



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, November 6, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

4:30pm - Comprehensive Code Amendments Open House

5:30pm - Call to Order of the November 6, 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 - Consent Calendar

1. Climax Jerky Permit Modification (CK) 100 S. Main St., PL-2018-0520 9

2. Gravity House Renovation/ Conversion (CK) 605 S. Park Ave. PL-2018-0482 17

5:55pm - Final Hearings

1. Casey Residence (CK) PL-2018-0262, 112 N. French St. 42

6:25pm - Preliminary Hearings

1. Levy House Restoration and Landmarking (JL) 112 S. French St.; PL-2018-0496 73

7:15pm - Town Projects

1. McCain Master Plan Modification, PL-2018-0457, TBD State Hwy 9 95

8:00pm - Other Matters

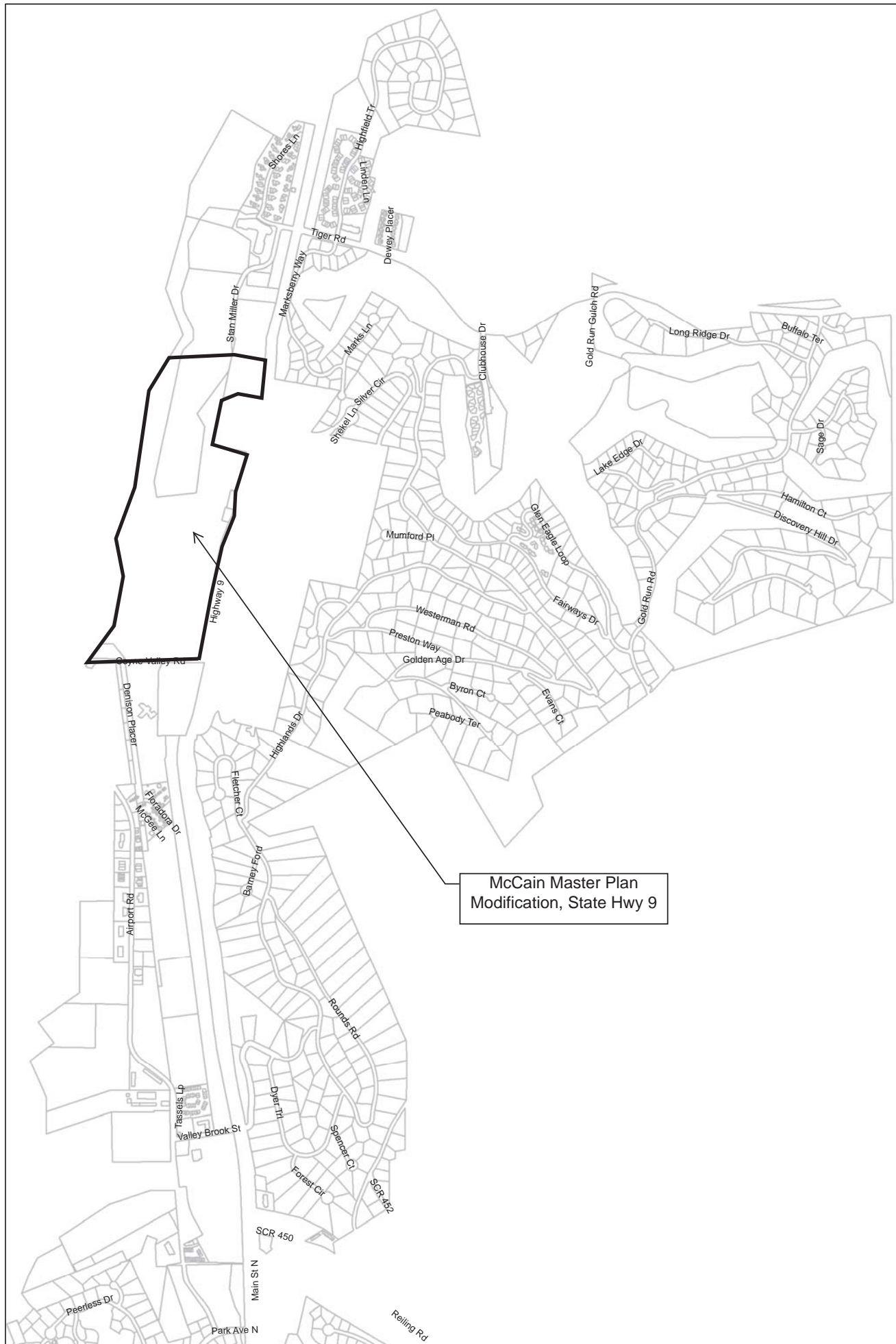
1. New Planning Commission Chair Election

