) points are warranted as the front relative setback is not being met. Staff has no concerns and agrees with the placement of the buildings close to Flora Dora Drive which will not only provide a more urban setting consistent with Blue 52 but also “eyes on the street” for the safety of residents using the trails and open spaces.

Access / Circulation (16/A & 16/R; 17/A & 17/R): Flora Dora Drive (50 foot public Right of Way) is planned to be extended adjacent to this site to the south of Blue 52. The right of way is on the eastern side of the site and curves through the site to the western side and eventually connects to Fraction Road. There is one intersection proposed near the future apartment site, which will have some type of traffic calming with either a three way stop sign or small traffic circle. The portion of Flora Dora Drive which is within the Blue 52 portion of Block 11 has a 10 foot recreational path on the east and a 5 foot sidewalk along the west side of the road. The Rec Path crosses the street in a designated crosswalk from the southern end of Blue 52 and continues along the east side of Flora Dora Drive (riverside) to direct Rec Path traffic along the river. Near the crosswalk, there is also a connection to the Blue River Rec Path, which meanders through River Park. As Flora Dora Drive turns west, the 10 foot Rec Path diverts and follows the course of the river. Along all other right of ways there are 5 foot sidewalks. Internal paths are also shown meandering through portions of the site to for both pedestrian connection and as a recreational amenity. Two bus stops on either side of Flora Dora Drive are proposed for residents of the neighborhood and visitors to the park. Additional traffic and pedestrian safety improvements for Flora Dora Drive are being planned but have not been finalized at this stage.

Staff is encouraged to see all the proposed pedestrian connections, which should promote a very active future community.

Parking (18/A & 18/R): The parking required for studios and 1.5 parking spaces 1 and 2 bedroom units unit, or 138 parking spaces total. The current plans show 165, which puts the overall ratio at 1.63 spaces per unit (excluding the community center). The community center has 8 spaces provided. The floor plan of the community center is not yet finalized and staff will determine a final parking requirement when those details are provided. Parking provided is surface parking as well as some covered carport parking along the westernmost property line, across from the Community Center, north of Building D1, and west of Buildings A1 & B1.

The proposal meets the minimum requirements of the off street residential parking standards. However, staff typically has tried to achieve 2 spaces per workforce housing unit as we continuously hear of parking shortages around town, especially in areas occupied by full time residents. Does the Commission have any comments on the number of parking spaces provided or layout of the parking areas?

Open Space (21/A & 21/R): An open space requirement of 30% is required. Currently 50% open space is proposed. The open area in the center of the site is large, allowing residents to recreate and gather. The central open space opens up to the western bus stop and across the street from the river corridor. Further, an open area on Lot 6 between Blue 52 and this phase of Block 11 is planned for a useable combined recreational and detention area for residents of both Blue 52 and this phase. Staff is pleased with the open space layout and has no concerns.

Located off site, River Park to the east of Flora Dora Drive will be completed in Fall 2018. The park has not been included in the open space calculations. However, it will be a great asset to the neighborhood as well as the users of the Blue River trail and general public.

Staff is recommending positive three (+3) points for the provision and continuation of the Recreation Path which will connect the Countywide Rec Path, River Park and Blue 52 to this development. This path will be important for recreational users on a regional and local scale.

Past Precedent:

Denison Placer, Phase 1 (AKA Blue 52 Townhomes), PL-2016-0011, (+3) for Policy 20/R, Recreation (+3) for providing a ten foot asphalt Recreational path which connects the length of the residential property to the proposed bus stops and future development on Block 11.

Social Community / Employee Housing (24/A & 24/R): *A. Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multiunit residential developments to help alleviate employee housing impacts created by the proposed uses.*

The entire project is proposed as workforce housing rental units. Hence, per Policy 24/R, (A) Social Community, the proposal warrants the maximum ten positive (+10) points under this policy. Per this policy, any application with 9.51-100 percent of project density in employee housing receives positive ten positive (+10) points and with 100% workforce housing this application qualifies.

Furthermore, under Section *B. Community Need: Developments which address specific needs of the community which are identified in the yearly goals and objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property.*

Past Precedent

1. Denison Placer, Phase 1 (AKA Blue 52), PL-2016-0011, (+6) Workforce housing was a Council goal and community need.
2. Huron Landing, PL-2015-0498, (+6) Workforce housing was a stated Council goal and community need.
3. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.

4. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
5. McCain Solar Garden, PC#2011065 (+6) Use of renewable sources of energy for the community is a priority for the Town Council.
6. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. Staff recommends positive six (+6) points based on past precedents of Policy 24/R (B). One hundred percent of the 96-units are to be rented at a low AMI (Average Median Income). Staff recommends six positive (+6) points for meeting a Council goal and ten positive (+10) points for percentage of workforce housing provided, for a total of sixteen positive (+16) points under this policy.

Snow Removal And Storage (13/R): Snow storage is expected to meet the 25% requirement. A more detailed plan will be included with the formal submittal for review. There will also be a 5 foot snow stack easement proposed along both the 10 foot recreational path and 5 foot sidewalk. At this preliminary review, staff has no concerns.

Storage (14/A&14/R): Storage of 5% is encouraged which equates to 3,265 square feet. With storage needs of fulltime residents, providing storage space is an important aspect of the project. An estimated 88 square feet is proposed per unit, 8,448 square feet total, located primarily as an attached but separate enclosed storage area outside of the residential units or incorporated as oversized interior spaces of the units. Staff has no concerns.

Transit (25/R): A two way transit stop (both sides of Flora Dora) is proposed to serve the development and nearby River Park. After discussion at the Planning Commission for the provision of transit stops for the Denson Commons and Blue 52 development, no points were awarded under this policy. Therefore, staff has not proposed any positive points for the provision of transit under this policy.

Drainage (27/A & 27/R): A large detention pond is proposed on the north on Lot 6 between Blue 52 townhomes and the proposed development. The Engineering staff is generally supportive of the proposal pending a final drainage report and design showing that the pond will serve as regional detention pond and be aesthetically designed such that the pond does not appear to be a large hole in the ground void of any vegetation but instead is an attractive area useable for the residents. More information will be available at the final hearing.

Refuse (15A & 15R): Four dumpster enclosures are proposed. Adequate disposal truck turning movements will be analyzed later with a more detailed site plan. The dumpster enclosures will be sized to accommodate recycling.

Point Analysis (Section: 9-1-17-3): Staff has prepared a preliminary point analysis with a recommended passing score of positive ten (+10) points.

Negative Points recommended:

- Policy 5/R, Architectural Compatibility (-6) for more than 25% corrugated metal on some elevations.
- Policy 9/R, Placement of Structures (-3) for not meeting the 15 foot relative front setback.

Positive Points recommended:

- Policy 20/R, Recreation (+3) for providing a 10 foot Rec Path connection to Blue 52 the Countywide Rec Path and River Park to the development.
- Policy 24/R, Social Community (+10) for 100% workforce housing.
- Policy 24/R, Social Community (+6) for meeting a Council goal of providing workforce housing.

Preliminary Point Analysis recommended:

- Total (+10)

Staff Recommendation

1. Are there any Commissioner comments regarding the architecture, site layout, or access/circulation?
2. Does the Commission have any comments on the number of parking spaces provided or layout of the parking areas?
3. Does the Commission find that the ridgeline break shown meets the intent of this policy and does not warrant any negative points under Policy 6/R?
4. Is the Commission comfortable with the design of the external stairways in Building C?
5. Does the Commission support the preliminary point analysis?

We welcome any additional comments or concerns from the Commission at this time.

Final Hearing Impact Analysis				
Project:	Block 11 Housing	Positive	Points	+19
PC#	2018-0160			
Date:	5/30/2018	Negative	Points	- 9
Staff:	Julia Puester, AICP, Senior Planner			
		Total	Allocation:	+10
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)		Affordable housing an allowed use on Block 11
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)		10.4 UPA proposed, below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	for more than 25% corrugated metal non-natural material
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)		
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)	- 3	Front setback of 15' not met.
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)	+3	Provision of rec path connecting Blue 52 to the river and along the east side of Flora Dora Drive.
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)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing 96 workforce rental housing with low AMI targets.
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 - 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	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		

PARCEL A - APARTMENTS MATRIX					
	AVG. NLA	QUANTITY	PERCENTAGE	PARKING SPACES	
				RATIO (CARS/DU)	CARS PROVIDED
MICRO-STUDIO	400 SF	6	6.3%	1.5	9
STUDIO	551 SF	6	6.3%	1.5	9
1 BED / 1 BATH	616 SF	58	60.4%	1.5	87
2 BED / 2 BATH	895 SF	26	27.0%	2.0	52
TOTAL		96	100.0%		157
				OVERFLOW	8
					165



**BLOCK 11
BRECKENRIDGE, COLORADO**

DATE: 5/7/2018
SHEET TITLE: CONCEPTUAL ILLUSTRATIVE SITE PLAN

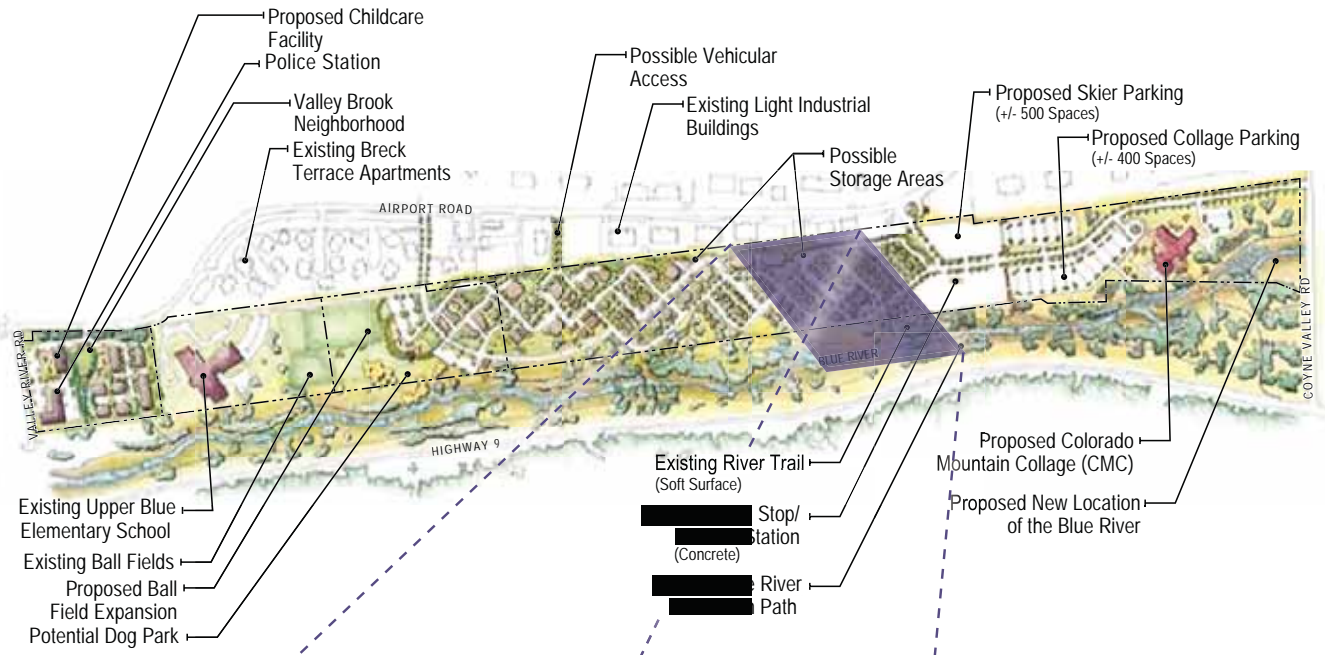
NOTE: PLAN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO CHANGE.



**BLOCK 11
BRECKENRIDGE, COLORADO**

DATE: 5/7/2018
SHEET TITLE: CONCEPTUAL CONNECTIVITY PLAN

NOTE: PLAN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO CHANGE.



BLOCK SPACING

Approximately 400' x 500'
The block dimensions are similar to those of the historic downtown, are framed by a hierarchy of roads, and create pedestrian access throughout the site.

ARCHITECTURE COMPATIBILITY

Architectural Variety, Massing, Design Features and Parking
This 96 apartment neighborhood will blend into the existing community of Block II by utilizing similar architectural character, features and scale while also introducing new building typologies to create an element of diversity. The proposed neighborhood will include a variety of unit types, community open spaces and adequate parking to serve the needs of the residents while embracing the unique and historic architecture of Breckenridge.

BLUE RIVER CORRIDOR

Recreational Resource
The roads and parking are kept to the perimeter of the community to create a large, central green space that will connect through the neighborhood to the Blue River Corridor to the east. Improved trails will be created to replace or connect to existing social trails, natural surface paths, and the paved recreation path, accessed by proposed and existing bridges. This neighborhood seeks to engage the Blue River as a community and town asset.

ANGLED GRID

Orientation
The neighborhood is oriented on a diagonal access to maximize solar gain and respond to the river corridor. This layout creates a diverse visual edge adjacent to Highway 9, and complements the existing community.

COMMUNITY CENTER

Community Gathering and Interaction
The community center will be an important component to the neighborhood and may be used for storage, leasing, community gathering or other operational needs.

WALKABILITY

Pedestrian Friendly
Sidewalks will be provided along both sides of Flora Dora Drive for a portion, connecting to internal neighborhood sidewalks and paths. Residents will be able to safely travel to school along the path system. A bus stop will be located adjacent to the neighborhood on Flora Dora Drive.



BLOCK 11 BRECKENRIDGE, COLORADO

DATE: 5/7/2018
SHEET TITLE: MASTER PLAN CONFORMANCE

NOTE: PLAN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO CHANGE.



NATURAL PALETTE OF MATERIALS



COVERED PARKING AND CHARACTER



BLUE RIVER CORRIDOR CONNECTION



PRESERVE/FRAME EXISTING VIEWS



BUILDING MASSING



SUSTAINABLE COMMUNITY ASSETS

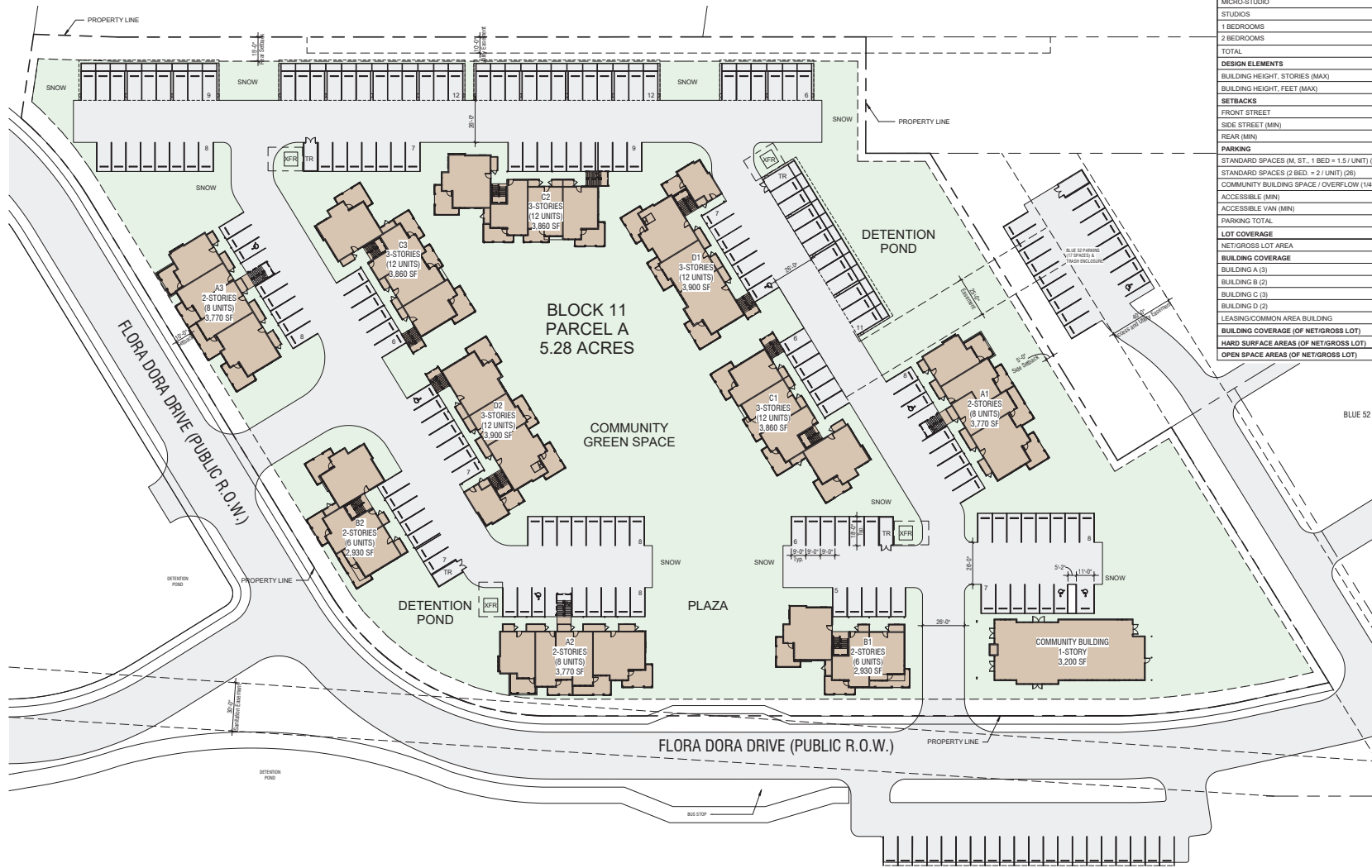


WALKABILITY AND INTERNAL TRAIL SYSTEM



BLOCK 11
BRECKENRIDGE, COLORADO

DATE: 5/7/2018
SHEET TITLE: NEIGHBORHOOD CHARACTER IMAGERY



STATISTICAL INFORMATION		
LAND USE DISTRICT	LUD 31	
MASTER PLAN	BLOCK 11 MASTER PLAN	
PROPOSED USES	DWELLING (MULTI-UNIT) W/ ASSOCIATED STRUCTURES, COMMUNITY BUILDING	
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY ST = FLORA DORA ST. SIDE ST # = NORTH PROP. LINE REAR # = WEST PROP. LINE	
TOTAL RESIDENTIAL SQUARE FOOTAGE	65,300 GSF	
APARTMENTS	96 UNITS	
TOTAL DENSITY (20 UPA MAX)	96 / 5.28 A = 18.2 UPA	
LEASING COMMON AREA SQUARE FOOTAGE	3,200 SF	
LEASING COMMON AREA PROPOSED	3,200 SF	
TOTAL UNITS	96	
MICRO-STUDIO	6	
STUDIOS	6	
1 BEDROOMS	58	
2 BEDROOMS	26	
TOTAL	96	
DESIGN ELEMENTS	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES (MAX)	2 STORIES	2-3 STORIES
BUILDING HEIGHT, FEET (MAX)	35' MAX	35' MAX
SETBACKS	REQUIRED	PROVIDED
FRONT STREET	10'	10'
SIDE STREET (MIN)	3'	3'
REAR (MIN)	10'	15'
PARKING	REQUIRED	PROVIDED
STANDARD SPACES (M. ST., 1 BED = 1.5 / UNIT) (70)	105	105
STANDARD SPACES (2 BED = 2 / UNIT) (26)	52	52
COMMUNITY BUILDING SPACE / OVERFLOW (1400 SF)	8	8
ACCESSIBLE (MIN)	6 MIN	6
ACCESSIBLE VAN (MIN)	1 MIN	1
PARKING TOTAL	165	165
LOT COVERAGE	SQ. FT.	ACRES
NET/GROSS LOT AREA	229,997 SF	5.28 ACRES
BUILDING COVERAGE	SQ. FT. PER	TOTAL
BUILDING A (3)	3,770 SF	11,310 SF
BUILDING B (2)	2,930 SF	5,860 SF
BUILDING C (3)	3,860 SF	11,580 SF
BUILDING D (2)	3,900 SF	7,800 SF
LEASING COMMON AREA BUILDING		3,200 SF
BUILDING COVERAGE (OF NET/GROSS LOT)	39,750 SF (17%)	
HARD SURFACE AREAS (OF NET/GROSS LOT)	76,560 SF (33.5%)	
OPEN SPACE AREAS (OF NET/GROSS LOT)	113,690 SF (49.5%)	

SITE PLAN

1" = 30'-0"



**BLOCK 11
BRECKENRIDGE, CO**

DATE: 4/26/2018

SHEET TITLE:
SITE PLAN



PARKING/STORAGE DIAGRAM

1" = 40'

	SQ. FT.	QUANTITY	PERCENTAGE	PARKING SPACES	
				RATIO (CAR:SDU)	CARS PROVIDED
MICRO-STUDIO	388 SF	6	6.3%	1.5	9
STUDIO	548 SF	6	6.3%	1.5	9
1 BED / 1 BATH	558-606 SF	58	66.4%	1.5	87
2 BED / 2 BATH	837-848 SF	28	27.0%	2.0	52
TOTAL	N/A	N/A	100.0%		157
				OVERFLOW	8
					165

