



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, August 7, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the August 7, 2018 Planning Commission Meeting; 5:30pm Roll Call**

*Location Map* 2

*Approval of Minutes* 4

*Approval of Agenda*

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

**5:40pm - Final Hearings**

1. Denison Apartments (CK) 1910 Airport Rd; PL-2018-0206 6

**6:10pm - Preliminary Hearings**

1. Noble House Addition, Restoration, Change of Use, and Landmarking (CL) 213 S. Ridge St.; PL-2018-0069 32

**6:40pm - Combined Hearings**

1. Denison Placer Subdivision (JL), PL-2018-0237, TBD Floradora Drive 58

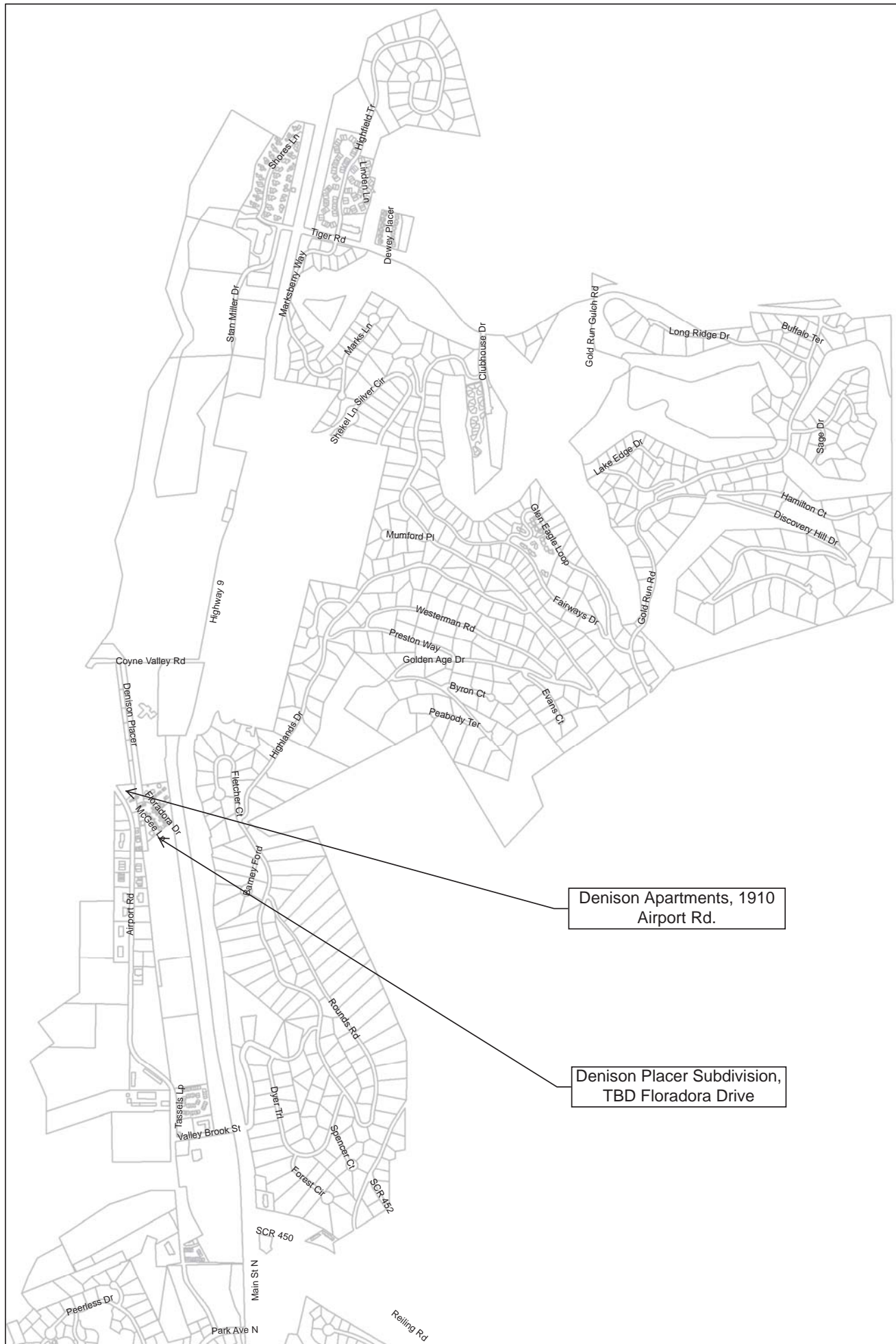
**7:10pm - Other Matters**

1. Town Council Summary

**7:15pm - Adjournment**

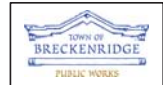
**For further information, please contact the Planning Department at (970) 453-3160.**

**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.**



Denson Apartments, 1910  
Airport Rd.

Denson Placer Subdivision,  
TBD Floradora Drive



Breckenridge North





NOT TO SCALE

# Breckenridge South



Noble House Addition,  
Restoration and Landmarking,  
213 S. Ridge Street

## PLANNING COMMISSION MEETING

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

### ROLL CALL

Christie Mathews-Leidal  
Mike Giller  
Dan Schroder

Jim Lamb  
Steve Gerard  
Gretchen Dudney

Ron Schuman

### APPROVAL OF MINUTES

With the changes below, the July 3, 2018 Planning Commission Minutes were approved.

Last page of minutes – word “gate” should be “date”- Mr. Giller.

Page 6 of packet, concerning Ten Mile Room, Mr. Gerard, should say “to solve problem *with parking*”.

### APPROVAL OF AGENDA

With no changes, the July 17, 2018 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments

### CONSENT CALENDAR:

1. Ernst Addition, Remodel and Driveway Variance (CL), PL-2018-0103, 73 Red Feather Rd.
2. Cove Residence (JL), PL-2018-0272, 107 Victory Ln.

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

### TOWN PROJECTS:

1. Breckenridge Transit Bus Storage (JL), PL-2018-0211, 1201 Airport Rd.

Mr. Lott presented a proposal to construct a 5,000 sq. ft. structure with six bay electric bus storage and additional equipment storage. (Mr. Lott pointed out on a map where the site is located.) The building is made of metal with a flat roof. Several of the buildings in this facility didn't go through planning and were not reviewed, however this building is not very different from those. -6 points are awarded under policy 5A. The colors will be beige and brown, consistent with the other structures on the site. The height is 16' 9" and under this policy any ridgeline over 50' receives negative points. The building is very utilitarian. Total negative points are -7. Staff recommends +6 points under Policy 24R for meeting a 2018 Town Council goal of expanding the electric bus fleet. Under Policy 25R transit, staff recommends +4 points because the project is contributing to the non-auto transit system. Not much else is changing on the site. Staff finds that the berm along airport road provides a significant buffer. Passing point analysis of +3 points. One finding was added in regards to the undergrounding of utility lines.

#### *Commissioner Questions/Comments:*

Mr. Lamb: Are the buses charged and stored in here? Mr. Lott: Yes, both stored and charged.

Mr. Giller: What are the three boxes to the north and behind it? Shannon Smith, Capital Project Manager: Existing buildings that we are going to move. (Pointed out on map.)

Mr. Schroder: In regards to access and circulation; how will the buses get in? Do they back in? And, is there a plan to acquire more than the 2 buses we have heard about? Ms. Smith: Yes, and there is a long waiting period when ordering a bus. (Pointed on the map how the buses will enter the facility.)

Ms. Leidal opened the hearing for public comment. No comments.

Mr. Gerard: The area is pretty protected and screened with landscaping. We need the buses and I agree with the point analysis.  
Mr. Schroder: I support.  
Mr. Giller: I support.  
Mr. Schuman: I agree.  
Mr. Lamb: I agree and think the architecture is compatible and I'm excited to have electric busses.  
Ms. Dudney: I agree.

Mr. Schroder made a motion to approve with the added finding, seconded by Mr. Gerard. The motion carried unanimously (7-0).

**OTHER MATTERS:**

1. Administrative Rules and Regulations for the Town of Breckenridge Development Code and Subdivision Standards
2. Class D Majors, Q2 2018
3. Class C Subdivisions, Q2 2018
4. Town Council Summary

Ms. Leidal: I see the rules and regulations say the Class C subs will be forwarded at the next meeting. (Ms. Puester: If that is still ok with the Commission, we would send them quarterly as we currently do. Will make sure it is reflected. (Commission: Yes that is ok).)

Ms. Puester: I have two questions for the Commission regarding the CLG Annual Reporting that I am working on for the State. 1) I want to be sure I have correct numbers for Telluride conference attendance. Mr. Giller, Mr. Gerard, Ms. Dudney. 2) Saving Places Conference attendance: Ms. Leidal, Mr. Giller, Mr. Gerard.

Mr. Schroder: The APA conference will be in Keystone and should be easy to attend. Ms. Puester: We have also started talking about a PC field trip in October and potential dates. We also have some seats up this year – 4 seats. Gretchen, Ron, Christie, and Mike. We have a different process this year, the Council has gone away from formal interviews at their formal meetings and we do the application review with staff and Council representation, interviews internally with that group, then make a recommendation to the Council. We will still have the same advertising in October.

**ADJOURNMENT:**

The meeting was adjourned at 5:52 pm.

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Christie Mathews-Leidal, Chair

**Planning Commission Staff Report**

**Subject:** Denison Placer Apartments  
(Class A Development, Final Hearing; PL-2018-0206)

**Proposal:** A proposal to construct two apartment buildings with 16, one-bedroom and 16 two bedroom apartments totaling 26,632 sq. ft. The buildings are sited on 1.2742 acres and will feature 16 deed restricted employee apartments and 16 market rate apartments that have a short-term rental restriction.

**Date:** July 31, 2018 (For meeting of August 7, 2018)

**Project Manager:** Chris Kulick, AICP, Planner III

**Applicant:** Mark and Kenny Thaemert

**Owners:** Mark Thaemert (Lot 2B)  
Town of Breckenridge (Lot 1)

**Agent:** Michael Shult, Architect

**Address:** 1910 Denison Placer Road

**Legal Description:** Lot 2B, Block 10, Breckenridge Airport Subdivision, Lot 1, Denison Placer Subdivision (formerly a portion of Block 10, Breckenridge Airport Subdivision) and Tract E, Runway Subdivision (formerly a portion of Block 11, Breckenridge Airport Subdivision)

**Site Area:**

Total Site Area:	1.2742 acres (55,455 sq. ft.)
Lot 2B:	0.7700 acres (33,518 sq. ft.)
Lot 1: (Block 10 Portion)	0.3925 acres (17,097 sq. ft.)
Lot 1: (Block 11 Portion)	0.1110 acres (4,839 sq. ft.)

**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 is only encouraged on Block 11 of the Breckenridge Airport Subdivision (aka Runway Subdivision)

Lots 2B & Lot 1: (Block 10 Portion) - 1:4 F.A.R.  
Lot 1: (Block 11 Portion) – 20 UPA for Employee Housing with a 1:4 density transfer.

**Site Conditions:** The site has no vegetation and is covered in dredge rock tailings and a paved Town-controlled parking lot. The site was previously graded when the Breckenridge Airport Subdivision was originally developed and is below the the high water mark of 9,380 ft. The property has undergone some utility installations as approved under the 2016 Denison Placer Phase 1&2 development permits. Airport Road runs along the western property lines of the site, with Floradora

Drive to the South and Denison Placer Road to the East. There is a 10-foot snow stack easement along Airport Road, a 5' snow stack easement along Floradora Drive, and a 15-foot drainage easement along the southern and eastern property lines.

**Adjacent Uses:**  
 North: Continental Court (service commercial)  
 South: Flora Dora Drive, Blue 52, Rock Pile Ranch (employee housing, commercial)  
 East: Denison Placer Road (employee housing- DP2)  
 West: Airport Road, Breckenridge Distillery (commercial)

**Density:**  
**Allowed under Development Agreement: 24,000 sq. ft.\***  
 Allowed by LUGs: 15,318 sq. ft.  
 Lot 2B & Lot 1: (Block 10 Portion) 12,654 sq. ft.  
 Lot 1: (Block 11 Portion) 2,664 sq. ft.

**(\*Per Development Agreement, the Town will transfer density for Employee Housing at a 1:2 ratio for any density overage beyond 12,654 sq. ft.)**

**Proposed Total Density: 23,780 sq. ft.**  
 Proposed Market Rate Density: 11,890 sq. ft.  
 Proposed Employee Housing Density: 11,890 sq. ft.

**Adjusted Density: 22,591 sq. ft.\***  
**(\*10% exclusion for employee housing)**

**Maximum allowed under LUGs:** All property located within the Breckenridge Airport Subdivision PUD and formerly in the Breckenridge Airport Subdivision, except Block 11, shall have a density (FAR) of 1:4 (Lots 2B & Lot 1, Block 10 Portion).

Employee housing is allowed a maximum density of 20 UPA on parcels that were formerly part of Block 11 if density is transferred to the site at a rate of 1 transferred SFE for every 4 SFEs approved (Lot 1, Block 11 Portion).

**Mass:**  
**Allowed under Development Agreement: 27,000 sq. ft.\***  
 Allowed under LUGs: 15,822 sq. ft.  
 Lot 2B & Lot 1: (Block 10 Portion) 12,654 sq. ft.  
 Lot 1: (Block 11 Portion) 3,168 sq. ft.\*

**(\*The Town will transfer density for Employee Housing at a 1:2 ratio for any mass overage beyond 12,654 sq. ft. based on Town Council direction)**

**Proposed mass: 26,632 sq. ft.**

**Adjusted Mass: 25,300 sq. ft.**  
**(\*10% exclusion for employee housing)**

**Height:** **Recommended:** - 35' from finished grade per Development Agreement (to the parapet on flat roofs)

**Proposed:** **34.25' to top of parapet**

**Lot Coverage:** Building / non-Permeable: 10,462 sq. ft. (19% of site)  
Hard Surface / non-Permeable: 18,237 sq. ft. (33% of site)  
Open Space / Permeable Area: 26,779 sq. ft. (48% of site)

**Parking:** **Required:**  
Multi-Family (1.5 spaces per dwelling unit): 48 spaces  
**Proposed:** 56 spaces

**Snow Storage:** Required: 4,559 sq. ft. (25%)  
Proposed: 4,963 sq. ft. (27%)

**Setbacks (Perimeter Setbacks):**

**Required:**  
Absolute Residential: Front: 10 ft.  
Side: 3 ft.  
Rear: 10 ft.  
Relative Residential: Front: 15 ft.  
Side: 5 ft.  
Rear: 15 ft.  
**Proposed:**  
Residential: Front: 22 ft.  
Side: 77 ft.

**Changes since the June 19, 2018 Preliminary Hearing**

The site configuration, driveways, property boundaries, building footprints and architecture remain the same. The following changes have been proposed to the Denison Placer Apartments plans since the Preliminary Hearing on June 19th.

**Site Plan and Civil Plan**

- A grading and drainage plan has been provided.
- A photometric plan has been provided.
- Internal Sidewalks have been connected to the sidewalks along Airport and Denison Placer Roads.

**Item History**

The Planning Commission approved the Denison Placer Phase 1 master plan and site plan amendment on February 21, 2017. This approval included 6 employee housing townhome units on Lot 2C, Rock Pile Ranch. The 6 units were never constructed and Lot 2C was subsequently resubdivided and is now part of Lot 1, Denison Placer Subdivision.



In March 2018, the owners of Lot 2B, the Thaemerts, approached the Town about the possibility of acquiring Lot 1 (formerly Lot 2C) to integrate into the plans they were developing for housing on the neighboring Lot 2B. The Town Council was receptive to the idea and has approved a Development Agreement and property transfer with the Thaemerts. A Second Reading of the Development Agreement Ordinance was approved on June 26, 2018. The Ordinance goes into effect on August 1, 2018. Key Points from the Development Agreement include:

The Town will:

- Not assess any negative points for up to 24,000 sq. ft. of density (15,318 sq. ft. allowed).
- Not assess any negative points for up to 27,000 sq. ft. of mass (15,828 sq. ft. allowed).
- Measure the building height from finished grade rather than existing grade (prior to fill).
- Waive permit fees for 16 rent and employee restricted units
- Contribute approximately 21,889 sq. ft. of Town-owned land to the project (this represents approximately 39% of the project area).
- Provide the density (TDRs) to cover the density overage for the deed restricted units.
- Allow fill and site work to occur prior to issuance of the building permit subject to approval by the Town Engineer (the applicant will need to obtain an engineer report/grading plan to demonstrate that the finished floor elevation will be above the high water elevation-approx. (9,380).
- Convey Town-owned property (approximately 21,937 sq. ft.) to the Developer.

In return, the Developer agrees to:

- Build and deed restrict 32 apartments.
  - 16 will be rent restricted to 85% AMI and occupancy will be restricted to local employees.
  - All 32 will be restricted to no short term rental (less than three months).
  - All 32 will be restricted from condo conversion.
- Comply with other elements of the development code.
- Provide an easement for a bus shelter.
- Execute a First Right of Refusal Agreement whereby the Town can acquire the project when/if the Developer sells the property.

On June 19, 2018, the Planning Commission reviewed the Denison Placer Apartments during a Preliminary Hearing. During the Preliminary Hearing staff received direction on several policies. Below is a summary of the policies that achieved a consensus and remain unchanged from the previous preliminary hearing. These general consensus items include:

- **Land Use (Policies 2/A & 2/R):** Negative (-8) eight points – Commercial uses are encouraged in LUD 31, based on past precedent an entirely residential development warrants negative points.
- **Social Community / Employee Housing (24/A & 24/R):**
  - A. Employee Housing: Positive (+10) ten points - 50% of the units are proposed as deed restricted workforce housing.
  - B. Community Need: Positive (+6) six points - Affordable housing on this parcel has been identified by the Town Council in their yearly goals and objectives report.
- **Architectural Compatibility (5/A & 5/R):** Negative (-6) six points since the project is not consistent with the discretionary Block 11 Design Standards and the building materials consist of 100% non-natural materials.

- **Landscaping (22/A & 22/R):** Negative (-2) two points for the required forty five (45) trees not meeting the eight (8') foot height minimum for evergreens and three (3") inch caliper minimum for deciduous trees. For the approximately 676 ft. of right of way along Airport Road, Flora Dora Drive and Denison Placer Road, forty-five (45) trees should be planted. The drawings show sixty-four (64) trees, of which thirty-five (35) trees will be planted onsite along the three roads. However, only thirty-four (34) of the total trees meet the minimum size requirements.
- **Building Height (6/A & 6/R):** Per the Development Agreement, the allowed building height is 35' from the finished grade due to existing flood plain issues with the natural grade described above. Measuring to the top of the parapet (because the design features a flat roof), the proposed height is 34.25' at the tallest point of the two buildings.
- **Density/Intensity (3/A & 3/R):** Per the Development Agreement, the allowed density is up to 24,000 sq. ft., proposed density is 22,591 sq. ft..
- **Mass (4/R):** Per the Development Agreement, the allowed mass is up to 27,000 sq. ft., proposed mass is 26,632 sq. ft..
- **Site and Environmental Design (7/R):** The design features substantial landscaping that buffers the project well internally and as viewed from adjacent right of ways and properties.
- **Placement of Structures (9/A & 9/R):** The proposal meets all absolute setbacks and relative setbacks.
- **Parking (18/A & 18/R):** 56 parking spaces are proposed (54 + 2 Wheelchair Accessible), exceeding the minimum requirements.
- **Refuse (15A & 15R):** Refuse for the apartments will be stored in a common 8'x 12' dumpster enclosure located near the entrance of the parking lot.
- **Open Space (21/A & 21/R):** 26,779 sq. ft. of open space is proposed. This exceeds the required 16,643 sq. ft. of open space by 10,136 sq. ft.
- **Storage (14/A & 14/R):** The storage areas for the development are split between individual storage closets and common storage space. The total storage space equates to 1,320 sq. ft. (or 5.5% of habitable space). Interior storage of 5% is encouraged.

### Staff Comments

**Utilities Infrastructure (26/A & 26/R; 28/A) & Drainage (27/A & 27/R):** The applicant has provided a utilities and drainage plan for the project. The conceptual design features a grass lined swale in the center of the project and a rip rap lined swales along the north, west, east and south property lines to handle drainage. All utilities will be located underground. Staff has no concerns.

Previously, the Town and property owners struggled with significant amounts of drainage flows across Airport Road from Barton Gulch to this site. The flow had been so extreme at times that a few years ago, Airport Road was shut down due to the back-up flow from the drainage infrastructure on Lot 2B and Lot 1. To provide a long term solution to the drainage and detention issue in this general area, a 48 inch storm sewer line was installed in 2016 with the Denison Placer 1 (Blue 52) employee housing to the south, to take the drainage from Barton Gulch, capture it and run it via the large 48 inch pipe through Blue 52 toward the river. The drainage plan for this project will need to work in conjunction with the existing drainage in the area. Due to the drainage issues associated with the site, the Town Council agreed, through the Development Agreement, to measure building height from finished grade for this project as the grade of the site must rise approximately 2-6 feet.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** Both vehicular and pedestrian access is proposed and the site plan shows minimal areas of conflict between the two. The applicants propose one curb cut off Denison Placer Road. Four foot (4') wide internal walkways are proposed to connect the parking lot with the apartment buildings. Based on Commission input from the previous meeting, the internal walkways have been extended to connect with the sidewalks along Airport Road and Denison Placer Road. Staff appreciates this modification to improve the circulation.

The proposed width of the driveway connection is 24', under the maximum width limit of 25'. There is an existing driveway connection across Denison Placer Road from the development's proposed driveway. That driveway is offset and not aligned with the proposed driveway. Previously, the Broken Compass Brewery was approved with a similar driveway connection placement by providing a traffic study completed by a Traffic Engineer. At design meetings with the applicants, the Town Engineer was supportive of the proposal based on the previous approval and traffic study. Staff has no concerns.

**Exterior Lighting (Sec. 9-12):** The proposed lighting fixtures and a photometric plan comply with the Town's Exterior Lighting chapter. All lights proposed are full cut off fixtures and all proposed fixtures are at or below the maximum 950 lumens per fixture. The photometric plan shows the estimated foot-candle levels with maximum and average illumination of emitted light well below two-tenths ( $2/10$ ) foot-candle at the property line. All exterior lighting on the site or buildings shall be no greater than 15' above grade or 7' above a deck. Staff has no concerns.

**Point Analysis (Section: 9-1-17-3):** Staff finds all Absolute Policies that have been reviewed are met and recommends several points be awarded under the Relative policies. Staff has prepared a final point analysis with a recommended cumulative score of zero (0) points. The point analysis has not changed since the preliminary hearing which was supported by the Planning Commission based on past precedent examples.

Negative Points recommended:

- Policy 2/R, Land Use negative eight (-8) points for 100% residential use in a commercial district.
- Policy 5/R, Architectural Compatibility negative six (-6) points since the project is not consistent with the discretionary Block 11 Design Standards and the building materials consist of 100% non-natural materials.
- Policy 22/R, Landscaping negative two (-2) points for the required 45 trees not meeting the eight foot 8" height minimum for evergreens and three (3) inch caliper minimum for deciduous trees.

Positive Points recommended:

- Policy 24/R, Social Community positive ten (+10) points for 50% of the project consisting of employee housing.
- Policy 24/R, Social Community positive six (+6) points for meeting a Council goal of providing employee housing units.

Total: zero (0) points

### **Staff Recommendation**

The applicant has worked with Staff closely to bring this proposal into compliance with the Development Code. Based on staff's recommendations, we have the following questions for the Commission:

- Does the Commission have comments regarding the final point analysis?
- Does the Commission have any additional comments on the proposed project design?