2. Town Council Summary (Memo Only) 109

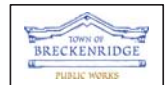
8:15pm - Adjournment

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

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



McCain Master Plan
Modification, State Hwy 9



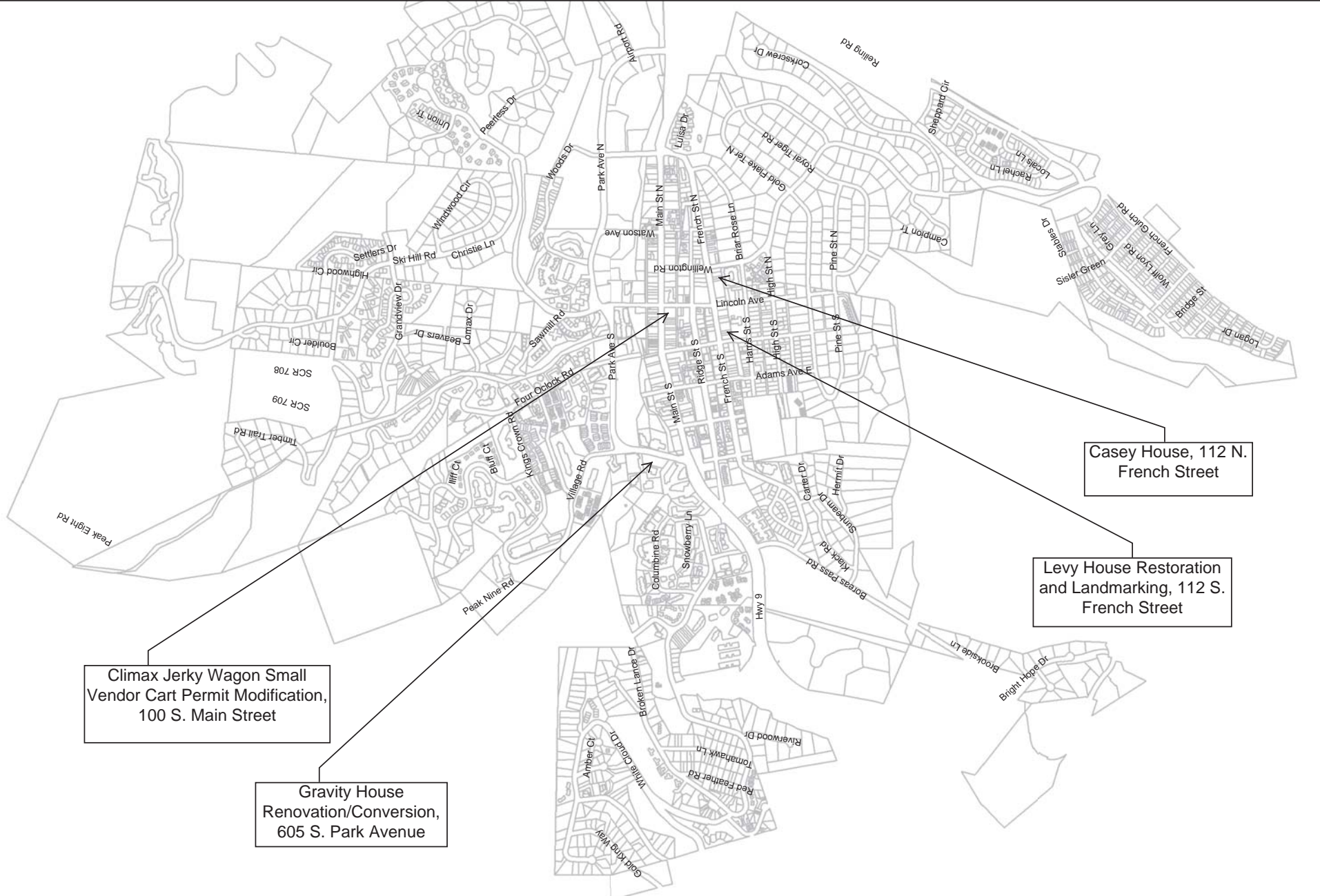
Breckenridge North





NOT TO SCALE

Breckenridge South



Climax Jerky Wagon Small Vendor Cart Permit Modification, 100 S. Main Street

Gravity House Renovation/Conversion, 605 S. Park Avenue

Casey House, 112 N. French Street

Levy House Restoration and Landmarking, 112 S. French Street

PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With the below change, the October 2, 2018 Planning Commission Minutes were approved. On page 8, at the top third of the page, Mr. Gerard's comment should read "and be two feet lower" than the main building.

APPROVAL OF AGENDA

With no changes, the October 16, 2018 Planning Commission Agenda was approved.

WORK SESSIONS

1. Code Amendments: Policy 33R & Carrying Points Forward

Mr. Truckey presented proposed code amendments for Policy 33 related to Energy Conservation, Policy 9-1-17-3 regarding assignment of positive points, and Policy 4R related to mass bonuses.

Mark Truckey Presented:

The 33R energy code revisions are outlined and attached to the packet. The primary issue is that the HERS rating was set at 100 in 2006. A house built to today's code would likely qualify for a HERS score of 70 and thus positive points for nothing more than meeting code. We recommend tightening that up. The Energy Rating Index (ERI) is used in the 2015 building code. The ERI is synonymous with HERS. It makes sense to move to the ERI code but we will not adopt the 2018 code, which includes the ERI ratings, until 2020. We suggest that we use the HERS score of 70 until the new code is adopted in 2020.

Commissioner Questions / Comments:

- Mr. Giller: Can you explain the 150 cap for existing? (Mr. Truckey: ERI/HERS modeling is for the existing and new building combined. If you tighten up your existing building and go for top ratings on the new structure it is very easy to obtain a lot of positive points. We would like to consider 150 points the baseline for a remodel.) (Ms. Puester: 150 would be the max baseline.)
- Ms. Dudney: This will be opened to the public next week? (Mr. Truckey: Yes. We will have an open house to get public input on all the potential changes.)
- Ms. Leidal: Is the positive one point for solar wiring correctly stated? Do you pull the wire through the conduit as well? (Mr. Giller: The conduit is installed and ready for the wire, but don't pull the wire until you have the solar installed.)
- Mr. Truckey: There is a new table for excessive energy usage. (Ms. Leidal: Is the fire pit applicable to single family residences?) We have not given negative points for single family use in the past.
- Mr. Gerard: I think short term renters are using them more than a single family home owner might. I think we should consider that use. (Ms. Puester: Most Single family owners install outdoor gas fireplaces so that would mean a negative point for almost everyone. We have only assigned it to commercial because those tend to be on all the time, which is what we consider excessive. We left it out of single family because people would be turning them on and off.)
- Ms. Leidal: Do you limit single family to only one fire pit? (Ms. Puester: We haven't in the past. We

have seen one home with three fire pits. The regulation we do have is only one wood burning fireplace.)

Mr. Schroder: Can we enforce people turning them on or off? It would be tough. It seemed like you are doing a good job of addressing the issues we were having with the code. How do you explain 70 points to a homeowner? (Mr. Giller: You would have to understand the rating code and the modeling.) (Ms. Dudney: Insulation is a simple one to explain.)

Ms. Leidal: Did you include water features like an outdoor ice rink? (Ms. Dudney: They are so rare and part of a development plan so I would think it would be unnecessary. Plus, they get positive points for community benefit.)

Julia Puester Presented:

When a project ends with a positive point analysis, and they decide to make changes after the project has been completed, we have always ended the positive points with that CO. The positive points are no longer available. The code is very vague on this; there is no clear direction. We would like to clarify this. We are proposing that if points are within the vested time period for that application type, for example, Class As and Bs are vested for 3 years, we propose they can bank those points for that vested period, Class Cs and D majors are 18 months. We are hoping this will close the issue about banking points and would like your feedback. Another option is to keep it as is with expiring at CO or increase the time frame longer than the vested time. An example of this would be a Class A project that Cos in a year and two years later, they come in and would like some outdoor heated space to correct some drainage issues. If they had remaining positive points from their development permit, they would be able to utilize those points if still within the 3 year period.

Commissioner Questions / Comments:

Mr. Schroder: Points get left on the table and then later they can do something that gets negative points like a heated driveway? Not sure.

Mr. Lamb: I think this will yield better projects and give people a chance to plan for additions or modification and put them in at a later time. When we see applications, people are not always sure what smaller elements they will do or not do.

Mr. Giller: The spec developer and buyer often want different things. This would allow the buyer to make changes without going through the planning commission again.

Ms. Dudney: I am indifferent. If they decide they want a heated driveway they need to offset it with positive points either way. As long as you tell people at the time of project, I think either way is fair. I lean toward the new language staff is proposing.

Mr. Gerard: On the Highlands HOA board, we see the owners change their minds once they live in it and see a need for something. I think this would be useful.

Ms. Leidal: I support staff's recommendation.

Mr. Giller: I too support staff's recommendation.

Mr. Truckey Presented:

Commission supported a mass bonus for LUD 18 (North French and Ridge Streets) but wanted to limit it to primary historic properties. Since then the state weighed in and is concerned about too much mass in our additions. We want to also weigh in on how the mass is calculated. Staff has been interpreting it as mass is based on above ground density (not total density on the site) and the commission has also weighed in on this. On page 20 you will see the change we have made. We are referring to the above ground density and there shouldn't be any confusion about that. The next page references the mass allowance in district 18. We've also included a modification to the negative points assigned for moving historic structures. This is based on the comments from the state when moving structures. We increased the negative points assigned for moving historic structures. Town council didn't think we should prohibit moving secondary structures, but was generally good with increasing the point assignments.

Commissioner Questions / Comments:

- Mr. Gerard: I support the mass bonus. We should add something to describe the extent of the restoration like “significant restoration”.
- Mr. Giller: Does the “complete restoration” statement stay? (Mr. Truckey: Yes it stays.) I ask that you make it more clear.
- Ms. Dudney: How could you would make up the 7 points?
- Mr. Giller: I think you should move a structure to save it but you shouldn’t move them to increase density. Moving should be allowed but it should be rare.
- Ms. Dudney: In the past we focused on incentivized restoration. Times are changing because now it seems we only want them doing the restoration if it is within our strict codes. I think historic structures should not be moved, and that is a different message from ten years ago.
- Mr. Kulick: What about when the structure was historically over the property line. (Ms. Leidal: We have a code provision that allows for that to be moved with no points incurred.)
- Mr. Gerard: I support the increase in negative points. -3 was not enough. We have to make it clear how what positive points a project qualifies for regarding restoration.
- Mr. Giller: We need to be clear about the positive points you can earn for “over and above” restoration.
- Mr. Truckey: I think we need to come back and reword this to make it clearer and address the concerns you have just brought up.
- Mr. Grosshuesch: Moving a historic structure is a red flag for the state--it can get you declassified as a historic structure. We don’t want to see these buildings move if at all possible, thus the additional negative points proposed.
- Mr. Giller: You get -10 for moving and +3 or +6 for restoration? Where else can you earn your points? Landscaping. (Ms. Puester: Yes—and energy points.)