DIAGRAM LEGEND	
[Orange Box]	COMMUNITY BUILDING
[Blue Box]	BUILDING A
[Green Box]	BUILDING B
[Yellow Box]	BUILDING C
[Purple Box]	BUILDING D
[Brown Box]	BUILDING E
[Red Box]	TRASH
[XTR Label]	TRANSFORMER
[Blue Box]	STORAGE
[Blue Box]	COVERED PARKING
[Blue Box]	SNOW STORAGE (MIN. 20%)
[Yellow Line]	MAX TRAVEL DISTANCE

	BUILDING A				BUILDING B				BUILDING C				BUILDING D			
	AVG. SF	UNITS	SF	%	UNITS	SF	%	UNITS	SF	%	UNITS	SF	%	UNITS	SF	%
MICRO-STUDIO	388 SF	2	32 SF	8%							3	24 SF	7%			
STUDIO	548 SF	2	32 SF	6%												
1 BED / 1 BATH 1.1	558 SF	2	45 SF	8%	2	29 SF	5%	2	24 SF	4%	2	24 SF	4%	4	26 SF	6%
1 BED / 1 BATH 1.2	593 SF	2	26 SF	4%	2	37 SF	6%	6	24 SF	4%	4	26 SF	6%			
2 BED / 2 BATH	842 SF	2	53 SF	6%	2	33 SF	4%	3	31 SF	4%	5	44 SF	5%			
TOTAL	8	312 SF	6	162 SF	12	309 SF	12	309 SF	12	432 SF	12	432 SF				

	PARKING STORAGE COVERED MATRIX		TOTAL STORAGE SF	# COVERED PARKING	# OPEN PARKING
	# COVERED STORAGE UNITS	STORAGE UNIT SF			
BUILDING A1	0			4	8
BUILDING A2	0			4	8
BUILDING A3	0			0	12
BUILDING B1	0			5	5
BUILDING B2	0			3	7
BUILDING C1	9	38 SF	342 SF	4	8
BUILDING C2	10	38 SF	380 SF	0	9
BUILDING C3	2	38 SF	76 SF	7	10
BUILDING D1	13	38 SF	494 SF	0	7
BUILDING D2	12	38 SF	456 SF	1	7
COMM. BUILDING	0			1	7
UNASSIGNED	4	38 SF	152 SF		
TOTAL	50	1,900 SF	29	86	



BLOCK 11
BRECKENRIDGE, CO

DATE: 4/26/2018

SHEET TITLE:
DIAGRAMS

BUILDING A



Front Perspective



Rear Perspective



Building A Level 1



Materials



Building A Front Elevation



Building A Side Elevation 2



Building A Rear Elevation



Building A Side Elevation 1

BRECKENRIDGE

BLOCK 11
BRECKENRIDGE, CO

DATE: 1/19/20
SHEET TITLE: BUILDING A

BUILDING B



Front Perspective



Rear Perspective



Building B Level 1
1/8" = 1'-0"



Materials

1/8" = 1'-0"



Building B Rear Elevation
1/8" = 1'-0"



Building B Side Elevation 2
1/8" = 1'-0"



Building B Front Elevation
1/8" = 1'-0"



Building B Side Elevation 1
1/8" = 1'-0"

BLOCK 11
BRECKENRIDGE, CO

DATE: 07/2018
SHEET TITLE: BUILDING B

BUILDING C: option 2



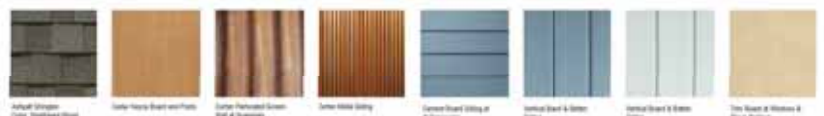
Front Perspective



Rear Perspective



Building C Level 1
1/8" = 1'-0"



Materials
1/8" x 1'-0"



Building C Front Elevation
1/8" = 1'-0"

Building C Side Elevation 2
1/8" = 1'-0"



Building C Rear Elevation
1/8" = 1'-0"

Building C Side Elevation 1
1/8" = 1'-0"

CORUM

PBA

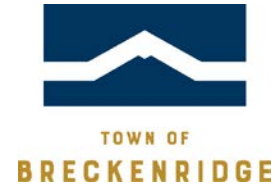
NORRIS DESIGN

BRECKENRIDGE

BLOCK 11
BRECKENRIDGE, CO

DATE: 07/2019
 SHEET TITLE: BUILDING C

Memo



To: Breckenridge Planning Commission
From: Julia Puester, AICP, Planning Manager
Date: May 31, 2018 (For June 4th Meeting)
Subject: Cultural Resource Survey Work Session

The Breckenridge Heritage Alliance (BHA) was recently awarded a grant from History Colorado to complete some Cultural Resource Surveys on historic properties with recent additions as well as some properties which had no Cultural Resource Survey information.

Staff has attached a memo from Larissa O'Neil, BHA Executive Director, explaining the survey process in more detail.

There will be a powerpoint presentation summary of the survey work at the Planning Commission meeting by Carl McWilliams of Cultural Resource Historians and an opportunity for Commissioners to ask questions.

Some of the results of Mr. McWilliams's presentation may prompt a desire to hold a more detailed work session with the Planning Commission at a future date. Issues that have been identified include clarifying the 50 year federal historic designation versus the Town's 1942 ending date for its period of significance.



May 24, 2018

To: Town of Breckenridge Planning Commission

From: Larissa O'Neil, Breckenridge Heritage Alliance

Re: Cultural Resource Surveys Update

The Breckenridge Heritage Alliance (BHA), on behalf of the Town of Breckenridge, received a 2017 Certified Local Government grant from History Colorado to undertake cultural resource surveys in the Breckenridge Historic District.

Cultural resource surveys provide useful information for design review and planning efforts. The information contained in surveys is a foundation from which staff and commissioners make informed decisions. Surveys also play an important role in the BHA's local heritage tourism program. Scripts for our town's guided walking tour, annual historic home tour, and the content of our Main Street self-guided tour booklets are based, in part, on survey information.

From 2000 to 2010, the Town of Breckenridge completed approximately 183 intensive level cultural resource surveys during five phases. The current project includes updating 21 of those surveys for properties that have been rehabilitated or otherwise significantly altered, and completing 14 new intensive level surveys for properties in the historic district that have not been previously surveyed. Some of the newly-surveyed properties were built in the 1960s and 70s, and are now just over or nearly 50 years old.

The BHA commissioned Carl McWilliams of Cultural Resource Historians to undertake the survey project. Carl completed the first five survey phases from 2000-2010. The Colorado Office of Archaeology and Historic Preservation (OAHP) staff has evaluated the survey drafts.

The project is set to wrap up at the end of June. Carl and I will be in attendance at the June 4 Planning Commission meeting to present Carl's findings and answer any questions about the project.

Planning Commission Staff Report

- Subject:** Yankee Peddler (Sayres House) Building Change of Use and Remodel (Class B Minor Historic, Preliminary Hearing; PL-2018-0099)
- Proposal:** The applicant proposes to change the use of the existing building from commercial retail to commercial restaurant and to make exterior changes. Proposed exterior changes include: add a door and stair to the upper floor, modify the existing roof, modify the front door threshold, expand the brick patio, add a new walkway and landscaping, and an interior remodel. There is no additional density proposed with this application.
- Date:** May 30, 2018 (For meeting of June 4, 2018)
- Project Manager:** Chapin LaChance, Planner II
- Property Owner:** BGM Properties, LLC
- Agent:** Matthew Stais Architects
- Address:** 400 S. Main St.
- Legal Description:** Nethaway Subdivision, Lot 1
- Site Area:** 0.07 acres (3,115 sq. ft.)
- Land Use District:** #19 (Commercial)
1:1 Floor Area Ratio (FAR); 20 Units per Acre (UPA)
- Historic District:** #7 - South Main Street Residential Character Area
9 Units per Acre (UPA), up to 12 UPA with negative points
- Site Conditions:** The lot is relatively flat, containing an existing 1,374 sq. ft. historic structure located on the north side of the lot. There is a grass lawn area on the southern portion of the lot. There is a platted 15' wide utility easement in the northeast corner of the lot, adjacent to Lot 2. Lot 1 has legal access to a parking and snow stacking easement on Lot 2 to the East, accessible from a public alley. There is a brick patio area, brick retaining wall, concrete steps, and short concrete wall on the western portion of the lot abutting the Main St. sidewalk. The lot contains three mature Cottonwood trees along the southern boundary of the property, two existing Spruce trees and two mature Cottonwood trees in the property's northwest corner.

Adjacent Uses:

North:	Reed Subdivision (Commercial: Retail)
East:	Nethaway Sub Lot 2 (Commercial: Office)
South:	Tannhauser Condominiums (Residential)
West:	Main St.

Density:

No change

Mass:

No change

Height:

No change

Lot Coverage:

Building / non-Permeable:	1,133 sq. ft. (36.54 % of site)
Hard Surface / non-Permeable:	995 sq. ft. (32.08% of site)

Parking:

Required:	4.81 spaces (for comm. restaurant use)
Proposed:	2 spaces (via parking easement on Lot 2)
	2.81 spaces paid into the Parking Service Area

Snowstack:

Required:	248.75 sq. ft. (25%)
Proposed:	pending proposal

Setbacks:

Front:	No change
Rear:	No change
Side:	16.6' existing (14.5' proposed), 5' min. required (Relative)

Site Photos



Site photo 1 (above): looking northeast, from Main St. Site photo 2 (below): looking northwest, from the rear of the lot





Site photo 3 (above): looking southwest, from the rear of the lot. Site photo 4 (below): looking southwest, from Main St.



Item History



(above: undated photograph of historic 1909 “Sayres House” building, prior to 1974 front façade alteration)

Per the draft 2018 Cultural Resource Survey:

This building was constructed in 1909 as a residence for the family of J. E. Sayres...

General architectural background:

Built originally as a two-story dwelling in the American Foursquare style, this building was substantially altered in 1974. The building is composed of: an original, main, two-story section; an original one-story shed-roofed rear extension; an early, small, one-story rear addition; a non-historic (1974) two-story hipped-roof bay that covers the south half of the original façade. The building is supported by a poured concrete foundation, and its exterior walls are clad with beige color, wide, horizontal metal siding. The main two-story section is covered by a steeply-pitched hipped roof, with brown asphalt composition shingles. The eaves are boxed with painted green and purple wood trim. The asymmetrical façade faces Main Street to the west. A painted purple glass-in-wood-frame door, with an oval-shaped light, enters the north half of the façade from a non-historic 4-step porch that wraps around to the west end of the building’s north-facing side. The porch features a wood plank floor, a painted green and purple closed railing, turned columns, and a truncated hipped roof with an intersecting gable above the steps. A dentil course appears below the porch’s roof eave. The south half of the façade is dominated by a large, non-historic, two-story canted hipped-roof bay with large fixed-pane display

windows. Windows in the south wall of the two-story section include a 1/1 single-hung sash window with stained and leaded upper sash lights, and three 1/1 double-hung sash windows, all with painted green wood frames and surrounds. Windows in the north wall of the two-story section include a 1/1 single-hung sash window with stained and leaded upper sash lights, a small fixed-pane diamond-shaped window, and two 1/1 double-hung sash windows, all with painted green wood frames and surrounds. The east-facing second-story wall of the two-story section contains two 1/1 double-hung sash windows, also with painted green wood frames and surrounds. Windows in the rear shed-roofed sections are single-light fixed-panes and 6/6 double-hung sash. A rear entry door enters the small shed-roofed addition at the south end of the east-facing side of the building.

Construction History

The building's footprint, consisting of the main two-story section and a one-story rear extension, is depicted on the Sanborn Insurance map for Breckenridge published in August 1914.

As originally built, and as it existed until 1974, the building was a two-story American Foursquare style dwelling, with a one-story rear shed-roofed extension (probably a mud porch), and a full-width open, low-pitched hipped-roof front porch that wrapped around to the west end of the north-facing wall. At some point early on in its history a small shed-roofed extension was built onto the south end of the east wall of the original shed-roofed extension.

The building was substantially altered in 1974 when it was converted from residential to commercial use. At that time, the original front porch was removed and replaced with the extant porch and large two-story bay window...

The property was re-platted in 1994, vacating the previously existing lot line between what was formerly Stiles Addition Subdivision, Block 4, Lots 1 and 2, and establishing the current property line between the Nethaway Subdivision Lot 1 and 2, creating two equally sized 3,109 sq. ft. lots. This lot involved with this application is Nethaway Subdivision Lot 1, and the neighboring property to the east is Nethaway Subdivision, Lot 2.

Staff Comments

Land Use Guidelines (2/A & 2/R): The applicant proposes to change the use of the building from commercial retail to commercial restaurant. This lot lies within Land Use District #19. The Land Use Guidelines recommend commercial uses in this district, and allow for residential as secondary uses. There is residential use in the Tannhauser Condominium building on the adjacent property to the south. This property has functioned as a commercial retail building since the 1970s. Staff does not have any concerns with the proposed commercial restaurant use. With the change in use from retail to restaurant, additional Water Plant Investment Fees will be required to be paid, prior to the issuance of a Building Permit. Staff will add this as a Condition of Approval. Does the Commission support the proposed change of use?

Architectural Compatibility (5/A & 5/R): There is not any change in above ground density proposed. The applicant proposes to remove the existing, non-historic metal lap siding and expose the existing wood siding underneath, replacing with new matching siding where necessary to patch any gaps. When the existing wood siding is exposed, it will be restored and painted. The applicant has provided a sample

color board, proposing three (3) paint colors, which will comply with this Policy color quantity and chroma requirements. New steel grate egress stairs are proposed to be installed to a new door on the second floor, which are proposed to be painted a flat black color (required per Policy 5 (Absolute) Architectural Compatibility for exterior metal.). Staff does not have any concerns.

9-1-19-24A: Policy 24 (Absolute) Social Community: The front elevation of the building was substantially altered in the 1970s, resulting in its “non-contributing” status.

○ **E. Conservation District**

- (1) Primary structures: According to the applicant, there is existing 4” wooden siding underneath the 6” existing metal siding. There is also 4” wooden siding currently exposed on the eastern (rear) portion of the building, which was apparently left intact when the rear shed-roofed addition was added. See the photographs provided by the applicant below. Staff believes the 4” wooden siding to be historic, considering it appears in the only photograph (undated) available to staff, taken prior to the 1974 front façade alteration (see photograph below). The applicant proposes to remove the existing non-historic 6” metal siding, exposing and restoring the 4” wooden siding, removing the non-historic window opening on the north elevation. Staff recommends positive one (+1) point for this historic restoration work. The difference between the examples provided under this Policy for positive one (+1) and three (+3) points is that (+3) includes “*plus structural stabilization and installation of a new foundation*” which is not proposed with this application.

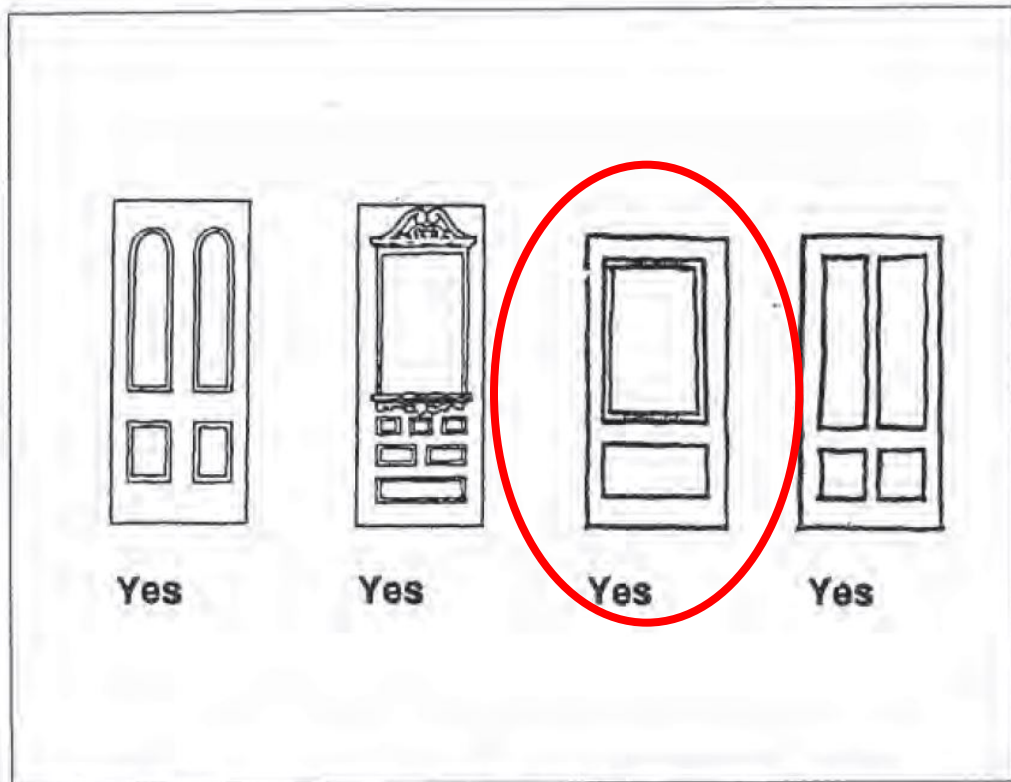
- Precedent:

- Miller/Huntress Restoration and Deck Addition (PL-2015-0075); 309 S. Main St.: This project brought the front (east) elevation back to the historic appearance, including proposed windows of similar size to the existing historic windows.



○ **General Design Standards for the Historic and Conservation Districts:**

- **Design Standard 23:** The installation of the proposed two new doors and new gabled roof on the southern façade will result in the loss of some historic fabric. As such, staff recommends negative three (-3) points.
 - Precedent:
 - (-3): Old Masonic Hall Restoration and Rehabilitation (PC#2014011); 136 S. Main St.: removal of historic fabric for accessible ramp
- **Priority Design Standard 58:** This Standard requires that original door proportions be maintained. Currently, the existing front door opening does not meet ADA requirements. The applicant proposes to widen the door opening, but maintain the proportions of the existing opening. A detail of the proposed opening has been provided, which maintains the 1:2.5 ratio. Staff does not have any concerns.
- **Design Standard: 59:** The proposed two-paneled door design is consistent with the acceptable examples found in the Handbook of Design Standards (see picture below).



Doors such as these were typically found on many late 1800's and early 1900's houses.

○ **Design Standards for Character Area #7: South Main Street Residential**

- **Priority Design Standard 236:** This Standard requires that front and side yards maintain a residential character, that front yards consists predominately (staff has interpreted this as a minimum of 50%) of plant materials, that a maximum of 40% of the front yard may be hard-surfaced, and that a minimum of 40% of the front yard should be planted as lawn.

Staff requires that the site plan specify these calculations prior to the Final Hearing, so that staff may confirm the front yard is in compliance with this Design Standard. As proposed, the front yard does not appear to be in compliance. Regarding the proposed patio in the side yard, does the Planning Commission find that the residential character of the side yard is being maintained, as required by this Standard?

- **Design Standard 243:** This Standard recommends that the typically simple character of roofs be maintained. This building is one of two “foursquare” style buildings in Breckenridge, meaning the roof form is a character defining feature of the building. However, the front portion of the building’s roof has been modified with the 1970s front façade modification, resulting in its “non-contributing” status. In order to open the second floor of the building to patrons of the restaurant, the Building Code requires egress to the second floor and for the door opening to have standard headroom clearance, hence the proposed exterior stairs and small gabled roof addition over the new second story door. Because the building has been substantially altered from its historic form, and the second story access and headroom is required for the second floor to be used by the public, staff finds the small gable roof acceptable. Does the Commission agree?

Site And Environmental Design (7/R): The applicant does not propose any modifications to the site’s grading, only additional paver patio space to replace the existing lawn on the south side of the building, and a new 3’ wide concrete sidewalk on the east side of the property. In terms of site buffering, there are three existing mature Cottonwood trees along the southern property line, two existing Spruce trees and two mature Cottonwood trees in the property’s northwest corner. All existing trees are proposed to remain. Staff requires that the two Cottonwood trees along the northern property line be shown on the Site Plan. The applicant proposes three Aspen trees at the northeast corner of the building, eight shrubs along the northern property line, and 10 shrubs at the southeast corner of the property. Staff does not have any concerns with the site design.

Placement of Structures (9/A & 9R): There are no changes proposed to the front or rear yard setback. With the addition of the exterior staircase on the southern elevation, the side yard setback would change from 16.6’ (existing) to 14.5’ (proposed). 5’ minimum is required per the Relative portion of this Policy. Staff does not have any concerns.