The Planning Department recommends the Commission approve the Denison Placer Apartments, located at 1910 Denison Placer Road (PL-2017-0206), showing a passing score of zero (0) points along with the attached Findings and Conditions.

<b>Final Impact Analysis</b>				
Project:	Denison Placer Apartments	<b>Positive</b>	<b>Points</b>	<b>+16</b>
PC#:	PL-2018-0206			
Date:	8/1/2018	<b>Negative</b>	<b>Points</b>	<b>- 16</b>
Staff:	Chris Kulick, AICP			
		<b>Total</b>	<b>Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)	- 8	100% Residential in Commercial Land Use District
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Below allowed density of 24,000 sq. ft. per Development Agreement.
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 6	Architecture not consistent with the Block 11 Design Guidelines and no natural materials proposed
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
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	<b>Building Height</b>	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 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)		Good buffer between parking lot and adjacent property
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	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		All absolute and relative setbacks are met.
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	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	<b>External Circulation</b>	Need Approval from Town Engineer.		Ingress And Egress: Points of intersection between internal and external circulation systems shall be in compliance with the Breckenridge street development standards, and shall be arranged so that both systems function in a safe and efficient manner.
18/A	<b>Parking</b>	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	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		48% of site is proposed as open space, exceeds 30% requirement.
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	- 2	The 8' height minimum for evergreens and three (3) inch minimum caliper for deciduous trees not being met for the required (45) trees.
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	50% of development is deed restricted employee housing.
24/R	Social Community - Community Need	3x(0/+2)	+6	Development of Workforce Housing is stated Council Goal.
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)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		Preliminary drainage plan is acceptable to the Town Engineer.
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	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	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	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	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>			
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

## TOWN OF BRECKENRIDGE

**Denison Placer Apartments  
Lot 2B, Block 10, Breckenridge Airport Subdivision;  
Lot 1, Denison Placer Subdivision  
1910 Denison Placer Road  
PL-2018-0206**

### FINDINGS

1. The proposed project is in accord with the Development Code 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 **July 31, 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 **August 7, 2018**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, 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, issue a stop order requiring the cessation of work, 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 expires three years from date of issuance, on **August 14, 2021**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. 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. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.



6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the development. This is to prevent snow plow equipment from damaging the new driveway pavement.
10. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
13. Applicant shall identify all existing trees that 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.
14. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant'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 selected and the name provided to the Public Works Department prior to issuance of the building permit.
16. Applicant shall install construction fencing and erosion control measures in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.
17. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast

light downward. All exterior lighting on the site or buildings shall be no greater than 15' above grade or 7' above a deck.

19. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing the approximate location of new landscaping, including species and size.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

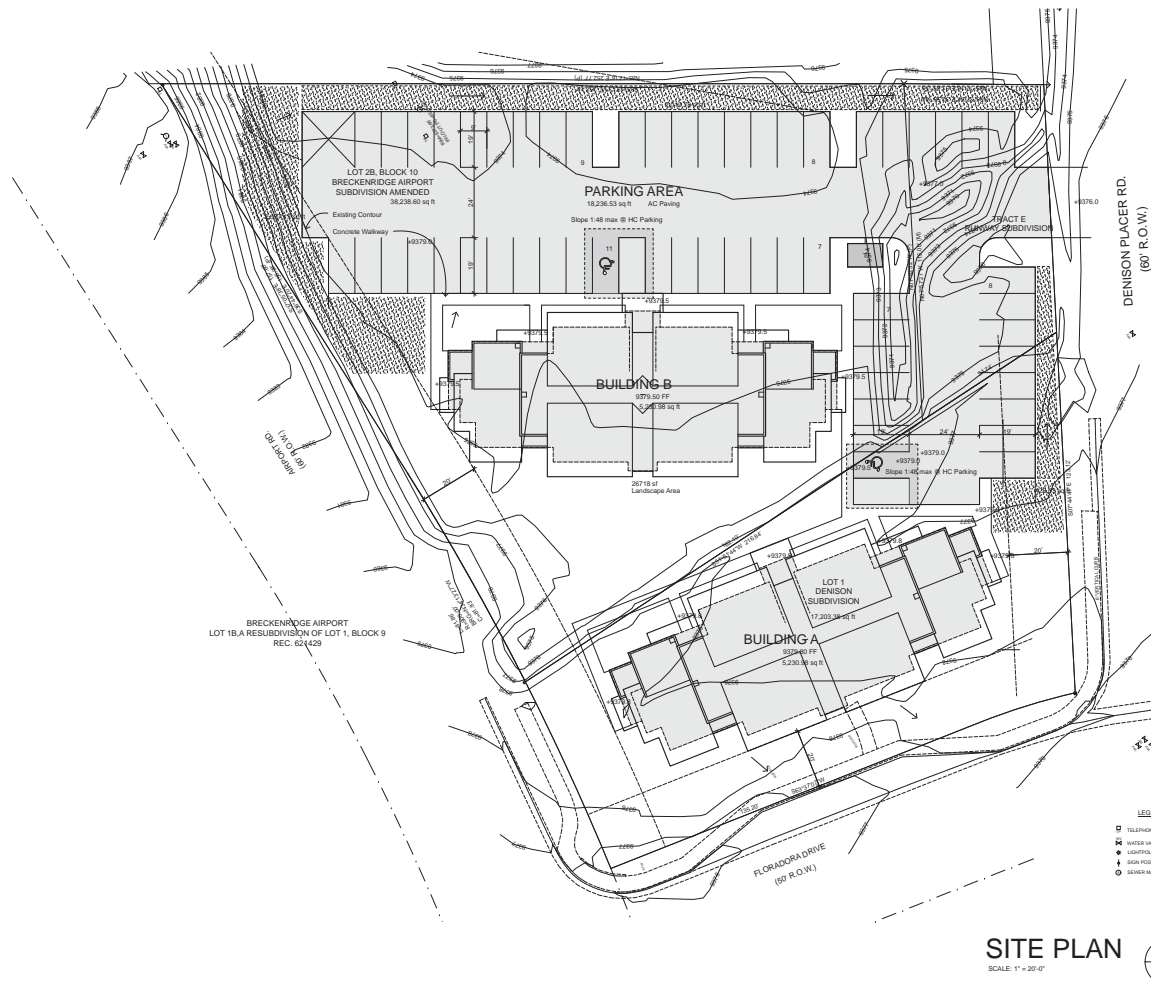
20. **The Town shall transfer density for Employee Housing at a 1:2 ratio for any density or mass coverage beyond 12,654 sq. ft., based on the Town Council's direction, to the property prior to the issuance of the first Certificate of Occupancy.**
21. **Applicant shall execute and record with the Summit County Clerk and Recorder the Town's employee housing covenant for one building, showing an approximate square footage of 11,890, as approved in a form acceptable by the Town Attorney.**
22. **Applicant shall execute and record with the Summit County Clerk and Recorder a housing covenant for all buildings, restricting no short term rental (less than three months) as approved in a form acceptable by the Town Attorney.**
23. **Applicant shall execute and record with the Summit County Clerk and Recorder the dedication of a transit shelter easement to the Town in a form acceptable by the Town Attorney.**
24. **Applicant shall submit a Class C subdivision application and receive Town approval for the resubdivision of Lot 2B, Block 10, Breckenridge Airport Subdivision (Rec. 543438) and Lot 1, Denison Placer Subdivision (Rec. 1152112) to create a single lot.**
25. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
26. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
28. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
29. Applicant shall screen all utilities.
30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting on the site or buildings shall be no greater than 15' above grade or 7' above a deck.
31. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
32. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application.

Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town’s development regulations.

33. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. “Prevailing weather conditions” generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
34. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

---

(Initial Here)



**PROJECT DATA**

Denison Placer Apartments

Legal Description  
 Lot 2B Block 10  
 Breckenridge Airport Subdivision Amended  
 Lot 1  
 Denison Subdivision

Project Description  
 Two 3-story apartment buildings with surface parking

Site Area Total	54,442 sf
Lot 2B	38,239 sf
Lot 1	17,203 sf

Paving 18,237 sf  
 Landscape 25,743 sf  
 Building Footprint 10,462 sf  
 Snow Storage 4,963 sf

Building Area (Bldg A and B the same)  
 Floor 1 5,231 sf  
 Floor 2 4,754 sf  
 Floor 3 3,331 sf  
 Total 13,316 sf

Developer / General Contractor  
 MK Development  
 kpthaement@gmail.com  
 970-389-7989

Architect  
 Michael Shultz Architect  
 POB 2745  
 975 N Ten Mile Dr E9  
 Frisco CO 80443  
 michael@shultzarchitect.com  
 970-390-4298

**SITE PLAN**

SCALE: 1" = 20'-0"



MULTIFAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
 TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
 MICHAEL SHULTZ ARCHITECT  
 JUNE 12, 2018

A1.0

**LANDSCAPE NOTES**

- Strip existing topsoil from site in construction areas and stockpile topsoil for landscape use
- General contractor shall remove all debris, stumps, slash, concrete asphalt, etc. form site prior to landscape work.
- Disturbed areas on site shall receive a minimum of 3" - 4" of topsoil in preparation for landscape treatment.
- Seed disturbed area where needed with short dry grass mix. Apply starter fertilizer (18-46-0) or equivalent @ 4 lbs/1000 sf sow grass mix @ 2 lbs/1000 sf. Rake materials into soil.
- Cobble rock or rock from site may be used as a ground cover treatment in designated areas with weed barrier fabric. Approximately 3"-4" diameter
- Boulders recovered during construction (2' and larger in diameter) to be stockpiled on site. When placed, bury 1/3 to 1/2 of each boulder.
- Locate all plant material to avoid snow shed, snow removal locations, sight lines, and easements.
- All new plants shall be placed under an automatic drip irrigation system.
- All plant material shall be back filled with 1/3 topsoil, 1/3 manure, 1/3 compost and mixed 50/50 with native soils.
- All shrub beds and tree wells shall receive a minimum of 3 inches shredded bark mulch
- All newly planted trees shall be root fed at the time of installation. Root feeding shall consist of a liquid root growth stimulator, or soluble fertilizer at recommended rate of 1 lbs per 1 gallon of water.

**REVEGETATION**

Revegetate all disturbed areas on site.  
 Sow short dry grass mix @ 2 lbs/1000 sf  
 Short dry mix -  
 50% Carby Bluegrass  
 10% Canada Bluegrass  
 25% Sheep Fescue  
 30% Creeping Red Fescue  
 30% Hard Fescue  
 Slopes over 3:1 shall be hayed tackified or netted.



**PLANT LEGEND**

Quantity	Common Name	Botanical Name	Size
27	Aspen	Populus Tremuloides	1 1/2" to 2" caliper
14	Aspen	Populus Tremuloides	2 1/2" to 3" caliper
16	Engelmann Spruce	Picea Engelmannii	6' to 7'
7	Engelmann Spruce	Picea Engelmannii	8' to 10'
	Assorted Ground Covers and Perennial flowers		1 Gallon Flats
15	Mountain Snowberry	Symphoricarpos oreophicus	5 Gallon
11	Woods Rose	Rosa Woodsi	5 Gallon
9	Chokecherry	Prunus Virginiana	5 Gallon

- LEGEND**
- TELEPHONE FEEDS
  - WATER MAIN
  - SEWER
  - SIGN POST
  - SEWER MANHOLE

**LANDSCAPE PLAN**  
 SCALE: 1" = 20'-0"



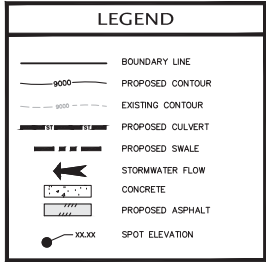
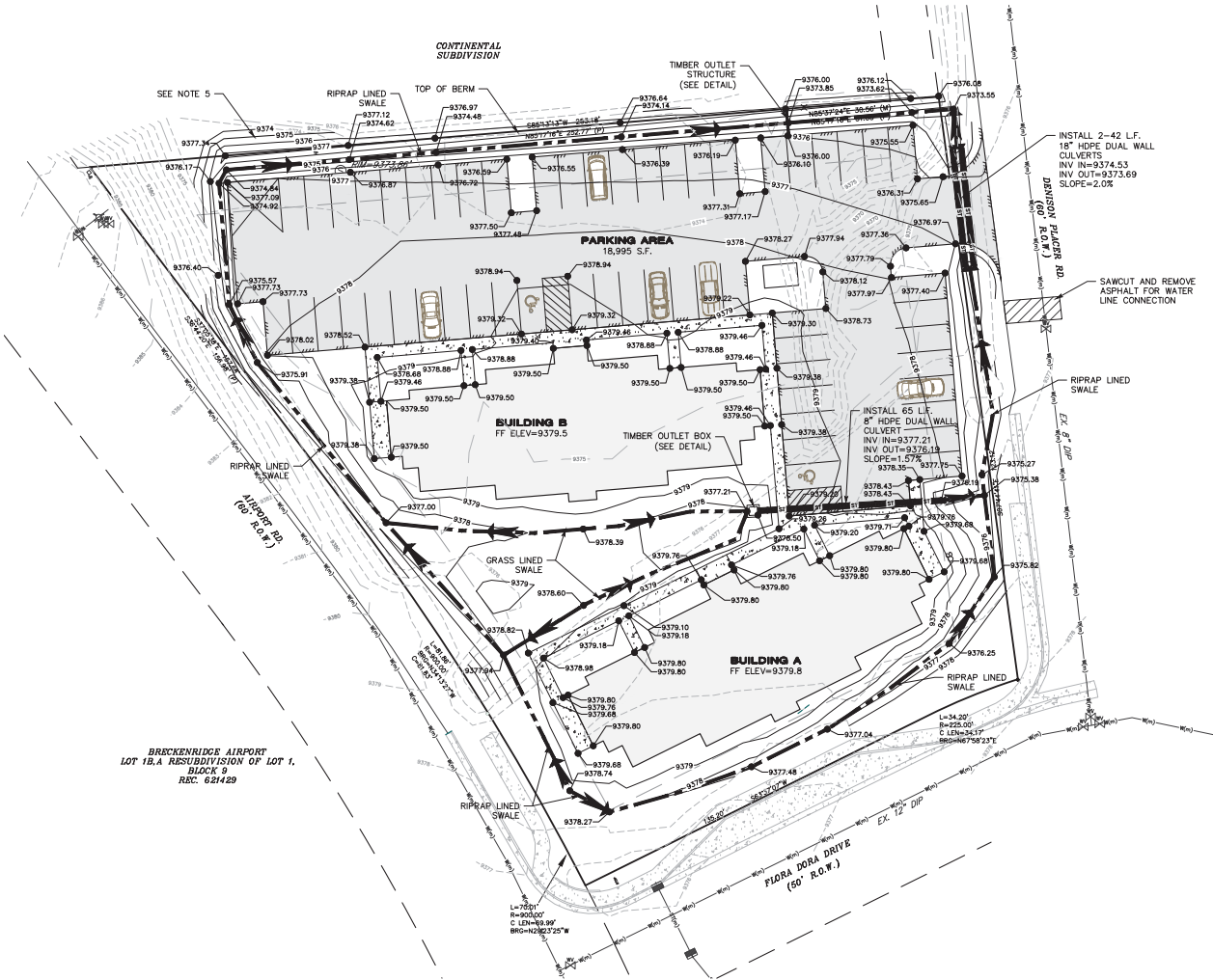
MULTIFAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
 TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
 MICHAEL SHULT ARCHITECT  
 JUNE 12, 2018

A1.1

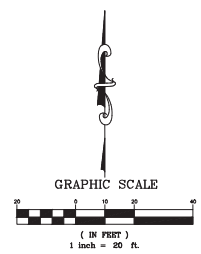
# DENISON PLACER APARTMENTS CONSTRUCTION PLANS

LOT 2B, BLOCK 10 BRECKENRIDGE AIRPORT SUBDIVISION AMENDED,  
LOT 1 DENISON PLACER SUBDIVISION, AND A PORTION OF TRACT E RUNWAY SUBDIVISION,  
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M.,  
TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO



**NOTES**

1. REFER TO "TOPOGRAPHIC SURVEY LOT 2B BRECKENRIDGE AIRPORT SUBDIVISION AMENDED, LOT 1 DENISON PLACER SUBDIVISION, & A PORTION OF TRACT E RUNWAY SUBDIVISION" PREPARED BY BASELINE SURVEYS, LLC FOR BOUNDARY AND DATUM INFORMATION.
2. CONSTRUCTION TO COMPLY WITH THE TOWN OF BRECKENRIDGE ENGINEERING STANDARDS.
3. REFER TO "SUBSOIL INVESTIGATION REPORT" PREPARED BY ROB THEOBALD FOR COMPACTION REQUIREMENTS.
4. DESIGN THE ASPHALT PAVING SECTION AND CONCRETE FLATWORK SECTION TO BE PREPARED BY OTHERS.
5. THERE IS PROPOSED SITE GRADING THAT ENCLOSES ONTO THE PROPERTY TO THE NORTH. PERMISSION SHALL BE OBTAINED FROM THE PROPERTY OWNER TO THE NORTH PRIOR TO GRADING ON THE ADJACENT PROPERTY.
6. PAVING SECTION FOR PARKING LOT TO BE DETERMINED BY GEOTECHNICAL ENGINEER.



BRECKENRIDGE AIRPORT  
LOT 1B, A RESUBDIVISION OF LOT 1,  
BLOCK 9  
REC. 621429

REVISION	DATE

JOB NUMBER: 18-100639  
DATE: 06/28/2018  
DESIGNED BY: KMC/DV  
DRAWN BY: KMC/DV  
CHECKED BY: KMC  
APPROVED BY: KMC

**Flatiron, Inc.**  
Surveying, Engineering & Geomatics  
455 FOURTH AVE  
LOUISVILLE, CO  
PH: (303) 776-1733  
FAX: (303) 776-4355

**DENISON PLACER APARTMENTS  
CONSTRUCTION PLANS**  
BRECKENRIDGE, CO  
GRADING AND DRAINAGE PLAN

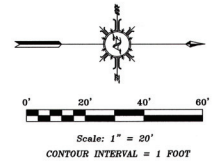
CALL UTILITY AGENCY  
CENTER OF COLORADO  
**811**  
FOR INFORMATION ON  
UTILITY LOCATIONS  
AND DEPT. OF AGENCY



**DRAWING**  
**GD-1**  
SHEET  
3 OF 10

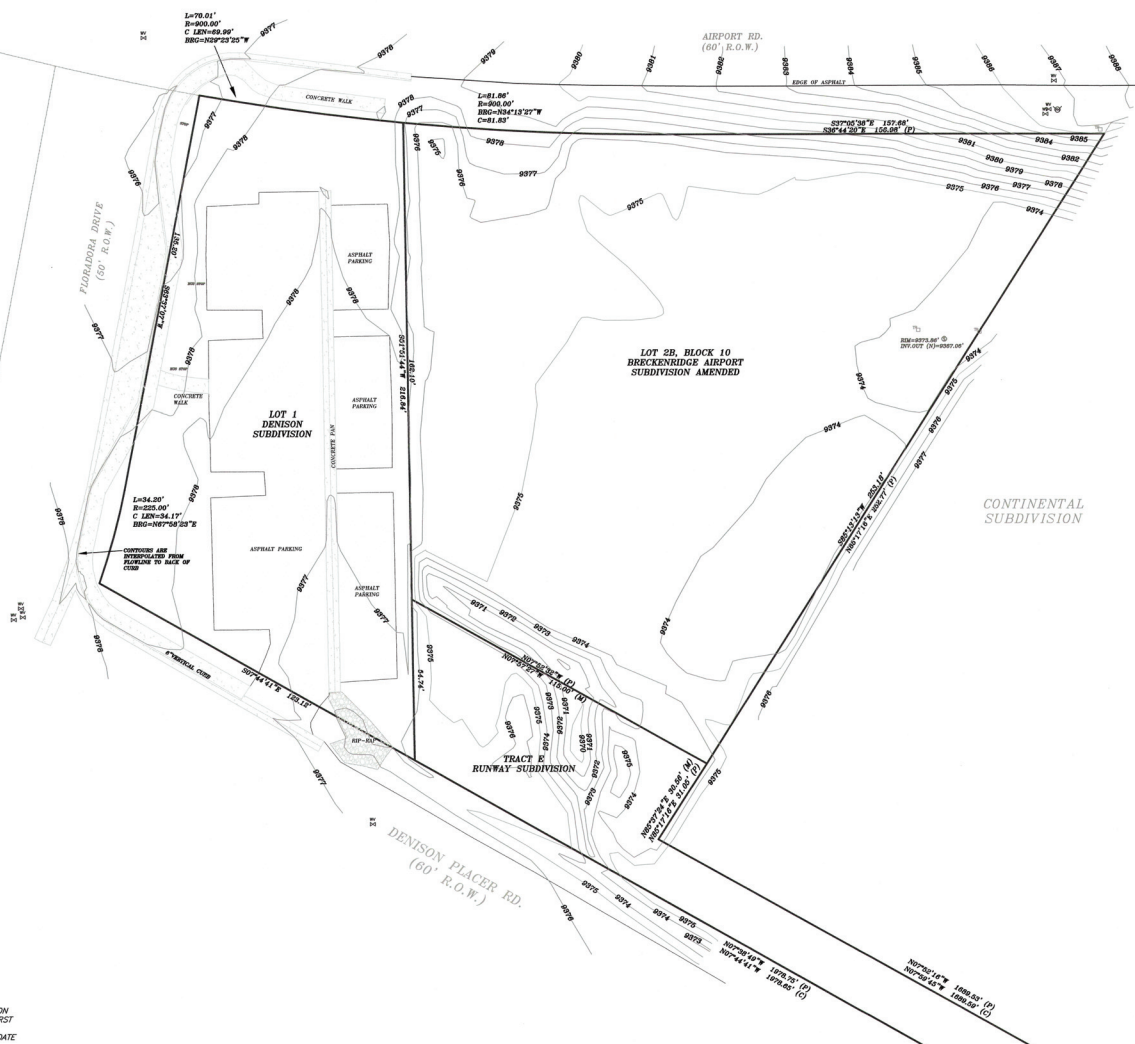
**TOPOGRAPHICAL SURVEY**  
**LOT 2B, BLOCK 10 BRECKENRIDGE AIRPORT**  
**SUBDIVISION AMENDED,**  
**LOT 1 DENISON PLACER SUBDIVISION,**  
**& A PORTION OF TRACT E RUNWAY SUB**

BRECKENRIDGE AIRPORT  
 LOT 1B.A RESUBDIVISION OF LOT 1,  
 BLOCK 9  
 REC. 021429



LOT 2  
DENISON  
SUBDIVISION

- LEGEND**
- ⊕ TELEPHONE ABANDONED
  - WATER MAIN
  - SEWER MAIN
  - DRIVE PAVEMENT
  - DRIVE GRADABLE



- NOTES:**
1. PROJECT BENCHMARK= NGS CONTROL POINT J-289, ELEVATION 9361.74', NAVD 1988.
  2. CONTOURS ARE INTERPOLATED FROM FLOWLINE TO BACK OF CURB.
  3. SEE POINT FILE FOR ADDITIONAL SPOT ELEVATIONS.
  4. COORDINATES ARE COLORADO STATE PLANE CENTRAL ZONE (MODIFIED) USING A COMBINED SCALE FACTOR OF 0.9985204 BASED ON AN NGS OPUS SOLUTION REPORT AND APPLIED AT POINT #1, CP-BASE.