The work session was opened for public comment.

Lee Edwards, 108 N. French Street:

With all code changes we have a confined area that they apply to. The commission should see the information showing how many structures are over a property line. Staff has access to that info. It could be a non issue. Also, how many more buildings have density left? I don’t think we have a real grasp on what kind of impact we are talking about.

Michael Gallagher, Architect:

If a project gets positive points for public benefit the people should have access to those points at least during the vested time frame and maybe permanently.

CONSENT CALENDAR

1. Gallagher Residence Addition, Restoration, and Landmarking (CL), 114 S. Harris Street, PL-2018-0411

Mr. Gerard made a motion to call up the Gallagher Residence Addition, Restoration, and Landmarking, seconded by Mr. Giller. The motion passed unanimously and the item was called up.

- Mr. Gerard: I am concerned about replacing the two front windows that frame the door and if it requires removal of historic fabric. This could be a big surprise for the owner if the historic openings are different that what is shown for the proposed windows, and I just want to make sure the owner is aware of the Condition of Approval. (Mr. LaChance: We do have a Condition of Approval included which states that once the walls are open, staff needs to be present to inspect and verify that the historic window openings are being maintained, as this is required by a Priority Policy. We required this on the Gold Pan bar and restaurant restoration, and staff inspected the historic openings once the interior walls were opened up, and custom windows

were ordered to the dimensions of the historic openings, even though that had to be covered up for a while the windows were made and delivered.)

Mr. LaChance Presented:

All of the work originally proposed and approved in 2015 remains the same as is proposed with this application, with exception of additional landscaping in the front yard, and the wider driveway, which were requested by staff with this application. Mr. LaChance walked through the point analysis on the project and discussed the windows in question.

Mr. Gerard: So you are going to go behind the window to see the original sizing. Will they have to be custom if they are different? (Mr. LaChance: Yes.)

Mr. Giller: Do you have an architectural inventory? (Mr. LaChance: Yes, we have a Cultural Resource Survey and an Architectural Inventory form on file, but neither discuss the windows on the west facade.) It was built in the 30's? (Mr. LaChance: We believe 1930 is the date of the original structure. The Cultural Resource Survey mentions that the existing structure was constructed in 1882, but staff has confirmed through historic photographs from the Denver Public Library that the lot was vacant between 1900-1910, so it is likely that the 1882 structure was demolished, moved or destroyed.) What was the style in the 30's? (Mr. LaChance: I would have to look into that more. Mr. LaChance later provided the Commission with a copy of the Cultural Resource Survey for review.)

Michael Gallagher, Homeowner, Presented:

Thank you for your question. I am not completely certain what I am getting into. I understand that I can keep the existing windows in the existing opening if things don't go well. We may need to lower the sill height, which is about 9 inches. We know the shingles below the windows in question is not historic. There is no surface historic fabric. I understand we need to determine if there is fabric being destroyed. Can I replace the windows that are there now?

Mr. Giller: What do you think it looked like in 1930? (Mr. Gallagher: Not sure. Probably a window on each side of the door.

Mr. Grosshuesch: What we usually do is allow it if your windows are reversible.

Ms. Dudney: Is the stone wall historic? (Mr. Gallagher- No. When we took the stone veneer off we saw wood siding and we couldn't tell what the original window opening was. Seems like there are two issues, first the fabric, which is a nine inch space. Second is window opening and I want to enlarge the window if there is no historic opening discovered.)

Mr. Giller: If you want positive points, you should go by the Code.

Mr. Grosshuesch: When you open the wall, you will see what is there. We don't want you to enlarge a historic opening. We would like to see the same size as what was there historically. You don't have to reverse the windows if you don't want.

Mr. Gerard: I raised the issue because it could get ugly once you open it up. They are probably vertical windows and to get the positive points you have to match the historic window.

Ms. Leidal: You are doing more than just the windows correct? (Mr. Gallagher - Yes.)

Mr. Giller: I do have concern for the historic fabric. The structure has changed a lot over the years but I like the proposed design.

Mr. Schroder: I support as presented.

Mr. Gerard: I support the project. I just didn't want there to be any surprises for the property owner.

Mr. Lamb: I too support the project.

Mr. Gerard made a motion to approve, seconded by Mr. Lamb. The motion passed unanimously and the item was approved.

Ms. Dudney motioned to recommend approval to designate the Sisler House (Gallagher Residence) as a Local Landmark, seconded Mr. Lamb. The motion passed unanimously.

OTHER MATTERS:

1. Town Council Summary (Memo Only)
2. Class D Majors Q3 2018 (JP) (Memo Only)
3. Class C Subdivisions Q3 2018 (JP) (Memo Only)
4. Gretchen Dudney Recognition

Ms. Puester: January 1st is a Tuesday. Let me know if you have issues with a Wednesday meeting. Telluride is short staffed so we are cancelling that retreat and will do an in-house Breck retreat instead on Friday November 9.

ADJOURNMENT:

The meeting was adjourned at 7:04 pm.

Christie Mathews-Leidal, Chair

Planning Commission Staff Report

Project Manager: Chris Kulick, AICP, Planner III

Date: October 19, 2018 (For meeting of November 6, 2018)

Subject: Climax Jerky Wagon Small Vendor Cart Permit Modification
(Class C-Minor; PL-2018-0520)

Applicant/Owner: Brooke Comai / Climax Jerky, Inc.

Proposal: To modify the existing small vendor cart permit for Climax Jerky, Inc., a retail business that sells a variety of dried meats, known as “jerky”. The company has operated in Breckenridge since 2008. This modification requests replacing the existing vendor cart with a new covered wagon cart that is 6’7” long, 5’4” wide and about 7’2” tall. The new 34.8 sq. ft. cart is below the maximum size of 40 sq. ft. allowed for small vendor carts. The existing vendor cart is 8’4” long, 4’4” wide and about 8’ tall, 35.69 sq. ft. The new wagon is made of fiberglass but will be wrapped with natural wood and features a canvas awning. The location of the cart will not change with this modification.

Address: 100 S. Main Street

Legal Description: Lincoln West Mall

Site Area: 0.395 acres (17,230 sq. ft.)

Land Use District: 19: Commercial

Historic District: Commercial Core

Site Conditions: The property is developed with the Lincoln West Mall, a mixed use two-story building with primarily retail and office uses. The main entrance to the mall is from the northwest corner of the building, at the intersection of Main Street and Lincoln Avenue. The area which the cart is located is a flat concrete and brick plaza. There is a platted “Food and Beverage Cart” area in the plaza, designated on the plat as “LCA 6A” (Limited Common Element, assigned to unit 6A).

Adjacent Uses: North: Main Street and Towne Square Mall (Retail/Restaurant)
South: Retail Uses
East: Briar Rose Chop House
West: Main Street and Retail Shops

Item History

The existing Jerky Wagon has been in this location since 2008. Prior to 2008, other vendors have used this location for vending food and beverages, dating back to at least 1992.

In March 2012, the Town Council adopted a revised Vendor Cart policy in the Development Code to address the new and existing vendor carts in town. The new Vendor Cart Policy 49 (Absolute) sets design standards for both large and small vendor carts. This proposal is for a replacement small vendor cart, since it is less than 40 square feet. The cart will continue to be removed from the site each day after operations end. The existing vendor cart permit was most recently renewed for a fifth time on July 3, 2018.

Staff Comments

The applicant has a valid permit until July 3, 2019 however, they have requested to modify the design of the vendor cart. The location will remain the same.

This project has been public noticed in accordance with Section 9-1-5 Definitions Vendor Cart, Small (H):

H. Vendor carts, small. A small vendor cart shall be processed as a class C development permit with public notice requirements per a class B development permit.