Parking (18/A & 18/R): Within the Service Area, 1.4 spaces are required per 1,000 sq. ft. of gross floor area for commercial retail use, and 3.5 spaces per 1,000 sq. ft. of gross floor area for commercial restaurant use. The existing building contains 1,373 sq. ft. of gross floor area, so the commercial restaurant parking requirement is 4.81 spaces ($1.374 \times 3.5 = 4.81$). The property has access to 2 parking spaces via a parking easement on Lot 2 (Rec. No. 476984). So, there is an on-site deficiency of 2.81 spaces for the new proposed use. In lieu of providing these spaces on site, the applicant may pay into the Parking Service Area. Staff will place a Condition of Approval, prior to issuance of a Building Permit, that 2.81 spaces be paid into the Parking Service Area.

Landscaping (22/A & 22/R): As mentioned above under the Policy 7 (Relative) Site and Environmental Design discussion, the lot contains three (3) existing mature Cottonwood trees along southern property line, two (2) existing mature Cottonwood trees along northern property line, and two (2) existing Spruce trees at the northwest corner of the building. These seven (7) trees are proposed to

remain. In addition, the applicant proposes three (3) Aspen trees at the northeast corner of the building, eight (8) shrubs along the northern property line, and ten (10) shrubs at the southeast corner of the property. Staff requires that the two Cottonwood trees along the northern property line be shown on the Site Plan and that the "Landscape Schedule" shrub quantities be updated to be consistent with the site plan. Otherwise, staff does not have any concerns with the proposed landscaping.

Energy Conservation (33/R): The applicant proposes a 20-29% percentage of energy saved beyond the energy consumption analysis of the existing structure compared to the energy consumption of the proposed structure remodel. Therefore, staff recommends (+3) points under this Policy. However, staff has not yet received an energy consumption analysis of the existing structure. Staff requires that an energy consumption analysis of the existing structure be completed by a licensed engineer and submitted prior to the Final Hearing. In addition, staff will require a Condition of Approval that the applicant submit an energy consumption analysis of the existing structure confirming a 20-29% improvement, prior to issuance of a Certificate of Occupancy. There are not any heated outdoor areas proposed.

Open Space (21/R): For commercial uses, 15% of the site is required by this Policy to be provided as open space. The site plan shows 27.86%. Staff does not have any concerns.

Snow Removal and Storage (13/A & 13/R): The site plan shows 118 sq. ft. of designated snow storage area, at the northeast corner of the building, in the area of the utility easement. Prior to the Final Hearing, staff will require that the site plan be revised to specify the area of the walkways required to be cleared of snow, so that staff can confirm the 25% snowstacking requirement is being met. Some functional snow storage area will need to be designated near the front entrance of the building.

Exterior Lighting (46/A): The applicant has not yet provided a manufacturer's specification sheet for any exterior light fixtures. This will be required prior to the Final Hearing. The building also has several non-compliant exterior light fixtures installed. These will be required to be removed prior to issuance of a Certificate of Occupancy.

Refuse (15/A & 15/R): A location for refuse has yet to be proposed by the applicant. This will need to be addressed prior to Final Hearing.

Drainage (27/A & 27/R): The applicant does not propose any modification to the site's grading. Staff does not have any concerns regarding drainage, and will confirm positive drainage away from the structure prior to issuance of a Certificate of Occupancy.

9-1-17-3: Point Analysis: Staff has evaluated this application for compliance with all Absolute and Relative Polices. At this Preliminary Hearing, staff recommends:

- 3: Policy 24/R and Design Standard #23, for the removal of historic fabric,
 - +1: Policy 24/R, for the restoration and preservation of the existing underlying wood siding, and
 - +3: Policy 33/R, for a 20-29% percentage of energy saved beyond the energy consumption analysis of the existing structure compared to the energy consumption of the proposed structure remodel.
- TOTAL: PASSING score of positive one (+1) point

Staff questions for the Commission

1. Is the Commission supportive of the proposed change of use?
2. Regarding Priority Design Standard 236, does the Commission find that the residential character of the side yard is being maintained with the proposed paver patio?
3. Regarding Priority Design Standard 243, does the Commission agree that the character of the building's roof will be maintained with the addition of the small gable over the new 2nd story door?
4. Does the Commission agree with the preliminary point analysis?

Preliminary Hearing Point Analysis				
Project:	Yankee Peddler Building (Sayre House) Change of Use and Remodel	Positive Points	+4	
Plan #	PL-2018-0099			
Date:	5/30/2018	Negative Points	- 3	
Staff:	Chapin LaChance, Planner II			
		Total Allocation:	+1	
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)	0	The applicant proposes to change the use of the building from commercial retail to commercial restaurant. Commercial uses are permitted for Land Use District #19. The building has been used for commercial retail since 1974.
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)	0	No change.
4/R	Mass	5x (-2>-20)	0	No change.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	0	There are three different paint colors existing on the building: beige/tan, green, and purple. The applicant proposes to remove the existing, non-historic metal lap siding and expose the existing wood siding underneath, replacing with new matching siding where necessary to patch any gaps. When the existing wood siding is exposed, it will be restored and painted the same color as the existing siding. New steel grate egress stairs are proposed to be installed to a new door on the second floor, which are proposed to be painted a flat black color (as required by this Policy for exterior metal.) At the time of this report, the applicant has not provided a material/color sample board, but one will be provided at the hearing. Staff does not have any concerns.
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		
6/R	Relative Building Height - General Provisions For all structures except Single Family and Duplex Units outside the Historic District	1X(-2,+2)		
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 For all Single Family and Duplex Units outside the Conservation District	1x(+1/-1)		
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)	0	118 sq. ft. of snow storage area is designated on the site plan. Prior the Final Hearing, staff requires that the site plan be revised to specify the area of the walkways required to be cleared of snow, so that staff can confirm the 25% snowstacking requirement is being met. Some functional snow storage area will need to be designated near the front entrance of the building.
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	TBD		A location for refuse has yet to be proposed by the applicant. This will need to be addressed prior to Final Hearing.
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		The property has access to 2 parking spaces via a parking easement on Lot 2 (Rec. No. 476984). So, there is an on-site deficiency of 2.81 spaces for the new proposed use. In lieu of providing these spaces on site, the applicant may pay into the Parking Service Area. Staff will place a Condition of Approval, prior to issuance of a Building Permit, that 2.81 spaces be paid into the Parking Service Area.
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)	- 3	The applicant proposes to remove some historic fabric for the addition of the two new doors, new gabled roof, and new staircase on the southern elevation.

24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+1	The applicant proposes to remove the existing, non compliant, 6" metal lap siding, exposing the existing 4" wood lap siding that has been discovered underneath. Staff recommends positive one (+1) point for the restoration of this wooden siding, which staff believes is historic material.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		
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		
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 (For existing residential: 30-49% improvement beyond existing)	+3	+3	The applicant proposes to make energy efficient improvements to the building, which would result in a 20-29% percentage of energy saved beyond the energy consumption analysis of the existing structure compared to the energy consumption of the proposed structure remodel.
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		
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		

GENERAL NOTES

- THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE ASSOCIATED CODES, ACCESSIBLE CODES AND LOCAL CODE AMENDMENTS, AS ADOPTED BY THIS MUNICIPALITY. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, AND RESTRICTIONS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS.
- ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS OR HER SUBCONTRACTORS UNLESS NOTED AS "EXISTING," "BY OWNER," OR "NOT IN CONTRACT" (N.I.C.) IN THESE DOCUMENTS.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE GENERAL CONTRACTOR AND HIS OR HER SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, AND THE LIKE TO PROVIDE A COMPLETE AND WORKMANLIKE JOB PER THE USUAL AND CUSTOMARY STANDARDS OF THE INDUSTRY, AND SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL MANUFACTURERS' INSTALLATION REQUIREMENTS, INSTRUCTIONS AND RECOMMENDATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND SCHEDULE, PER STANDARD PRACTICES. COORDINATION OF ALL REQUIRED BLOCK-OUTS, SCHEDULING, AND THE LIKE AMONG GENERAL AND SUBCONTRACTOR TRADES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE JOB SITE SAFETY OF ALL PERSONNEL, WORK, MATERIALS, UTILITIES, AND ADJACENT PROPERTIES, IN ACCORDANCE WITH ACCEPTED CODES, REGULATIONS AND INDUSTRY PRACTICES. THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR THIS, AND SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM HIS OR HER RESPONSIBILITIES.
- THESE DESIGN DOCUMENTS HAVE BEEN ISSUED WITH AN EXPECTATION OF CONTINUING COMMUNICATION AND COOPERATION AMONG THE OWNER, ARCHITECT, AND CONTRACTOR. BUILDING DESIGN AND CONSTRUCTION ARE COMPLEX, ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS OFTEN IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY REQUIRING CLARIFICATION SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. FAILURE TO DO SO MAY COMPOUND MISUNDERSTANDING AND AFFECT PROJECT BUDGET, SCHEDULE AND QUALITY. SUCH A FAILURE TO COMMUNICATE SHALL RELIEVE THE ARCHITECT AND CONSULTANTS OF RESPONSIBILITY FOR CONSEQUENCES WHICH MAY ARISE.
- THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED USING AUTODESK REVIT BUILDING INFORMATION MODELING APPLICATION AND ARE BASED ON AN ASSOCIATIVE 3D MODEL OF THE PROJECT. IN THE CASE OF QUESTIONS REGARDING SPECIFIC 2D VIEWS OR 3D PROJECT MODEL, CONTACT ARCHITECT FOR CLARIFICATION. KSA MAY HAVE THE ABILITY TO GENERATE SUPPLEMENTAL VIEWS DRAWINGS TO HELP THE CONTRACTORS BETTER UNDERSTAND THE DESIGN INTENT.
- SUSTAINABLE DESIGN CONCEPTS ARE CENTRAL TO THE SUCCESSFUL DESIGN, CONSTRUCTION AND OPERATION OF THIS PROJECT, AND THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE EXPECTED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS TO THE FULLEST EXTENT POSSIBLE. REFER TO CONSTRUCTION ASSEMBLY NOTES AND DETAILS. CONTACT ARCHITECT WITH CONSTRUCTIVE INPUT OR IF MORE INFORMATION IS NEEDED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS MORE FULLY.
- FOR EACH PFI OR PHONE CALL TO THE OFFICE OF THE ARCHITECT OR CONSULTANTS AFTER 4:00 P.M. ON FRIDAYS (OR THE DAY PRIOR TO A HOLIDAY), THE GENERAL CONTRACTOR SHALL BE HELD LIABLE FOR A SIX PACK OF COOL BEER. PAID BY THE ARCHITECT OR CONSULTANT, THAT SAME DAY, IN PERSON.
- ENERGY EFFICIENCY: GENERAL CONTRACTOR SHALL PROVIDE ALTERNATE PRICES FOR OWNER REVIEW FOR THE FOLLOWING ITEMS: (A) SPROYED ON FSAM INSULATION (B) ENERGY EFFICIENT LED LIGHTING (D) ENERGY RECOVERY VENTILATION SYSTEM FOR ENTIRE BUILDING (NOT INCLUDING GARAGES).
- RESOURCE EFFICIENCY: GENERAL CONTRACTOR SHALL INCORPORATE THE FOLLOWING EFFICIENT BUILDING PRACTICES INTO THE SCOPE OF THE WORK: (A) ON-SITE RECYCLING PROGRAM FOR CONSTRUCTION WASTE (B) LOW WATER USAGE APPLIANCES & EQUIPMENT (C) ADVANCED FRAMING TECHNIQUES (PER US DEPT OF ENERGY, www.energy.gov) (D) ALL APPLIANCES TO BE "ENERGY STAR" RATED (E) ALL LUMBER PRODUCTS SHALL BE SUSTAINABLY HARVESTED.
- THE OWNER HAS BEEN ADVISED THAT ROOF AND DECK SURFACES MUST BE PERIODICALLY CLEARED OF SNOW AND ICE BUILDUP IN ORDER TO ENSURE MINIMAL PROBLEMS DURING HEAVY SNOW WINTERS.
- SUBSTITUTION OF "OR EQUAL" PRODUCTS WILL BE ACCEPTABLE ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR ARCHITECT. IF THE CONTRACTOR DESIRES ANY CHANGES WHICH MAY SIGNIFICANTLY IMPACT THE PROJECT BUDGET OR SCHEDULE, HE SHALL SUBMIT A WRITTEN CHANGE ORDER REQUEST PRIOR TO COMMENCEMENT OF WORK. PERFORMANCE OF WORK WITHOUT APPROVAL BY CHANGE ORDER SHALL INDICATE THE CONTRACTOR'S ACKNOWLEDGEMENT OF NO INCREASE IN CONTRACT SUM OR COMPLETION DATE DUE TO SUCH CHANGE. CHANGES FROM THE CONTRACT DOCUMENTS MADE WITHOUT THE ARCHITECT'S APPROVAL ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR CONSEQUENCES ARISING FROM SUCH CHANGES.
- DOCUMENTATION OF EXISTING CONDITIONS IS BASED ON INFORMATION SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS INCLUDING, BUT NOT LIMITED TO, PROPERTY BOUNDARIES, BUILDING SETBACKS, PROJECT BENCHMARK AND SITE SLOPES, AND UTILITY LOCATIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT FOR INTERPRETATION OR CLARIFICATION OF ANY CONFLICTS OR DISCREPANCIES PER NOTE #6 ABOVE.
- CONTACT ARCHITECT FOR COPY OF SOils REPORT. UPON COMPLETION OF EXCAVATION, THE OWNER SHALL RETAIN A SOils ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF THE FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM THE SOils ENGINEER.
- WATER DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PLAN DIMENSIONS ARE TAKEN FROM FACE OF WOOD FRAMING, FACE OF CONCRETE WALLS, AND CENTERLINE OF STEEL FRAMING MEMBERS UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD SUBFLOOR, TOP OF WALL PLATES, AND TOP OF BEAMS UNLESS OTHERWISE NOTED. DOOR OPENINGS TO BE 4" FROM ADJACENT WALL @ WOOD FRAMING; 8" FROM ADJACENT WALL @ CONCRETE, OR CENTERED IN WALL AS INDICATED ON FLOOR PLANS.
- MAJOR SITE DESIGN DIMENSIONS ARE NOTED IN THE DOCUMENTS. LAYOUT OF HARDSCAPE & LANDSCAPE AND THE LIKE SHALL BE STAKED IN THE FIELD BASED ON SITE PLAN INFORMATION. ARCHITECT AND/OR CONSULTANTS SHALL REVIEW AND APPROVE ALL LAYOUTS IN THE FIELD PRIOR TO COMMENCEMENT OF SAID WORK.
- WHEN NECESSARY TO BORE STRUCTURAL MEMBERS FOR ELECTRICAL/MECHANICAL RUNS, SUCH HOLES SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE REQUIREMENTS, MANUFACTURERS' INSTRUCTIONS, AND STRUCTURAL DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ARCHITECT'S APPROVAL PRIOR TO ANY CUTTING, NOTCHING OR DRILLING WHICH MAY AFFECT THE INTEGRITY OF THE STRUCTURE.
- NOT ALL LIGHT FIXTURES ARE SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND ARCHITECTURAL DWGS FOR MOUNTING HEIGHTS AND SETTING BLOCK DETAILS.
- ALL INTERIOR WALLS SHALL EXTEND FROM FLOOR ELEVATION TO UNDERBASE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, EQUIPMENT, AND ACCESSORIES WHEN MOUNTED ON STUD WALLS.
- BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ALL OTHER PURPOSES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL NOTED ITEMS PER NOTE #24 BELOW.
- DEFINITIONS OF WORK AS NOTED ON DRAWINGS:
 - A. NEW: INDICATES ITEMS TO BE FURNISHED AND INSTALLED BY THIS CONTRACT, TYPICALLY USED TO ENSURE CLARITY AMONG DRAWING COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT ARCHITECT FOR CLARIFICATIONS. NEW WORK AREAS ARE SHOWN AS SHADDED.
 - B. EXISTING: INDICATES COMPONENTS OF EXISTING STRUCTURE. NOT ALL ITEMS ARE CALLED OUT AS SUCH. IF IT IS OBVIOUS THAT THEY ARE EXISTING, CONSULT ARCHITECT FOR CLARIFICATION.
 - C. PATCH: TO RESTORE TO CONDITION SUITABLE FOR NEW WORK AND NEW FINISHES WITH APPROPRIATE MATERIALS. MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES UNLESS OTHERWISE NOTED.
 - D. REPAIR: TO RESTORE TO PROPER OPERATING CONDITION AND APPEARANCE.
 - E. RELOCATE: TO CAREFULLY DISMANTLE, STORE, AND LATER REASSEMBLE EXISTING COMPONENTS AT DESIGNATED LOCATION. ITEMS TO BE RELOCATED ARE ASSUMED TO BE OF SUFFICIENT QUALITY TO PERMIT WORTHWHILE RELOCATION. REPORT ANY QUESTIONABLE CONDITIONS TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 - F. REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY AND DISPOSE OF G. REPLACE: TO REMOVE AND REPLACE WITH A NEW CONCRETE OR BY OTHER METHODS SPECIFIED BY OWNER AT LATER DATE. STORE COMPONENTS AT OWNER'S DISCRETION.

LANDSCAPE NOTES

- THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE SCHEDULE SHALL GOVERN.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING WITHIN +/- 0.50 FOOT OF FINISHED GRADE PRIOR TO START OF LANDSCAPE CONTRACTORS WORK.
- FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE AT THE DIRECTION OF ARCHITECT. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAKING IS FULLY APPROVED.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH SECURED HAYBALES AND/OR SNOWNETS AT DRIP LINE OF TREE. AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH PLASTIC SNOW FENCING ATTACHED TO METAL POSTS DRIVEN INTO THE GROUND.
- PLANTING BACKFILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL AND 20% PEAT MOSS. SHRUB BEDS AND TREE WELLS ARE TO BE MULCHED WITH 2" SPREADS MULCH. MULCH SAMPLE TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE SEPARATED FROM SOIL AND NATIVE GRASS AREAS BY 18" #4 GALVANIZED STEEL EDGING. JACK EDGING IN PLACE WITH 1/2" EDGING PINS AT 40" MINIMUM SPACING. ALL LEGUOUS TREES ARE TO BE STAKED WITH #1 STEEL 1" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1/2" WIDE GREEN NYLON TREE STRAPS. ALL EVERGREEN TREES ARE TO BE STAKED WITH THREE (3) 1" STEEL 1" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1/2" WIDE GREEN NYLON TREE STRAPS.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE 10 CUBIC YARDS TOPSOIL TO PROPOSED PLANTING BEDS. CONTRACTOR SHALL ALSO SUPPLY AND DISTRIBUTE 2 CUBIC YARDS OF ORGANIC COMPOST TO PROPOSED PERENNIAL AREAS.
- PERENNIAL FLOWER BEDS ARE TO BE AMENDED WITH 4" OF DEBRIS FREE TOPSOIL AND 2" ORGANIC COMPOST. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6" AND FINE GRADED TO PROVIDE POSITIVE DRAINAGE.
- PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:
 - LOOSEN SOIL TO A MINIMUM OF 4" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBISH AND EXTRANEUS MATTER.
 - DISTRIBUTE 1" OF TOPSOIL TO NATIVE SOIL.
 - GRADE AREAS TO A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE BEDSIES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASSES SHALL BE SOWN WITH THE FOLLOWING SEED MIXTURE:
 - ROCKY MOUNTAIN HIGH ALTITUDE NATIVE GRASS SEED MIX, AVAILABLE FROM NELS LUNGFORD NURSERY, SILVERTHORPE, COLORADO OR APPROVED EQUAL.
 - ONE APPLICATION OF A DIAMMONIUM PHOSPHATE FERTILIZER, 18-46-4 AT THE RATE OF 8 LBS PER 1,000 S.F. SHALL BE BROADCAST PRIOR TO SEEDING.
- ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.
- AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO REINCORPORATE SEED INTO TOP 18" OF SOIL.
- LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH UNIT COSTS FOR PROPOSED AND TRANSLATED PLANTINGS TO INCLUDE ALL COSTS FOR MATERIAL, LABOR, FREIGHT, HANDLING, OVERHEAD, AND PROFIT.
- ALL NEWLY PLANTED TREES AND SHRUBS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP SYSTEM PERMANENT AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OR REPLACING ALL MATERIAL INCLUDING LABOR, DUE TO SICKNESS OR DRAUGHT OF A PLANT FOR A PERIOD OF ONE YEAR FOLLOWING THE PLANT'S INSTALLATION.
- DRIP AREAS NOT SHOWN ON OTHER TYPES OF HARDSCAPE, TO RECEIVE 4" THICK 1" CRUSHED STONE, FROM 2" PAST DRIP LINE TO FACE OF BUILDING, INCLUDE GEOTEXTILE FABRIC BELOW FOR WEED CONTROL & LANDSCAPE EDGING FLUSH WITH TOP OF STONE.