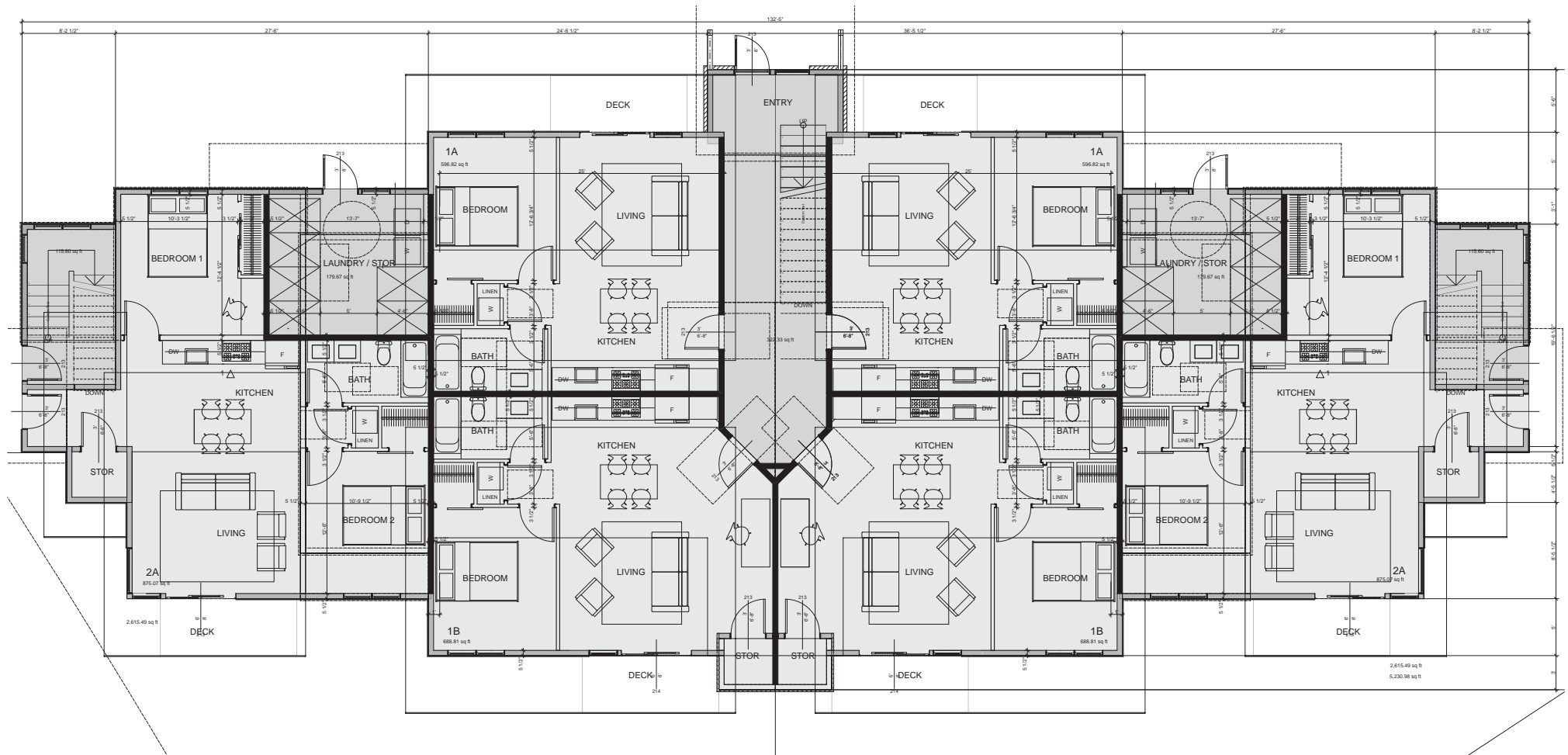
**SURVEYOR'S CERTIFICATE**  
 I, DENNIS E. O'NEIL, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT THE FEATURES SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, SKILL AND CARE ON THIS DAY OF \_\_\_\_\_ 2017.

DENNIS E. O'NEIL, P.E.S. 23901



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 HEREON.

<b>Baseline Surveys, LLC.</b>		P.O. BOX 1070 12414 ROCK HILL RD. BRECKENRIDGE, CO 80424 (970) 462-7180	
<b>TOPOGRAPHICAL SURVEY</b> <b>LOT 2B BRECKENRIDGE AIRPORT SUBDIVISION AMENDED,</b> <b>LOT 1 DENISON PLACER SUBDIVISION,</b> <b>&amp; A PORTION OF TRACT E RUNWAY SUB</b>			
Date	Revisions	Date: 4/4/2017	Scale: 1" = 20'
		Drawn By: RDG	Checked By: D.E.O.
		Job File: 4086	DWG File: 4086 TOPO



FLOOR 1

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

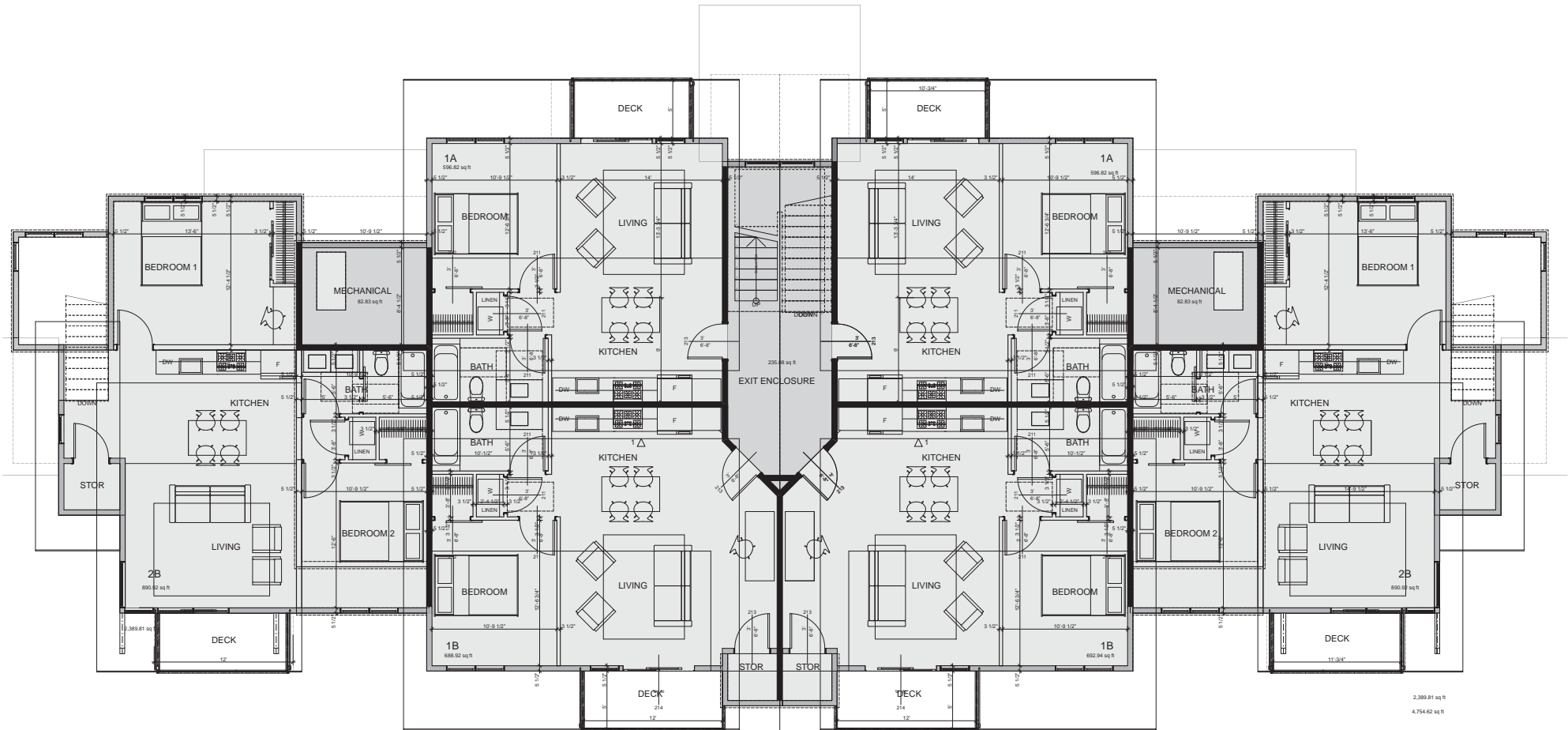


MULTIFAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
 TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
 MICHAEL SHULT ARCHITECT  
 APRIL 10, 2018

A2.1





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

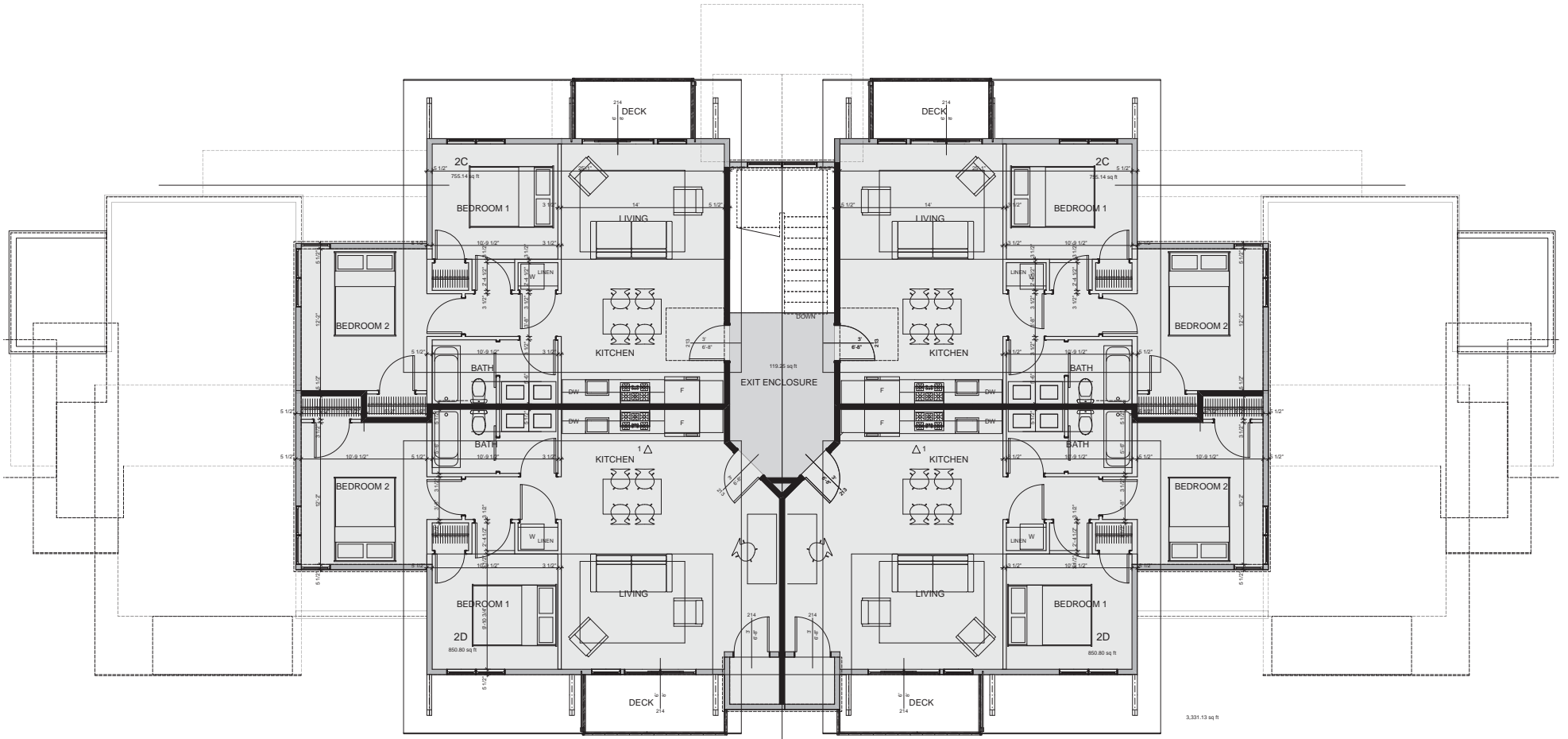


2,389.81 sq ft  
4,754.62 sq ft

MULTI-FAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
MICHAEL SHULT ARCHITECT  
APRIL 10, 2018

A2.2



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



MULTIFAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
MICHAEL SHULT ARCHITECT  
APRIL 10, 2018

A2.3



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

MULTI-FAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
MICHAEL SHULT ARCHITECT  
APRIL 10, 2018

A3.1



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

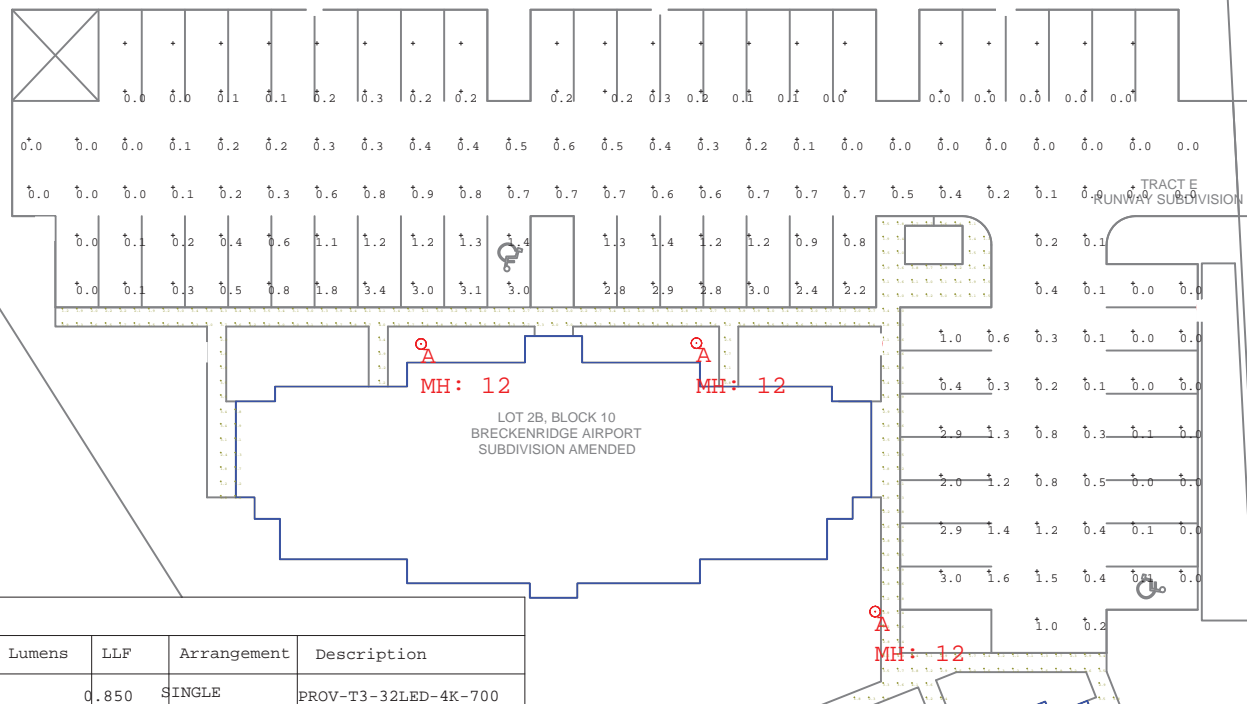
MULTI-FAMILY DEVELOPMENT FOR  
**DENISON PLACER APARTMENTS**  
TOWN OF BRECKENRIDGE

MK DEVELOPMENT  
MICHAEL SHULT ARCHITECT  
APRIL 10, 2018

A4.1



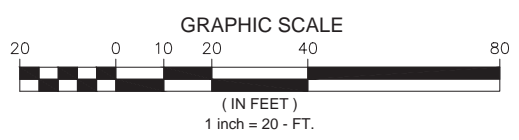





Luminaire Schedule							
Symbol	Label	Qty	Lum. Watts	Lum. Lumens	LLF	Arrangement	Description
⊙		3	74	5929	0.850	SINGLE	PROV-T3-32LED-4K-700

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.74	4.0	0.6	2.90	6.67

Note:  
 Calculation Grid @ Ground Level: 10ft X 10ft for Parking.  
 Luminaires are mounted @ 12ft from the Ground Level.



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT. 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS. 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.		TITLE: <b>PHOTOMETRIC PLAN</b> <b>Denison Placer Apartments</b>	REVISED FROM DRAWING NUMBER(S):   	 Hubbell Lighting, Inc. 701 MILLENNIUM BLVD. GREENVILLE, SC 29607	DN BY: <b>Athi</b> REV. BY:  QUOTE: N/A	DATE: <b>07-11-2018</b> DATE:  DRAWING / DESIGN NO.: <b>18-22307</b>	CHK BY: <b>Heath</b> SCALE: <b>AS NOTED</b>
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## Planning Commission Staff Report

**Subject:** Noble House Restoration, Addition, Change of Use, and Landmarking (Class B Minor Historic, Second Preliminary Hearing; PL-2018-0069)

**Proposal:** The applicant proposes the removal of a non-compliant 1997 addition, the relocation of the historic house 5 ft. to the east, construction of a connector element, new addition and garage on the west end of the property totaling 1,193sq. ft. above ground, a new 1,040 sq. ft. basement, installation of a full foundation under the historic house and the new addition, and the local landmarking of the historic structure.

**Date:** August 2, 2018 (For meeting of August 7, 2018)

**Project Manager:** Chapin LaChance, Planner II

**Property Owner:** Glendale DV, LLC

**Agent:** J.L. Sutterley, Architect

**Address:** 213 S. Ridge St.

**Legal Description:** Abbetts Addition Subdivision, Block 13, Lot 7 (A Resubdivision of Abbett Addition, Block 13, Lots 6 & 7)

**Site Area:** 0.083 acres (3,634 sq. ft.)

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

**Historic District:** #3 - South End Residential Character Area  
9 Units per Acre (UPA), up to 12 UPA with negative points

**Site Conditions:** The lot is relatively flat, with an existing 1,152 sq. ft. historic home. There is a platted 8 ft. wide utility easement on the south side of the lot. According to a December 14, 2017 survey, the house is setback from the eastern property line 21.1'. There is a 9.3' x 8.7' shed building along the western property line. There is a concrete driveway on the north side of the property, a flagstone patio and walk connecting the front porch and the S. Ridge St. sidewalk, and a 3' tall metal fence encompassing the front yard. There is an existing 6' tall wooden board fence on the lot, along the western lot boundary. The lot contains four (4) 9"-11" caliper Aspen trees at the southeast corner of the lot, and four (4) 4"-6" caliper Aspen trees, two (2) 12" – 18" Lodgepole Pine, and an 8" Spruce along the northern property line.



**Adjacent Uses:**

North: Aurum Restaurant and Apt. (Mixed Use Commercial/Residential)  
East: Ridge St., Wendell Square Condo (Commercial/Residential)  
South: Legends Restaurant (Commercial)  
West: Single Family Residential

**Density:**

Allowed total per LUGs: 3,634 sq. ft. (Commercial @ 1:1 FAR)  
2,670 sq. ft. (Residential @ 20 UPA)

Allowed per Character Area #3 Design Standards: 1,201 sq. ft. (9 UPA) maximum recommended (above ground)  
1,602 sq. ft. (12 UPA) maximum allowed with negative points per Policy 24 (Absolute)

Existing: 982 sq. ft. (per submitted as-built drawings)

Proposed: 1,193 sq. ft. above ground (8.98 UPA)  
2,175 sq. ft. total  
1,676 sq. ft. counted with Landmarking

**Mass:**

Allowed: 1,441 sq. ft.  
Existing: 982 sq. ft. (per submitted as-built drawings)  
Proposed: 1,425 sq. ft. total

**Height:**

Recommended by LUGs: two stories  
Existing building: 1 ½ stories  
Proposed: 1 ½ stories

**Lot Coverage:**

Building / non-Permeable: 1,323 sq. ft. (36% of site)  
Hard Surface / non-Permeable: 326 sq. ft. (9% of site)

**Parking:**

Required: 3 spaces  
Proposed: 3 spaces

**Snowstack:**

Required: 82 sq. ft. (25%)  
Proposed: 91 sq. ft. (33%)

**Setbacks:**

Existing:  
Front: 21.1 ft. (to building foundation, per survey)  
Side: 7.7 ft. to south, 13.6 ft. to north  
Rear: 18.6 ft. (excluding shed)

Required:  
Front: 15 ft. (Relative), 10 ft. (Absolute)  
Side Yard: 5 ft. (Relative), 3 ft. (Absolute)  
Rear: 15 ft. (Relative), 10 ft. (Absolute)

Proposed:  
Front: 16 ft.  
Side: 7.7 ft. to south, 5 ft. to north  
Rear: 10 ft.

**Site Photo**



### At May 15, 2018 Preliminary Hearing

#### Staff questions for Commission:

1. *Regarding Priority Design Standard 89, does the Commission find that the proposed front setback is within the “range” of historic setbacks for the area?* **Five of six Commissioners supported the proposal’s compliance with Priority Design Standard 89, regarding the proposed front setback being within the “range” of historic setbacks for the area.**
2. *Does the Commission agree with staff’s recommendation of positive one (+1) point under Policy 24/R for historic restoration?* **Five out of six Commissioners supported positive one (+1) point .**
3. *Does the Commission agree that the criteria for local Landmarking has been met?* **Five out of six Commissioners supported local Landmarking.**
4. *Does the Planning Commission support staff’s recommendation of additional landscaping in the rear yard?* **Four out of six Commissioners supported additional landscaping.**

#### Concerns expressed by the Commission:

- Relocation of the historic structure, and alignment of the existing structure with the other historic structure on the block. Some Commissioners expressed concern that the proposed relocation was within the “range,” but that the “range” included both commercial and residential structures, which were not the same.
- Positive points for a concrete foundation, considering it is required with the relocation of the building per Policy 24/R, Section F
- Compliance of the connector element with Priority Design Standard 80A
- Compliance of the proposed exterior materials with Priority Design Standard 165
- Compliance with Priority Design Standards 36 and 37 regarding additions to historic buildings
- Provision of more information regarding Priority Design Standard 158
- Methods of documenting increased energy efficiency for positive points under Policy 33/R
- Removal of a Spruce tree should be shown on the Site Plan
- Whether or not the proposed “barn” area should be counted towards “density”
- Driveway and associated snow storage

#### The Commission supported the project’s compliance with:

- **Land Use Guidelines (2/A & 2/R)**
- **Energy Conservation (33/R):** The Commission was supportive of (+3) points for a 30-49% improvement in a HERS Index beyond an existing HERS Index. However, staff has not received a required preliminary HERS Index report completed by a qualified professional. Staff requires that a preliminary HERS Index report completed by a qualified professional prior to the Final Hearing, and will require a Condition of Approval that the applicant submit a final HERS Index report confirming a 30-49% improvement, prior to issuance of a Certificate of Occupancy.
- **Open Space (21/R)**
- **Title 9: Land Use and Development, Chapter 11: Historic Preservation, Section 4: Designation Criteria:** The Commission was supportive of designating the building for local Landmarking.