Land Use (Policies 2/A & 2/R): Vendor carts are only allowed in Land Use Districts that allow or recommend commercial uses. This property is within Land Use District 19, which recommends commercial uses.

Per the Breckenridge Land Use Guidelines, District 19: *District 19 is the community focal point and primary center of commercial activity, prominent for its historic character. It is preferred that the District remain a center of retail trade and services, with a pedestrian orientation. Commercial activities, particularly those which contribute to the solidarity of the central business district are encouraged. Ideally, this includes retail trade uses which are associated with pedestrian traffic areas.*

Staff believes this proposal meets the guidelines established for Land Use District 19. There have been no issues since the cart was located here 10 years ago. Also, considering that the condominium plat for this property specifically shows a food vendor cart in this location, staff finds the use appropriate.

Vendor Carts (Policy 49/A): This policy addresses all of the aspects of vendor carts, including architecture, materials, colors, seating, signage, extension codes, storage, etc. If items are not addressed by this policy, then other polices may apply. Where this policy is more restrictive, then this policy applies.

The existing vendor cart has been located here with the same design for the past 10 years. The proposed replacement cart is constructed of fiberglass and wrapped with natural wood and features a canvas awning. The existing wagon was found in the past to be an appropriate design and character for town. Staff finds the proposed replacement wagon to meet this character as well. The proposed wagon is on rubber wheels, but the applicants will also continue to add decorative wagon wheels, as they do with the existing wagon (not used during transport), to add character to the wagon and screen the functional wheels.

A maximum of three Small Vendor Carts may be permitted within the Conservation District. Presently, the Jerky Cart is the sole permitted Small Vendor Cart in the District.

Following are the vendor cart general design standards:

1. General Design Standards - Within the Conservation District: The following general design standards apply as indicated to large vendor carts and small vendor carts located within the Conservation District:

A. All large vendor carts and small vendor carts shall be designed to blend in with the existing historic character. This shall be accomplished through the proper use of architecture, materials and site planning. In the Conservation District, large vendor carts shall complement the surrounding building character through the use of high quality materials and detailing. Placing a large vendor cart in an unfinished vacant lot with no site improvements is prohibited.

The proposed vendor cart is on a developed lot. The cart is designed like a covered wagon, which has been found by past Planning Commissions appropriate to the history of the western United States and the Town. The wagon uses natural materials, including wood and canvas (cotton).

B. All large vendor carts and small vendor carts must be constructed of professional quality for use as a food vending cart.

The Jerky Wagon is constructed of quality materials. The new wagon is made of fiberglass but will be wrapped with natural wood and features a canvas awning.



C. All large vendor carts and small vendor carts must be maintained in good working condition with no broken or rusty parts. All exterior materials must be kept clean and in a neat appearance. No rusty or broken metal or chipped or broken wood is allowed. All exposed edges must be finished. All wood details and finishes must be suitable for long wear in an exterior location. All detailing, construction and finishing shall be done in a craftsman like manner.

The proposed Jerky Wagon replacement will be brand new with a similar covered wagon concept. The owner has maintained the existing cart in good working order over the past 10 years.

The Jerky Wagon is one of two currently permitted vendor carts operating in the Conservation District. The other vendor cart in the Conservation District is classified as a large vendor cart. The number of permitted small vendor carts is limited to three within the Conservation District.

Specific Design Standards for Small Vendor Carts:

B. Small Vendor Carts: The following additional design and operational standards apply to small vendor carts:

1. Small vendor carts must be located on private property. **Complies.**
2. Small vendor carts may only sell food and beverages in forms suited for immediate consumption. **Complies- Only pre-packaged jerky is sold from the wagon.**

3. Small vendor carts must be removed from its site and properly stored out of public view each day. **Complies-The wagon is removed from the property and stored off-site each night.**
4. If a small vendor cart is connected to the Town's municipal water system, the owner must pay water plant investment fees. If a small vendor cart is connected to the Town's municipal water system, it must also be connected to the public sanitation system. **The cart is not connected to the water or sewer system.**
5. If a small vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application. If the commissary kitchen changes during the term of the permit, the small vendor cart permit holder must notify the Director within 10 days of the date of the change. **All commissary kitchens are located outside of Breckenridge.**
6. Umbrellas may be used on a small vendor cart. Tents on or at small vendor carts are prohibited. **Complies- No tents or umbrellas are proposed.**
7. All signage must be attached to small vendor cart. Free standing signage on or for a small vendor cart is prohibited. **The new vendor cart will require a separate sign permit.**
8. All storage boxes, cartons, and coolers used in connection with the operation of a small vendor cart shall be hidden from public view. **Complies- All storage is inside the wagon/vendor cart.**
9. No decks, tables, or outdoor seating are allowed for a small vendor cart, except one seat for the operator of the small vendor cart. **Complies- Vendors work from inside the wagon/cart. There is no outdoor seating, except one seat on some occasions for the salesperson.**
10. No external piping or plumbing is allowed. **Complies- There is no external piping or plumbing proposed.**
11. Extension cords may be used for a small vendor cart only if the cord is not located in an area where the public walks, and the placement of the extension cord does not create a public safety hazard. **Complies- There are no extension cords used.**
12. Small vendor cart must be on wheels. **Complies- The wagon is on wheels.**
13. Owners of small vendor carts must obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license. **Complies-staff has not received any complaints and has no record of violations of the existing cart, which has a valid business license.**
14. All signs for a small vendor cart shall be subject to the Breckenridge Sign Code. The maximum allowed sign area for a small vendor cart is 66% of the linear frontage of the cart. **The new vendor cart will require a separate sign permit.**
15. The operator of a small vendor cart shall comply with all applicable health regulations with respect to the operation of the small vendor cart. **The operators have previously complied with this regulation.**

Point Analysis (Section: 9-1-17-3): Staff finds no reason to warrant positive or negative points for this application.

Staff Decision

The Planning Department has approved Climax Jerky Wagon Small Vendor Cart Permit Modification, PL-2018-0520, located at 100 S. Main Street, Lincoln West Mall, with the attached findings and conditions.

TOWN OF BRECKENRIDGE

Climax Jerky Wagon
Mobile Small Vendor Cart Permit Modification
100 S. Main Street
PL-2018-0520

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have 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 **October 19, 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 **November 6, 2018**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

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 one (1) year from the original date of issuance, on **November 13, 2019**. 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 one (1) year, 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.
1. 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.
2. Applicant shall meet Policy 9-1-5 49/A (B) Small Vendor Carts.
3. Applicant shall remove the small vendor cart from its site and properly stored out of public view at the end of each business day.
4. All signage must be attached to small vendor cart. Free standing signage on or for a small vendor cart is prohibited. A separate sign permit is required for this small vendor cart if altered.
5. 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 operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.