LANDSCAPING SCHEDULE

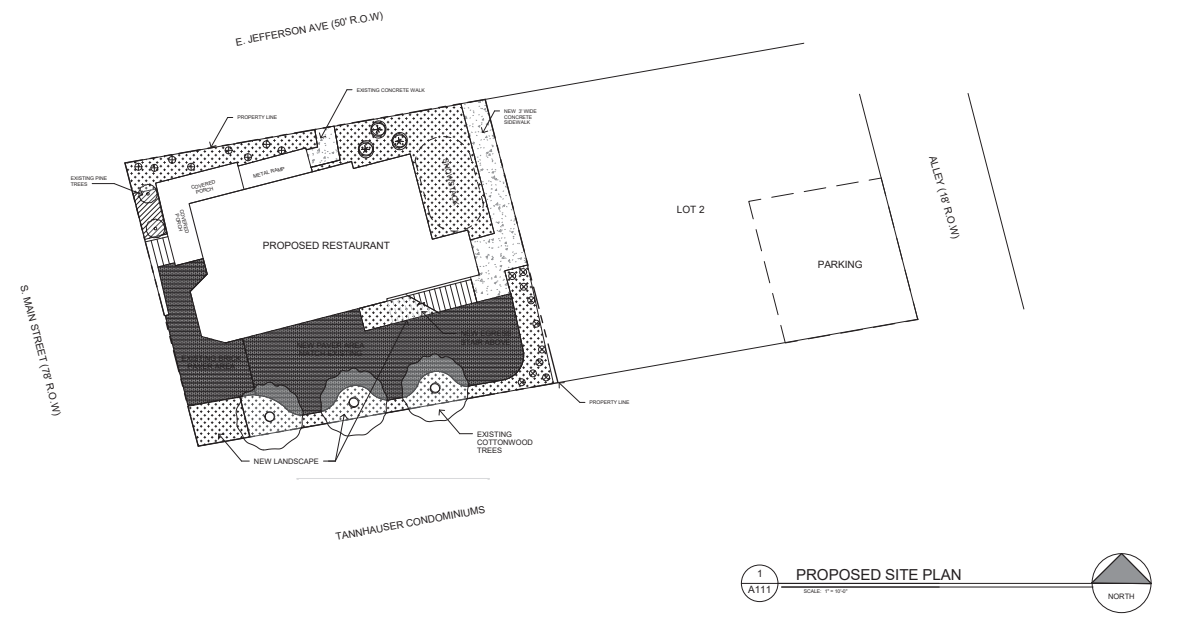
SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
(Symbol)	ASPEN	POPULUS TREMULOIDES	1	2" CAL	50% MULTI-STEM
(Symbol)	PERING COTONEASTER		4	10 GAL	
(Symbol)	COMMON LILAC		10	5 GAL	MIX PURPLE & WHITE FLOWERS
(Symbol)	NATIVE WILDFLOWERS	COMMON YARROW, NATIVE LUPINE, INDIAN PANTRUSH, ROCKY MOUNTAIN COLUMBINE, BLUE FLAX	6	FLAT	PLANT @ BEDS PER OWNER
(Symbol)	NATIVE GRASSES	PER LANDSCAPE NOTES	TBD	SEED	SPREAD AT AREAS TO BE REVEGETATED

HARDSCAPE LEGEND



SITE PLAN NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY SUMMIT LAND SURVEYING, DATED 15 FEBRUARY 2018. VERIFY IN FIELD AND BACK-CHECK ALL INFORMATION PRIOR TO CONSTRUCTION STAKING.
- UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. CONTACT APPROPRIATE AUTHORITIES TO FIELD LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL IDENTIFY ALL EXISTING TREES, WHICH ARE SPECIFIED ON THE SITE PLAN TO BE RETAINED BY ERECTING TEMPORARY FENCE BARRIERS AROUND THE TREES TO PREVENT UNNECESSARY ROOT COMPACTION DURING CONSTRUCTION. CONSTRUCTION DISTURBANCE SHALL NOT OCCUR BEYOND THE FENCE BARRIERS, AND DIRT AND CONSTRUCTION MATERIALS OR DEBRIS SHALL NOT BE PLACED ON THE FENCING. THE TEMPORARY FENCE BARRIERS ARE TO REMAIN IN PLACE UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL FROM THE TOWN, A CONSTRUCTION STAGING PLAN INDICATING THE LOCATION OF ALL CONSTRUCTION MATERIAL STORAGE, FILL AND EXCAVATION MATERIAL STORAGE AREAS, PORTOILET AND DUMPSTER LOCATIONS, AND EMPLOYEE VEHICLE PARKING AREAS. NO STAGING IS PERMITTED WITHIN PUBLIC RIGHT OF WAY. ANY DIRT TRACKED UPON THE PUBLIC ROAD SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE. CONTRACTOR PARKING WITHIN THE PUBLIC RIGHT OF WAY IS NOT PERMITTED WITHOUT THE EXPRESS PERMISSION OF THE TOWN, AND CARS MUST BE MOVED FOR SNOW REMOVAL. A PROJECT CONTACT PERSON IS TO BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- REVEGETATE ALL DISTURBED AREAS PER LANDSCAPE NOTES.
- PREPARE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION @ ALL AREAS.
- PLANTING BEDS SHOWN HATCHED ON FLOOR PLAN. REFER TO LANDSCAPE SCHEDULE & NOTES.
- USGS DATUM PER SURVEY.
- SPOT ELEVATIONS NOTE PROPOSED GRADE (& STATION # IF APPLICABLE) ABOVE LEADER LINE, WITH 10' EXISTING GRADE NOTE BELOW LEADER LINE (IN PARENTHESES).
- NEW CONTOURS ARE LABELED ON HIGH SIDE OF CONTOUR LINE.
- REFER TO ARCHITECTURAL DRAWINGS FOR RETAINING WALL DETAILS.



matthew stals architects
 108 north ridge street
 p o box 135
 breckenridge
 colorado 80424
 970 453 0444

www.stalsarchitects.com

SHEET INDEX

A111	MASTER SITE PLAN AREA CALCS AND NOTES
	SURVEY
A201	EXISTING FLOOR PLANS
A211	PROPOSED FLOOR PLANS
A301	EXISTING EXTERIOR ELEVATIONS
A311	PROPOSED EXTERIOR ELEVATIONS

400 south main street
 breckenridge • colorado
 PROJECT # 1801

ISSUE:

planning	16 april 2018
revised	25 may 2018

AREA CALCULATIONS

SITE CALCS:	DESCRIPTION	AREA (SF)	% OF SITE
1.	BUILDING FOOTPRINT	1,018	32.81
2.	PAVING	1,133	36.24
3.	SNOW STACK	118	3.81
4.	LANDSCAPE OPEN SPACE	TOTAL (912)-31	27.86
6. TOTAL		3,110	

BUILDING CALCS:

	CONDITIONED (SF)	UNCONDITIONED (SF)	TOTAL (SF)	COVERED PORCHES
1. MAIN FLOOR	880 SF	0	880	116 0'
2. UPPER FLOOR	48 SF	0	48	0
TOTAL				

- NOTES: 1. BUILDING AREAS CALCD IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.
 2. UNCONDITIONED AREA INCLUDES GARAGE, MECHANICAL & STORAGE WITH OVER 6" HEADROOM.
 3. STAIRS & LANDINGS NOT COUNTED WITH UPPERMOST FLOOR SQUARE FOOTAGES.

MASTER SITE PLAN AREA CALCS AND NOTES
A111

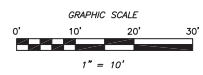
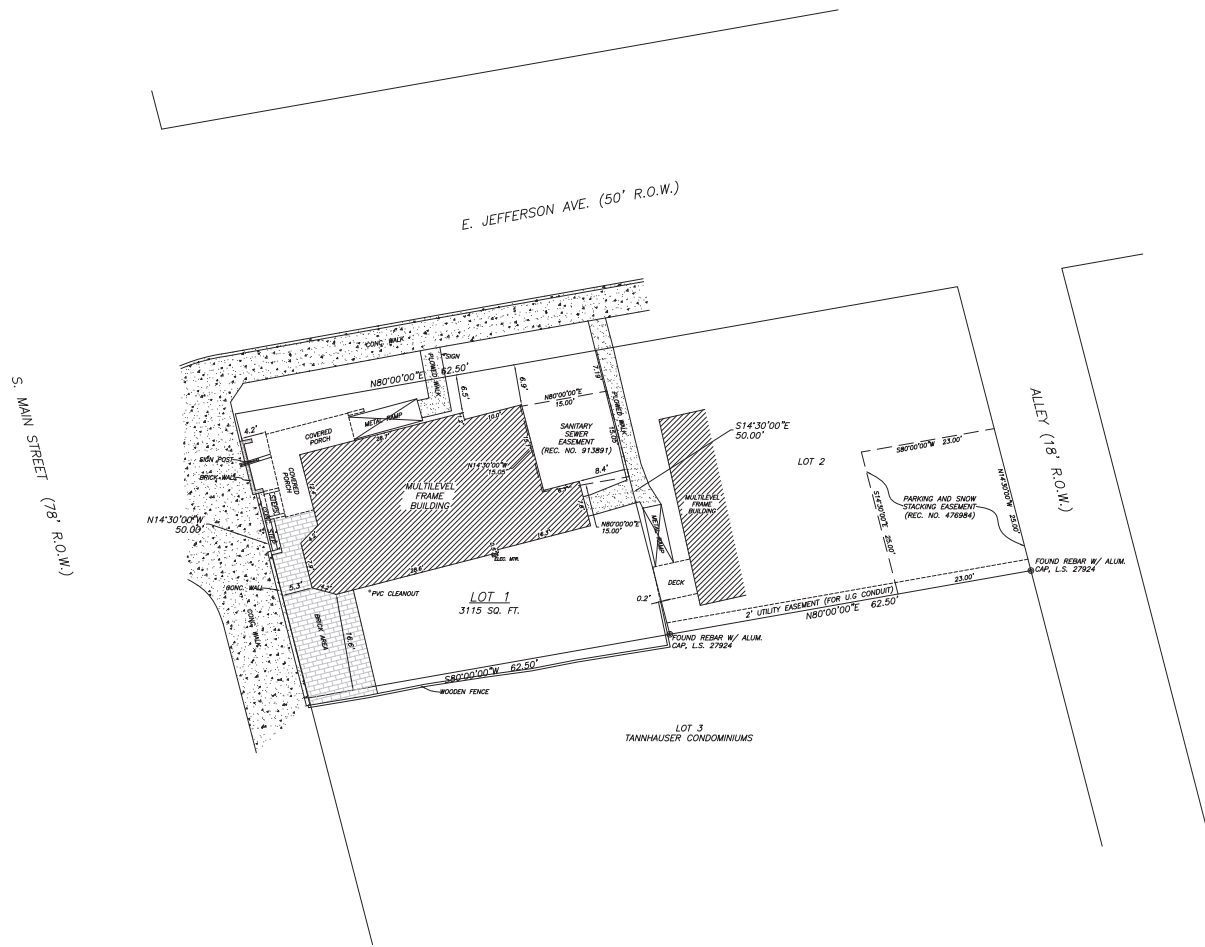
IMPROVEMENT LOCATION CERTIFICATE

LOT 1, NETHAWAY SUBDIVISION
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, COLORADO
 ADDRESS: #400 S. MAIN STREET, BRECKENRIDGE, CO

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR HOCKEYTOWN HOLDING CORP., A COLORADO CORPORATION, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
 I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, FEB. 15, 2018, EXCEPT UTILITIES AND UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN. THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.
 THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY SUMMIT LAND SURVEYING INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING OWNERSHIP AND EASEMENTS OF RECORD, SUMMIT LAND SURVEYING INC. RELIED UPON TITLE COMMITMENT ORDER NO. 101410B-C ISSUED BY TITLE CO. OF THE ROCKIES AS AN AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY.



MATTHEW J. WENZEL, P.L.S. 37719

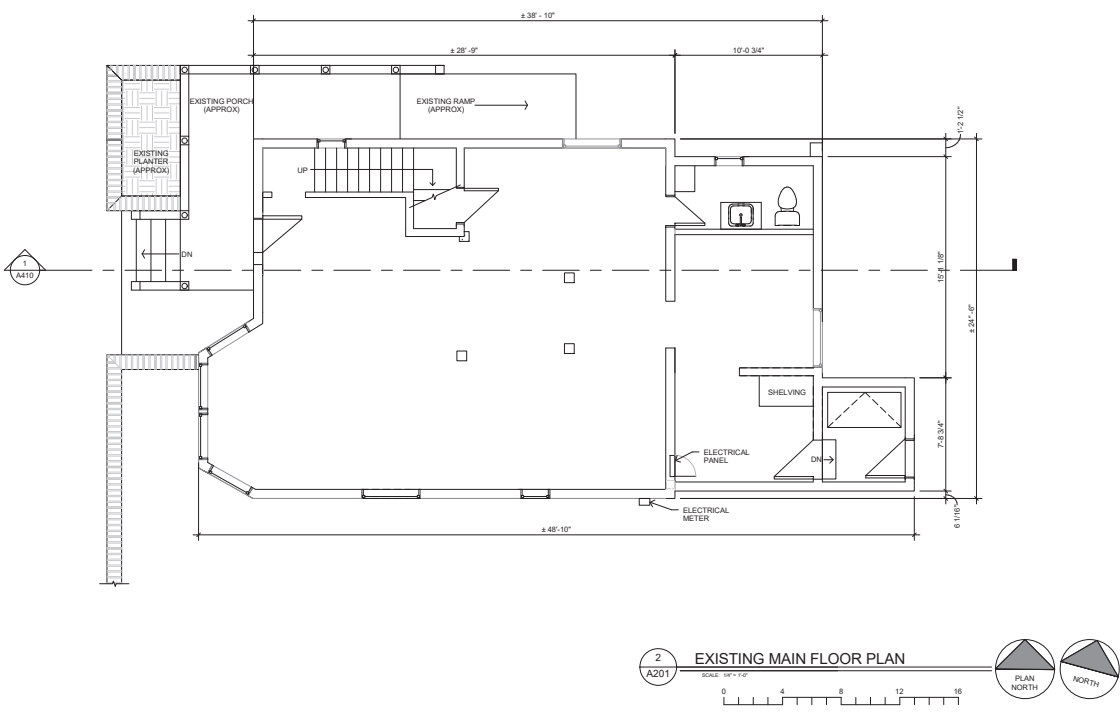
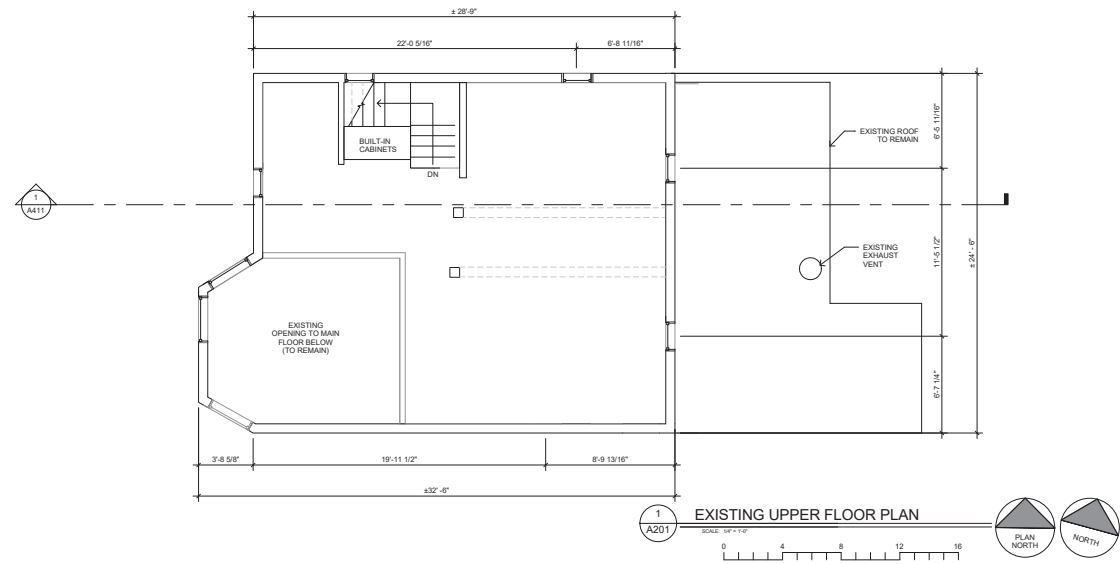
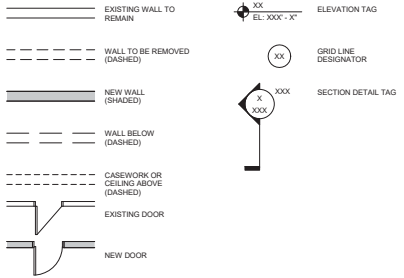


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

NOTE: NOT ALL CONCRETE, RETAINING WALLS, DECKS, STEPS, EDGE OF DRIVEWAYS, PARKING AREAS, UTILITIES OR OTHER IMPROVEMENTS MAY BE SHOWN DUE TO EXCESSIVE SNOW AND ICE AT THE DATE OF THIS SURVEY.

SUMMIT		P.O. BOX 2336
LAND SURVEYING, INC.		BRECKENRIDGE, CO 80424
970-513-0156		
IMPROVEMENT LOCATION CERTIFICATE		
SCALE: 1" = 10'	DATE: 02/15/18	NOB NO. 181688
DRAWN BY: MJW	CHECKED BY: MJW	DRAWING NO. 181688B

PLAN LEGEND



matthew stals architects
108 north ridge street
p o box 135
breckenridge
colorado 80424
970 453 0444

www.stalsarchitects.com

400 south main street
breckenridge colorado
PROJECT # 1801

© COPYRIGHT
ALL RIGHTS RESERVED. NO REPRODUCTION OR
RESALE WITHOUT WRITTEN CONSENT IS PERMITTED.