### **Changes Since May 15, 2018 Preliminary Hearing**

Changes to the proposed Site Plan include:

- Labeling of the proposed attached “barn” as “garage,” lengthening of the garage to 18 ft. to comply with minimum parking space requirements, and relocation of garage to the south in order to comply with the Policy 9/R 5 ft. side yard setback requirement. Previously, the barn was proposed at 3’ from the northern property line.
- Relocation of the concrete driveway “strips,” to align with proposed garage
- Designation of snow storage area for the driveway
- Addition of proposed landscaping. Previously, the applicant only proposed two (2) additional shrubs. The applicant now proposes one (1) evergreen tree, five (5) deciduous trees, and three (3) shrubs.
- Addition of site coverage calculations (impervious surfaces, open space, snow storage, etc.)
- Addition of a window well and associated retaining wall on the south side of the residence
- Addition of a window well on the west side of the proposed garage
- Proposed site grading
- Labeling of the existing shed as “non-historic”
- Plan clarification of the “connector” footprint

Changes to the proposed Lower Level Floor Plan include:

- Reduction of the connector element’s width
- Removal of a bedroom underneath the proposed garage

Changes to the proposed Main Level Floor Plan include:

- The storage area above the garage is now labeled as a fourth bedroom

Changes to the proposed East and West Elevations include:

- Connector element revision from gable/shed roofed combination to shorter, more simple, gable roofed form, resulting in the restoration of more historic fabric
- USGS ridge height specification

Changes to the proposed North and South Elevations include:

- Reduction in length of the connector element, as viewed from the north, as a result of the lengthening of the garage
- Siding material specification for the addition

**Staff Comments**

Staff has reviewed the changes made since the first Preliminary Hearing, and has re-evaluated the project for compliance with the affected Development Code Policies below.

**Density/Intensity (3/A & 3/R):** The applicant has submitted as-built floor plans showing the existing building as approximately 982 sq. ft. With this application, the applicant proposes a total of 2,175 sq. ft., which is less than the maximum allowed 2,670 sq. ft at 20 UPA, per the Land Use Guidelines. Maximum above ground density has been reviewed under Policy 5 *Architectural Compatibility* and Policy 24 *Social Community* below. The applicant also proposes to designate the existing building as a local Landmark, which would allow for the proposed basement area underneath the historic portion of the building to not be counted toward the allowed density, resulting in 1,676 sq. ft. of counted density and 495 sq. ft. of “free basement density.” Staff does not have any concerns with the proposed density. A Condition of Approval will be added at the Final Hearing that prior to issuance of a Building Permit, the Town Council must approve an ordinance designating the Noble House building as a local Landmark in order for the basement not to be counted as density.

**Mass (4/A & 4/R):** According to the as-built plans submitted by the applicant, the existing structure is 982 sq. ft. The applicant proposes a total of 1,425 sq. ft. of mass, which is less than the 1,441 sq. ft. allowed (9 UPA = 1,201 sq. ft., 1,201 sq. ft. + 20% = 1,441 sq. ft.).

**Architectural Compatibility (5/A & 5/R):** The Absolute Policy specifies a maximum of 12.0 UPA for above ground density for new construction. As the applicant proposes an above ground density of 8.98 UPA, staff does not have any concerns regarding above ground density. A color and material sample board will be required at the Final Hearing.

**Building Height (6/A & 6/R):** Because this lot lies within the Historic District, within Land Use District 18-2 and south of Washington Street, the maximum building height allowed is 26’ per the Absolute Policy and 23’ per the Relative policy, measured to the mean of a gable roof. The existing building is 14’-4” tall and the proposed addition is approximately 17’-6” tall, using this method. Staff does not have any concerns regarding the proposed height.

**Placement of Structures (9/A & 9R):**

	Existing	Absolute Requirement	Relative Requirement	Proposed
<b>Front</b>	21.1’	10’	15’	16’
<b>Side</b>	7.7’ (south) 13.6’ (north)	3’	5’	7.7’ (south) 5’ (north), not including 12” eave overhang
<b>Rear</b>	18.6’ (primary structure)	10’	15’	10’, not including 12” eave overhang

Since the Preliminary Hearing, the proposed garage has been relocated so that it now complies with the Relative side yard setback requirement. The project does not meet the Relative setback requirement for the rear yard, but meets the Absolute setback requirement. Staff recommends negative three (-3) points for only three of the Relative setback requirements being met.

## Social Community (24/A):

### ○ General Design Standards:

- **Priority Design Standard 36:** The proposed addition is set back from the primary façade, connected with a “link,” is “reversible,” and does not obscure any significant original features of the Noble House. The design complies with this Standard.
- **Priority Design Standard 37:** The submitted elevation drawings show the addition to be to 2’-1” taller than the Noble House, however when viewed from S. Ridge St., staff believes the addition will be visually subordinate, considering the addition represents approximately 24% of the total visible façade including the Noble House. The applicant proposes to locate 982 of the 1,467 sq. ft. (67%) of additional floor area in the lower (basement) level, which minimizes the perceived mass of the addition. Although the addition is 2’-1” taller than the Noble House, (as measured at the roof ridgelines), the addition is setback approximately 28’ from the primary character-defining façade of the Noble House, and 48’ from the eastern property line. Staff does not have any concerns regarding compliance with this Standard.
- **Design Standard 38:** The addition is proposed to be distinguishable from the Noble House through the use of varying width vertically oriented wood siding for the garage module, 1x6 horizontally oriented board-on-board wood siding on the main addition module, and vertically oriented 1x6 board-on-board wood siding for the connector element, which will differentiate the new addition from the 4” horizontally wood lap-sided Noble House. The connector element is also proposed to feature a corrugated metal roof, which will provide visual separation from the asphalt shingles on the historic Noble House and addition.
- **Priority Design Standard 80A:**
  1. *The connector and addition should be located at the rear of the building or in the event of a corner lot, shall be setback substantially from significant front facades.* The connector and addition are proposed to be located at the rear of the building.
  2. *The width of the connector shall not exceed two-thirds the width of the facade of the smaller of the two modules that are to be linked.* The 16’ width of the proposed connector does not exceed two-thirds the 28’ width of the west façade of the historic Noble house, which is the smaller of the two modules proposed to be linked.
  3. *The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.* The wall planes of the connector are set back a minimum distance of 3’-6” from the corners of the Noble House and the proposed addition, which exceeds the minimum requirement of 2’.
  4. *The larger the masses to be connected are, the greater the separation created by the link should be: a standard connector link of at least half the length of the principal (original) mass is preferred, a minimum of six feet length is required. (In addition, as the mass of the addition increases, the distance between the original*

*building and addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should be increased by two feet.)* The existing north façade on the Noble House is 20' in length. This Design Standard requires the length of the connector to be a minimum of half the length of the Noble House.  $\frac{1}{2}$  of 20' = 10' minimum required, which the 11' length of the proposed connector meets. However, this Design Standard also requires an additional two feet in connector length for every foot in height that the addition exceeds the Noble house. Staff has a question for the Commission regarding the method of height measurement:

- If the height difference between the addition and the historic building is measured using the roof ridgeline elevations, the height of the addition exceeds the height of the Noble House by 2'-1".  $2'-1" \times 2 = 4'-2"$ , so the length of the connector is required to be  $10' + 4'-2" = 14'-2"$ . As the proposed connector length is 11', the connector is 3'-2" less than the required length, using this method of measurement. This method of measurement is not consistent with the Development Code definition of "Building Height Measurement." However, this method of measurement is perhaps more consistent with the intent of this Design Standard, given that the Standard 80A 5. (quoted below) references "ridgeline," and the stated intent is to control the perception of the new addition relative to the historic building.
- If the height difference between the addition and the historic building is measured using the mean roof elevation, the height of the addition exceeds the height of the Noble House by 3'-4".  $3'-4" \times 2 = 6'-8"$ , so the length of the connector is required to be  $10' + 6'-8" = 16'-8"$ . As the proposed connector length is 11', the connector is approximately 5'-8" less than the required length, using this method of measurement. This method of measurement is consistent with the Development Code definition of "Building Height Measurement."

Using either of these methods of measurement, staff finds the connector as currently proposed fails an Absolute Policy, as Priority Design Standard 80A equates to an Absolute Policy in the Development Code. Staff recommends that the proposed connector element be designed to comply with Priority Design Standard 80A prior to proceeding to a Final Hearing. **Does the Commission agree with staff's interpretation that additional connector length is required, and if so, which method of height measurement does the Commission determine should be used?**

5. *The height of the connector should be clearly lower than that of the masses to be linked. The connector shall not exceed one story in height and be two feet lower than the ridgeline of the modules to be connected.* The proposed connector's ridgeline is approximately 7' lower than that of the existing ridgeline of the Noble

House, approximately 9' lower than the proposed addition, and is only one story in height, all of which complies with this Standard.

6. *A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door. At the request of the Planning Commission, the applicant revised the design of the connector to now feature a simple, gabled roof form.*
7. *When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building. A connector is being used.*

- **(Priority) Design Standard 89:** This Standard states:  
“89. *Maintain the established historic set-back dimensions in new construction.*
  1. *In some areas, the setbacks will be uniform and buildings will be perceived to align along the block. In such cases, this alignment should be reinforced with new development.*
  2. *In other areas, historic setbacks may vary within an established range. In these cases, new building setbacks should also fit within this range...*”

The applicant proposes to relocate the existing Noble House 5' to the east, resulting in a proposed setback of approximately 16' from the property line. At the Preliminary Hearing, five of six Commissioners supported the proposed building relocation, stating that the proposed front setback is within the “range” of historic setbacks for the area. Assuming the majority of the Commission remains supportive, staff does not have any concerns regarding the proposed relocation.

- **Design Standards for the Historic District Character Area #3: South End Residential**
  - **Priority Design Standard 155:** Although the Noble House is proposed to be moved 5' towards S. Ridge St., reducing the amount of front yard, at least 16' of landscaped front yard is proposed to remain, which staff finds will maintain the residential character of the property.
  - **Design Standard 156 and 157:** The proposed addition will increase the parking requirements of the property to three (3) spaces. The garage is proposed in the rear yard, and the proposed paving design featuring concrete strips which will minimize the amount of hard surfaces and retain a yard character more so than a full-width concrete driveway. Staff appreciates the minimal paving design, of which a similar design for the property was approved in 2016 with Class D Minor Development Permit PL-2016-0085.
  - **Priority Design Standard 158:** The existing building is approximately 982 sq. ft., per as-built drawings submitted by the applicant. With this application, the applicant proposes a total of 1,193 sq. ft. of above ground density (8.98 UPA), which is less than the maximum preferred density of 1,201 sq. ft. (9 UPA) per this Design Standard. Staff does not have any concerns regarding above ground density.



- **Priority Design Standard 161:** The proposed addition will remain visually compatible by matching the 12/12 gable pitched roof of the Noble House.
- **Priority Design Standard 165 and 166:** The applicant has yet to submit a material and color sample board. This will be required prior to the Final Hearing, at which time staff will review in detail for compliance with the building material requirements of these Standards. Staff recommends the corrugated metal roof on the connector element will be specified to be “rusting.”
- **Design Standard 171 and 172:** The applicant does not propose to install any evergreen trees in the front yard, however there are six (6) large caliper existing Aspen trees in the front yard corners which serve as street trees. Additionally, the applicant proposes to reinforce the alignment of street trees with a 1” caliper Cottonwood tree in the front yard, at the inside corner of the driveway.

### **Social Community (24/R):**

- **E. Conservation District:** In 1997, the property received positive five (+5) points under Policy 24/R with Development Permit #97-5-9 to rebuild the front porch, install a new roof, remove non-compliant shutters, rebuild the rear “shed” roof, and install a new gabled entry roof on the north side of the house. Per the 2004 Cultural Resource Survey, the structure had a “low stone or concrete foundation” and the chimney is not historic.

At the Preliminary Hearing, the applicant had not provided a description of the full scope of work regarding historic preservation. The applicant now proposes the following:

- Remove rear addition that was installed in 1997, non-historic chimney chase, and non-historic shed.
- With the proposed relocation of the existing structure 5’ to the east, the applicant proposes to install a new full concrete foundation and new floor framing under the historic home. Per the applicant, *“the historic floor currently sits on stones just above the dirt. This is a common foundation condition found in most of the historic homes. (the 1997 addition to be removed has a concrete foundation)”*
- Install structural sistering of both exterior walls and roof, as required.
- Install new plumbing, electrical and heating systems to replace existing.
- Correct east porch roof over-frame detail: install heated gutter and downspout to handle drainage without compromising original roof form.
- Restore 12 linear feet of lost historic west wall areas when addition is removed, as well as some west fascia areas.
- Preserve historic door and window openings, and restore historic windows as required. This effort includes removal of the large upper west window to be replaced with a historically compliant size

**Given the proposed scope of work above, staff recommends positive three (+3) points under Policy 24/R, finding that the proposed project is consistent with the following from Policy 24/R:**

*+3: On site historic preservation/restoration effort of average public benefit.*

*Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.*

<b>Recent project precedent for (+3) points</b>			
Points	Project Name	Address	Project Description
+3	Gallagher Residence Renovation, Addition and Landmarking	114 S. Harris St.	<i>“The fixed windows will be replaced with more historic compliant wooden double hung windows. The plans show that the 1997 rear addition is to remain but, the rest of the house will receive new windows, a full basement and substantial electrical and plumbing upgrades.”</i>
+3	Old Masonic Hall	136 S. Main St.	<i>“Removal of historic fabric on north wall for handicap access. Based on photographs that show the original storefront entry, the main level façade will be restored to its original historic character. This will bring the storefront back to the standard we see along this portion of Main Street and abide with Priority Policies 42, 43, 45, 46, and 47. A new foundation is proposed with structural reinforcement to help stabilize the entire structure. The historic siding, windows, and architectural details are to be repaired, restored or replaced as needed. All material to be replaced shall abide with the guidelines from the Handbook of Design Standards for the Historic and Conservation Districts.”</i>
+3	Moe’s BBQ Historic Preservation	110 S. Ridge St.	<i>“Patch, repair and replace siding, replace non-historic window with an historically compatible window, add sections of foundation.”</i>
+3	Dupey / McGovern Siding and Skylight Replacement	413 E. Washington Ave.	<i>“Replace all 10” reveal cementitious imitation wood with real wood 4” reveal.”</i>

However, the applicant has requested positive six (+6) points under Policy 24/R, stating the proposed scope of work is consistent with the examples provided under Policy 24/R:

*+6: On site historic preservation/restoration effort of above average public benefit. Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.*

<b>Recent project precedent for (+6) points</b>			
Points	Project Name	Address	Project Description
+6	Gold Pan Bar and Restaurant	103 N. Main St.	<i>“Staff recommends positive six (+6) points because the applicant is currently restoring windows, replacing siding, installing an expansive foundation, completing substantial electrical, plumbing, and mechanical system upgrades, and stabilizing the structure. Given that the front façade still contains a nonhistoric covered walkway structure, the</i>

			<i>application falls short of bringing the Gold Pan building back to an appearance that would have been found during the Period of Significance.”</i>
+6	Hilliard House Restoration, Addition and Landmarking	110 S. Ridge St.	<i>“(–3, for relocating a secondary structure more than 10' from its current or original location, but keeping the structure on its original site.) (+9, For onsite historic preservation/ restoration effort of above average public benefit for a primary and secondary structure.)”</i>
+6	Nauman Residence Historic Renovation and Landmarking	211 E. Washington Ave.	<i>“(Staff believes that the west facing bay window was added to the historic house, as the windows do not match those on the north elevation.) Based on this information, the applicants are proposing a historic restoration of the original structure as follows: 1. Remove a portion of the 1980's roof over historic main ridge of the historic house and cut the roof addition back approximately 12 feet and add a cricket (for drainage) behind and below the original historic ridge. This will provide the appearance of a "connector", as defined in the Historic Standards. 2. Remove the west non-historic bay window in the kitchen area (keeping the west facing bay window) on the historic structure, per plan. 3. Restore the original roof form to the greatest degree possible on the historic structure. 4. Restore all original window openings and replace front (north) door with historically compliant door. 5. Full restoration of the front porch with correct post detailing (existing posts to be replaced based on photographs). 6. After locally Landmarking, add full basement under historic footprint (zero lot line on west). 7. On the non-historic addition, correct all windows to historically compliant wooden</i>
+6	Silverthorne House Site Plan	300 N. Main St.	<i>“Silverthorne House (COMPLETED): a new concrete foundation with full basement; repair and patch the existing siding and columns as necessary; repair the existing windows and doors to match historic profile; remove non-historic vents and ducts; electric and plumbing upgrades; reinforce roof and floor framing; replace existing concrete porch with wooden porch; replace existing roof with Tamko historic profile asphalt composite shingle. Carriage Barn (REMAINING): Place on a concrete foundation, replace roof framing structure, replace existing metal roof with new corrugated metal roof, paint, patch and repair exterior. North Elevation: Existing historic barn door removed, restore and mount on new sliding metal track. Half light historic profile doors installed behind the sliding metal track. South Elevation: Existing historic barn door removed and mounted on new sliding metal track. Pair of vertically oriented double hung windows installed behind the sliding metal track.</i>

			<i>Window well for basement level will be partially visible on this elevation. No change to east or west elevation.</i>
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**Does the Commission support awarding positive (+6) points under Policy 24/R, considering that the non-historic, non-compliant addition is proposed to be removed and substantial electrical, plumbing, and mechanical system upgrades are proposed, but also considering the property received positive five (+5) points under this Policy in 1997, and considering the installation of a full concrete foundation is required per section F (below)?**

- **F. Moving Historic Structures:** This Policy states that *“No structure shall be moved unless the structure is also fully restored in its new location with structural stabilization, a full foundation, repairs to siding, windows, doors and architectural details, and roof repairs to provide water protection.”* The applicant proposes to relocate the existing historic structure 5’ to the east and install a full concrete foundation. **Staff recommends negative three (-3) points for the proposed relocation of the historic structure 5’ from its original location**, considering the structure is remaining on the original site and the historic orientation is also being maintained. This Policy allows for the assessment of negative ten (-10) points for relocating a structure more than 5’.

**Site And Environmental Design (7/R):** The applicant proposes minor modifications to the site grading. In terms of site buffering, there are existing mature Aspen trees at the southeast corner of the lot, and existing Aspen, Lodgepole Pine, and a Spruce tree along the northern property line. As requested by staff and the Commission at the Preliminary Hearing, the applicant now proposes to plant one (1) 6’ tall Engelmann Spruce trees at the northwest lot corner, four (4) 1” caliper Aspen trees on the west side of the lot, one (1) 1” caliper Cottonwood tree in the front yard, three (3) 5 gallon shrubs to screen window wells, and the removal of an 8” Spruce for the proposed garage addition. In 2016, the property received approval with a Class D Minor Development Permit (PL-2016-0085) for the installation of landscaping and the addition of a 30” grass strip and “paver parking strips.” The parking strips were not installed as shown on the approved plans. With the proposed addition of the garage, new “concrete strips” are proposed which will provide stacked parking and maintain the residential character of the front yard, due to the minimal impervious surface. Also, a retaining wall for an egress window south of the connector element is proposed to encroach within an 8’ Utility Easement. Staff will require a Condition of Approval that the applicant must provide written approval from Xcel Energy for this encroachment, prior to the issuance of a Building Permit. Staff finds that the proposed landscaping will increase the screening and buffering to adjacent properties, and is supportive of the proposed site design.

**Landscaping (22/A & 22/R):** The lot contains four (4) 9”-11” caliper Aspen trees at the southeast corner of the lot, and four (4) 4”-6” caliper Aspen trees, two (2) 12” – 18” Lodgepole Pine, an 8” Spruce and seven (7) shrubs along the northern property line. In 2016, the property received approval with a Development Permit (PL-2016-0085) to remove three (3) existing Aspen trees for the installation of a driveway and planting of three (3) 2” caliper Aspen trees and five (5) shrubs. At the Preliminary Hearing, the Commission was supportive of staff’s recommendation for additional landscaping. The applicant now proposes one (1) 6’ tall Engelmann Spruce trees at the northwest lot corner, four (4) 1” caliper Aspen trees on the west side of the lot, one (1) 1” caliper Cottonwood tree in the front yard, three (3) 5 gallon shrubs to screen window wells, and the removal of an 8” Spruce for the proposed garage addition. Staff does not have any concerns with the proposed landscaping.

**Snow Removal and Storage (13/A & 13/R):** The proposed site plan now designates 70 sq. ft. of snow storage for the driveway. However, snow storage for the 48 sq. ft. front entry walkway is also required to be provided, for a total of 82 sq. ft. Staff requires that snow storage be designated on the site plan for the front entry walkway, prior to the Final Hearing.

**Parking (18/A & 18/R):** With 2,465 sq. ft. of gross floor area proposed, the total onsite residential parking requirement is three (3) spaces (1.1/1,000 sq. ft for Single Family Residential w/in Parking Service Area;  $2,465 \text{ sq. ft.} / 1,000 \text{ sq. ft.} = 2.465 \times 1.1 = 2.7115$ , rounded up to 3). As proposed, the third parking space in the garage meets the minimum 9' x 18' minimum size requirement. The stairs to the bedroom above the garage are shown to encroach into the garage space. A detail or section will need to be provided prior to Final Hearing, confirming that there is 6' 5" of height available for parking within the 9' wide required width, as required by the Off-Street Parking Regulations.

**Exterior Lighting (46/A):** The applicant has not yet provided a manufacturer's specification sheet for any exterior light fixture, or shown fixture locations on the submitted elevations. This will be required prior to the Final Hearing.

**Fences, Gates And Gateway Entrance Monuments (47/A):** There is an existing 6' wooden board fence on the lot, which does not comply with the height or spacing standards in the Handbook of Design Standards, Standards #60-62. A survey submitted by the applicant shows the fence to be on the lot, and therefore it is non-conforming and must be brought into conformance with this application. Staff will add a Condition of Approval that the fence must be removed prior to issuance of a Certificate of Occupancy. The lot also contains a compliant existing 3' tall metal fence enclosing most of the existing front yard, except for the southern boundary. Some portions of the fence will likely be removed to accommodate the proposed relocation of the existing structure 5' to the east.

**Drainage (27/A & 27/R):** The applicant proposes minimal modification to the site's grading, in order to provide positive drainage away from the structure. Staff does not have any concerns regarding drainage.

**9-1-17-3: Point Analysis:** Staff has evaluated this application for compliance with all Absolute and Relative Polices. In regards to points, staff recommends:

- 3: Policy 9/R, for only three of the Relative setback requirements being met
- 3: Policy 24/R, for the proposed relocation of the historic structure 5' from its original location
- +3: Policy 24/R, for historic preservation for the removal of the non-compliant, non-historic rear addition, and non-historic chimney, structural stabilization, new plumbing, electrical, and mechanical, and restoration of historic fabric on west elevation
- +3: Policy 33/R, for 30-49% improvement in a HERS Index beyond an existing HERS Index

TOTAL: Zero (0) points. However, staff finds the project as proposed does not comply with Priority Design Standard 80A due to the inadequate length of the connector, and therefore staff recommends that the proposed connector be designed to comply with Policy 80A prior to proceeding to Final Hearing.

### **Questions for the Planning Commission**

Generally, staff is supportive of this project, pending modification of the connector to meet Policy 80A regarding length, and proposed conditions of approval. Staff has the following questions for the Commission:

1. How many positive points should be awarded under Policy 24/R for historic preservation/restoration? Please consider:
  - The non-historic, non-compliant addition is proposed to be removed.
  - Substantial electrical, plumbing, and mechanical system upgrades are proposed.
  - The property received positive five (+5) points under this Policy in 1997.
  - The installation of a full concrete foundation is required per Policy 24/R, section F.
2. Does the Commission agree with staff's interpretation that additional length is required per Priority Design Standard 80A, regarding the length of the connector? If so, which method of height measurement does the Commission determine should be used?
3. Does the Commission have any other concerns that should be addressed prior to Final Hearing?