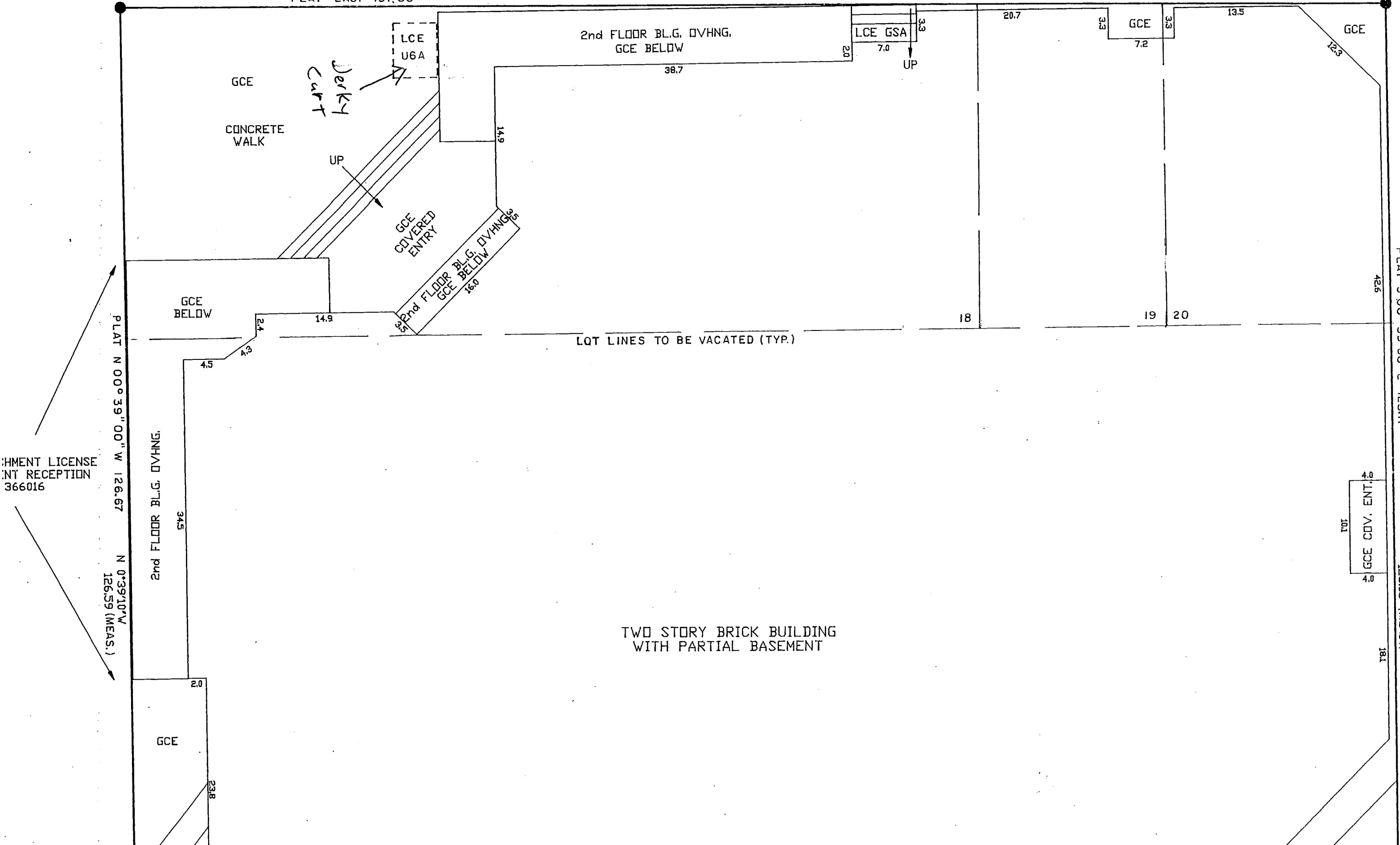
6. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of compliance for the project covered by this permit. The determination of whether a certificate of compliance should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. This permit is for the operation of one (1) small mobile vendor cart operated by the applicant. The applicant has permission to place this mobile vendor cart at 100 S. Main Street, Lincoln West Mall.
9. The applicant shall place the Jerky Wagon on private property in a manner that allows not only safe passage of other vehicles and pedestrians, but also safe access to the mobile vendor cart by potential customers.
10. Applicant shall provide a trash receptacle and recycling on the vending trailer for wrappers and other trash generated by the sale of food or drinks for sale. Applicant shall be responsible for keeping the area around the vendor cart free of trash and litter. The applicant shall not place trash in the Town's trash receptacles.
11. Applicant shall maintain adequate access to and from nearby buildings and sidewalks. Applicant's vendor cart shall not be placed in a way to obstruct pedestrian traffic or to become a nuisance.
12. Applicant shall maintain adequate insurance. Prior to issuance of a business license, a copy of the insurance policy shall be submitted to the Town Attorney for his review and approval. The policy shall include a provision requiring that the Town be notified when the policy lapses.
13. This permit is for one temporary vendor cart to be used only for the sale of food and beverages in a form suitable for immediate consumption. The vendor cart approved by this permit shall not be used for the sale of products, goods or services other than food in a form suited for immediate consumption. The cart shall not be used for the distribution of commercial handbills.
14. All items available for sale shall be contained within the vendor cart.



25.00

S90°00'00"E - BASIS OF BEARINGS (FROM RECORD PLAT)
136.94 (MEAS.)

PLAT EAST 137.00



MENT LICENSE
NT RECEPTION
366016

TWO STORY BRICK BUILDING
WITH PARTIAL BASEMENT

NO

- 1) G
- 2) L
- 3) E
- 4) E
- 5) M
- 6) B
- 7) P

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16
ATTE
Town

Planning Commission Staff Report

Subject: Village Hotel Exterior Remodel
(Class C Minor; PL-2018-0482)

Proposal: An exterior remodel to the Village Hotel. The proposal includes changing the colors of the building, adding new wood trim, wood veneer, glazing, and natural stone veneer. The project will also include a substantial interior remodel in which existing uses are being relocated within. However, no new uses are proposed. There are no proposed changes to the existing site plan, including circulation, drainage and landscaping, with this application. A public access easement is proposed for the pedestrian walkway located along the eastern side of the building adjacent to the Blue River.

Date: October 24, 2018, for meeting of November 6, 2018

Project Manager: Chris Kulick, AICP

Applicant/Owner: Village at Breckenridge Acquisition Corporation

Agent: Grady Huff, Studio Lemonade

Address: 605 South Park Avenue

Legal Description: Lot 7, Village at Breckenridge Sub #1

Site Area: 0.75 acres (32,670 sq. ft.)

Land Use District: 23, Residential 20 Units per Acre (Subject to the Village at Breckenridge Master Plan)

Site Conditions: The north and south sides of the property have small landscaped areas. The west side of the property has a 10' access and utility easement for access and parking. The east side of the property has a Blue River drainage easement. A utility easement is located in the northwest corner of the property.

Adjacent Uses: Mixed Use

Density/ Mass: **Existing:** **60,765 sq. ft.**
 Proposed:
 (Density is decreasing by 2,700 sq. ft.) **58,065 sq. ft.**

Height: No change

Parking: **Required:** **46 spaces**
 Proposed: **51 spaces**

Snowstack: No change

Item History

The Village Hotel was constructed in 1985. There have been several minor improvements (re-roof, staining, etc.) to the exterior since. Presently the property's uses include a 60 room hotel, lounge, kid's museum, conference space, office space and parking. Last year, an exterior remodel of the hotel was approved (PL-2017-0534) but that design did not end up being implemented.

Staff Comments

Architectural Compatibility (5/A & 5/R): The existing finishes of the building include stucco as the primary facade material, with natural stone and wood accents and trim. The exterior modifications are fairly extensive with a significant portion of the stucco being eliminated in favor of stained wood veneer, painted board and batten wood veneer, natural wood trim and natural stacked stone. Remaining stucco will be painted a dark gray color. The existing solid stucco and metal guard walls will be replaced with more transparent non-reflective metal guardrails. Additionally, the front entrance and roof form will be modified to a more contemporary look and two climbing walls will be added on the rear façade of the hotel. On the rear, second level roof, there is a trampoline deck with awnings above. Staff has reviewed the awnings against the Development Code and finds them acceptable since they are in non-visible location that does not interfere with pedestrian circulation.

Staff notes signage is not being reviewed with this application. Any signage associate with this project will require approval through a separate sign permit.

The chroma for all of the colors on the building are muted and meets Code. No more than three body colors are used per building per the policy (metal details, natural wood stains and railings are excluded per past precedent). The color schemes have been included on the detailed visual perspectives in the packet for review.