ISSUE:

planning	16 april 2018
revised	25 may 2018

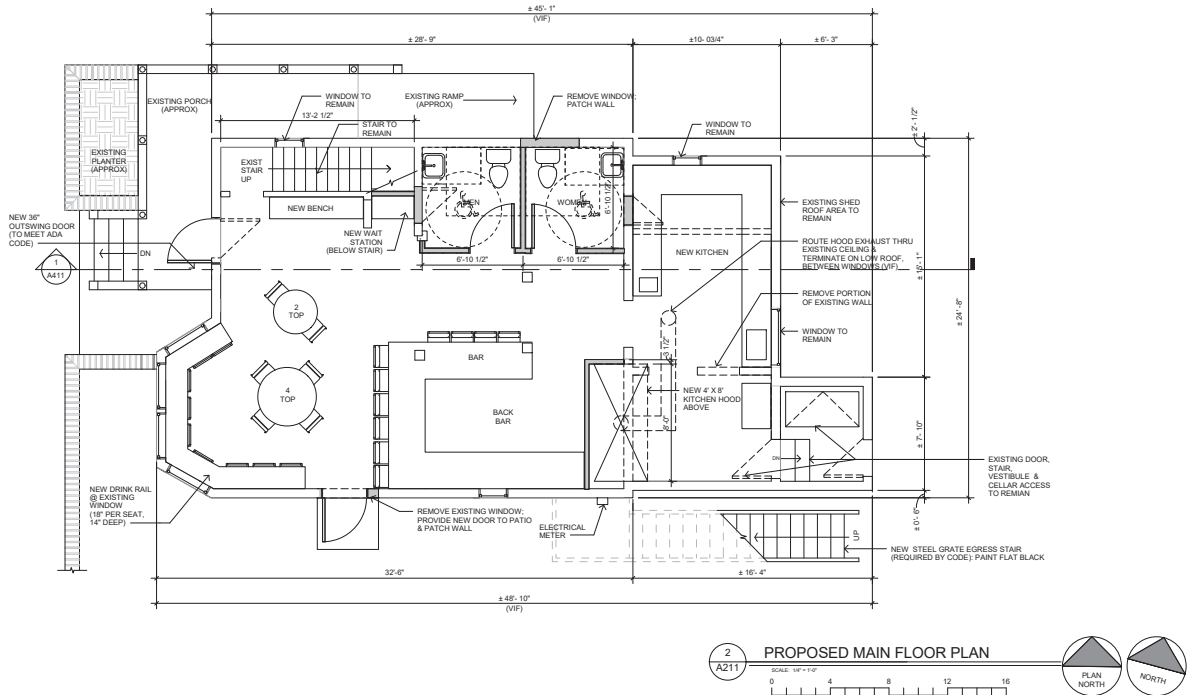
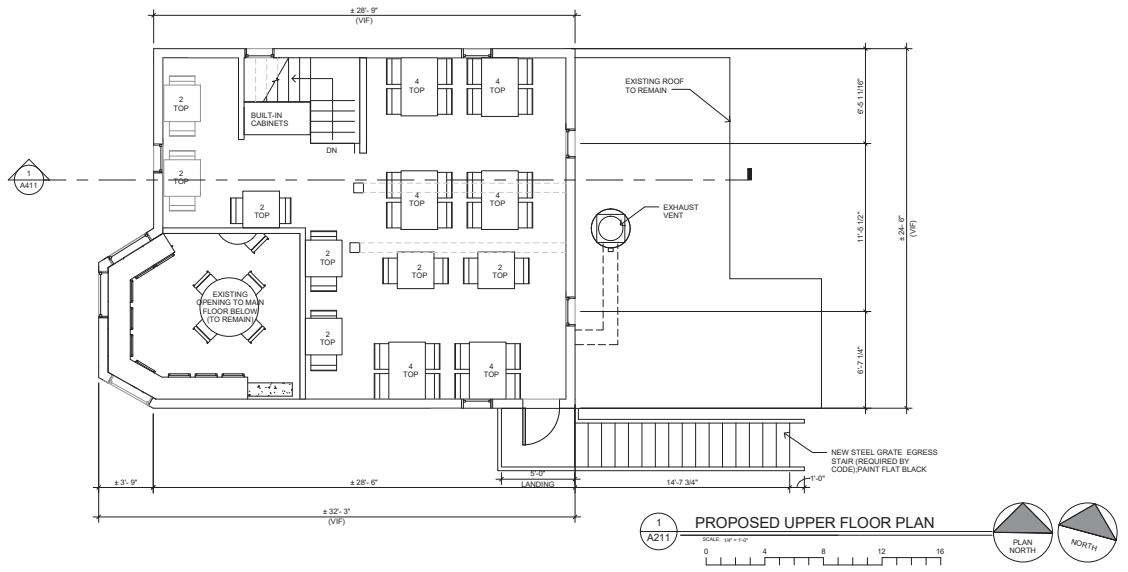
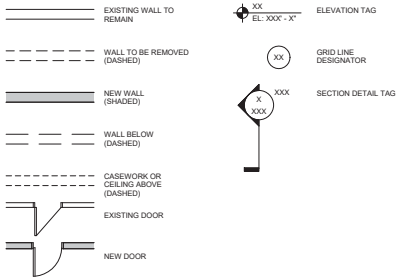
EXISTING FLOOR PLANS

A201

5/20/2018 3:36:48 PM \\sdc\work\1801-400 South Main\1801-400 South Main - BUILDING MODEL.rvt

502018 3.30:48 PM | issues@tristate.com | 1001 400 main | main | USA | REV: 1/15/18 | 1001 400 S MAIN - BUILDING MODEL 4

PLAN LEGEND



matthew stals architects
 108 north ridge street
 p o box 135
 breckenridge
 colorado 80424
 970 453 0444

www.stalsarchitects.com

400 south main street

breckenridge . colorado

PROJECT # 1801

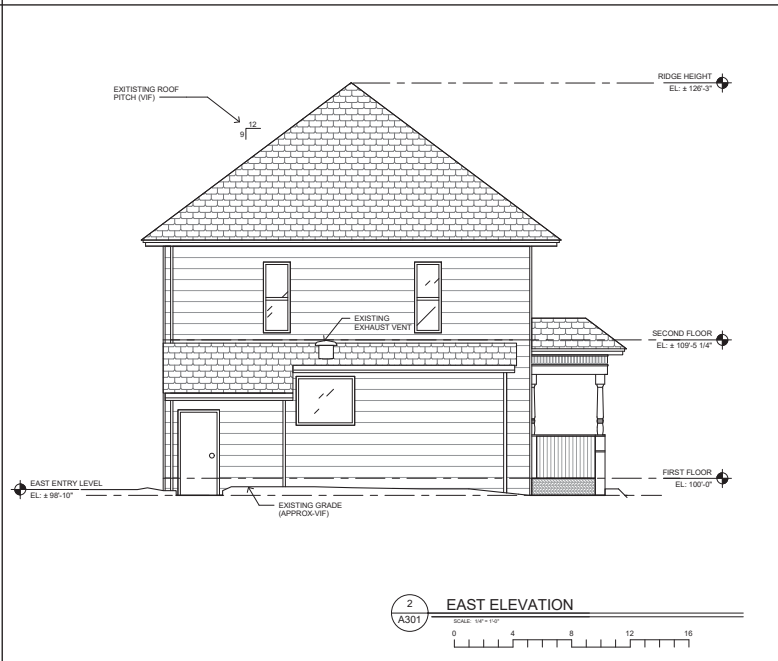
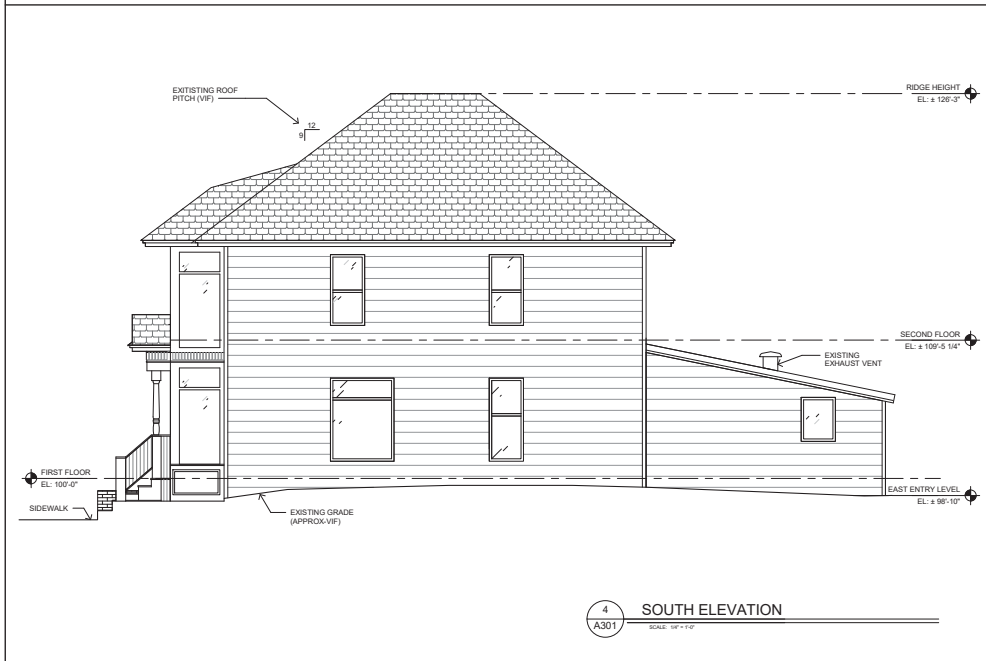
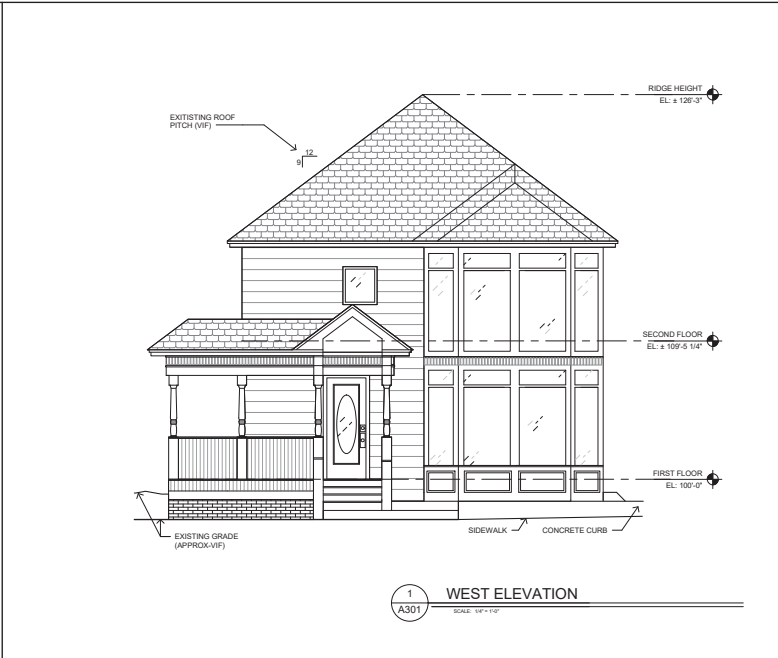
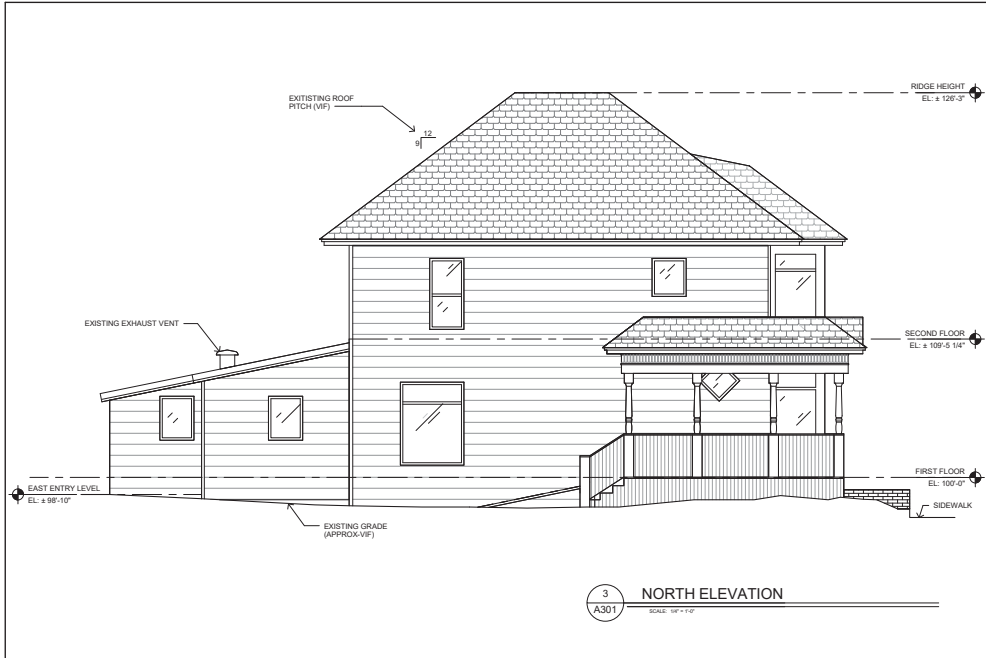
COPYRIGHT
 NO REPRODUCTION OR ANY REPRODUCTION OF
 THESE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ISSUE:

planning	16 april 2018
revised	25 may 2018

PROPOSED FLOOR PLANS

A211



matthew stals architects
108 north ridge street
p o box 135
breckenridge
colorado 80424
970 453 0444

www.stalsarchitects.com

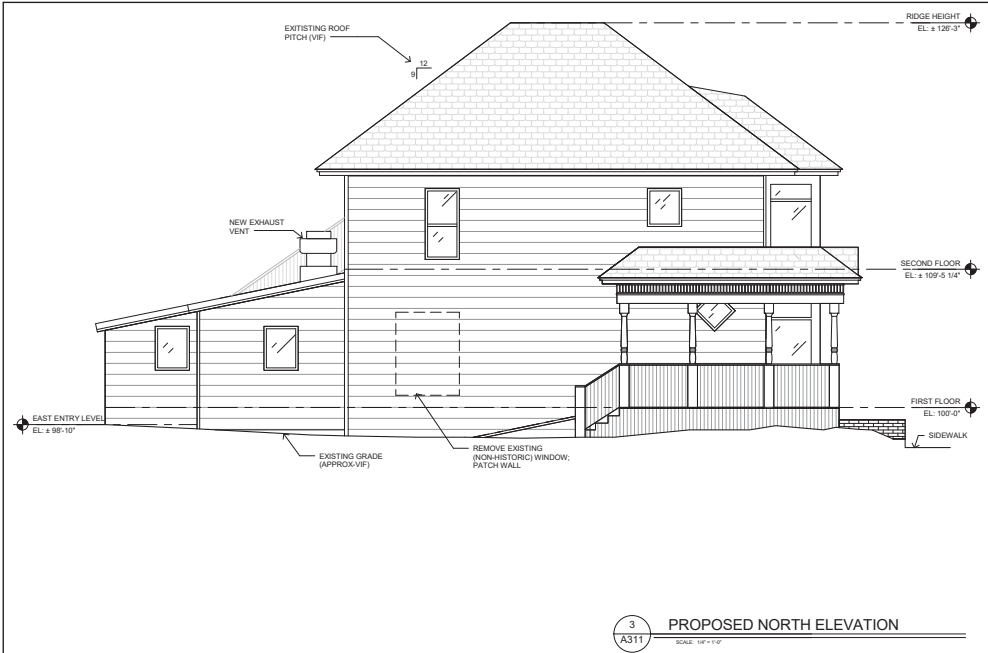
400 south main street
breckenridge . colorado
PROJECT # 1801

COPYRIGHT
ALL RIGHTS RESERVED FROM ANY REPRODUCTION OR
USE WITHOUT WRITTEN CONSENT OF PROJECTOR

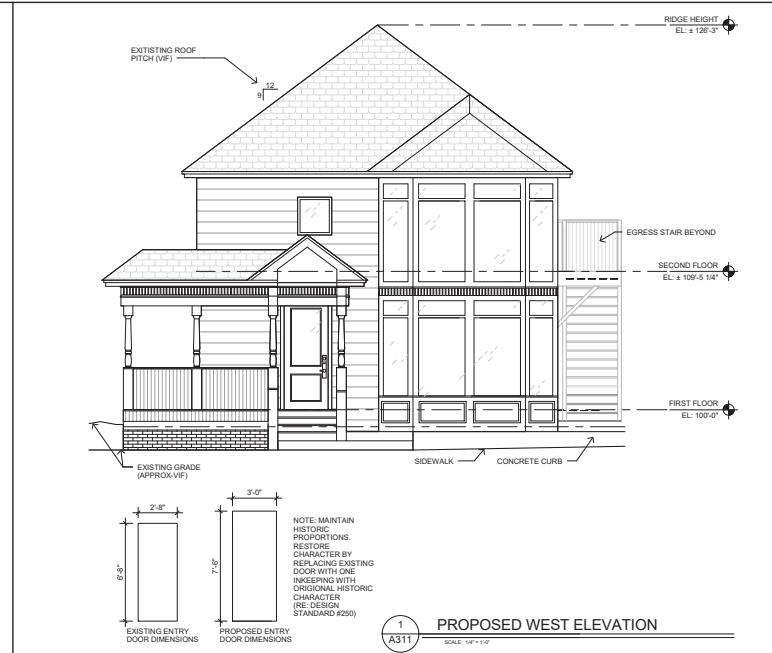
ISSUE:

planning	16 april 2018
revised	25 may 2018

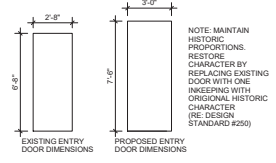
EXISTING EXTERIOR ELEVATIONS
A301



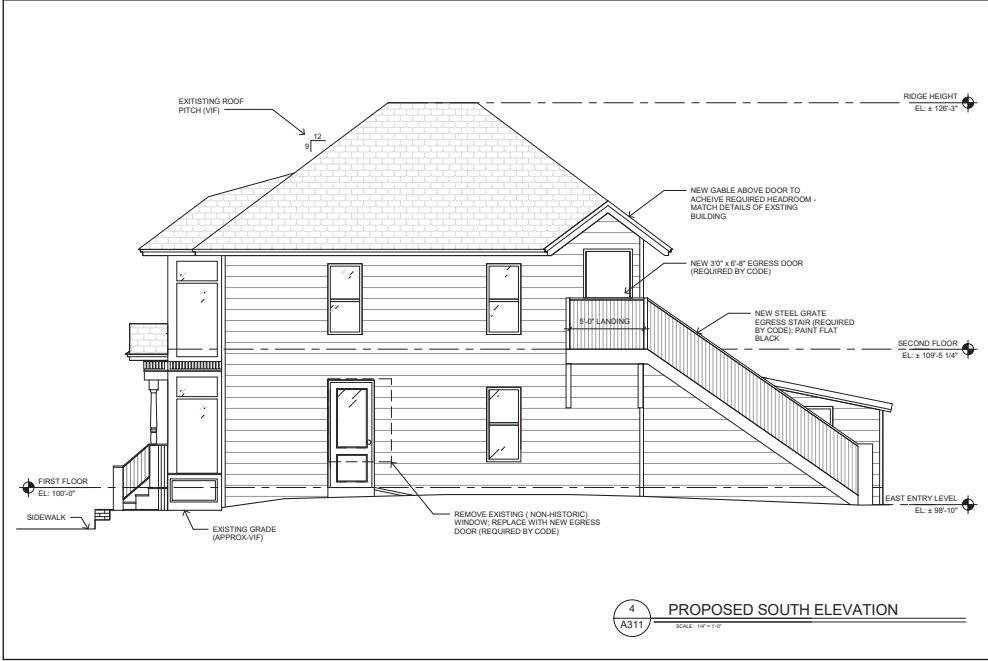
3
A311
SCALE: 1/4"=1'-0"



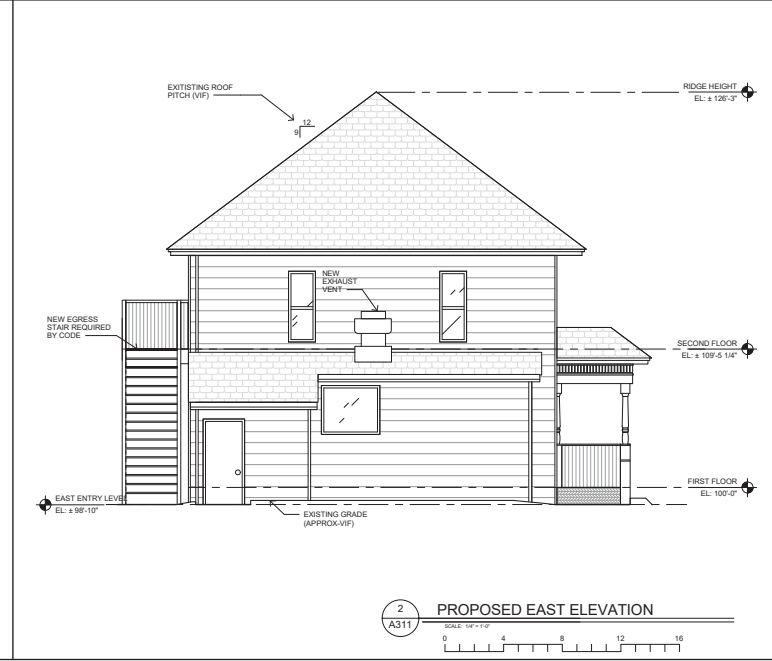
1
A311
SCALE: 1/4"=1'-0"



NOTE: MAINTAIN HISTORIC PROPORTIONS. RESTORE CHARACTER BY REPLACING EXISTING DOOR WITH ONE INKEEPING WITH ORIGINAL HISTORIC CHARACTER (RE: DESIGN STANDARD #250)



4
A311
SCALE: 1/4"=1'-0"



2
A311
SCALE: 1/4"=1'-0"



matthew stals architects
 108 north ridge street
 p o box 135
 breckenridge
 colorado 80424
 970 453 0444

www.stalsarchitects.com

400 south main street
 breckenridge · colorado
 PROJECT # 1801

© COPYRIGHT
 ALL RIGHTS RESERVED FROM ANY REPRODUCTION OR
 USAGE WITHOUT WRITTEN CONSENT OF PROJECT.