<b>Second Preliminary Hearing Point Analysis</b>				
Project:	Noble House Restoration, Addition, Change of Use, and Landmarking	<b>Positive Points</b>	<b>+3</b>	
Plan #	PL-2018-0069			
Date:	8/2/2018	<b>Negative Points</b>	<b>- 3</b>	
Staff:	Chapin LaChance, Planner II			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	0	
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	<b>Building Height</b>	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 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	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	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	The project does not meet the Relative setback requirements for the rear yard, but meets the Absolute setback requirements. Staff recommends negative three (-3) points for only three of the Relative setback requirements being met.
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		

15/A	<b>Refuse</b>	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	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	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	<b>Loading</b>	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	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	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)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	0	Staff recommends positive three (+3) points under Policy 24/R for historic preservation for the removal of the non-compliant, non-historic rear addition, and non-historic chimney, structural stabilization, new plumbing, electrical, and mechanical, and restoration of historic fabric on west elevation. Staff recommends negative three (-3) points for the proposed relocation of the historic structure 5' from it's original location, considering the structure is remaining on the original site and the historic orientation is also being maintained.
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	N/A		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	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	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	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 pursue positive three (+3) points for a 30-49% improvement in a HERS Index beyond an existing HERS Index. Staff requires that a preliminary HERS Index report completed by a qualified professional prior to the Final Hearing, and will require a Condition of Approval that the applicant submit a final HERS Index report confirming a 30-49% improvement, prior to issuance of a Certificate of Occupancy. There is not any heated outdoor areas proposed.
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	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communication Facilities</b>	Complies		

LOT 18

Alley  
(20')

LOT 5  
McAdoo  
Corner Sub.  
Adjacent Restaurant

South Ridge Street  
(15' R.O.N.)

Stiles Addition  
Block 2

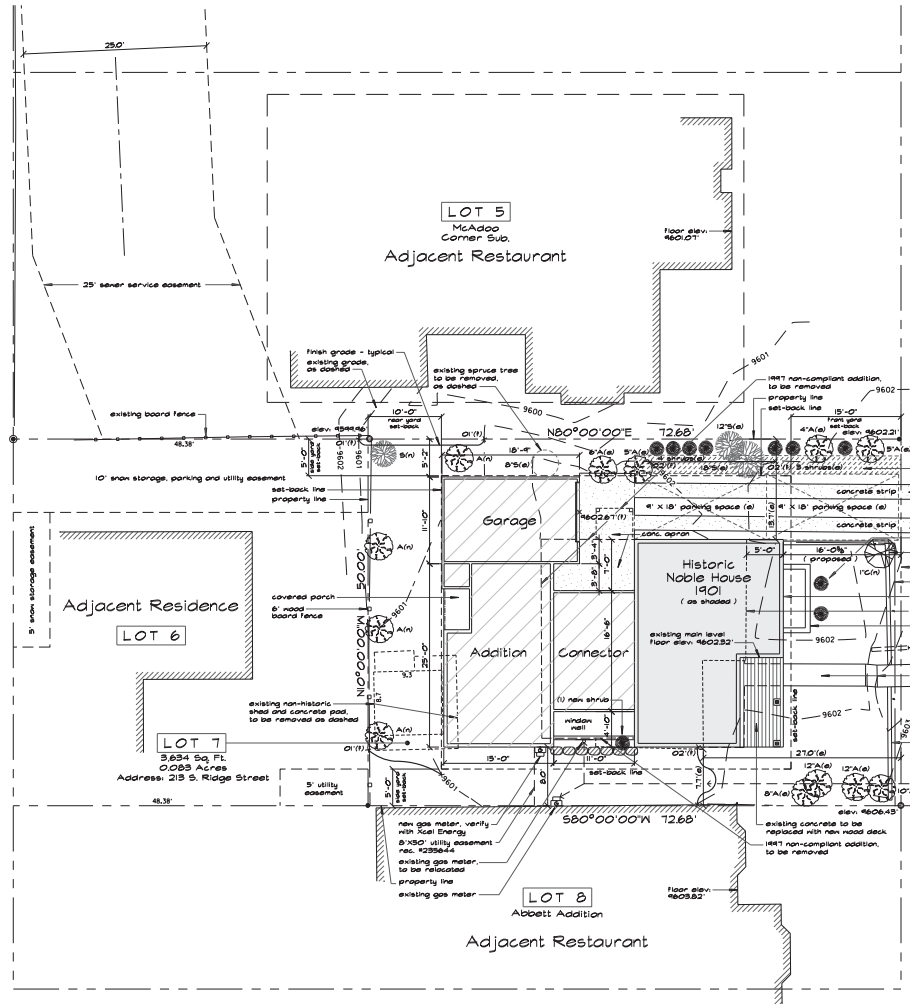
Adjacent Residence

LOT 6

LOT 7  
3,634 Sq. Ft.  
0.083 Acres  
Address: 213 S. Ridge Street

LOT 20

LOT 8  
Abbott Addition  
Adjacent Restaurant



- 11' x 12' snow storage, as indicated
- remove and replace existing parking strips as indicated
- 12' new shrubs to screen window wall
- existing wood tie retaining wall
- 3" wrought iron fence
- proposed house location
- existing house location per survey
- window well
- existing sign to be removed, as dashed
- existing flagstone walk and steps to be replaced as required
- concrete sidewalk
- curb & gutter (2" pan)
- existing wood tie retaining wall
- existing gas line to Lots 7 & 8 (e) per utility locate (verify)

Note: USGS elevations are based on existing Mean Level Floor (note of 514')

### Landscape - Symbols Legend

	(1) native englemann spruce 8'-0" minimum		(3) 3 gal. shrubs
	(4) multi-stem aspen 1" caliper		aspen drainage (over road barrier)
	(1) cottonwood 1" caliper		siltam stone walls
	(n) = new tree or shrub		(e) = existing tree or shrub

### Site Calculations

Building Footprints: 128' Sq. Ft.  
 Entry Walk: 40' Sq. Ft.  
 Front Deck: 72' Sq. Ft.  
 Driveway & Garage Apron (non-permeable): 276' Sq. Ft.  
 Total Lot Coverage: (45%) 1,844' Sq. Ft.  
 Lot Size: 3,634' Sq. Ft.  
 Open Space: (55%) 1,489' Sq. Ft.

Snow stock provided: 4' Sq. Ft.  
 Required: 276' Sq. Ft. x 25% = 70' Sq. Ft.

### Noble House

Lot 7, Block 13, Abbott Addition  
 Address: 213 S. Ridge Street  
 Lot = 3,634 Sq. Ft. / 0.083 Acres

Lower Levels: USGS, 9593.17' = Arch. 90'-2"  
 Garage Levels: USGS, 9602.67' = Arch. 99'-8"  
 Main Levels: USGS, 9603.00' = Arch. 100'-0"  
 USGS, 9602.32' (existing)  
 Upper Levels: USGS, 9602.00' = Arch. 109'-0"

### Site Plan Landscape Plan

Scale 1/8" = 1'-0"

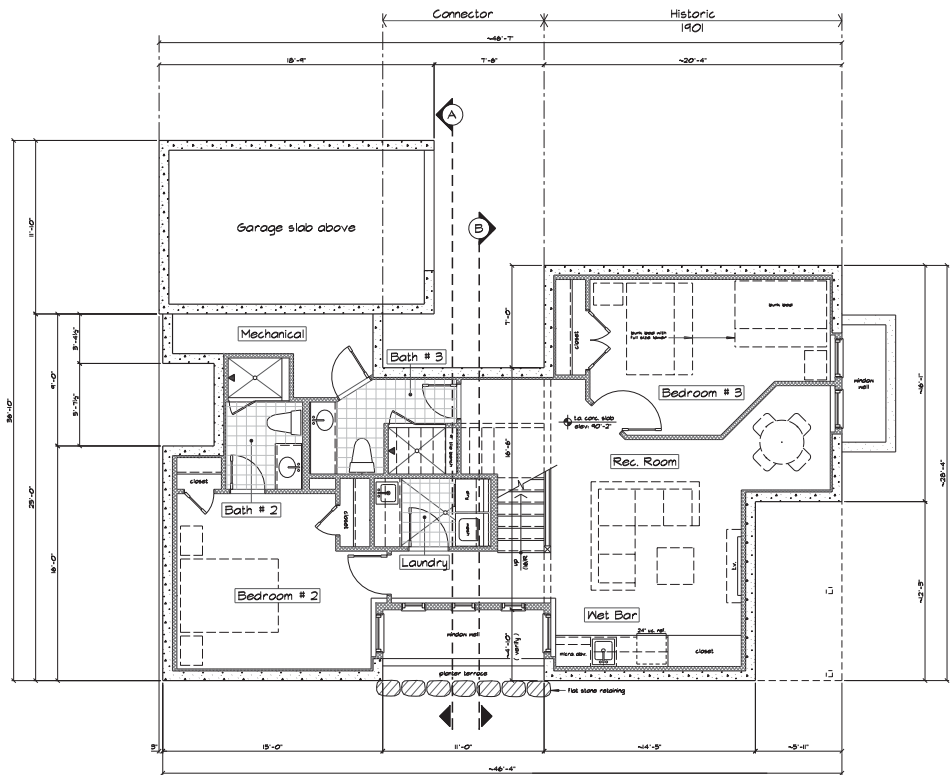
**NOBLE HOUSE**  
ADDITION & RESTORATION  
LOT 7, BLOCK 13, ABBOTT ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

Site Plan, Landscape Plan  
Scale: 1/8" = 1'-0"  
Date: 07-11-2018

architectural consultation

JILL SUTHERLY ARCHITECT  
BRECKENRIDGE, CO. 80424  
p.o. box 3816 (877) 451-3715





**Lower Level  
Square Footage Summary:**

Gross area under historic structure	= 444 sq. ft.
Addition gross	= 541 sq. ft.
Minus Mechanical	= -59 sq. ft.
<b>Total below ground density:</b>	<b>= 485 sq. ft.</b>


**Lower Level  
Floor Plan**  
 Scale: 1/4" = 1'-0"

**NOBLE HOUSE**  
 ADDITION & RESTORATION  
 LOT 7, BLOCK 15, ABBETT ADDITION  
 TOWN OF BRECKENRIDGE, COLORADO

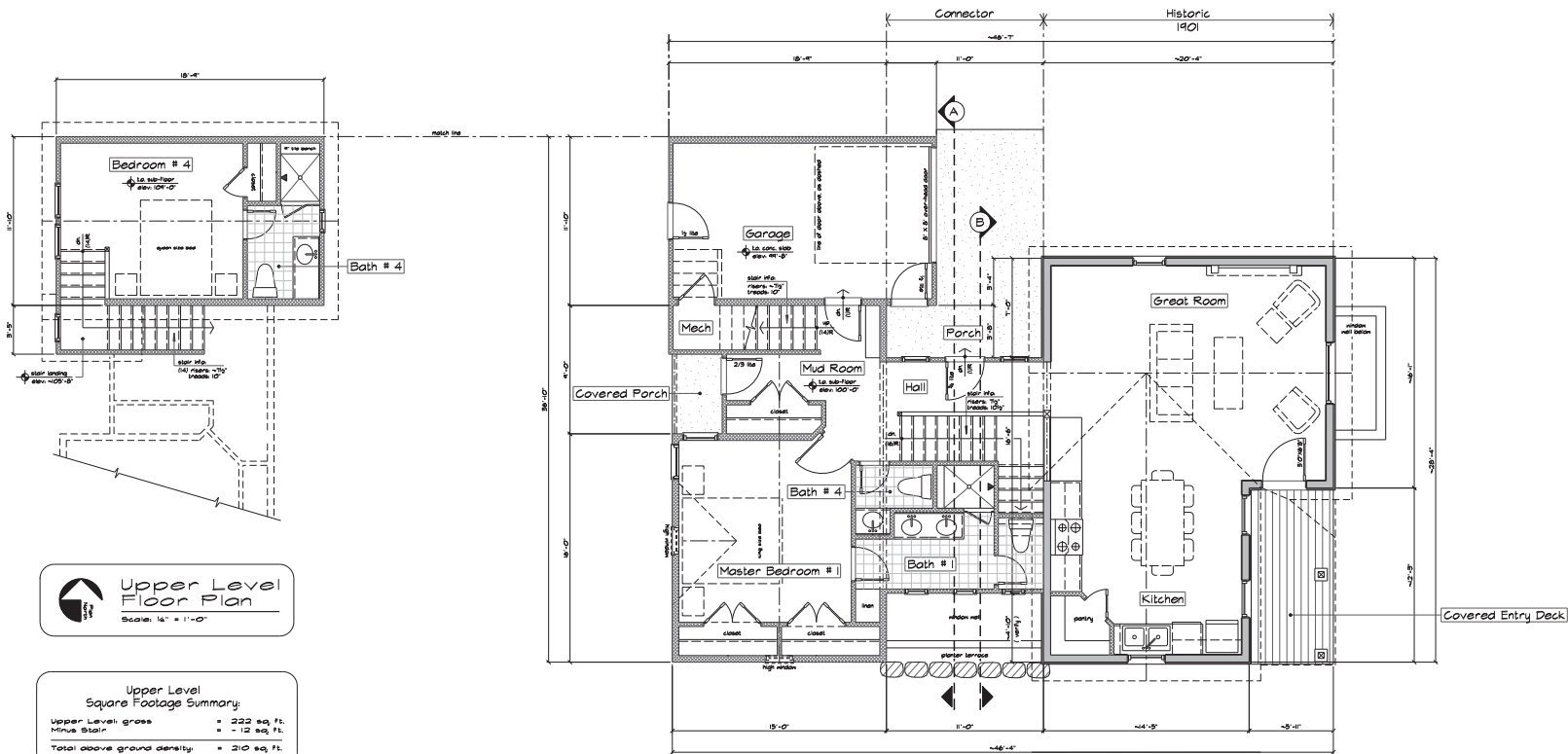
Floor Plans:  
 Lower Level

Scale: 1/4" = 1'-0"  
 Date: 07-11-2018




**J.L. SUTTERLY ARCHITECT**  
 ARCHITECTS  
 1000 S. 10TH ST., SUITE 100  
 BRECKENRIDGE, CO 80424  
 P.O. BOX 9889 BRECKENRIDGE, CO 80424  
 (970) 455-3729  
 architectural  
 consultation





 **Upper Level Floor Plan**  
Scale: 1/4" = 1'-0"

**Upper Level Square Footage Summary:**

Upper Level, gross	= 222 sq. ft.
Minus Stair	= -12 sq. ft.
<b>Total above ground density:</b>	<b>= 210 sq. ft.</b>

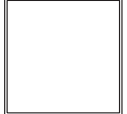
**Main Level Square Footage Summary:**

Existing Historic Structure to be restored	= 448 sq. ft.
<b>Total Historic density:</b>	<b>= 448 sq. ft.</b>
Addition gross	= 550 sq. ft.
Minus Stair	= -44 sq. ft.
Minus Mechanical	= -10 sq. ft.
<b>Total above ground density:</b>	<b>= 493 sq. ft.</b>
Garage, mass	= 222 sq. ft.

 **Main Level Floor Plan**  
Scale: 1/4" = 1'-0"

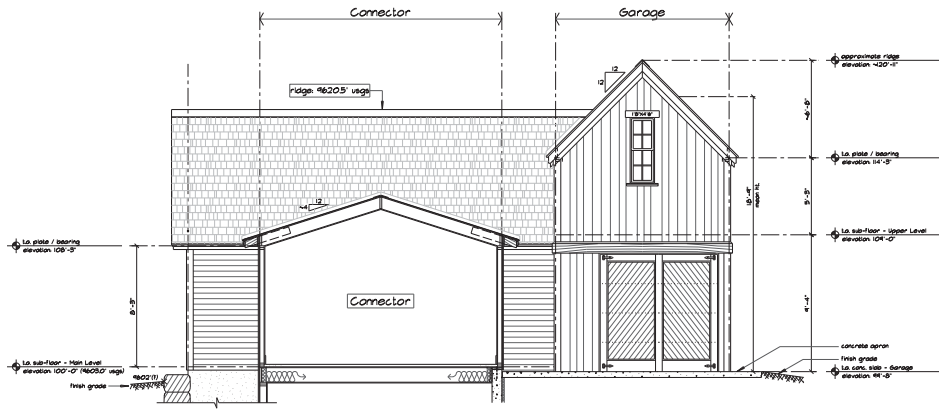
**NOBLE HOUSE**  
ADDITION & RESTORATION  
LOT 7, BLOCK 15, ABBETT ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

Floor Plans:  
Main Level,  
Upper Level  
Scale: 1/4" = 1'-0"  
Date: 07-11-2018

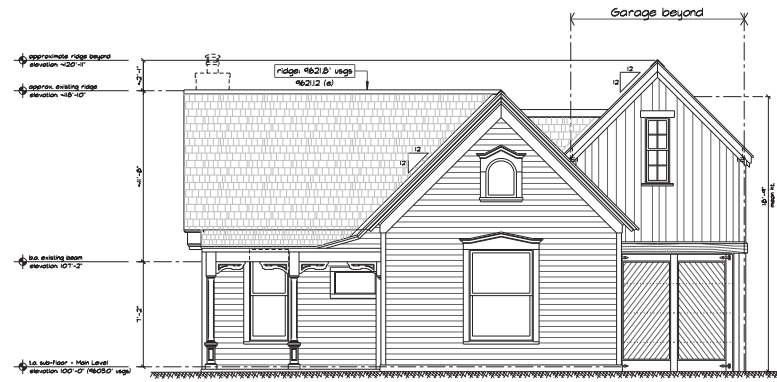


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P.O. Box 9889 Breckenridge, CO 80424 (970) 455-3728

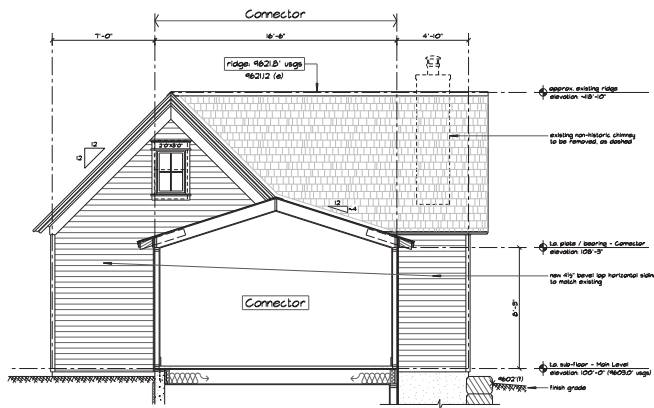




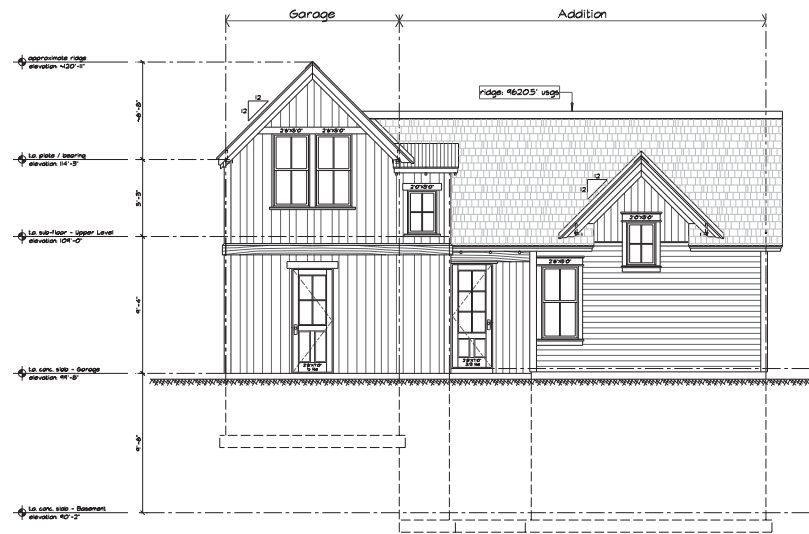
Building Section "A"  
Scale: 1/4" = 1'-0"



East Elevation  
Scale: 1/4" = 1'-0"



Building Section "B"  
Scale: 1/4" = 1'-0"



West Elevation  
Scale: 1/4" = 1'-0"

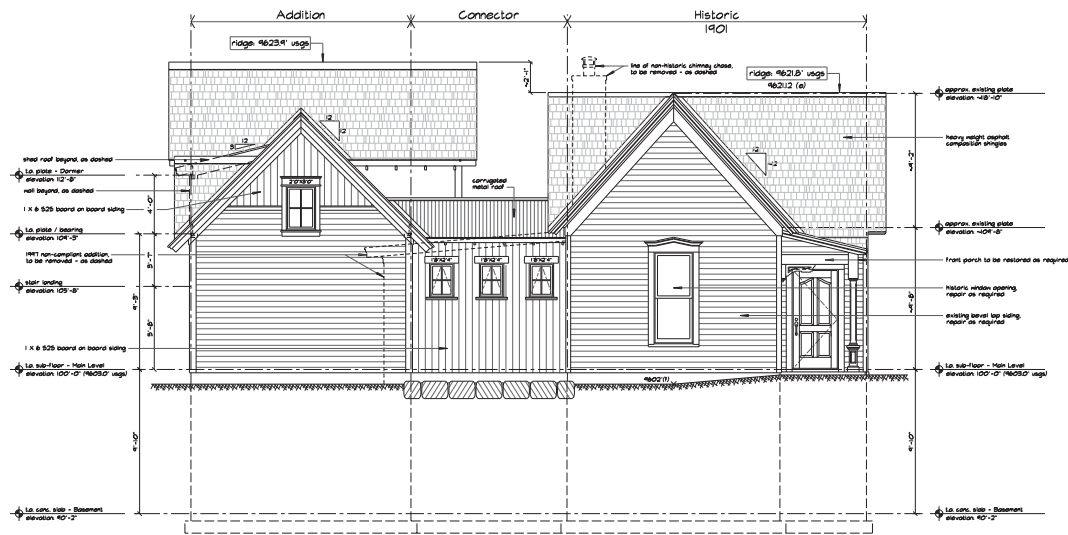
**NOBLE HOUSE**  
ADDITION & RESTORATION  
LOT 7, BLOCK 15, ABBETT ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations  
Building Sections  
Scale: 1/4" = 1'-0"  
Date: 07-11-2018

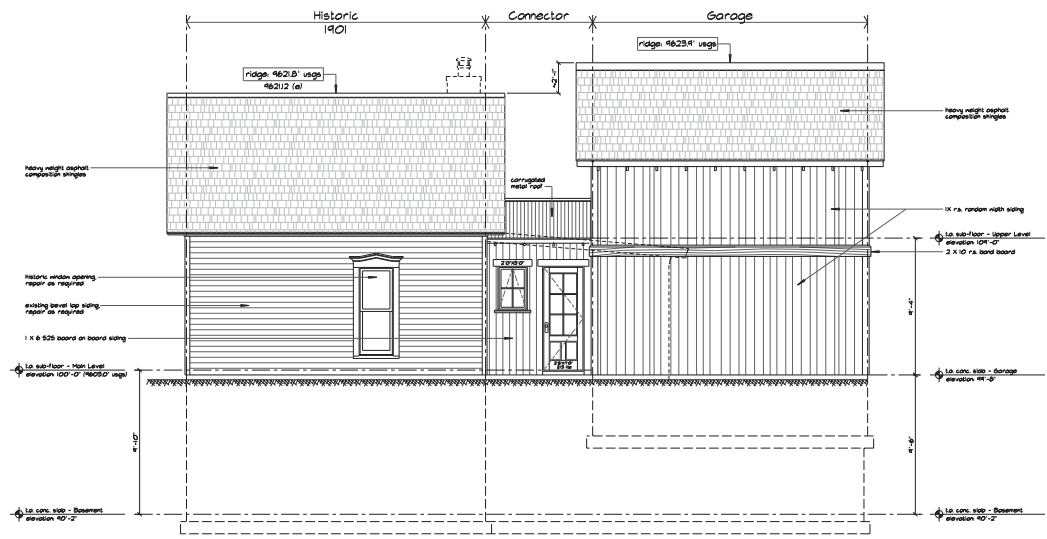


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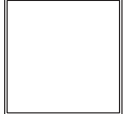
South Elevation  
Scale: 1/4" = 1'-0"