The percentage of non-natural materials exceeds 25%, but is less than 75% on all facades. A percentage breakdown of the new materials is listed on the plans. Presently the building is over 80% stucco on all facades, so the materials change will reduce the amount of non-natural materials.

Past Precedent

1. Recreation Center Expansion/Remodel and new Indoor Tennis Building, PL-2017-0004. Predominate use of non-natural materials, over 75%. Negative six (-6) points were awarded.
2. Ski Side Condos Exterior Remodel, PC#2012022. Greater than 25% non-natural materials but less than 75%. Negative three (-3) points were awarded.
3. Valley Brook Townhomes, PC#2009030. Predominate use of non-natural materials, over 75%. Negative six (-6) points were awarded.
4. Valley Brook Learning Center, PC#2007107. Predominate use of non-natural materials, over 75%. Negative six (-6) points were awarded.

Staff finds that the architecture complies with the intent of the Land Use Guidelines but exceeds 25% of non-natural materials, staff has awarded negative three (-3) points under Policy 5/R based on past precedent.

Access / Circulation (16/A & 16/R; 17/A): The applicants have offered to provide a public access easement on a pedestrian connection along the Blue River, adjacent to the eastern façade of the building.

The existing connection is a 10 ft. wide concrete sidewalk, which provides access from Park Ave. to other areas of the Village at Breckenridge and the Peak 9 base area. This easement would formalize public access through the property.

Past Precedent

1. Lincoln Grill, PL-2017-0030. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
2. The Elk, PC#2014041. Plan included a paved mid-block crossing through the site. Positive three (+3 points) were awarded.
3. Blue Front Bakery, PC#2007140. Provided one half of the proposed mid-block connection between Lincoln Avenue and the Court House Parking Lot. Positive six (+6 points) were awarded. The current application will provide the other half of this connection.
4. Bison Crossing, PC#2008052. Provided a mid-block connection between Main Street and the East Sawmill Parking Lot. Positive three (+3 points) were awarded.

Based on past precedent for providing public access, staff has awarded positive three (+3) points under Policy 16/R. Staff has added a condition, prior to the issuance of a Certificate of Occupancy, “the applicant and the owner of Lot 7, Village at Breckenridge Sub #1 shall provide copy of a recorded public access easement for the pedestrian walkway running from Park Avenue to the property line of the Plaza III Condominium, along the Blue River”.

Parking (18/A & 18/R): The on-site parking is located in a two level garage that provides 51 parking spaces. This is in excess of the 46 spaces required for this development. Access to the garage is provided through a secured garage door on the southwest facade of the building that can be reached through the existing auto court entrance off of Park Avenue. The auto court entrance is located between the Village Hotel and the Liftside Building. Access to the auto court is guaranteed in perpetuity through an existing permanent access easement over the auto court.

Previously, the Ten Mile Room (Pl-2018-0071) was approved to utilize parking spaces underneath the Village Hotel to meet their parking requirement. Presently, the Village Hotel is owned by the same ownership group as the Ten Mile Room. At the time of the Ten Mile Conference Room’s approval, all existing spaces were required for various uses in the hotel on-site. Based on precedent, other hotels in Town with conference areas were not required to provide parking spaces specifically for the conference areas. The parking ratios were determined for the hotel rooms only. In light of this precedent, the Ten Mile Conference Room proposal was approved with shared parking with the Village Hotel despite the Commission having concerns with the two structures being on different lots, which would allow the properties to be sold independently.

The Ten Mile Conference Room was approved with a condition of approval, prior to issuance of the building permit, that a covenant be placed on both of the properties that states parking is provided and is shared within the parking garage underneath the Village Hotel. This covenant has subsequently been submitted to the Town and is under review by the Town Attorney prior to Recording. The covenant states a lease is required between the two properties to remain in perpetual existence unless another parking proposal was reviewed and approved by the Town.

Since the parking covenant has been submitted to the Town and this proposal reduces density by 2,700 sq. ft. and thus requires 3 less parking spaces for the Village Hotel use, staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff believes that all absolute policies have been met and that the proposal warrants the following points for a total passing point analysis of positive zero (0) points.

Negative points are incurred for:

- Policy 5/R Architectural Compatibility: Negative three (-3) points, the percentage of non-natural materials exceeds 25%, but is less than 75% on all facades.

Positive points are awarded for:

- Policy 16/R Internal Circulation: Positive three (+3) points for providing a public pedestrian access.

Staff Decision

The Planning Department has approved the Village Hotel Exterior Remodel (PL-2018-0482), showing a passing score of zero (0) points along with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Village Hotel Exterior Remodel	Positive Points	+3	
PC#	PL-2018-0482			
Date:	10/24/2018	Negative Points	- 3	
Staff:	Chris Kulick, AICP			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 3	The percentage of non-natural materials exceeds 25%, but is less than 75% on all facades.
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	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		

16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	+3	For providing a public pedestrian access easement.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		

37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Village Hotel Exterior Remodel
Lot 7, Village at Breckenridge Sub #1
605 South Park Avenue
PL-2018-0482

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have 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 **October 24, 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 **November 6, 2018** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **Staff finds the awnings acceptable since they are in a non-visible location that does not interfere with pedestrian circulation.**

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 eighteen (18) months from date of issuance, on **May 13, 2020**, 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 18 months, 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. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

7. 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

8. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
9. Applicant shall submit plans showing the elk head on the front of the building entirely within the property.
10. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
11. 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.
12. 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.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 13. The applicant shall submit a covenant for review and approval for a public access easement for the pedestrian walkway running from Park Avenue to the property line of the Plaza III Condominium, along the Blue River. The covenant must be approved by the Town and recorded prior to the issuance of a Certificate of Occupancy.**
- 14. All exterior metal, including siding, rails, guardrails, etc., must have a non-reflective finish.**
15. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
16. Applicant shall remove leaf clutter, dead branches and dead standing trees 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 the ground.
17. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
18. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
19. Applicant shall screen all utilities.
20. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks, including soffit lighting.

21. 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.
22. 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 issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Completion for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
23. No Certificate of Occupancy or Certificate of Completion 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.**
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
25. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)



CONCEPTUAL RENDERING OF PROPOSED FRONT FACADE

GRAVITY HAUS - BRECKENRIDGE - PARKING ANALYSIS

PROJECT #268 PROJECT INFORMATION SUBMITTALS 02/17/2018

BLDG PROGRAM/LOCATION	LEVEL 1 - 1ST FLOOR			LEVEL 2 - 2ND FLOOR			LEVEL 3 - 3RD FLOOR			LEVEL 4 - 4TH FLOOR		
	AREA (SQ FT)	AREA (SQ FT)	AREA (SQ FT)	AREA (SQ FT)	NUMBER OF SPOTS (N)	AREA (SQ FT)	AREA (SQ FT)	AREA (SQ FT)	AREA (SQ FT)	NUMBER OF SPOTS (N)	NUMBER OF SPOTS (N)	NUMBER OF SPOTS (N)
1 - LOBBY LEVEL												
1.1 LBB FRONT (LOBBY) - 2ND FLOOR AREA	1700											
1.2 LBB REAR (LOBBY) - 2ND FLOOR AREA		1200										
2 - HOTEL LEVEL												
2.1 HOTEL ROOMS - 2ND FLOOR AREA	1000											
2.2 HOTEL ROOMS - 3RD FLOOR AREA	1000											
2.3 HOTEL ROOMS - 4TH FLOOR AREA	1000											
2.4 HOTEL ROOMS - 5TH FLOOR AREA	1000											
2.5 HOTEL ROOMS - 6TH FLOOR AREA	1000											
2.6 HOTEL ROOMS - 7TH FLOOR AREA	1000											
2.7 HOTEL ROOMS - 8TH FLOOR AREA	1000											
2.8 HOTEL ROOMS - 9TH FLOOR AREA	1000											
2.9 HOTEL ROOMS - 10TH FLOOR AREA	1000											
3 - LEVEL 2 - 1A												
3.1 LEVEL 2 - 1A (1ST) ROOMS												
3.2 LEVEL 2 - 1A (2ND) ROOMS												
3.3 LEVEL 2 - 1A (3RD) ROOMS												
TOTAL												
Grand Total	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Existing Structure	0	0	0	0	0	0	0	0	0	0	0	0

FOR THE RELEASE OF BRECKENRIDGE MASTER PLAN:

1. PARKING SPACES PER 1,000 SF OF COMMERCIAL SPACE (INCLUDES RESTAURANT RETAIL, AND OFFICE) = 10.00 SQ. FT. REQUIRED IN PARKING SPACES

2. PARKING SPACES PER HOTEL ROOM = 30.00 SQ. FT. REQUIRED IN PARKING SPACES

3. 100.00 FT OF COMMERCIAL SPACE IS REQUIRED FOR 100.00 FT OF RESIDENTIAL SPACE = 100.00 SQ. FT. IS REQUIRED BY STREET LEVEL.