ISSUE:

planning	16 april 2018
revised	25 may 2018

PROPOSED EXTERIOR ELEVATIONS
 A311

5/20/2018 3:30:51 PM \\nas01\projects\400 south main\400 south main\BIDS\REV\REV\Drawing\001 - 400 S MAIN - BUILDING MODEL.rvt

400 south main street
breckenridge, colorado

exterior material samples and colors
31 may 2018



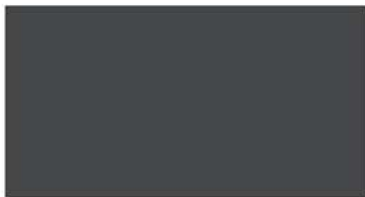
← primary roof:
existing to remain



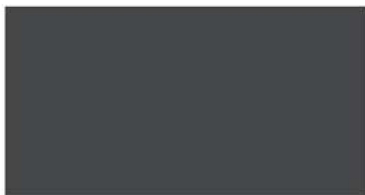
← primary siding:
existing historic wood to be exposed & restored
benjamin moore
BM HC-101 "hampshire gray"



← trim:
benjamin moore
BM 2152-70 "mayonnaise"



← accent:
benjamin moore
BM 2119-10 "space black"



← metal rails, ramps, & stairs:
to match existing
benjamin moore
BM 2119-10 "space black"

Planning Commission Staff Report

- Subject:** Class A Subdivision for Cucumber Creek Estates
(Combined Hearing – PL-2018-0128)
- Proposal:** The applicant is proposing to subdivide a 9.24 acre parcel into five tracts of land. This subdivision is based on a Master Plan that was approved in 2016 for 23 residential units.
- Date:** May 29, 2018 (for meeting of June 4, 2018)
- Project Manager:** Jeremy Lott, AICP, Planner II
- Applicant/Owner:** Breckenridge Lands
- Address:** TBD Cucumber Drive
- Legal Description:** Tract B, Christie Heights Subdivision #2
- Total Site Area:** 9.24 Acres
- Land Use District:** 10: Residential 2 UPA, Single Family, up to 8-plex, townhouses subject to an approved Development Agreement. The Master Plan and Development Agreement provisions take precedent over the LUG's.
- Site Conditions:** The site is undeveloped and moderately forested with lodgepole pine and spruce trees. The site slopes to the northwest at an average grade of 6%. Trail easements that were dedicated through previous subdivisions are located along the northern and eastern boundaries of the property. Additionally, the applicant leases a portion of this property to the Breckenridge Nordic Center for \$1 per year as there are several short trail sections utilized that are not located on any formalized trail easement. It is the intention of the applicant to continue this lease arrangement until Tract A is developed.
- Adjacent Uses:** North: Single Family Residences within the Shock Hill Subdivision
South: Breckenridge Nordic Center
East: Single Family Residences within the Penn Lode and Christie Heights Subdivisions
West: Cucumber Gulch Wildlife Preservation Area

Item History

Cucumber Creek Estates was first approved on April 14, 1998 as a subdivision with 24 single-family home sites over 35 acres of land. The original subdivision was very contentious because many of the lots were located in what is today the Cucumber Gulch Preserve and would have had a significant impact on the Gulch's sensitive riparian habitat.

On February 2, 2000, the applicants entered into a Development Agreement with the Town that allowed the Cucumber Creek Estates vesting to be extended by 18 months. The additional time allowed the Town

to enter into a contract on September 26, 2000 with the applicants to purchase 23 acres of the original site's most sensitive land in Cucumber Gulch for open space. After the purchase agreement was completed, the first in a series of modifications to the subdivision was completed. The first modification approved on November 28, 2000 (recorded on January 31, 2001), split the original site into four properties (all within Christie Heights Subdivision #2), Tract A, 23.33 acres (Town owned open space), Tract B, 9.24 acres (Cucumber Creek Estates development area), Tract C, 0.33 acres (Town owned Nordic Center property), and Tract D, 1.29 acres. Shortly after the first modification, a second modification was reviewed that included a subdivision plan for the newly created Tract B. The second modification proposed 11 single-family lots, a 0.71 acre development site, "Parcel A," with 11 SFEs to be used as a Nordic lodge or Bed and Breakfast, and 13 additional SFEs assigned to the open space Tract A. The second modification was approved on January 23, 2001 but was never recorded.

As part of the negotiation of the Development Agreement dated January 18, 2001, the Town acquired Tract A, at significantly below market price in return for the special allowances for the development of Tract B (Christie Heights). To facilitate these allowances, specific conditions were added to purchase contact of Tract A. This Development Agreement granted extended vesting for 15 years and was extended on February 28, 2012, vesting the development rights until January 9, 2021.

The current Cucumber Creek Estates Master Plan was reviewed by the Planning Commission on May 3, 2016 and approved by Town Council on May 10, 2018. This plan was similar to the previous master plan except a portion of the property included duplexes and clustered single-family homes rather than being entirely single-family homes. A Development Agreement was approved July 19, 2016 for extended vesting of the approved Master Plan. This subdivision application divides the previous Tract B into five new tracts, which will be Cucumber Estates Tracts A, B, C, D, and E.

Staff Comments

At this combined review, staff has identified the following policies from the Town's Subdivision Regulations related for discussion:

9-2-4-2: Design Compatible With Natural Features:

The subdivision matches the 2016 approved Master Plan for 6 single-family lots, 5 clustered single-family lots, and 12 duplex residences within 6 buildings. This application is for the purpose of dividing the property for future development. The eastern side of the property will have a perimeter boundary and the single family lots will have individual disturbance envelopes. At this time, the applicant is only planning to develop the duplex and clustered single-family residences. As development occurs, the proposed tracts will be further subdivided to officially designate duplex lots, cluster single-family home lots and single-family lots with disturbance envelopes.

9-2-4-3: Drainage, Storm Sewers and Flood Prevention: Drainage and detention ponds to handle drainage and stormwater from the development will be constructed in an easement located to the West of Tract A. Per the plat notes from Christie Heights Filing #2, "*The drainage and detention pond easement and the 25' drainage easement labeled heron are private easements for the benefit of Tract B...*" Because this tract is an open space tract, staff will be working with the applicant to ensure that the drainage and detention ponds minimize any impacts to the open space values of the tracts. All disturbed areas will be revegetated in accordance with town standards. Soil retention blankets, erosion logs, silt fences, and temporary irrigation will be used to help minimize the impact of disturbance.

9-2-4-5: Lot Dimensions, Improvements and Configuration:

Lot Dimensions, improvements, and configuration of the subdivision were included as part of the Master Plan. This subdivision is the first stage leading to the final layout. Lots will be further subdivided with construction and will match the Master Plan. A note referencing future building envelopes for Tract A was included as part of the Master Plan approval: *Any development permit for a Single Family Home upon Tract A shall include a building or disturbance envelope reasonably acceptable to the Town of Breckenridge and Declarant.* The square footage of future disturbance envelopes are labeled in the approved Master Plan.

9-2-4-7: Pedestrian and Bicycle Circulation Systems:

Trail easements that were dedicated through previous subdivisions are located along the northern and eastern boundaries of the property. The property has been leased to the Nordic center for trails and some trails currently exist throughout the property. Some of these trails will be removed or relocated during construction. A new trail easement is proposed on the western side of the property (along Tract A) for future connections to the Nordic trails.

9-2-4-8: Street Lighting:

Streetlights shall be installed for every subdivision and shall meet the requirements of the Breckenridge street standards. The type of lighting fixture shall be determined by the planning commission and shall be a fixture compatible with the character of the neighborhood and town as a whole. For example, Welsbach or other similar fixtures approved by the town shall be utilized throughout the historic district and areas adjacent to it, while other areas may utilize fixtures compatible with quality mountain architecture. (Ord. 23, Series 1992)

9-2-4-11: Existing and Proposed Streets:

The proposed Cucumber Drive will connect to Ski Hill Road, just east of the Nordic Center. The street and lot layout match what was approved with the Master Plan. The Town’s Engineering Department has reviewed both this plan and the previous Master Plan and had no concerns with the curb cut location. Staff notes the size of the cul-de-sac and recommends the developer landscape the center of the cul-de-sac and have the HOA maintain as open space to minimize unnecessary hard surface areas. Is the Commission supportive of a landscape island in the center of the cul-de-sac?

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof:

After the Development Agreement was approved in 2001, the Town acquired the 23.33 acre Tract A Christie Heights Subdivision #2, Tract A) to dedicate as open space and part of the Cucumber Gulch Preserve. These acquisitions satisfied the open space dedication requirements of 9-2-4-13. Additionally, this subdivision contains three public trail easements on three sides of the neighborhood. Staff has no concerns.

Staff Recommendation

The applicant has worked with staff closely to bring this proposal into compliance with the Subdivision Standards. Based on the proposal, we have the following questions for the Commission:

1. Staff recommends the developer landscape the center of the cul-de-sac and have the HOA maintain the area as open space to minimize unnecessary hard surface areas. Does the Commission agree?
2. Does the Commission have any additional comments on the proposed subdivision design?

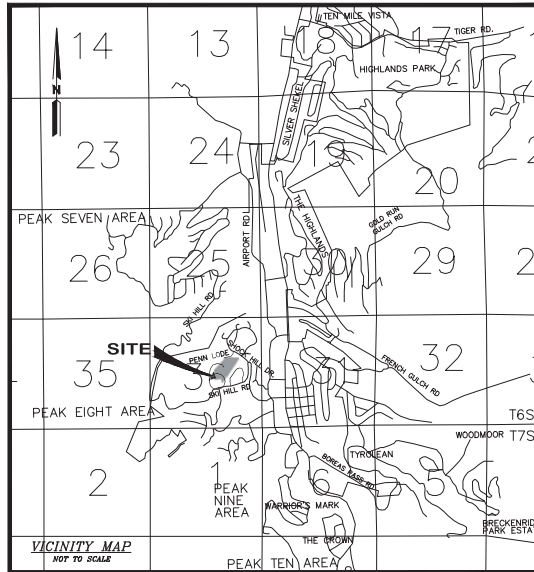
This subdivision proposal is in general compliance with the Subdivision Standards, Cucumber Creek Estates Master Plan and Development Agreement. Staff recommends approval of the Cucumber Creek Estates Subdivision, PL-2018-0128 with the attached Findings and Conditions.

CUCUMBER CREEK ESTATES SUBDIVISION

LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

PLAT NOTES

- Date of Survey: November 30, 2018.
- Books of Bearings, Lots E-7 of the Cucumber Patch Plover, MS 2630 as shown on the plat of Christie Heights Subdivision Filing No. 2, bearing N 34°44'30" E, of a distance of 1,115.14 feet.
- 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 the certification.
- By acceptance of a deed to property burdened or benefited by easements described in notes set forth herein, the owners of such property agree to indemnify and hold harmless the Declarant and its respective successors and assigns from any liability pertaining to the use of such easements and further agree to use the easements in a safe and reasonable manner which does not unreasonably interfere with the rights of the other owners of property shown hereon.
- The real property shown on this Plat is subject to the Master Plan approved by the Breckenridge Town Council on May 10, 2018 and recorded in the records of the Summit County Clerk and Recorder on July 3, 2018 at Reception No. 1032010, as amended from time to time (the Master Plan).
- As part of its future development, Declarant, its successors or assigns may subject the real property within Cucumber Creek Estates Subdivision, or portions thereof, to one or more dedications of covenants, liens, and/or land use restrictions, such as declarant's discretion. Any such dedication shall be recorded in the records of the Summit County Clerk and Recorder.
- Declarant hereby reserves to itself and its successors and assigns, and hereby grants, dedicates and conveys to the Town of Breckenridge, for public use, and to the Xcel Energy Company, Qwest Communications and Comcast Cable, together with their respective successors and assigns perpetual, non-exclusive easements in, through and under that portion of the property designated on this Plat as an easement containing the word "Utility" in its descriptive name, which easements may be used solely for the purposes of constructing, operating, maintaining, repairing and replacing aboveground and underground transmission and other underground facilities necessary for the provision of electricity, gas, telephone, water and cable television services. Except as otherwise agreed by Declarant in writing, Declarant is hereby released from any liability associated with such dedication and public use of these easements and any facilities associated therewith, including without limitation, liability associated with design, maintenance and repair of such easements and facilities. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such easements, and the right to assign such right to a property owners association created for the property or any portion thereof (an "Association") for the purpose of protecting owners' rights to peaceful enjoyment of their property.
- Declarant hereby reserves to itself and its successors and assigns, and hereby grants, dedicates and conveys to the Upper Blue Sanitation District, subject to the reserved rights of Declarant herein set forth, perpetual, non-exclusive easements in, through and under that portion of the property designated on this Plat as any easement 25 or greater in width and containing the word "Sanitary Sewer" in its descriptive name, (each a "Sewer Easement" and collectively, the "Sewer Easements") which Sewer Easements may be used solely for the purpose of constructing, operating, maintaining, repairing, and replacing underground sewer facilities. Except for the obligations of Declarant pursuant to the Subdivision Improvement Agreement between Declarant and the Upper Blue Sanitation District, Declarant is hereby released from any liability associated with the use of such Sewer Easements, including without limitation, liability associated with the design, construction, maintenance and repair of underground sewer facilities thereon. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such Sewer Easements and the right to assign such right to an Association, but such restrictions shall not apply in the event of an emergency as reasonably determined by the Upper Blue Sanitation District.
- Declarant hereby reserves itself and its successors and assigns, and hereby grants, dedicates and conveys to the Town of Breckenridge, for public use, easements, non-exclusive easements in, through and under those portions of the property designated on this Plat as an easement containing the word "Drainage" in its descriptive name, (each a "Drainage Easement" and collectively, the "Drainage Easements") which Drainage Easements may be used solely for the purpose of constructing, operating, maintaining, repairing and relocating drainage facilities and for the drainage and storage of water from other land. Except for the obligations of Declarant pursuant to the Subdivision Improvement Agreement between Declarant and the Town of Breckenridge, Declarant is released from any liability associated with such dedication and public use of these Drainage Easements and any facilities associated therewith, including without limitation, liability associated with the design, maintenance and repair of such Drainage Easements and facilities. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such Drainage Easements and the right to assign such right to an Association, for the purpose of protecting owners' rights to peaceful enjoyment of their property.
- Declarant hereby grants, dedicates and conveys to the Town of Breckenridge, for public use, perpetual non-exclusive easements in, over and through those portions of the property designated on this Plat as an easement containing the words "Public Trail" in its descriptive name, (each a "Public Trail Easement" and collectively, the "Public Trail Easements"), which easements may be used for pedestrian, bicycle and non-motorized all-terrain vehicle use and for the construction, repair and maintenance of trails suitable for such use. No motorcycle, motorbike, snowmobile, golf cart or other motorized vehicle shall be permitted on such Public Trail Easements, other than motorized vehicles reasonably necessary for the operation, maintenance, repair and replacement of the Public Trail Easements, specifically including non-motorized all-terrain vehicles. No horses or similar animals, whether being mounted or unmounted, are permitted on such Public Trail Easements. Declarant is hereby released from any liability associated with such dedication and public use of the Public Trail Easements, including without limitation, liability associated with construction, maintenance and repair of such easements. Declarant reserves the right to place reasonable restrictions on the time and manner of use of such Public Trail Easements and the right to assign such right to an Association for the purpose of protecting the owners' rights to peaceful enjoyment of their property.
- Declarant hereby grants, dedicates and conveys to the Town of Breckenridge, in fee simple, for public use, the Road (that portion of the property designated on this Plat as "Cucumber Drive") which may be used for the purpose of constructing, operating, maintaining, repairing and relocating public roadways, drainage facilities, utilities and ingress and egress over the Road. Except for the obligations of Declarant pursuant to the Subdivision Improvement Agreement between Declarant and the Town of Breckenridge, upon acceptance of the Road by the Town of Breckenridge Declarant shall be deemed released from any liability associated without limitation, liability associated with the design, construction, maintenance and repair of the Road.
- The total square footage of the improvements to be constructed within the Cucumber Creek Estates shall not exceed the following:
 - Six Single Family Homes to be constructed on Tract A: 6,200 sq. ft. per home.
 - Five Clustered Single Family Homes to be constructed on Tracts B through E: 3,500 sq. ft. per home.
 - Twelve Duplex Homes to be constructed on Tracts B through E: 2,500 sq. ft. per home.
 Maximum densities are not guaranteed to fit onto each Lot or Disturbance Envelope for which they are proposed. There may be Lots where the maximum allowable density may not be achievable due to application of the Town of Breckenridge Development Code design standards or because of existing natural features or the specific building site.
- The Clustered Family Homes and Duplex Homes shall be constructed on Tracts B through E within the dashed line on the Plat labeled "Perimeter Boundary". All building improvements and excavation must be contained within the Perimeter Boundary. Private driveways and the retaining structures associated with the construction of private driveways, utility lines, landscaping, drainage and entry walks to residences are permitted outside the Perimeter Boundary. Except in connection with any of the foregoing, tree cutting outside the Perimeter Boundary is prohibited unless otherwise approved by the Declarant and the Town of Breckenridge.
- Any development permit for a Single Family Home upon Tract A shall include a building or disturbance envelope reasonably acceptable to the Town of Breckenridge and Declarant.
- Nothing contained in these Plat Notes shall restrict the Town of Breckenridge from reasonable use of the easements granted in hereon in the event of an emergency, as reasonably determined by the Town of Breckenridge, free from restrictions on the use of such easements imposed by Declarant, if any.
- Declarant hereby reserves to itself and its contractors, subcontractors, agents, successors and assigns a perpetual, non-exclusive easement in, through and under that portion of the property designated on this Plat as an easement containing the word "Snowstack" in its descriptive name, which easements may be used solely for the storage and stacking of snow and related uses. Except as otherwise agreed by Declarant in writing, Declarant is hereby released from any liability associated with the use of such easements.
- Declarant hereby grants, dedicates and conveys to the Town of Breckenridge a perpetual, non-exclusive easement upon, across and over those portions of the property designated on this Plat as an easement containing the word "Snowstack" in the description thereof which easements may be used solely for the storage and stacking of snow and related uses.
- This Plat does not constitute and shall not be construed as a title search, report, opinion or finding by the surveyor. This Plat is based in part on Land Title Guarantee Company of Summit County commitment for Title Insurance issued under File No. M20180632.



VICINITY MAP
NOT TO SCALE

STATE OF COLORADO }
COUNTY OF SUMMIT }
TOWN OF BRECKENRIDGE }
I hereby certify that this instrument was filed in my office at _____ O'clock, ___ M. this _____ day of _____, 2018, and is duly recorded.

Tom Clark
TOWN CLERK'S CERTIFICATE

TOWN OF BRECKENRIDGE CERTIFICATE
This plat is approved this _____ day of _____, 2018.

TOWN OF BRECKENRIDGE
By _____
Director, Department of Community Development

Notice:
Public notice is hereby given that the Town of Breckenridge hereby accepts all of the offers of dedication made by this plat. However, such acceptance does not constitute an acceptance of the roads and rights of way reflected herein for maintenance by the Town.

Until such roads and rights of way meet Town road specifications and are specifically accepted by the Town, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights of way are the sole responsibility of the owners of the land embraced within this subdivision.

NOTE: The Town Certificate on any subdivision plat may be executed by the Director of the Department of Community Development, or any Assistant Director.

OWNER'S CERTIFICATE

Know all men by these presents that Christie Heights Partnership, a California General Partnership ("Declarant"), being sole owner in fee simple of the real property situated in Section 36, Township 6 South, Range 78 West of the Sixth Principal Meridian, Town of Breckenridge, County of Summit, State of Colorado and being more particularly described as follows:

Tract B as described on the Plat of Christie Heights Subdivision, Filing No. 2, filed under reception number 64414 on January 31, 2001 in the records of the Summit County, Clerk and Recorder, containing 6.24 acres, more or less, has laid out, subdivided and platted the same into tracts, lots, right of way and easements as shown hereon under the name and style of CUCUMBER CREEK ESTATES SUBDIVISION, and does hereby set apart and dedicate to the perpetual use of the public the pieces and portions of the land designated as right of way and easements for the installation and maintenance of public roads, utilities, drainage and title pursuant to the plat notes.

IN WITNESS WHEREOF, Tim Casey, General Partner, has caused his name to be hereunto subscribed this _____ day of _____, 2018.

Christie Heights Partnership
a California General Partnership
By _____
Tim Casey
General Partner

STATE OF COLORADO }
COUNTY OF SUMMIT }

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Tim Casey, General Partner, Christie Heights Partnership, a California General Partnership.

Witness my hand and official seal.
MY COMMISSION EXPIRES: _____

Notary Public

TITLE COMPANY CERTIFICATE

Land Title Guaranty Company of Summit County does hereby certify that it has examined the title to all lands shown hereon and all lands hereon dedicated by virtue of this plat and title to all such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____, 2018.

LAND TITLE GUARANTY COMPANY OF SUMMIT COUNTY
By _____

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of all taxes due and payable as of _____, 2018 upon parcels of real estate described on this plat are paid in full.
Dated this _____ day of _____, 2018.

Summit County Treasurer or Designee

SURVEYOR'S CERTIFICATE

I, Elizabeth K. Schmidt, a Colorado Registered Land Surveyor, do hereby certify that this Plat of Cucumber Creek Estates Subdivision was prepared by me and under my supervision, and that the monuments were placed pursuant to CRS 38-11-105.

Dated this _____ day of _____, 2018.

Elizabeth K. Schmidt, PLS NO. 37547

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF SUMMIT }

I hereby certify that this instrument was filed in my office at _____ O'clock, ___ M. this _____ day of _____, 2018, and was filed under Reception Number _____.