North Elevation  
Scale: 1/4" = 1'-0"

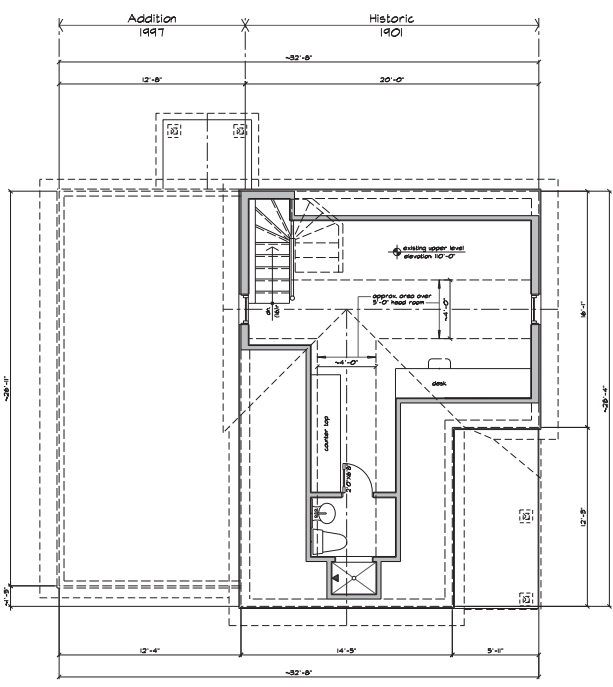
**NOBLE HOUSE**  
ADDITION & RESTORATION  
LOT 7, BLOCK 15, ABBETT ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations  
Scale: 1/4" = 1'-0"  
Date: 07-11-2018

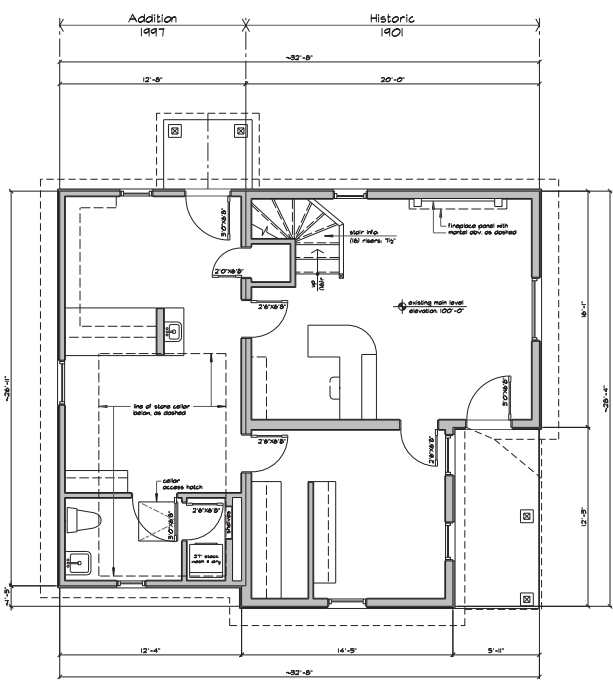


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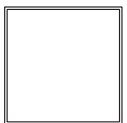
**Upper Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Historic Gross Sq. Ft. = 446  
 Addition Gross Sq. Ft. = 146  
 Total Gross Sq. Ft. = 592  
 Note: All dimensions indicated are approximate and require field verification.



**Main Level Floor Plan**  
 Scale: 1/4" = 1'-0"  
 Historic Gross Sq. Ft. = 446  
 Addition Gross Sq. Ft. = 341  
 Total Gross Sq. Ft. = 787  
 Note: All dimensions indicated are approximate and require field verification.

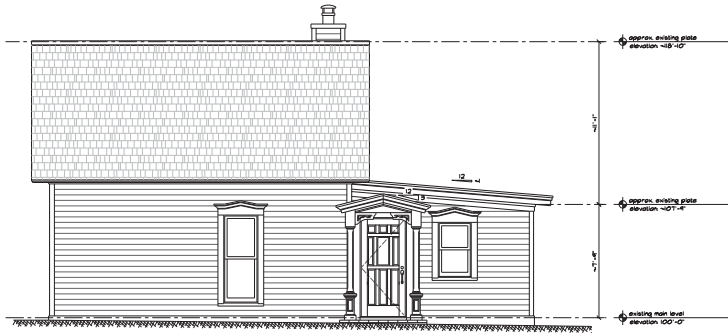
**NOBLE HOUSE**  
 AS-BUILT CONDITIONS  
 LOT 7, BLOCK 13, ABBETT ADDITION  
 TOWN OF BRECKENRIDGE, COLORADO

**As-Built Conditions:**  
 Floor Plans  
 Scale: 1/4" = 1'-0"  
 Date: 03-01-2016

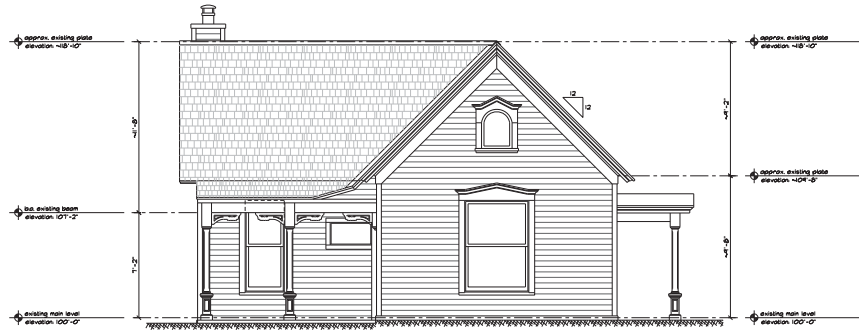


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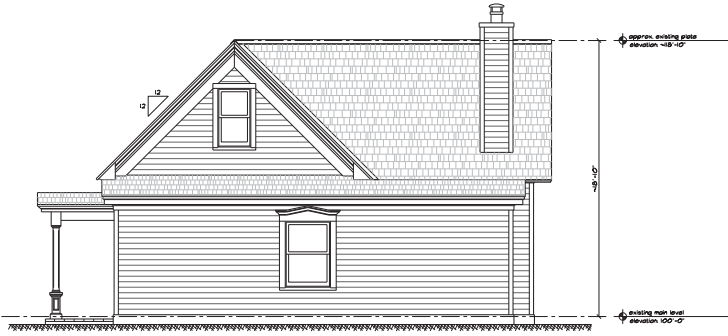




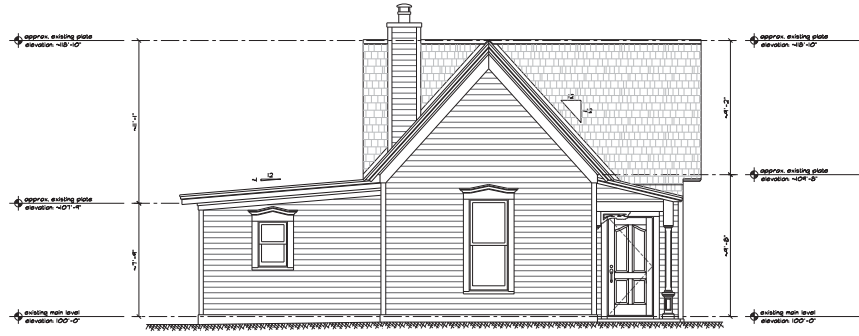
North Elevation  
Scale: 1/4" = 1'-0" As-Built



East Elevation  
Scale: 1/4" = 1'-0" As-Built



West Elevation  
Scale: 1/4" = 1'-0" As-Built



South Elevation  
Scale: 1/4" = 1'-0" As-Built

**NOBLE HOUSE**  
AS-BUILT CONDITIONS  
LOT 7, BLOCK 15, ABBETT ADDITION  
TOWN OF BRECKENRIDGE, COLORADO

**As-Built Conditions:**  
Exterior Elevations  
Scale: 1/4" = 1'-0"  
Date: 03-01-2018 ©



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AB-2



## **Noble House Restoration Outline**

July 10, 2018

1. Remove 1997 non historic/ non compliant shed addition on north side, as well the non historic/ non compliant shed on the rear property line.
2. Provide a full concrete foundation and new floor framing under the historic structure. The historic floor currently sits on stones just above the dirt. This is a common foundation condition found in most of the historic homes. (the 1997 addition to be removed has a concrete foundation)
3. Structural sistering of both exterior walls and roof, as required
4. New plumbing, electrical and heating systems to replace existing
5. Correct east porch roof over-frame detail: install heated gutter and downspout to handle drainage without compromising original roof form
6. Restore 12 linear feet of lost historic west wall areas when addition is removed, as well as some west fascia areas
7. Historic door and window openings will be preserved, and historic windows will be restored as required. This effort includes removal of the large upper west window to be replaced with a historically compliant size

+6: On site historic preservation/restoration effort of above average public benefit.

Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.

## Planning Commission Staff Report

- Subject:** Resubdivision of Denison Placer, Lot 7  
(Class A, Combined Hearing; PL-2018-0237)
- Proposal:** A proposal to resubdivide Lot 7, Denison Placer Subdivision to create a total of 4 lots and dedicated rights-of-way and easements.
- Date:** August 1, 2018 (For meeting of August 7, 2018)
- Project Manager:** Jeremy Lott, AICP, Planner II
- Applicant/Owner:** Town of Breckenridge
- Address:** 1760 Airport Road/ TBD Flora Dora Road
- Legal Description:** Lot 7, Denison Placer Subdivision
- Site Area:** 18.571 acres (806,609 sq. ft.)
- Existing:
- Lot 7, Denison Placer: 18.51 acres (806,295 sq. ft.)
- Proposed:
- Lot 7A: 4.9408 acres (215,221 sq. ft.)
- Lot 7B: 2.8411 acres (123,760 sq. ft.)
- Lot 7C: 2.8913 acres (125,944 sq. ft.)
- Lot 7D: 4.044 acres (176,159 sq. ft.)
- Right of Way: 3.7928 acres (165,211 sq. ft.)
- 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:** Lot 7 is a vacant rectangular tract of land that was originally part of Block 11 and located east of Airport Road. Lot 7 connects to Airport Road via Floradora Drive on the north end of the property. It also has a connection to Airport Road on the southern end of the property via Fraction Road. Other uses on Lot 7 include: a Freeride stop/turnaround, Summer wood chipping, snow storage, employee/overnight parking.



**Adjacent Uses:** North: Blue 52 Townhomes Project  
South: Undeveloped Land  
East: Blue River-Town owned Open Space/ Hwy 9  
West: Commercial Businesses fronting Airport Road

### Item History

The Town's development of workforce housing on Block 11 began with Denison Commons (30 apartments) just south of the Colorado Mountain College property, approved on April 26, 2016 and completed in 2017. On June 28, 2016 a Town Project (PL-2016-0220) was approved that authorized rock crushing on the northern portion of Block 11 to prepare the site for development of workforce housing. On February 28, 2017 a Town Project was approved (PL-2017-0014) for the next tract to the south, which is Blue 52 (52 townhomes and 20 apartment units). This project will be completed this year. In mid-2017, the Town began soliciting proposals from developers for the build out of the remaining 18 +/- acres of Block 11. Corum Real Estate group was selected, and Town staff has been working with them on a plan for the remainder of Block 11. In April 2018, a Town Project (PL-2018-0066) was approved to remove the excess rock and soils to bring the grade closer to final grade for future housing development while also providing needed fill elsewhere. The proposed plans show a road layout which is similar to the layout shown in the Block 11 Vision Plan that was approved in 2009.

As required by Town Code, Staff provided public notice on this project per Chapter 14, Title 9. Additionally, Staff posed public notification on the property and sent public notice to property owners within 300 feet of the subject property.

### Staff Comments

**9-2-4-1: General Requirements:** The proposed site/lot layout is similar to that of the 2009 Block 11 Vision Plan. The property is being subdivided for future phasing and construction of workforce housing which is an allowed use in LUD 31.

**9-2-4-2: Design Compatible With Natural Features, states:** There are no unique natural features on this site due to previous mining impacts. New rights-of-ways proposed extend the existing road network approximately 2,648 lineal feet. Based on this right-of-way length, a total of 264 trees, a minimum of 2 inches in caliper, are required across the total area, along the proposed roadway (one tree every 10 linear feet of roadway platted). Lot 7A is currently under design and the Planning Commission has reviewed the plan at a work session June 4. Formal hearings for the apartments on Lot 7A are tentatively scheduled for December 2018. There are no plans for the remaining three lots (Lot 7B, 7C, and 7D). Therefore, the landscape plan along the rights of way have been proposed in three phases as the

remaining property develops. Phase 1 would be planted in conjunction with the proposed apartments on Lot 7A if the development permit is approved.

Phase	Road Length (feet)	Trees <b>Required</b>
Phase 1	1,122	112
Phase 2	616	61
Phase 3	910	91
Total	2,648	265

Phase	Road Length (feet)	Trees <b>Provided</b>
Phase 1	1,122	75
Phase 2	616	41
Phase 3	910	61
Total	2,648	177

There are a total of 34 eight-foot evergreens, and 157 two-inch caliper deciduous trees proposed along the roadways. 88 additional trees are required beyond what are shown on the plans. Final approval of the phased landscaping plan is required prior to recordation of the final plat.

**9-2-4-3: Drainage, Storm Sewers And Flood Prevention:** There are two temporary detention ponds located on the property which were created with the previous development permit to remove rock and soil. Prior to roadway construction, final drainage and detention will reviewed and approved by the Town Engineer in a process similar to approved civil plans accompanied by a Subdivision Improvement Agreement.

**9-2-4-4: Utilities:** Water and sewer will be placed in the rights of way and are being designed to accommodate future development. Final locations are subject to approval from Public Works and the Sanitation District and will be reflected in the final civil plans prior to construction. These deep utilities will be installed prior to the roadways.

**9-2-4-5: Lot Dimensions, Improvements And Configuration:** Lot dimensions and configurations are based on the layout of the Block 11 Vision Plan and designed to accommodate future potential workforce housing development in conformance with the Land Use Guidelines. Some of the lot sizes and dimensions may shift very slightly based on the final civil plans. Staff has no concerns.

**9-2-4-6: Blocks:** The blocks proposed in this subdivision create appropriate sized parcels for future development and exceed the minimum lot size requirement. Staff has no concerns.

**9-2-4-7: Pedestrian And Bicycle Circulation Systems:** A north-south ten foot recreation path is planned for the property along the eastern property line until the curve in Fraction Road. At this point, the path follows the right-of-way and turns westward until the intersection of Fraction Road and Floradora Drive. Here, the path heads south through access easements and eventually connects to the Upper Blue Elementary School. There are sidewalks along other sections of proposed streets.

**9-2-4-8: Street Lighting:** Street lighting will conform to Breckenridge street light standards with the Newport fixture.

**9-2-4-9: Traffic Control Devices And Signs:** Pedestrian safety and vehicle speeds are part of the planning for this area. Traffic calming measures are being proposed in the form of roundabouts, raised

crosswalks, and on-street parking in some locations. Final dimensions of roundabouts and locations of crosswalks and on-street parking are being reviewed in detail by the Town Engineer and will require Town approval prior to recordation of the plat.

**9-2-4-10: Subdivision And Street Names:** The rights-of-way being dedicated is for the extension of two existing named streets. Floradora Drive will be extended to the south and eventually border the property on the east side. Fraction Road will be extended to the west and curve north to meet Flora Dora Drive at a roundabout. The proposed plans show a road layout which is similar to the layout shown in the Block 11 Vision Plan that was approved in 2009.



Block 11 Vision Plan

**9-2-4-11: Existing And Proposed Streets:** Street locations follow the layout of the Block 11 Vision Plan and are a continuance of existing streets. The streets are being designed to accommodate a future FreeRide Transit route. Preliminary grading for the roadways has occurred as part of the previously approved development permit to remove rock and soil.

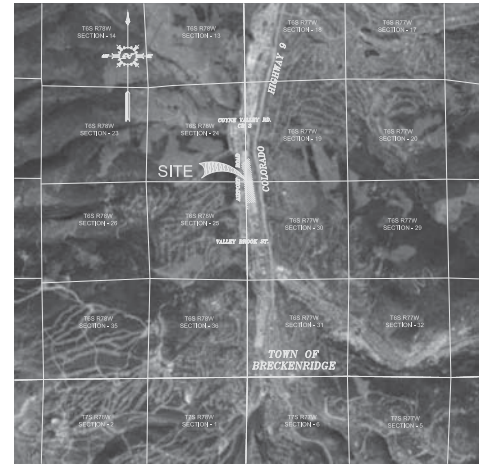
**9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof:** All subdivisions are required to dedicated 10% of their land area as open space. As this is a re-subdivision of a previously approved subdivision, and no applicable subdivision codes have been modified that would alter the previously approved subdivision, this application remains in compliance with 9-2-4-13.

Staff has no concerns with the subdivision, easements and rights of ways proposed and find it in general conformance of the Block 11 Vision Plan.

### **Staff Recommendation**

This subdivision proposal is in compliance with the Subdivision Standards. Staff recommends the Planning Commission approve the Resubdivision of Lot 7, Denison Placer, PL-2018-0237, located at TBD Floradora Drive and Fraction Road with the attached Findings and Conditions.

FINAL PLAT  
**A RESUBDIVISION OF LOT 7, DENISON PLACER SUBDIVISION**  
 LOCATED WITHIN SECTIONS 19 AND 30 IN T6S, R77W, AND SECTIONS 24 AND 25  
 IN T. 6 S., R. 78 W. OF THE 6th P.M.,  
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO  
 SHEET 1 OF 2



Vicinity Map  
(Not to Scale)

**OWNERS' CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION, AND THE TOWN OF BRECKENRIDGE HOUSING AUTHORITY BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN SECTIONS 19 AND 30 IN TOWNSHIP 6 SOUTH, RANGE 77 WEST AND SECTIONS 24 AND 25 IN TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

LEGAL DESCRIPTION, TOWN OF BRECKENRIDGE  
 LOT 7, DENISON PLACER SUBDIVISION, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY COLORADO, AT RECEPTION NO. \_\_\_\_\_  
 LEGAL DESCRIPTION, TOWN OF BRECKENRIDGE HOUSING AUTHORITY  
 THE AREA OF ALL PARCELS DESCRIBED IS 806,800 SQ. FT. OR 18.5172 ACRES.  
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO.  
 HAVE Laid out, subdivided and platted the same into lots, tracts, rights of way, or easements as shown hereon under the name and style of "A RESUBDIVISION OF LOT 7, DENISON PLACER SUBDIVISION" AND BY THESE PRESENTS TO HEREBY SET APART AND DEDICATE TO THE BENEFITIAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, THE OWNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

ERIC S. MANUHA, AS MAYOR, TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION  
 ATTEST:  
 HELEN COSPOLICH, CHC, TOWN CLERK

**ACKNOWLEDGMENT**

STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BY ERIC S. MANUHA AS MAYOR AND HELEN COSPOLICH AS TOWN CLERK, TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION.

MY COMMISSION EXPIRES \_\_\_\_\_ WITHNESS MY HAND AND OFFICIAL SEAL.

**NOTARY PUBLIC**

BY: \_\_\_\_\_  
 DEPARTMENT OF COMMUNITY DEVELOPMENT

**TOWN OF BRECKENRIDGE CERTIFICATE**

THIS PLAT IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
 TOWN OF BRECKENRIDGE

BY: \_\_\_\_\_  
 DEPARTMENT OF COMMUNITY DEVELOPMENT

**NOTICE:**  
 PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE HEREBY ACCEPTS ALL OF THE OBLIGATIONS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE RIGHTS AND RIGHTS OF WAY REFLECTED HEREON 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 ENBRACED WITHIN THIS SUBDIVISION.