4. NO EXISTING PARKING SPACES = PROPOSED BY TOTAL SPACES DENIED TO PLANS FOR LOCATIONS

FOR THE TRAIL WALK BIKEWAY DEVELOPMENT PERMIT APPLICATION:

PERMIT IS SUBMITTED AS APPROVED BY TRAILS OF COLORADO AND AS A RESTRICTIVE COVENANT AND LEASE OF 10 PARKING SPACES IN THE EXISTING 100.00 SQ. FT. PARKING SPACES. THE TRAILS WALK BIKEWAY DEVELOPMENT PERMIT IS SUBMITTED AS APPROVED BY TRAILS OF COLORADO AND AS A RESTRICTIVE COVENANT AND LEASE OF 10 PARKING SPACES IN THE EXISTING 100.00 SQ. FT. PARKING SPACES. THE TRAILS WALK BIKEWAY DEVELOPMENT PERMIT IS SUBMITTED AS APPROVED BY TRAILS OF COLORADO AND AS A RESTRICTIVE COVENANT AND LEASE OF 10 PARKING SPACES IN THE EXISTING 100.00 SQ. FT. PARKING SPACES.

PROJECT DIRECTORY

DEVELOPER:
GRAVITY HAUS BRECKENRIDGE, LLC
 1895 YOUNGFIELD ST.
 GOLDEN, CO 80401
 P: (303) 449-0038
 JIM DETERS - yodeters@gmail.com

OWNER:
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 P: (303) 404-1600
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VICINITY MAP

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FOR PLANNING REVIEW ONLY

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GRAVITY HAUS
 BRECKENRIDGE, COLORADO
 EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 268
 PLANNING SUBMITTAL
 COVER SHEET

A1
 10.17.2018

FOR PLANNING
REVIEW
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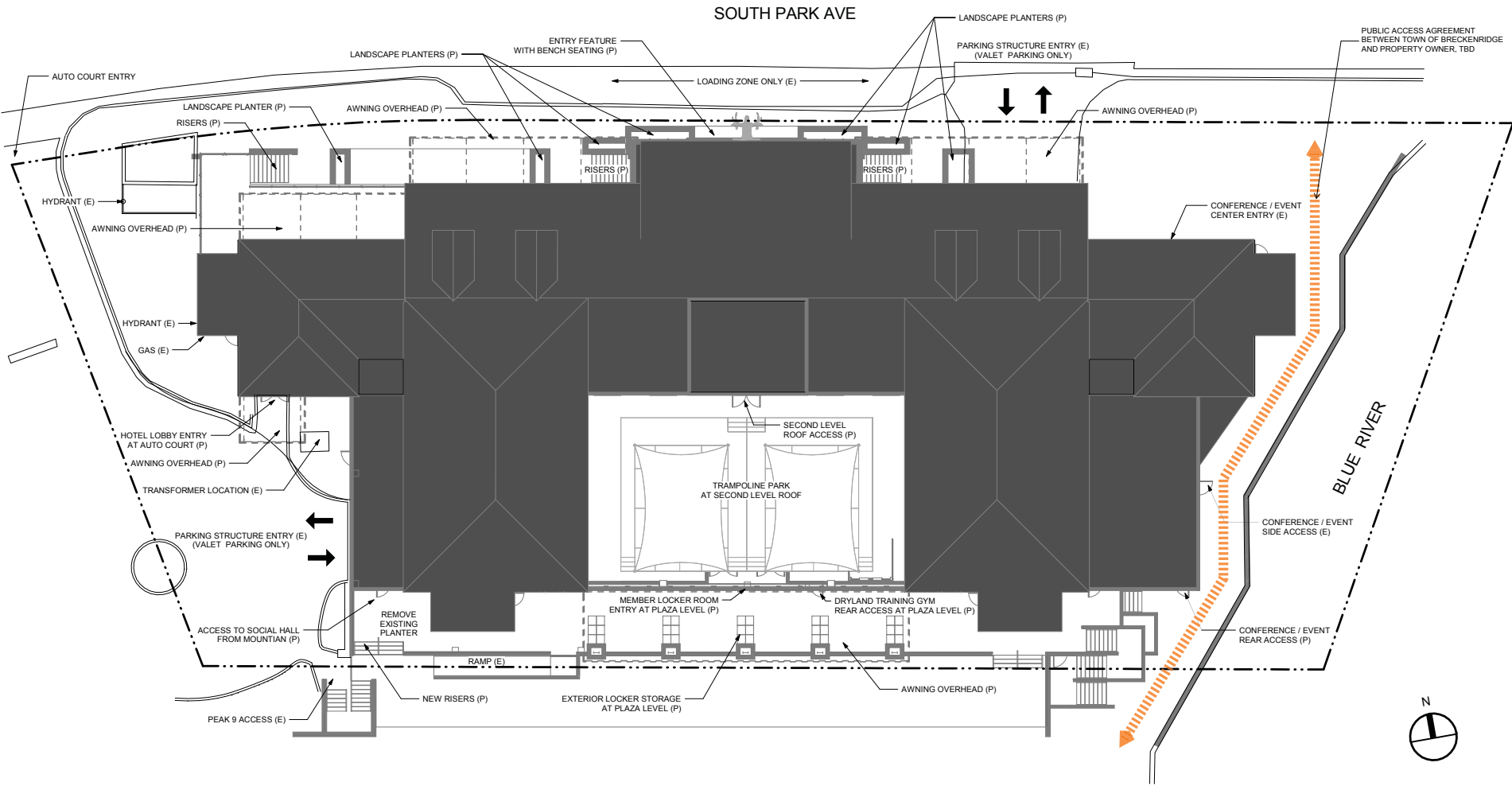
GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 288
PLANNING SUBMITTAL
ARCHITECTURAL SITE PLAN

A2

10.17.2018



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'0"



CONCEPTUAL RENDERING OF PROPOSED FRONT FACADE



CONCEPTUAL RENDERING OF PROPOSED REAR FACADE

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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 284
PLANNING SUBMITTAL
ARCHITECTURAL
RENDERINGS

A3

10.17.2018



CONCEPTUAL RENDERING OF PROPOSED FRONT FACADE



CONCEPTUAL RENDERING OF HOTEL LOBBY ENTRY AT AUTO COURT



CONCEPTUAL RENDERING OF PROPOSED FRONT FACADE



CONCEPTUAL RENDERING OF CONFERENCE / EVENT SPACE (REAR VIEW)

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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 288
PLANNING SUBMITTAL
ARCHITECTURAL
RENDERINGS

A4
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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266