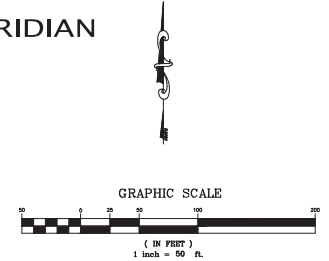
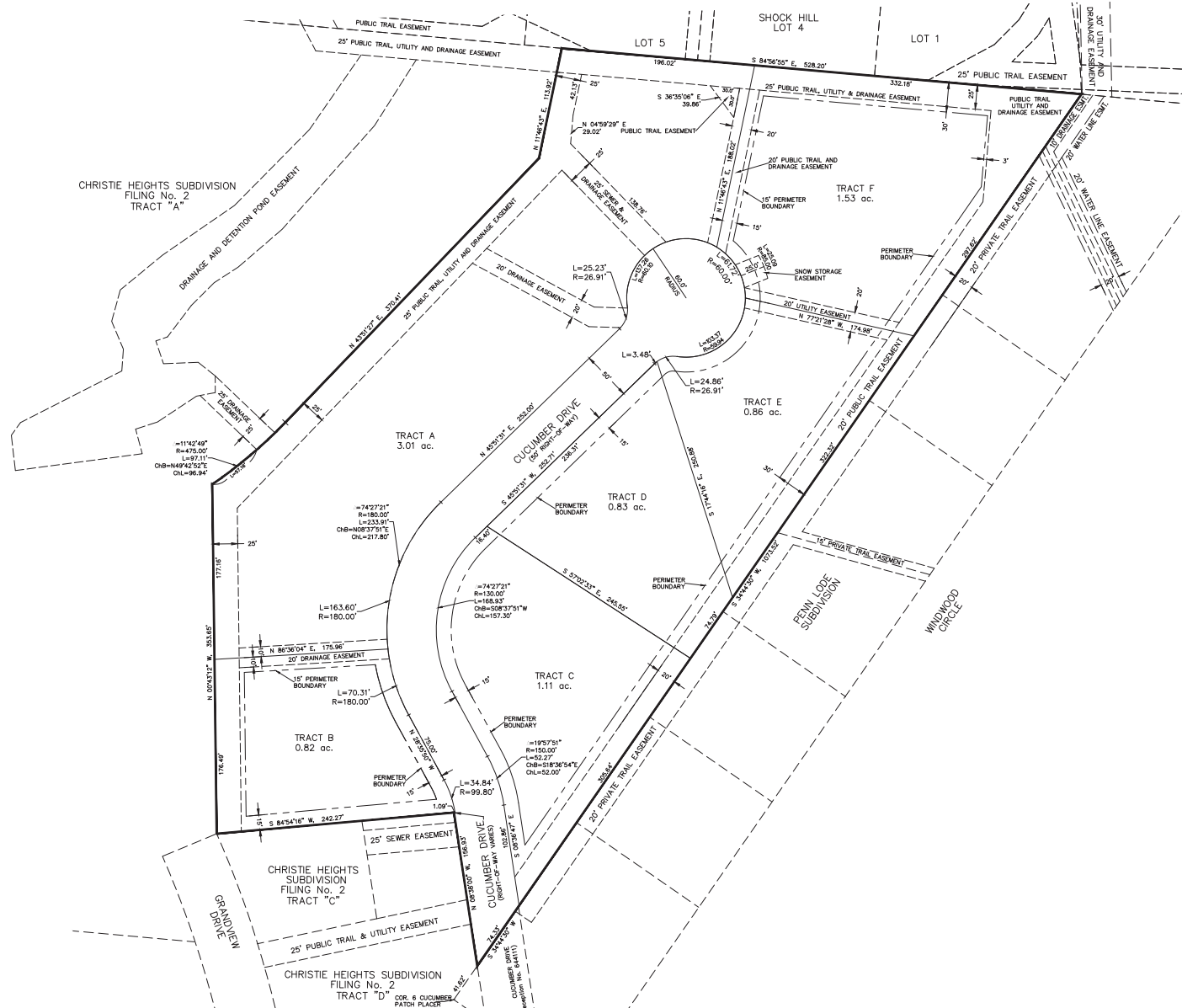
Summit County Clerk and Recorder

Drawn EKS	Day 1985 P.L.:kay	Project 1985
Date 5/21/18 PRC	Scale 1" = 50'	Sheet 1 of 2




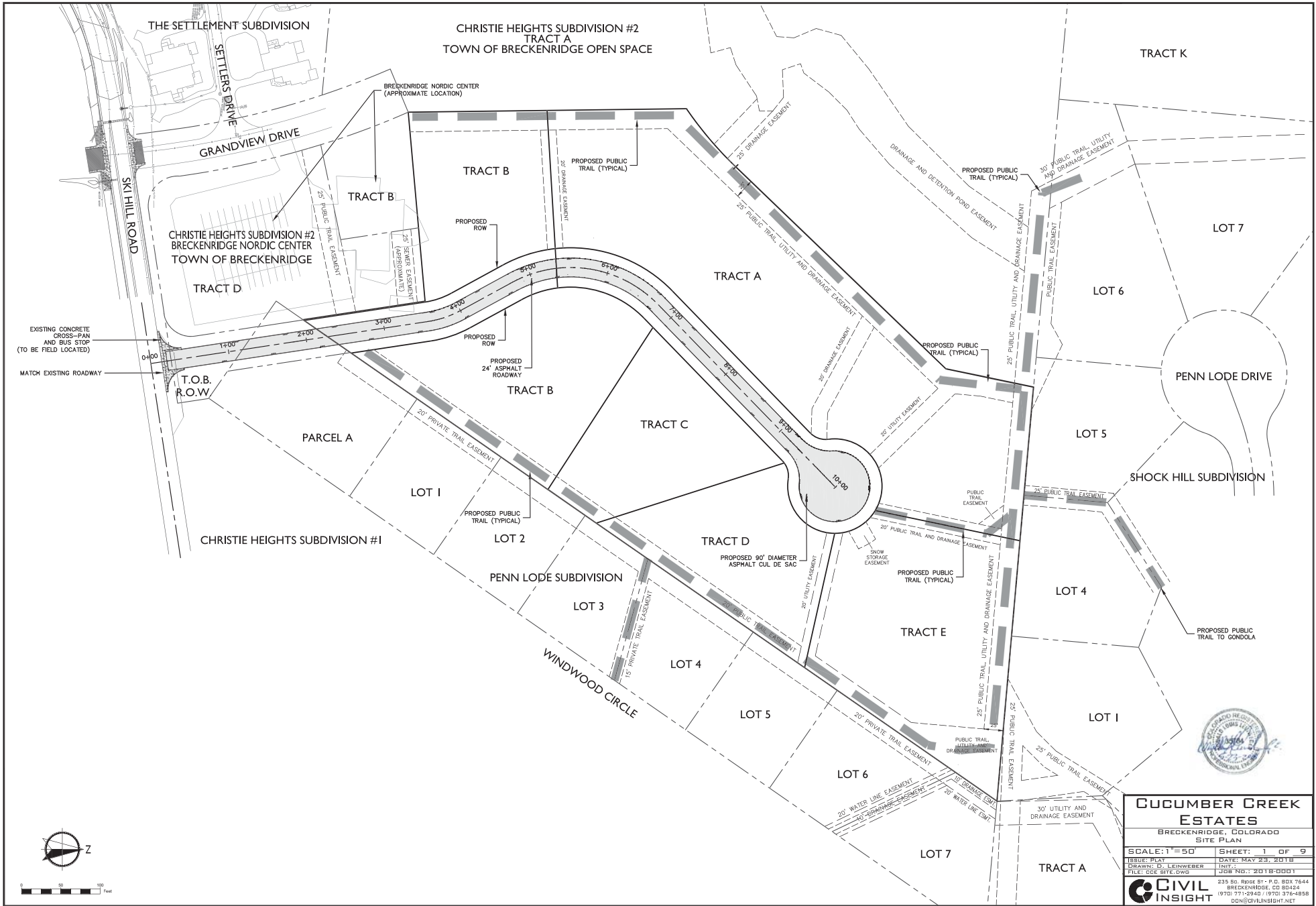
CUCUMBER CREEK ESTATES SUBDIVISION

LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO



Drawn: DJS	Day: 1985 P.L.C.dwg	Project: 1985
Date: 5/31/18 PRE	Scale: 1" = 50'	Sheet: 2 of 2

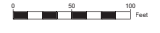

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 5791
 FRISCO, CO 80443 970-409-9963

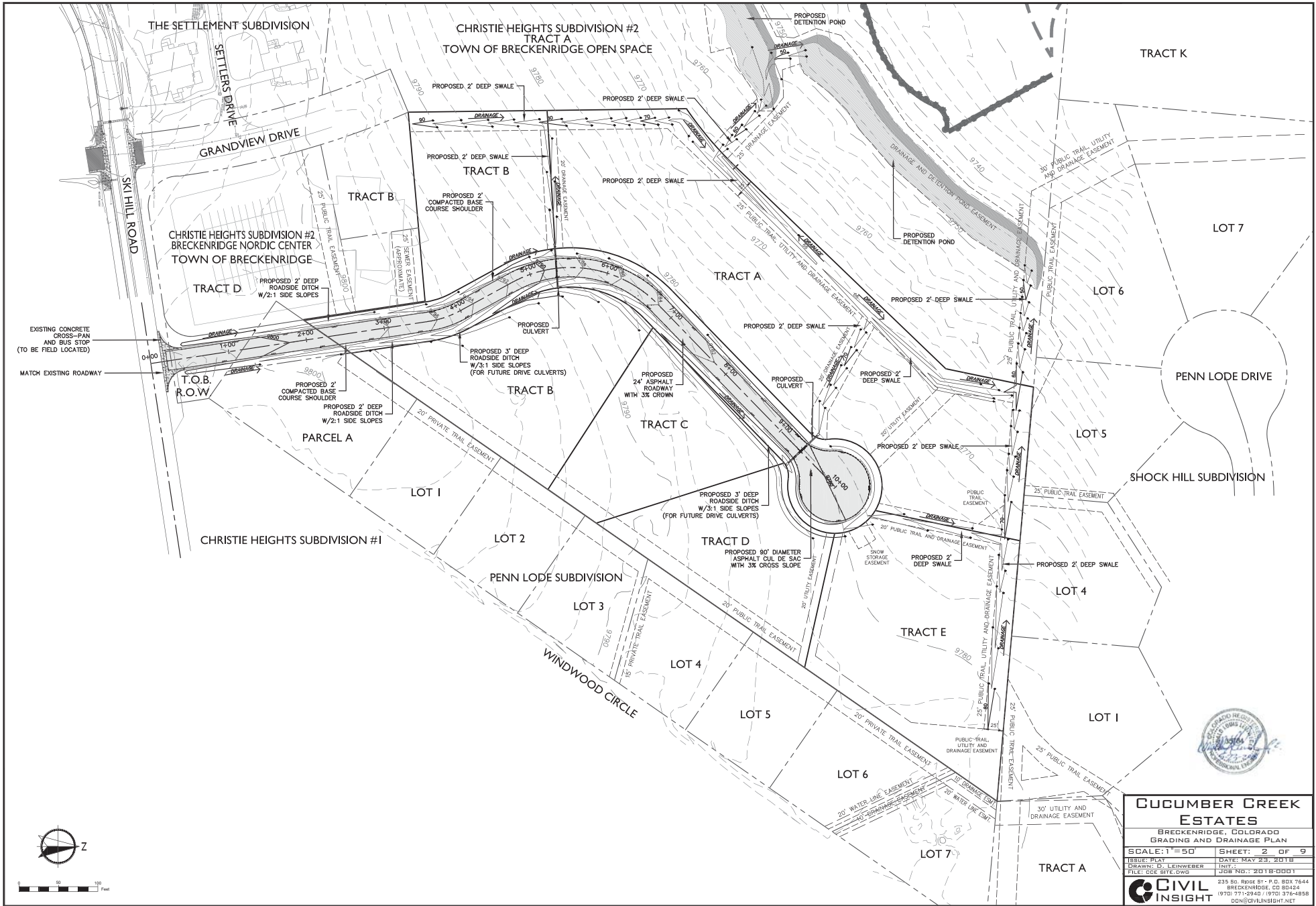


CUCUMBER CREEK ESTATES
BRECKENRIDGE, COLORADO
SITE PLAN

SCALE: 1" = 50'	SHEET: 1 OF 9
ISSUE: PLAT	DATE: MAY 29, 2018
DRAWN: D. LEINWEBER	INTD: JG
FILE: CCE SITE.DWG	JOB: 18-0001

CIVIL INSIGHT
235 So. Rippey St. - P.O. Box 7644
BRECKENRIDGE, CO 80424
(970) 771-2940 / (970) 376-4858
DDN@CIVILINSIGHT.NET

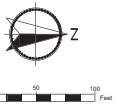


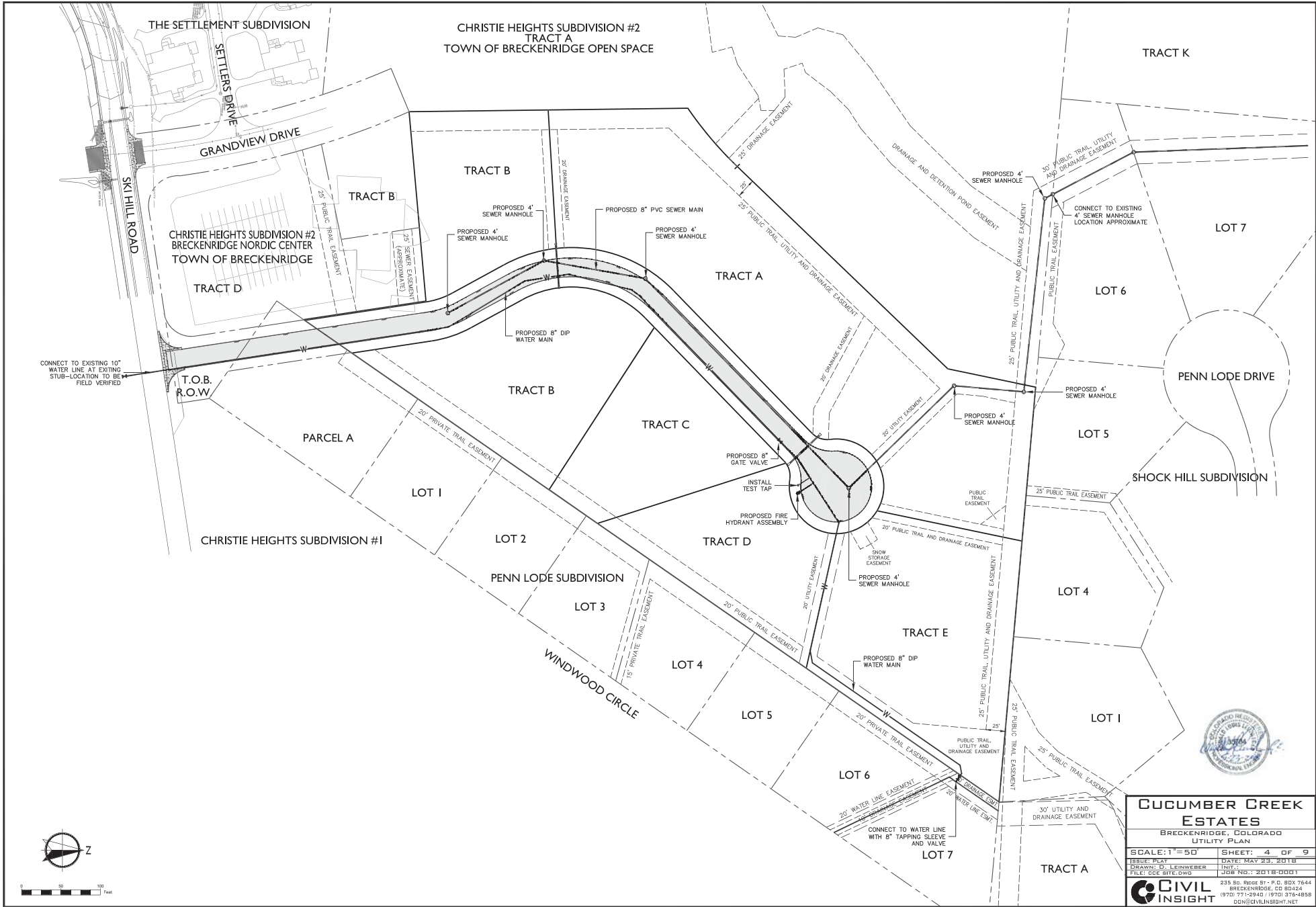


CUCUMBER CREEK ESTATES
 BRECKENRIDGE, COLORADO
 GRADING AND DRAINAGE PLAN

SCALE: 1" = 50'	SHEET: 2 OF 9
ISSUE: PLAT	DATE: MAY 23, 2018
DRAWN: D. LEINWEBER	INTX: 161-0001
FILE: CCE SITE.DWG	JOB: 161-0001

CIVIL INSIGHT 235 So. Rippey St. - P.O. BOX 7644
 BRECKENRIDGE, CO 80424
 (970) 771-2940 / (970) 376-4858
 DDN@CIVILINSIGHT.NET





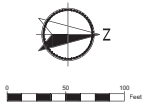
CUCUMBER CREEK ESTATES
BRECKENRIDGE, COLORADO

LUTILITY PLAN

SCALE: 1" = 50'	SHEET: 4 OF 9
ISSUE: PLAN	DATE: MAY 29, 2018
DRAWN: D. LEINWEBER	INTY: JG
FILE: CCE SITE.DWG	JOB: 18-0001

CIVIL INSIGHT

235 So. Rippey St. - P.O. BOX 7644
BRECKENRIDGE, CO 80424
(970) 773-2940 / (970) 376-4858
DDN@CIVILINSIGHT.NET



Approved Master Plan

CUCUMBER CREEK ESTATES

MASTER PLAN

MASTER PLAN NOTES / ARCHITECTURAL GUIDELINES

- A. Professional Design Assurances:**
A Colorado licensed architect is required for all building plans for the Cucumber Creek Development. A Colorado licensed structural and civil/mechanical engineer is also required for each building design. Image sketches illustrating samples of these Architectural Guidelines are attached to this Master Plan.
- B. Design and Configuration:**
- Each building will be individually reviewed and approved by the Town of Breckenridge through the Class C development review permit process. This will allow input from the Homeowners Association, Community Development Staff, Planning Commission and Town Council to ensure appropriate design.
 - This Master Plan will provide architectural design that will utilize contemporary materials in harmony with the site's natural environment, window patterns and exterior details to make the new homes a product of our modern times.
 - Architectural variability is important to the success of this development. When similar unit types are adjacent to each other, a combination of unique exterior elements will be used to create variety and avoid excessive similarity. Variable exterior elements may include: building massing, roof forms, material variations, deck treatments, outdoor room edges, window patterns, trim patterns and colors.
 - Built units will be roughly based upon the samples of typical unit plans and elevations from the approved Master Plan. The designs should be customized and vary in size.
 - For duplex buildings and clustered single family homes, the minimum separation between buildings, measured from eave to eave or deck to deck, shall be 10 feet.
- C. Building Height and Massing:**
- Building height measurements shall be measured in compliance with the Town of Breckenridge Development Code and shall be a maximum of 32 feet for single family lots, and 35 feet for clustered single family homes and duplex buildings.
 - Building massing shall include terraced edges by utilizing forms that are lower at the sides of the buildings. Decks and outdoor rooms with landscape/wall enclosures are encouraged and help break down the scale of the building at the edges.
- D. Exterior Walls:**
- Large, unbroken planes of a single material shall be avoided. Recessed and projecting design elements such as plan offsets, projected cantilevers, plan recesses, bay windows, covered entries, chimneys, or porches, shall be used to break up the wall planes to create architectural visual interest. Plan view offsets of 3" minimum dimension are highly encouraged.
 - Exterior wall materials may be of natural stone, heavy timber, distressed laminated beams, hem logs, natural wood, painted wood, natural patina shakes, natural colored metal panels, wood shakes, or other materials approved by the Town of Breckenridge. Railings shall be wood, metal or provided with enclosed roof forms. Unnatural materials, as determined by the Town of Breckenridge Development Code, shall not exceed 10% of any one elevation's total surface area.
 - It is encouraged to use secondary colors on accent materials and secondary siding materials. All exterior material colors shall be in a natural palette in compliance with the Town of Breckenridge Development Code.
- E. Roofs:**
- Roof forms shall utilize gable configurations, barrel roofs, flat roofs, shed roofs, hip roofs and other complementary roof forms. Flat roofs may be used as secondary accent forms and should be centrally drained. All drainage should be designed and approved by the consulting civil/mechanical engineer.
 - Roofs shall be constructed to a Class A Assembly and roofing materials shall be non-reflective metal, heavy rusticated composition shingles, or fire retardant simulated shakes or shingles.
 - When similar residences are side by side, varying roof forms and building geometry are required.
- F. Windows:**
- All homes shall utilize aluminum clad wood windows. Corner windows, clerestory windows and geometric accent muntin patterns are encouraged.
 - When similar residences are side by side, varying window patterns are required to make each building unique.
- G. Entries and Exterior Doors:**
- In duplex buildings, garage door locations shall alternate between front-load and side-load configurations where possible. Doors shall have glazed panels and be wood clad. Patterns shall vary.
 - Entry and garage doors shall be arranged and separated to convey the feeling of custom single family residences where applicable.
- H. Exposed Metal, Chimneys, Fluets:**
- All exposed metals such as fascia flashings, beam flashings, cap flashings, wall flashings, wall vents, roof vents, metal enclosures, hoses and chimneys shall be of a non-reflective approved color and non-reflective. Exposed pipe flues are allowed if cleanly detailed and painted a dark non-reflective color to match the roof color.
 - When similar residences are side by side, variation of metal elements, chimneys, vents and/or flues are required.
- I. Minimum and Maximum Square Footages:**
- No duplex building's total density (total of both sides of a duplex building) shall exceed 6,000 square feet. (Garages are counted as mass and do not count toward the density.)
 - Built units are allowed to be customized and vary in total density by plus or minus 10%.
 - The total finished areas for the development shall not exceed the following totals: Maximum Density = 84,700 Square Feet Maximum Mass = 101,640 Square Feet
- | Density | Mass |
|---|---------------|
| Units in duplex buildings (12 units) | 30,000 |
| Clustered single family homes (8 homes) | 17,200 |
| Single Family (8 homes @ 8,200 sq.ft.) | 37,200 |
| Total | 84,700 |
- Areas below grade do not count as density or mass as defined by the town code as follows: Square footage provided in living and non-living spaces that have a top plate or ceiling which is buried within two feet of finished grade, shall not count as mass and density allocations per unit type have been allocated as follows:
- | Density | Mass |
|-----------------------------------|-------|
| Each unit in duplex building | 2,500 |
| Each clustered single family home | 3,500 |
| Each Single Family | 6,200 |
- Each unit shall not exceed the allocated density and mass noted above by more than 10%. In no case shall the total density and mass for each of the three categories noted above be exceeded.
- J. Landscaping:**
All plantings shall comply with the Town of Breckenridge's Development Code Requirements. Boulder walls shall be minimized in size and, where provided, landscaped and terraced in four-foot maximum height. All boulder walls shall be stacked horizontal (elbow type) stones. All decorative boulders shall be buried by at least 50%.
- K. Changes and Future Additions:**
A Colorado licensed architect is required for all proposed building changes and future additions. No work shall be undertaken (other than routine maintenance and repair) which will result in changes in the exterior appearance, including painting and staining, without prior written approval of the Homeowners Association, Architectural Committee appointed by the Homeowners Association. In addition, a Development Permit from the Town of Breckenridge may be required.
It may be possible for homeowners to provide additions and/or modifications to individual units as long as approval is obtained from the Homeowners Association and there is remaining density on the overall project. Written approval of the Homeowners Association is required to include allocation of the density/mass prior to application to the Town for development permit review. Additions and modifications shall strictly adhere to these guidelines. Allocation and fees to acquire this density is at the discretion of the developer and the Homeowners Association.
- L. Covenants, Codes and Restrictions:**
These guidelines shall be incorporated into the project Covenants, Codes and Restrictions, and the Homeowners Association Architectural Guidelines as appropriate.