**PLAT NOTES**

1. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ( "TOWN" ), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE BASEMENT OVER, UNDER, IN, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY WHOSE DESIGNATION ON THIS PLAT INCLUDES THE WORDS "ACCESS BASEMENT" IN ITS DESCRIPTIVE NAME THE REAL PROPERTY SURVEYED BY THE ACCESS BASEMENT IS REFERRED TO IN THIS PLAT NOTE AS THE "BASEMENT AREA". THE RESERVED BASEMENT MAY BE USED BY THE TOWN FOR THE FOLLOWING PURPOSES: (A) THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF A PUBLIC SIDEWALK OR PATH; (B) THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF A TRAVEL STOP OR TRAVEL SHELTER; AND (D) SUCH OTHER USES RELATED TO THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF A PUBLIC STREET WITHIN THE BASEMENT AREA AS THE TOWN MAY DEEM APPROPRIATE. THE RESERVED BASEMENT MAY BE USED FOR THE LOCATION, OPERATION, AND MAINTENANCE OF ITS AND THEIR AGENTS AND EMPLOYEES, SHALL HAVE THE RIGHT TO ENTER THE BASEMENT AREA AT ALL TIMES TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN THE TOWN'S IMPROVEMENTS AUTHORIZED TO BE PLACED IN THE BASEMENT AREA PURSUANT TO THE RESERVED BASEMENT, NO BUILDING, STRUCTURE, SIGN, OR WELL SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OVER, OR WITHIN THE BASEMENT AREA, NOR SHALL OBJECTS BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OR OVER THE BASEMENT AREA PURSUANT TO AN INTERFERENCE WITH THE TOWN'S IMPROVEMENTS AUTHORIZED TO BE PLACED IN THE BASEMENT AREA PURSUANT TO THE RESERVED BASEMENT, ON THE OCCASION OF AN INTERFERENCE WITH THE TOWN'S LAWFUL USE OR MAINTENANCE OF THE ACCESS BASEMENT RESERVED TO THE TOWN PURSUANT TO THIS PLAT NOTE.
2. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ( "TOWN" ), HEREBY RESERVES UNTO ITSELF AND GRANTS AND CONVEYS TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER A PERPETUAL, NON-EXCLUSIVE BASEMENT OVER, UNDER, IN, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY WHOSE DESIGNATION ON THIS PLAT INCLUDES THE WORDS "UTILITY BASEMENT" IN ITS DESCRIPTIVE NAME THE REAL PROPERTY SURVEYED BY THE UTILITY BASEMENT IS REFERRED TO IN THIS PLAT NOTE AS THE "BASEMENT AREA". THE RESERVED BASEMENT MAY BE USED FOR THE LOCATION, OPERATION, AND MAINTENANCE OF UNDERGROUND UTILITY TRANSMISSION LINES AND APPURTENANCES, NO BUILDING, STRUCTURE, SIGN, OR WELL SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OVER, OR WITHIN THE BASEMENT AREA, NOR SHALL OBJECTS BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OR OVER THE BASEMENT AREA PURSUANT TO AN INTERFERENCE WITH THE TOWN'S IMPROVEMENTS AUTHORIZED TO BE PLACED IN THE BASEMENT AREA PURSUANT TO THIS PLAT NOTE.
3. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ( "TOWN" ), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE BASEMENT OVER, UNDER, IN, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY WHOSE DESIGNATION ON THIS PLAT INCLUDES THE WORDS "UTILITY TRANSMISSION LINES, FACILITIES, AND APPURTENANCES" IN ITS DESCRIPTIVE NAME THE REAL PROPERTY SURVEYED BY THE UTILITY TRANSMISSION LINES, FACILITIES, AND APPURTENANCES IS REFERRED TO IN THIS PLAT NOTE AS THE "BASEMENT AREA". THE RESERVED BASEMENT MAY BE USED BY THE TOWN FOR THE LOCATION, OPERATION, AND MAINTENANCE OF THE TOWN'S UNDERGROUND WATER UTILITY TRANSMISSION LINES, FACILITIES, AND APPURTENANCES AND OTHER FACILITIES, SERVICES AND APPURTENANCES USED OR USEFUL IN CONNECTION THEREWITH. THE TOWN, ITS SUCCESSORS, LICENSEES, LESSEES, CONTRACTORS, OR ASSIGNS, AND ITS AND THEIR AGENTS AND EMPLOYEES, SHALL HAVE THE RIGHT TO ENTER THE BASEMENT AREA AT ALL TIMES TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN THE TOWN'S IMPROVEMENTS AUTHORIZED TO BE PLACED IN THE BASEMENT AREA PURSUANT TO THE RESERVED BASEMENT, NO BUILDING, STRUCTURE, SIGN, OR WELL SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OVER, OR WITHIN THE BASEMENT AREA, NOR SHALL OBJECTS BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OR OVER THE BASEMENT AREA THAT WILL OR MAY BE AN INTERFERENCE WITH THE TOWN'S UTILITY FACILITIES LOCATED WITHIN THE BASEMENT AREA OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREBY RESERVED TO THE TOWN. THE BASEMENT AREA SHALL NOT BE PAID OR LIABLE FOR ANY DAMAGE THAT MAY OCCUR TO ANYTHING THAT IS PLACED IN THE BASEMENT AREA THAT IS DAMAGED OR DESTROYED BY THE TOWN'S LAWFUL USE OR MAINTENANCE OF THE UTILITY BASEMENT RESERVED TO THE TOWN PURSUANT TO THIS PLAT NOTE.
4. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ( "TOWN" ), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE BASEMENT OVER, UNDER, IN, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY WHOSE DESIGNATION ON THIS PLAT INCLUDES THE WORDS "DRAINAGE BASEMENT" IN ITS DESCRIPTIVE NAME THE REAL PROPERTY SURVEYED BY THE DRAINAGE BASEMENT IS REFERRED TO IN THIS PLAT NOTE AS THE "BASEMENT AREA". THE RESERVED BASEMENT MAY BE USED BY THE TOWN FOR THE FOLLOWING PURPOSES: (A) ALLOWING FOR THE NATURAL FLOW OF ANY SURFACE WATER OR WATER RUN OFF; (B) PERFORMING SUCH MAINTENANCE AS THE TOWN MAY DEEM APPROPRIATE IN ITS SOLE AND ABSOLUTE DISCRETION TO BE NECESSARY OR USEFUL TO PROVIDE FOR SUCH FLOW OR RUN OFF IN THE TOWN'S SOLE AND ABSOLUTE DISCRETION; (C) TAKING SUCH OTHER AND FURTHER ACTION AS THE TOWN DETERMINES IN ITS SOLE AND ABSOLUTE DISCRETION TO BE NECESSARY OR USEFUL TO PROTECT AGAINST INTERRUPTION OF SUCH FLOW OR RUN OFF; (D) PROVIDING SUCH MAINTENANCE OR REPAIRS TO THE TOWN'S DRAINAGE FACILITIES LOCATED WITHIN THE BASEMENT AREA AS THE TOWN DETERMINES IN ITS SOLE AND ABSOLUTE DISCRETION TO BE NECESSARY OR USEFUL; AND (E) PROVIDING ACCESS FOR THE PERFORMANCE OF SUCH MAINTENANCE OF THE TOWN'S DRAINAGE FACILITIES LOCATED WITHIN THE BASEMENT AREA AS THE TOWN DETERMINES IN ITS SOLE AND ABSOLUTE DISCRETION TO BE NECESSARY. THE TOWN, ITS SUCCESSORS, LICENSEES, LESSEES, CONTRACTORS, OR ASSIGNS, AND ITS AND THEIR AGENTS AND EMPLOYEES, SHALL HAVE THE RIGHT TO ENTER THE BASEMENT AREA AT ALL TIMES TO SURVEY, CONSTRUCT, REPAIR, REMOVE, REPLACE, RECONSTRUCT, CONTROL, INSPECT, IMPROVE, ENLARGE, AND MAINTAIN THE TOWN'S IMPROVEMENTS AUTHORIZED TO BE PLACED IN THE BASEMENT AREA PURSUANT TO THE RESERVED BASEMENT, NO BUILDING, STRUCTURE, SIGN, OR WELL SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OVER, OR WITHIN THE BASEMENT AREA, NOR SHALL OBJECTS BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OR OVER THE BASEMENT AREA THAT WILL OR MAY BE AN INTERFERENCE WITH THE TOWN'S DRAINAGE FACILITIES LOCATED WITHIN THE BASEMENT AREA OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREBY RESERVED TO THE TOWN. THE BASEMENT AREA SHALL NOT BE PAID OR LIABLE FOR ANY DAMAGE THAT MAY OCCUR TO ANYTHING THAT IS PLACED IN THE BASEMENT AREA THAT IS DAMAGED OR DESTROYED BY THE TOWN'S LAWFUL USE OR MAINTENANCE OF THE DRAINAGE BASEMENT RESERVED TO THE TOWN PURSUANT TO THIS PLAT NOTE.
5. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ( "TOWN" ), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE BASEMENT OVER, UNDER, IN, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY WHOSE DESIGNATION ON THIS PLAT INCLUDES THE WORDS "SNOWSTACK BASEMENT" IN ITS DESCRIPTIVE NAME THE REAL PROPERTY SURVEYED BY THE SNOWSTACK BASEMENT IS REFERRED TO IN THIS PLAT NOTE AS THE "BASEMENT AREA". THE RESERVED BASEMENT MAY BE USED BY THE TOWN FOR THE SEASONAL STORAGE OF SNOW AND ICE, TOGETHER WITH THE FULL RIGHT AND AUTHORITY TO THE TOWN, ITS SUCCESSORS, LICENSEES, LESSEES, CONTRACTORS, OR ASSIGNS, AND ITS AND THEIR AGENTS AND EMPLOYEES, TO ENTER THE BASEMENT AREA AT ALL TIMES TO INSPECT, IMPROVE, AND MAINTAIN THE AREA TO BE USED FOR SEASONAL SNOW AND ICE STORAGE. NO BUILDING, STRUCTURE, SIGN, OR WELL SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OVER, OR WITHIN THE BASEMENT AREA, NOR SHALL OBJECTS BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OR OVER THE BASEMENT AREA THAT WILL OR MAY BE AN INTERFERENCE WITH THE TOWN'S USE OF THE BASEMENT AREA OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREBY RESERVED TO THE TOWN. THE BASEMENT AREA SHALL NOT BE PAID OR LIABLE FOR ANY DAMAGE THAT MAY OCCUR TO ANYTHING THAT IS PLACED IN THE BASEMENT AREA THAT IS DAMAGED OR DESTROYED BY THE TOWN'S LAWFUL USE OR MAINTENANCE OF THE SNOWSTACK BASEMENT RESERVED TO THE TOWN PURSUANT TO THIS PLAT NOTE.
6. THE TOWN OF BRECKENRIDGE, A COLORADO MUNICIPAL CORPORATION ( "TOWN" ), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE BASEMENT OVER, UNDER, IN, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY WHOSE DESIGNATION ON THIS PLAT INCLUDES THE WORDS "EXCESS PARKING BASEMENT" IN ITS DESCRIPTIVE NAME THE REAL PROPERTY SURVEYED BY THE EXCESS PARKING BASEMENT IS REFERRED TO IN THIS PLAT NOTE AS THE "BASEMENT AREA". THE RESERVED BASEMENT MAY BE USED TO PROVIDE AN AREA FOR THE PARKING OF MOTOR VEHICLES, AS THAT TERM IS EMPLOYED FROM TIME TO TIME BY THE TOWN, ITS SUCCESSORS AND ASSIGNS, AND ITS LICENSEES, LESSEES, CONTRACTORS, AND BUSINESS INTERESTS. NO OTHER USE OF THE BASEMENT AREA SHALL BE MADE OR PERMITTED WITHOUT THE TOWN'S PRIOR WRITTEN PERMISSION, NO BUILDING, STRUCTURE, SIGN, OR WELL SHALL BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OVER, OR WITHIN THE BASEMENT AREA, NOR SHALL OBJECTS BE ERECTED, PLACED, OR PERMITTED TO REMAIN ON, UNDER, OR OVER THE BASEMENT AREA THAT WILL OR MAY BE AN INTERFERENCE WITH THE TOWN'S USE OF THE BASEMENT AREA OR AN INTERFERENCE WITH THE EXERCISE OF ANY OF THE RIGHTS HEREBY RESERVED TO THE TOWN. THE TOWN SHALL NOT BE LIABLE FOR ANY DAMAGE THAT MAY OCCUR TO ANYTHING THAT IS PLACED IN THE BASEMENT AREA THAT IS DAMAGED OR DESTROYED BY THE TOWN'S LAWFUL USE OR MAINTENANCE OF THE EXCESS PARKING BASEMENT RESERVED TO THE TOWN PURSUANT TO THIS PLAT NOTE.

**TITLE COMPANY CERTIFICATE**

TITLE COMPANY OF THE RECORDS, DOES HEREBY CERTIFY THAT HE HAS EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREBY DESIGNATED BY VIRTUE OF THIS PLAT AND TITLE TO THE EMBARGO FOR AND CURE OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
 \_\_\_\_\_  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016.

AGENT \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, DENNIS E. O'NEIL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF A RESUBDIVISION OF LOTS 4, 5 AND 7, DENISON PLACER SUBDIVISION, WAS PREPARED BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS WERE

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
 DENNIS E. O'NEIL  
 COLORADO L.S. 30901

**CERTIFICATE OF TAXES PAID**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF \_\_\_\_\_ UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 A.D.

SUMMIT COUNTY TREASURER OR DESIGNEE

**TOWN CLERK'S CERTIFICATE**

STATE OF COLORADO )  
 TOWN OF BRECKENRIDGE ) SS  
 COUNTY OF SUMMIT )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ 2016, AND IS DULY RECORDED.

HELEN COSPOLICH  
 TOWN CLERK

**CLERK AND RECORDER CERTIFICATE**

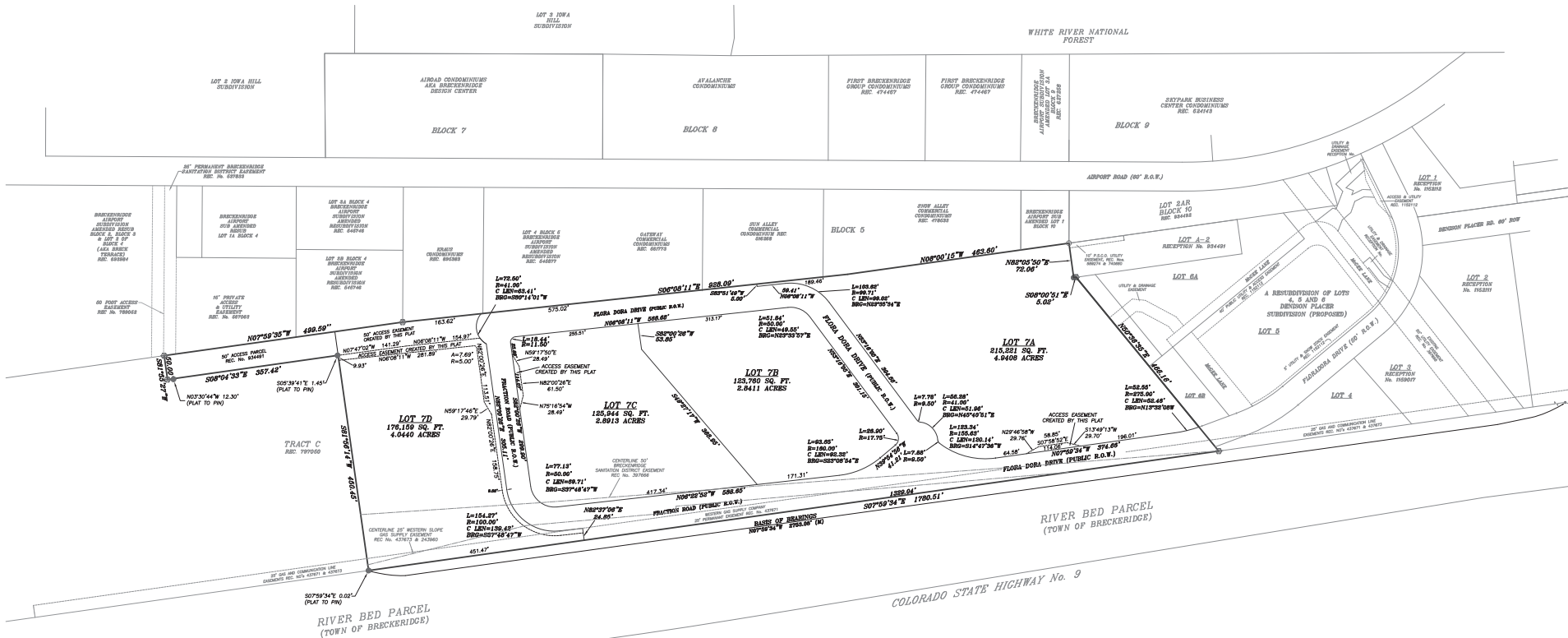
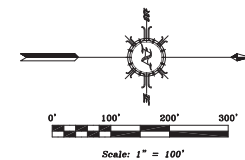
STATE OF COLORADO )  
 COUNTY OF SUMMIT ) SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016, AND FILED UNDER RECEPTION NO. \_\_\_\_\_ SUMMIT

COUNTY CLERK AND RECORDER \_\_\_\_\_

<b>Baseline Surveys LLC</b>		P.O. BOX 1000 1000 BOX ST BRECKENRIDGE, CO 80401 970-525-2116
FINAL PLAT A RESUBDIVISION OF LOT 7 DENISON PLACER SUBDIVISION		
Date	Revisions	SHEET 1 OF 2
		Date: 7/3/18 Scale: N/A
		Drawn By: R.D.G. Checked By: D.E.O.
		Job File: 4055 DWG File: 4055RESUB

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 AN ACTION BESET UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FINAL PLAT  
**A RESUBDIVISION OF LOT 7, DENISON PLACER SUBDIVISION**  
 LOCATED WITHIN SECTIONS 19 AND 30 IN T. 6 S., R. 77 W., AND SECTIONS 24 AND 25  
 IN T. 6 S., R. 78 W. OF THE 6th P.M.,  
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO  
 SHEET 2 OF 2



LEGEND	
(C)	= CALCULATED DIMENSION
(P)	= PLATTED DIMENSION
(M)	= MEASURED DIMENSION
●	= POUND 2" ALUMINUM CAP ON #5 REBAR L.S. 27924
⊙	= POUND #6 REBAR WITH 3 1/4" ALUMINUM CAP L.S. 23901 M.S. CORNER STAMPED AS SHOWN.
○	= POUND #5 REBAR W/ORANGE PLASTIC CAP L.S. 27924
⊙	= L.S. 23901
⊙	= SET #5 REBAR W/ 2" ALUMINUM CAP L.S. 23901

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 HEREON.

Baseline Surveys LLC		P.O. BOX 1075 1001 OAK ST BRECKENRIDGE, CO 80424 (970) 692-7152	
FINAL PLAT <b>A RESUBDIVISION OF LOT 7          DENISON PLACER SUBDIVISION</b>			
		SHEET 2 OF 2	
Date	Revisions	Date: 7/3/18	Scale: 1" = 100'
		Drawn By: R.D.G.	Checked By: D.E.O.
		Job File: 4055	DWG File: 4055RESUB

CHECKED BY:  
DRAWN BY:

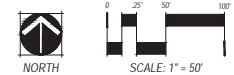
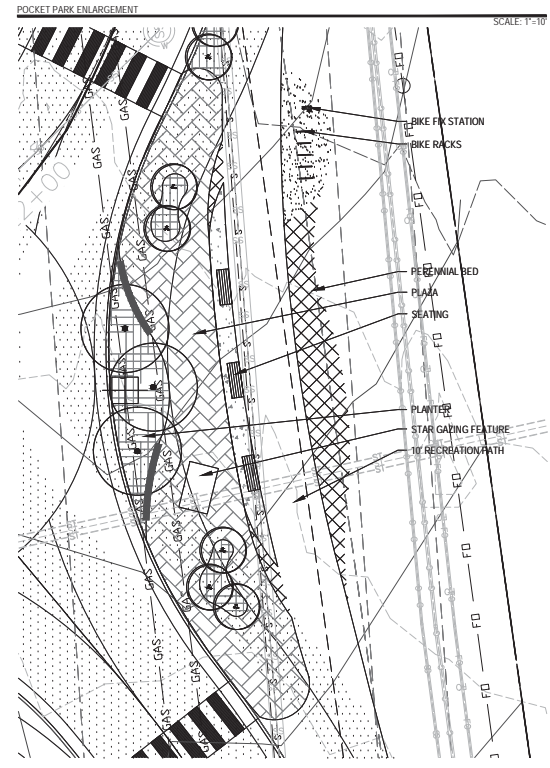
ES: JLV  
EA: LVL



- NOTES:
1. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND TO BE VERIFIED BY TOWN ENGINEER.
  2. LIGHTS TO MATCH STANDARD TOWN OF BRECKENRIDGE LIGHT.
  3. POINT OF CONNECTION FOR IRRIGATION TO BE DETERMINED WITH TOWN ENGINEER.

**LEGEND**

	PROPERTY LINE
	BOULDER WALL
	MATCHLINE
	LANDSCAPE WOOD MULCH
	SPECIALTY PAVERS
	PERENNIAL BED
	DECIDUOUS TREES
	EVERGREEN TREES
	BENCH
	SOFT SURFACE PATH
	STREET LIGHTS



**NORRIS DESIGN**  
 Planning | Landscape Architecture | Interiors  
 409 Main Street  
 Suite 207  
 P.O. Box 2320  
 Frisco, CO 80443  
 P 970.485.4478  
 www.norris-design.com

**BLOCK 11**  
 SUBDIVISION LANDSCAPE  
 BRECKENRIDGE, CO  
 TOWN OF BRECKENRIDGE

**OWNER:**  
 TOWN OF BRECKENRIDGE  
 150 SKI HILL  
 BRECKENRIDGE, CO  
 970-453-2251

NOT FOR  
 CONSTRUCTION

DATE:  
 08/02/18 FINAL  
 SUBDIVISION

SHEET TITLE:  
 LANDSCAPE  
 PLAN

L-2.00



**BLOCK 11**  
 SUBDIVISION LANDSCAPE  
 BRECKENRIDGE, CO  
 TOWN OF BRECKENRIDGE

**OWNER:**  
 TOWN OF BRECKENRIDGE  
 150 SKI HILL  
 BRECKENRIDGE, CO  
 970-453-2251

NOT FOR CONSTRUCTION



**DATE:**  
 08/02/18 FINAL  
 SUBDIVISION

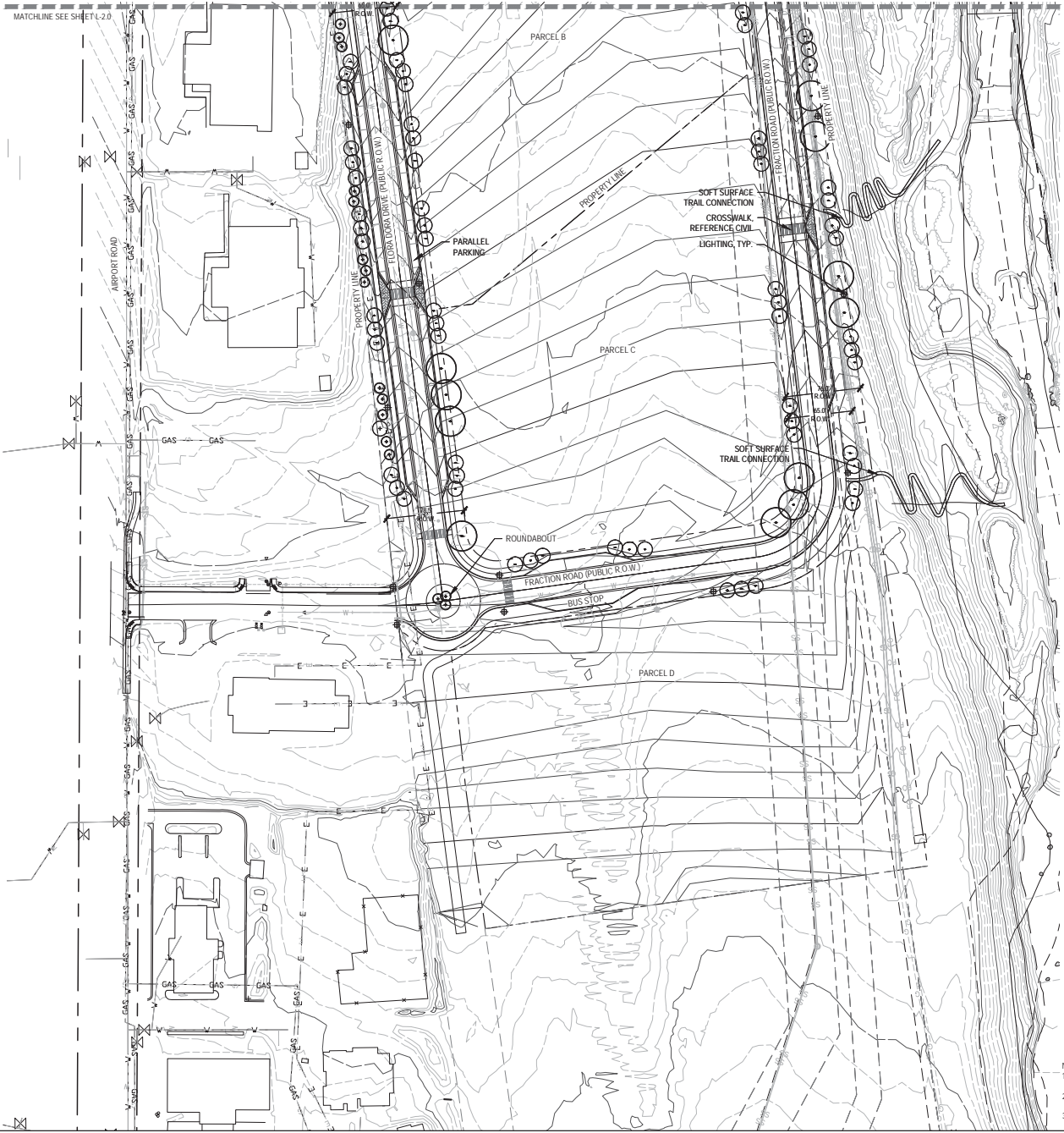
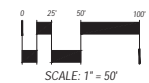
**SHEET TITLE:**  
 LANDSCAPE  
 PLAN

L-2.1

**LEGEND**

- PROPERTY LINE
- BOULDER WALL
- MATCHLINE
- DECIDUOUS TREES
- EVERGREEN TREES
- BENCH
- SOFT SURFACE PATH
- STREET LIGHTS
- SPECIALTY PAVERS

- NOTES:**
1. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND TO BE VERIFIED BY TOWN ENGINEER.
  2. LIGHTS TO MATCH STANDARD TOWN OF BRECKENRIDGE LIGHT.
  3. POINT OF CONNECTION FOR IRRIGATION TO BE DETERMINED WITH TOWN ENGINEER.



CHECKED BY:  
 DRAWN BY:



**PLANT SCHEDULE**

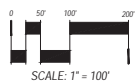
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS TREES</b>				
117	ANG	ASPEN, QUAKING (SINGLE STEM)	POPULUS TREMULOIDES	3" CAL., B&B
8	ANG	ASPEN, QUAKING (CLUMP)	POPULUS TREMULOIDES	15 GAL., B&B
32	NAR	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	3" CAL., B&B
<b>EVERGREEN TREES</b>				
26	BCP	BRISTLECONE PINE	PINUS ARISTATA	8" HT. MIN., B&B
2	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8" HT. MIN., B&B
6	SBB	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	5" HT. MIN., B&B

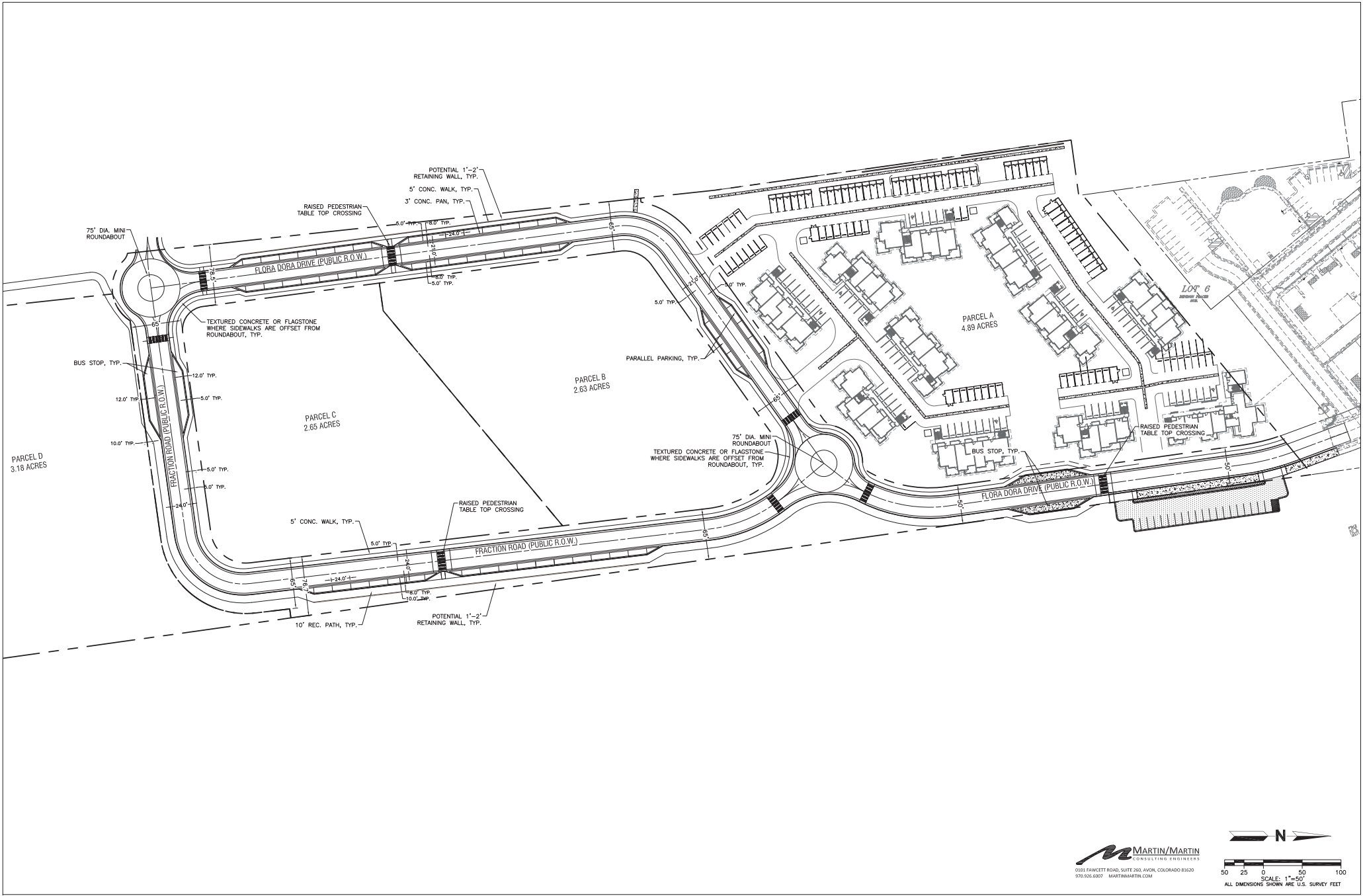
**STREET TREE PHASING SCHEDULE**

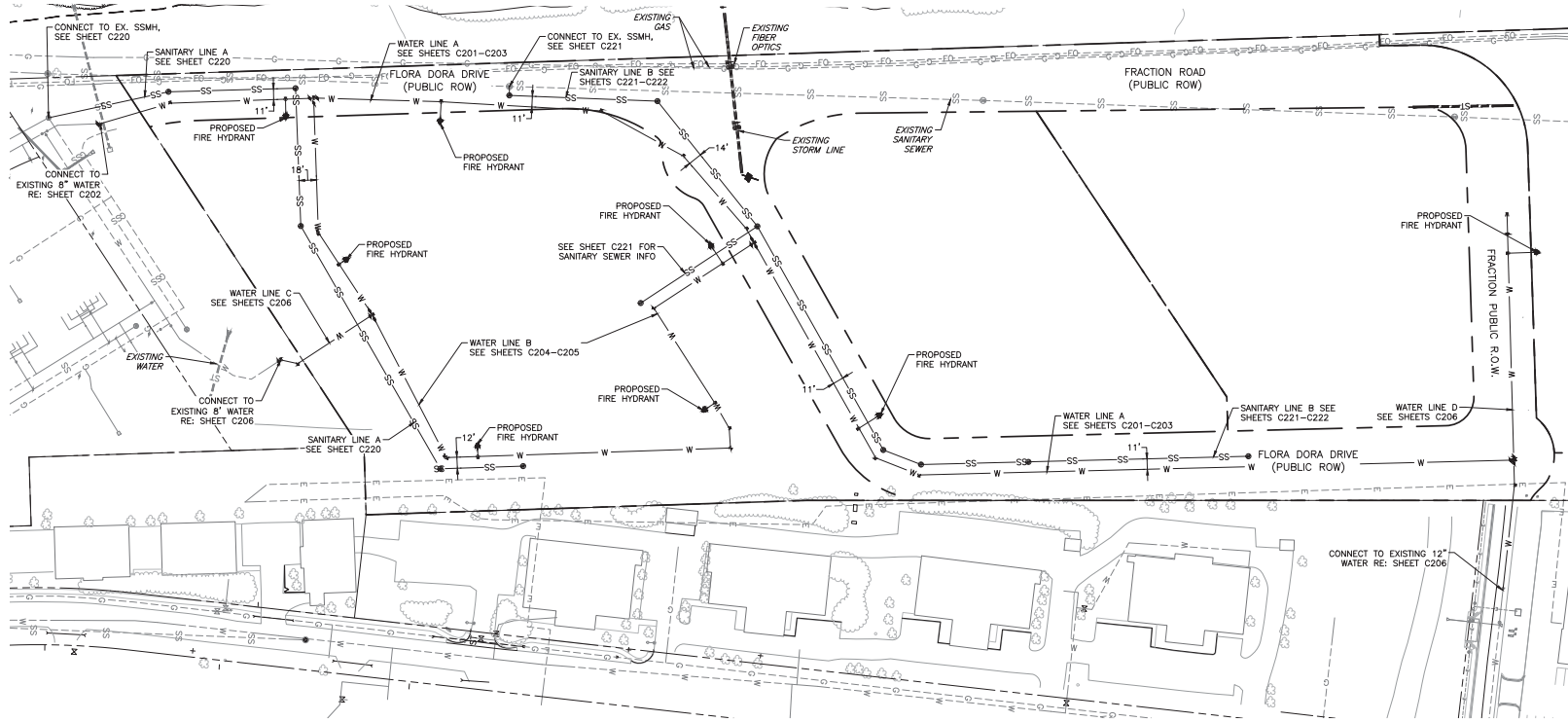
PHASE	ROAD LENGTH (FEET)	TREES REQUIRED
PHASE 1	1,122	75
<b>EVERGREEN</b>		
BRISTLECONE PINE		13
COLORADO BLUE SPRUCE		1
<b>DECIDUOUS</b>		
QUAKING ASPEN (SINGLE STEM)		41
NARROWLEAF COTTONWOOD		20
PHASE 2	616	41
<b>EVERGREEN</b>		
BRISTLECONE PINE		8
<b>DECIDUOUS</b>		
QUAKING ASPEN (SINGLE STEM)		32
NARROWLEAF COTTONWOOD		1
PHASE 3	910	61
<b>EVERGREEN</b>		
BRISTLECONE PINE		5
COLORADO BLUE SPRUCE		1
<b>DECIDUOUS</b>		
QUAKING ASPEN (SINGLE STEM)		44
NARROWLEAF COTTONWOOD		11
TOTAL ALL PHASES	2,648	177



CHECKED BY:  
 ES: LW  
 DRAWN BY:  
 DA: LW





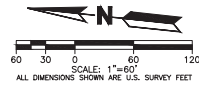


**LEGEND**

EXISTING	DESCRIPTIONS	PROPOSED	DRIVE
---	PROPERTY LINE	---	DRIVE
---	RIGHT-OF-WAY LINE	---	DRIVE
---	SECTION LINE	---	DRIVE
---	EASEMENT	---	DRIVE
---	UTILITY CROSSING	---	DRIVE
---	STORM SEWER	---	DRIVE
⊙	STORM MANHOLE	⊙	DRIVE
---	ROOF DRAIN	---	DRIVE
□	STORM INLET	□	DRIVE
<	FLARED END SECTION	<	DRIVE
---	SANITARY SEWER	---	DRIVE
⊙	SANITARY MANHOLE	⊙	DRIVE
---	WATER LINE	---	DRIVE
⊙	WATER VALVE	⊙	DRIVE
⊙	FIRE HYDRANT	⊙	DRIVE
⊙	WATER METER	⊙	DRIVE
---	OVERHEAD ELECTRIC	---	DRIVE
---	ELECTRIC LINE	---	DRIVE
⊙	LIGHT POLE	⊙	DRIVE
⊙	POWER POLE	⊙	DRIVE
---	GAS LINE	---	DRIVE

**NOTES:**

- UTILITY EASEMENTS SHOWN ARE BASED ON ANTICIPATED LOCATIONS AND WILL BE FINALIZED PER AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY MANS.
- REFER TO SHEET C001 FOR UTILITY NOTES.
- REFER TO SHEETS C201 - C206 FOR WATER PLAN AND PROFILE, WATER DETAILS, AND ADDITIONAL INFORMATION FOR PROPOSED WATER INFRASTRUCTURE CONSTRUCTION.
- REFER TO SHEETS C220 - C222 FOR SEWER PLAN & PROFILE INFORMATION.
- PROPOSED GAS, ELECTRICIAN AND COMMUNICATION LINES TO BE DESIGNED BY OTHERS.



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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



**BRECKENRIDGE BLOCK 11**  
**WATER & SEWER PLANS**  
 CONSTRUCTION DOCUMENTS  
 OVERALL UTILITY - PLAN

No.	Issue / Revision	Date	Name
1	COAL UTILITY PACKAGE	06/15/18	MM
2	UTILITY REVISIONS - TRAFFIC CALMING UPDATES - WATER	07/05/18	MM
3	BRECK PUBLIC WORKS SUBMITTAL - WATER	07/27/18	MM

Job Number	MC16.0211
Project Manager	IMAT
Design By	IMAT
Drawn By	DJB
Principal in Charge	LML

Sheet Number:

**C200**

FOR CONSTRUCTION



## MEMORANDUM

Date: July 31, 2018

To: Mark Lune, PE

From: Charles Alexander, PE, AICP  
Nikki Silva

**Subject: DRAFT Block 11 Traffic Calming Plan**

---

### INTRODUCTION

The Block 11 neighborhood in Breckenridge, CO is a development that will be constructed east of Airport Road on the vacant Lot 7 of the Denison Placer Subdivision, within the Town of Breckenridge and will ultimately consist of apartments, multi-family and single family residential homes and commercial/retail development. There will be public transportation in this neighborhood that provides access to downtown Breckenridge and the neighborhood will connect to trails along the Blue River on the east side of the development. The Town of Breckenridge has identified this neighborhood as an important location to install traffic calming devices and would like to plan ahead so the devices can be installed during construction.

This memo proactively identifies the traffic calming devices, locations, and basic dimensions planned for implementation in the Block 11 neighborhood. The traffic calming devices recommended in this memo are specifically intended to address Block 11, but devices were selected with the intention of implementing similar devices on other existing Town streets in the future. Fehr & Peers met with a group of staff from the Town of Breckenridge on June 4, 2018 to understand the traffic calming devices that the Town was open to and not interested in implementing in Block 11 and other areas of the Town. During the meeting, it was

decided that the streets in Block 11 be designed for 15 mph speed limit and the traffic calming devices recommended are based on this speed limit.

## TRAFFIC CALMING BACKGROUND

Traffic calming involves changes in street alignment, installation of barriers, or other measures to reduce traffic speeds and/or cut through volumes with the interest of street safety, livability, and other public purposes. There are several different tools available to assist with traffic calming that help address neighborhood traffic-related concerns. These traffic calming tools can be separated into non-physical and physical measures. Non-physical measures include items like psycho-perception measures, regulatory measures, or signal re-timing. Examples of psycho-perception measures include restriping edge lines to visually narrow lanes whereas regulatory measures include items like stop sign installation. Lastly, signal re-timing is an example of a non-physical measure where signals are re-timed to maintain a continuous progression of green lights on a given street, but at a relatively low speed so if people are speeding, the light will still be red when the vehicle approaches the next intersection. In general, non-physical measures do not have a great impact on reducing speeds or volumes in neighborhoods.

The impact of physical measures for traffic calming is much greater than non-physical measures. Physical measures are classified as *volume control measures* and *speed control measures*. Volume control measures use barriers to hinder one or more movements along a street or at an intersection. Their primary purpose is to discourage and eliminate cut through traffic. Examples include full and half-street closures, median barriers, and forced-turn islands. Speed control measures use deflection of vehicle travel paths to moderate speeds. Their primary purpose is to slow traffic to the desired operating speed. Speed control can use vertical measures, horizontal measures, or narrowing to achieve its goal to slow traffic. Examples of speed control include speed humps, speed lumps, speed tables, raised intersections, traffic circles, chicanes, chokers, lateral shifts, and realigned intersections.

## BLOCK 11 TRAFFIC CALMING DEVICES

After meeting with Town of Breckenridge staff, Fehr & Peers was able to recommend the appropriate traffic calming devices for the Block 11 Neighborhood. **Figure 1** displays the locations and types of traffic calming devices to be in the Block 11 Neighborhood. Mini roundabouts, raised crossings, and small radius curves are planned to be implemented and are described in greater detail below.

## **Mini Roundabouts**

Mini roundabouts are an example of speed control with horizontal traffic calming measures. Mini roundabouts include raised central islands, placed in intersections, around which traffic circulates. They force motorists to slow as they circumnavigate the intersection. Two mini roundabouts are recommended to be installed in the Block 11 neighborhood at the intersection of Fraction Road and Flora Dora Drive on the south side of the development and at the intersection of Fraction Road and Flora Dora Drive in the center of the development. The roundabouts will have an inscribed circle diameter of 60 foot with a circulatory width of 21 feet. The central island will include both a landscaped element as well as a mountable apron. Further coordination with the Town of Breckenridge is needed prior to finalization of the mini roundabout central island. These dimensions are sufficient to allow 35-foot buses to drive through the roundabout. In addition, mini roundabouts provide an area in the center median that is favorable for highly visible signage.

## **Raised Crossings**

Raised crossings are an example of speed control with vertical traffic calming measures. Raised crossings are flat-topped speed humps often long enough for the entire wheelbase of a passenger car to rest on top of them and are marked for pedestrian crossings. Raised crossings are recommended to be installed in four locations throughout the development. The raised crossings will help keep vehicular speeds at 15 mph along the straight roadway segment as well as provide safe pedestrian crossing access. The five raised crossing locations will provide safe access to the trails along the Blue River. They are typically 22 feet long, including six-foot ramps and a 10-foot crossing.

## **Small Radius Curves**

Reducing the radius of a curve is a traffic calming method that was incorporated into the Block 11 roadway layout to help achieve the target operating speed of 15 mph. The two curves that the radii were reduced were the curve located along Flora Dora Drive on the northwest corner of Parcel B and the curve located along Fraction Road along the southeast corner of Parcel C. The appendix to the Town of Breckenridge Street Standards Ordinance was used to recommend the radii of those curves. The curve radii were designed for the minimum 75-foot curves consistent with Table 3.4 in the Town of Breckenridge standards for 15 mph desired operating speeds.



### **Device Placement**

Fehr & Peers worked with Martin/Martin and Norris Design to understand overall roadway and crossing layouts to accommodate the proposed development. Where possible, Fehr & Peers made recommendations to adjust this overall roadway layout to achieve the target operating speed of 15 mph. Specifically, the smaller radius curves and mini-roundabouts are traffic calming elements that were incorporated into the overall roadway layout. After reviewing this layout, Fehr & Peers identified longer street segments where speeds in excess of 15 mph were likely. We worked with the consultant team to identify likely crossing locations along clear desire lines with the potential to generate 20 or more pedestrian crossings per hour. These locations are recommended for raised crossings to slow speeds along these longer straight segments.

### **Narrow Travel Lanes – Considered but Not Included**

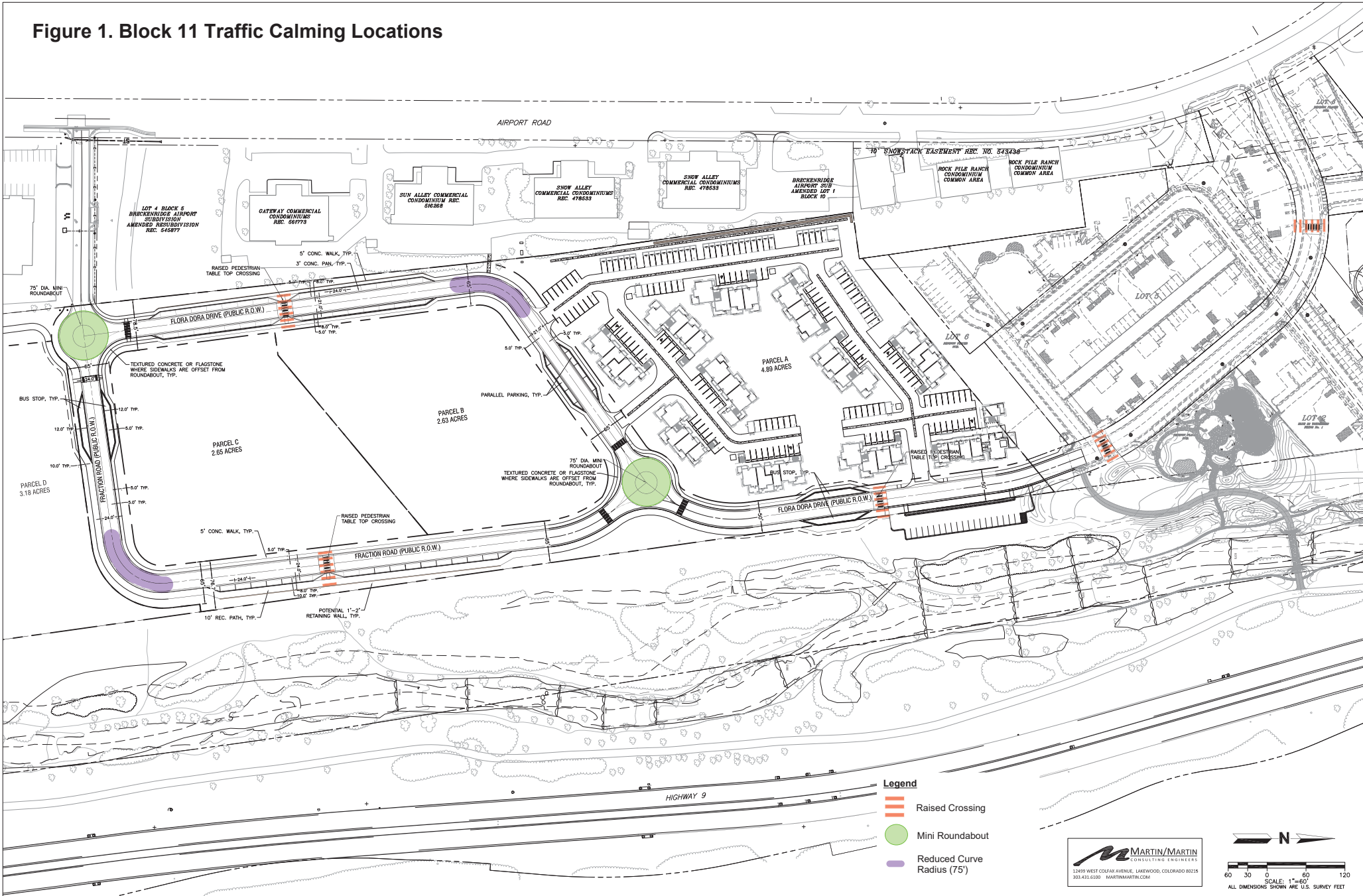
In discussions with Town of Breckenridge staff, narrower travel lanes (11-foot) were considered but ultimately rejected by Town staff due to snow maintenance and storage concerns.

### **SUMMARY**

In summary, the recommended mini roundabouts, raised crossings, and small radius curves will provide traffic calming to minimize vehicular speeds throughout the new Block 11 neighborhood with minimal impacts to users who need to access Block 11, including buses and people visiting the Blue River. These types of traffic calming devices can also be retrofitted on other existing Town streets in the future.



**Figure 1. Block 11 Traffic Calming Locations**



## TOWN OF BRECKENRIDGE

Denison Placer, Lot 7 Resubdivision  
Denison Placer, Lot 7  
TBD Floradora Drive  
PL-2018-0237

### 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 **August 1, 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 **August 7, 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 **August 14, 2021** 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. **Applicant shall add a note similar to: “The required landscaping along the right-of-way shall be installed according to the approved phased landscaping plan.”**
8. **As required per Section 9-2-4-2, a total of 265 trees shall be shown on the phased landscaping plan (one for every 10 feet of linear road length). Trees shall have a minimum trunk diameter (measured 12 inches above ground level) of not less than two inches (2") suitable for the Breckenridge climate.**
- 9.
10. 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.
11. **Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.**
12. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
13. 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.
14. 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.
15. 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.
16. 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**

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