BUILDING ENVELOPE AREAS

LOT	AREAS
GP 1	9,889
GP 2	8,174
GP 3	9,478
GP 4	1,983
GP 5	1,984
GP 6	1,927
6 CLUSTERED SINGLE FAMILY HOMES	35,395
12 UNITS IN SIX DUPLEX BUILDINGS	61,302

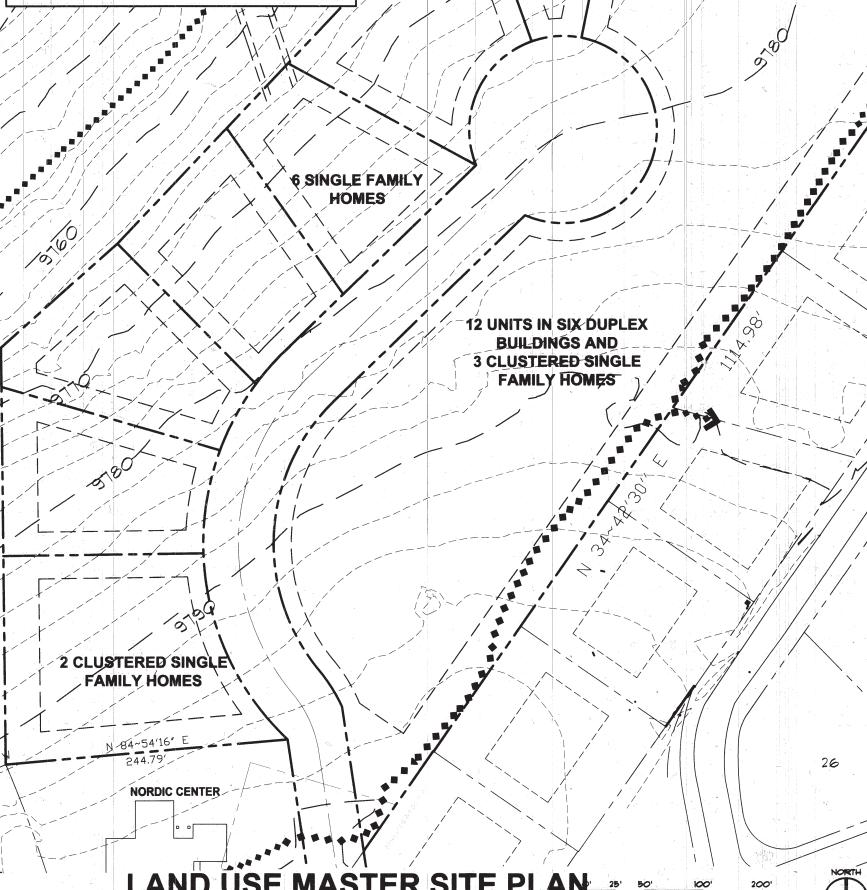
ALLOWED DENSITY

CUCUMBER CREEK PARCEL 'A'	82,000
	13,200
TOTAL	95,200 SF.

PROPOSED DENSITY

6 SF @ 6,200	37,200
12 UNITS IN SIX DUPLEX BUILDINGS @ 3,500	42,000
	5,500
TOTAL	84,700 SF.

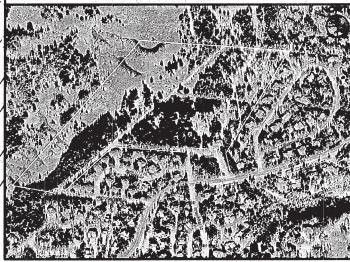
GARAGE AREA - 20% OF ABOVE ALLOWED FOR EACH UNIT



LAND USE MASTER SITE PLAN

SCALE: 1" = 50'-0"

VICINITY MAP



MASTER PLAN CERTIFICATE

A master plan is governed by and is subject to Policy 39 (Abolition) of the Breckenridge Development Code, Chapter 1 of Title 9 of the Breckenridge Town Code, as amended from time to time. Although a master plan is a site specific plan in that it is defined by law, a master plan is only a general, conceptual plan for the future development of the subject property. The approval of a master plan is not the Town's final approval for the development of the subject property. Approval to actually develop the subject property requires one or more further site specific approvals from the Town in the form of additional development permits issued pursuant to the Town's Development Code, as well as the issuance of any required permits under the Town's building and technical codes.

The provisions of this Master Plan are binding upon the owner and all subsequent owners of all or any portion of the real property which is the subject of this Master Plan in accordance with and subject to the terms and conditions of the Town of Breckenridge Development Code.

Interested parties should check with the Town of Breckenridge Department of Community Development to determine the duration of the vested property rights for the approved master plan, as well as the duration of the approved master plan.

The Master Plan may be amended, abandoned, or withdrawn only in accordance with the applicable provisions of the Town of Breckenridge Development Code.

Approval of this Master Plan is no assurance that the subject property will ultimately be developed in the manner described in the approved Master Plan. Interested persons should obtain and review copies of all future site specific development permits, subdivision plans, other Town-issued land use approvals, and applicable site information for the subject property before deciding to purchase or invest in any of the real property that is subject to this Master Plan.

Owner: Christie Heights Partners, LLC Date: 12/28/16
 bhh Partners, Inc. Date: 1/16/17
 Director of Community Development

REVISIONS:

JOB NO: 95502
 DATE: 11/20/16
 DRAWN BY: J PAULAK
 CHECKED BY: M HOGAN

©2016 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH OUT ARCHITECT'S WRITTEN PERMISSION

MASTER PLAN FOR RECORD
 10/18/16 CLARIFICATIONS
 12/16/16 FINAL

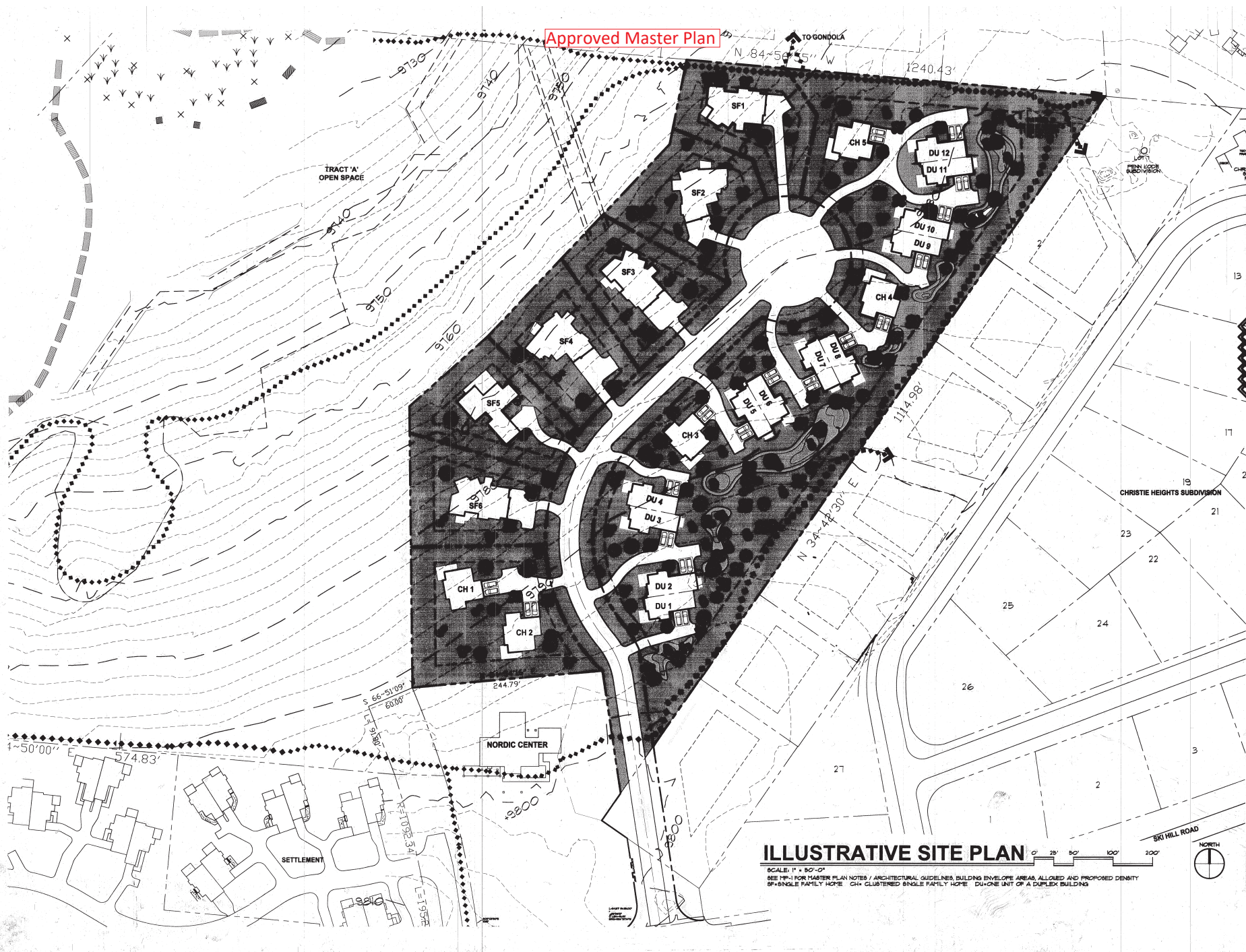
bhh Partners
 P.O. BOX 831
 160 EAST ADAMS
 BRECKENRIDGE, CO 80424 (970) 453-6800

CUCUMBER CREEK ESTATES
 BRECKENRIDGE, CO

SHEET NUMBER:
MP-1

OF: 2

NOTICE OF MP RECORDED @ RECEPTION NO. 1130683 (12/29/2016)



Approved Master Plan

TO GONDOLA
N 84° 59' 55" W

TRACT 'A'
OPEN SPACE

NORDIC CENTER

SETTLEMENT

CHRISTIE HEIGHTS SUBDIVISION

ILLUSTRATIVE SITE PLAN

SCALE: 1" = 50'-0"
SEE MP-1 FOR MASTER PLAN NOTES / ARCHITECTURAL GUIDELINES, BUILDING ENVELOPE AREAS, ALLOWED AND PROPOSED DENSITY
SF= SINGLE FAMILY HOME CH= CLUSTERED SINGLE FAMILY HOME DU= ONE UNIT OF A DUPLEX BUILDING

SKI HILL ROAD



REVISIONS:

JOB NO: 89802
DATE: 1/10/2018
DRAWN BY: J PALLAK
CHECKED BY: M HOGAN

© 2018 THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITH-OUT ARCHITECTS WRITTEN PERMISSION.

13 MASTER PLAN FOR RECORD
12/15/16
12/21/16 FINAL

bhh Partners
P.O. BOX 831 140 EAST AVALON BRECKENRIDGE, CO 80424 (970) 453-9800

CUCUMBER CREEK ESTATES
BRECKENRIDGE, CO

© 2018 SHEET NUMBER:

MP-2

OF: 2

TOWN OF BRECKENRIDGE

Cucumber Creek Estates Subdivision
Tract B, Christie Heights Sub #2
TBD Cucumber Creek Road
PL-2018-0128

FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **May 29, 2018** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 4, 2018** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

1. The Final Plat of this property may not be recorded unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit will expire three (3) years from the date of Town Council approval, on **June 5, 2018** unless the Plat has been filed. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of public roads and all improvements including revegetation, retaining walls, and drainage system. All construction shall be in accordance with Town regulations.
6. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.

PRIOR TO RECORDATION OF FINAL PLAT

7. Tract B is divided by Right-of-Way and one of the two portions shall be renamed.
8. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
9. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
10. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
11. Applicant shall either install all public and private improvements shown on the subdivision plan, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
12. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense prior to acceptance of the streets by the Town.
13. The final plat shall include a statement specifying that with the exception of driveway and utility installations, no building, decks, grading, or construction disturbance may extend beyond the building envelope limits.
14. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

15. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



TOWN OF BRECKENRIDGE TOWN COUNCIL

Summary of the May 22 Meeting



Welcome to the Town of Breckenridge's newsletter summarizing our latest Town Council Meeting. Our goal is to get the best information to our citizens about what happens during Town Council. Please provide us with feedback on how we can best serve you. We hope to see you at the meetings.

Manager's Report

Public Projects

- **River Park:** Construction work on River Park is progressing with the recent completion of grading work, drainage, and installation of the pedestrian bridge. The pedestrian bridge was installed and opened to the public on May 11th.

- **Parking & Transportation:** Zipcar will continue to keep a car in F Lot for the summer. Staff will coordinate with marketing representatives from Zipcar. Breck Park is prepping the South Gondola lot to convert to paid parking. Free employee permits are available to Breckenridge employees.
- **Dynamic Wayfinding:** Staff sought feedback from Council on the progression of the design, the materials, and the use of blue as the accent color. Council approved of the progression of the designs.



Housing and Childcare

- **Housing:** Staff will be coming to Council with a new resolution to extend the date to opt into the new deed restriction. Blue52 lottery is June 15. 35 units available. Deadline for applying is June 1. Staff is meeting with stakeholders and plans to modify the route/flow of construction traffic in areas where the Town is building housing/River Park. Staff is looking into traffic calming devices to reduce speed across Town neighborhoods such as effective line painting on roads. Staff has been meeting with Wellington neighborhood to come up with innovative ideas.
- **Tuition Assistance:** Open Enrollment started on May 15 for Tuition Assistance for childcare and continues until July 1. Child Care Study continues work.

Financials

- 10% over prior year, net taxable sales are up for the spring, Real Estate Transfer Tax Revenue for the month of April was ahead of prior year by 21.13%, and ahead of the monthly budget by \$133,155.

Other Presentations

Breckenridge Creative Arts: Summer Preview

- **Breck Film Fest** presented on their summer offerings. Summit Film Society screenings will be on July 10 and August 14. Bike-In Movie Night on June 28 with Bike to Work Day. Kick Push: Roll-In Movie Night on August 14.
- **Breck Heritage Alliance** presented on their work preserving modern Breckenridge history. **Backstage Theatre** presented their summer shows. June 15 to July 1 - Monty Python's Spamalot. My Teacher's a Troll, Lend me a Tenor, and Annie.
- **NRO:** Bringing in Artists in Residence from the Philadelphia Orchestra, Will continue Community Link and Host Family programs, free family concert on July 11 @ 11 am, more than 50 free performances in Summit/Eagle Counties, Wizard of Oz with live orchestra on July 7.
- **Breck Music Fest:** 96% of guests said they either loved or liked their concert experience. Now "Breckenridge Music," 2018 Breck Music Fest will have a new conductor and Breck Music Kidfest will take place on July 28.
- **BCA:** new Paley sculpture will be installed and there will be a week of celebrations in July with the sculptor. Town Party on June 14 on Riverwalk Lawn. BIFA is Aug 10-19, and there was a preview from the cellist in Trail Mix to the council.

U.S. Forest Service Land Exchange

- U.S. Forest Service Land Exchange between the Town and the County for public benefit was presented. Seeking council interest in participating in the exchange and contributing \$25,000 to feasibility analysis. They are already 3 years into exploring the agreement, and there are 11 interested parties. The exchanged mainly focuses on small pieces of land already being used for public use. Council agreed to the analysis provided that some of the public benefit was in the Upper Blue Basin.

WaterSmart Demo

- In April 2018, the Town of Breckenridge Water Division launched [WaterSmart](#), a customer engagement, and data analytics platform. **WaterSmart** provides a utility dashboard for analyzing data, running reports, and customer engagement tools. It also provides a customer portal for a more detailed analysis of their water use and water saving tips. The Town currently uses AMR (automatic meter reading) technology and will be upgrading to AMI (advanced metering infrastructure) in the future. **WaterSmart** acts as a “bridge” between the two technologies by providing customers a look at water use patterns.
- This program is directly related to council goals about water sustainability. The goal is to develop and enhance the water conservation program by educating the users about water use and develop water conservation incentives to users

Ironman & Breck Epic Partnership

- **Ironman and Breck Epic** presented on a potential partnership between the two organizations. Breck Epic is in its 10th year and started with a vision of celebrating the Breck trail network. Ironman approached Breck Epic about how to integrate the two cultures and brands. The vision is to create mountain bike stage races that serve as qualifying events to the Absa Cape Epic.
- Ironman is interested in the great management and maintenance of the Breck trail network and the ethos of the mountain biking/conservation culture in Breckenridge. Breck Epic Global Series event would consist of multi-day MTB stage races. Two broad groups of races: -Week-long race (6 days) -Solo Rider Concept -2-person team concept.
- Host requirements for Ironman: needs to be an iconic location with proximity to endurance communities & mountain biking, must have a venue that is on the route and easily accessible with several operations places (bike storage, media center, registration videos, restaurants)
- Route: demanding but achievable route, not gravel road riding, use of forestry roads, rugged dual track, flowing singletrack, 40-70 daily miles, average duration for mid-pack of 4-7 hours, land access permissions.
- Bergeron: "I like the Breck Epic because you've always worked hard to mitigate any sort of impact. If we move forward with Ironman, we hope it would be the same and you would leave it better than you found it." Ironman and Breck Epic answered questions about their history of working with cities to manage impacts to residents and impacts to the trail networks.

Regular Council Meeting

Legislative Review

- **Second Readings:** Council passed the second readings of ordinances that proposed Landmarking the Hilliard House (110 South Ridge Street) and the Searle House (300 East Washington Avenue)

Council Vacancy Appointment

- Mayor Mamula: "Everyone that applied should be proud that they stepped up to be a part of this organization. Unfortunately, there is only one space available. Getting involved in the process is super important. I will be disappointed if nobody runs in 2020. Running for election is hard, however, I would encourage everyone put their name on this ballot to run. Thank you, everyone, for your community work."
- Town Manager, Rick Holman, explained that the Town Council "shall" appoint a member when there is a vacancy as listed in the charter. Each council member was given a ballot vote with all 21 names to vote on. It took four votes for a person to win. If there was no majority vote in the round, lowest scoring names were removed. There were three rounds of voting and Dick Carlton was chosen.
- Dick Carlton, Managing Partner of Hearthstone and Mi Casa, has lived in Breckenridge since 1980. Dick has served on numerous committees and task forces in Breckenridge. Most recently, Dick served as the Restaurant Association Treasurer, the chairman of the Breckenridge Events Committee, on the Breckenridge Police Advisory Committee, and has a long history of working with the Breckenridge Outdoor Education Center.