PLANNING SUBMITTAL

BLDG FRONT ELEVATION - EXISTING AND PROPOSED

A5

10.17.2018



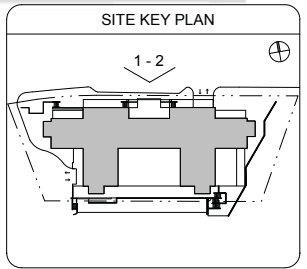
2 FRONT ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - NON-STUCCO MATERIALS OF TOTAL FACADE		
WOOD VENEER (SEALED)	1,748 sf	26.7%
WOOD VENEER (PAINTED OR STAINED)	347 sf	5.3%
STONE VENEER	316 sf	4.8%
WOOD SIDING (EXISTING TO BE PAINTED)	696 sf	8.6%
	2,976 sf	45.4%



1 FRONT ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION KEYNOTES		
#	DESCRIPTION	ADDITIONAL DESIGN INFORMATION
1	STUCCO	STUCCO TO BE PAINTED AS SHOWN IN RENDERINGS (COLORS: SW 7019 - GAUNTLET GRAY AND SW 7048 - URBANE BRONZE)
2	WOOD VENEER (VERTICAL BOARD AND BATTEN TEXTURE)	WOOD VENEER TO BE PAINTED OR STAINED (COLOR: SW 7024 - SLATE TILE)
3	PLAZA LEVEL OUTDOOR SPA	EXISTING WALLS TO BE REMOVED (EXISTING INTERIOR SPACE BECOMES OUTDOOR SPACE)
4	METAL AWNING	TO BE ATTACHED TO EXISTING EXTERIOR
5	ENTRY FEATURE	REMOVE EXISTING EXTERIOR STAIRS TO BUILD ENTRY FEATURE STRUCTURE
6	WOOD VENEER	HORIZONTAL WOOD VENEER TO BE SEALED
7	NEW ROOF	TO BE CONSTRUCTED OVER ENTRY (REMOVE EXISTING SKYLIGHT)
8	GLASS GARAGE DOOR	REPLACE EXISTING GLAZING
9	NEW GUARDRAIL	REPLACE EXISTING GUARDRAIL
10	NEW LANDSCAPE RETAINING WALLS	NEW EXTERIOR STAIRS, LANDSCAPE PLANTERS, AND SEATING TO BE INTEGRATED INTO DESIGN
11	REMOVE EXISTING DOOR	
12	PROPOSED TRAMPOLINE PARK	TO BE CONSTRUCTED AT 2ND LEVEL ROOF (REMOVE EXISTING SKYLIGHT AND ROOF STRUCTURE)
13	STACKED STONE VENEER	FINISH TO BE APPLIED TO EXISTING WALLS (COLOR: WRESTONE XL ROCK PANEL - CHANGING)
14	GUEST RECEPTION ENTRY	EXISTING RESTAURANT DOOR TO CONNECT TO UPDATED INTERIOR (HOTEL LOBBY AND RECEPTION)
15	EXTERIOR LOCKERS	EXTERIOR LOCKERS BEHIND COLUMNS AT PLAZA LEVEL FOR GUEST USE
16	ROCK WALL	ROCK WALL TO BE APPLIED TO EXISTING WALLS



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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266

PLANNING SUBMITTAL

BLDG REAR ELEVATION - EXISTING AND PROPOSED

A6

10.17.2018



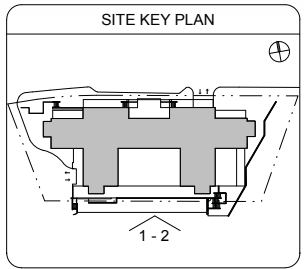
2 REAR ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

REAR ELEVATION -- NON-STUCCO MATERIALS OF TOTAL FACADE		
WOOD VENEER (SEALED)	322 sf	4.2%
WOOD VENEER (PAINTED OR STAINED)	1,023 sf	13.3%
STONE VENEER	434 sf	5.6%
WOOD SIDING (EXISTING TO BE PAINTED)	173 sf	2.2%
	1,962 sf	25.3%



1 REAR ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION KEYNOTES		
#	DESCRIPTION	ADDITIONAL DESIGN INFORMATION
1	STUCCO	STUCCO TO BE PAINTED AS SHOWN IN RENDERINGS (COLORS: SW 7019 - GAUNTLET GRAY AND SW 7048 - URBANE BRONZE)
2	WOOD VENEER (VERTICAL BOARD AND BATTEN TEXTURE)	WOOD VENEER TO BE PAINTED OR STAINED (COLOR: SW 7024 - SLATE TILE)
3	PLAZA LEVEL OUTDOOR SPA	EXISTING WALLS TO BE REMOVED (EXISTING INTERIOR SPACE BECOMES OUTDOOR SPACE)
4	METAL AWNING	TO BE ATTACHED TO EXISTING EXTERIOR
5	ENTRY FEATURE	REMOVE EXISTING EXTERIOR STAIRS TO BUILD ENTRY FEATURE STRUCTURE
6	WOOD VENEER	HORIZONTAL WOOD VENEER TO BE SEALED
7	NEW ROOF	TO BE CONSTRUCTED OVER ENTRY (REMOVE EXISTING SKYLIGHT)
8	GLASS GARAGE DOOR	REPLACE EXISTING GLAZING
9	NEW GUARDRAIL	REPLACE EXISTING GUARDRAIL
10	NEW LANDSCAPE RETAINING WALLS	NEW EXTERIOR STAIRS, LANDSCAPE PLANTERS, AND SEATING TO BE INTEGRATED INTO DESIGN
11	REMOVE EXISTING DOOR	
12	PROPOSED TRAMPOLINE PARK	TO BE CONSTRUCTED AT 2ND LEVEL ROOF (REMOVE EXISTING SKYLIGHT AND ROOF STRUCTURE)
13	STACKED STONE VENEER	FINISH TO BE APPLIED TO EXISTING WALLS (COLOR: WOODSTONE XL ROCK PANEL - CHARCOAL)
14	GUEST RECEPTION ENTRY	EXISTING RESTAURANT DOOR TO CONNECT TO UPDATED INTERIOR (HOTEL LOBBY AND RECEPTION)
15	EXTERIOR LOCKERS	EXTERIOR LOCKERS BEHIND COLUMNS AT PLAZA LEVEL FOR GUEST USE
16	ROCK WALL	ROCK WALL TO BE APPLIED TO EXISTING WALLS





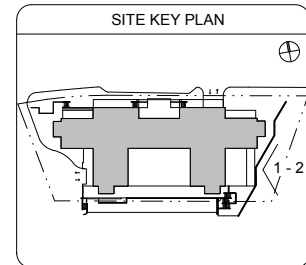
2 SIDE (1) ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

SIDE (1) ELEVATION - NON-STUCCO MATERIALS OF TOTAL FACADE		
WOOD VENEER (SEALED)	275 sf	6.4%
WOOD VENEER (PAINTED OR STAINED)	502 sf	11.8%
STONE VENEER	610 sf	14.5%
WOOD SIDING (EXISTING TO BE PAINTED)	242 sf	6.0%
	1,729 sf	40.5%



1 SIDE (1) ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

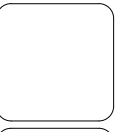
PROPOSED ELEVATION KEYNOTES		
#	DESCRIPTION	ADDITIONAL DESIGN INFORMATION
1	STUCCO	STUCCO TO BE PAINTED AS SHOWN IN RENDERINGS (COLORS: SW 7019 - GAUNTLET GRAY AND SW 7048 - URBANE BRONZE)
2	WOOD VENEER (VERTICAL BOARD AND BATTEN TEXTURE)	WOOD VENEER TO BE PAINTED OR STAINED (COLOR: SW 7024 - SLATE T&E)
3	PLAZA LEVEL OUTDOOR SPA	EXISTING WALLS TO BE REMOVED (EXISTING INTERIOR SPACE BECOMES OUTDOOR SPACE)
4	METAL AWNING	TO BE ATTACHED TO EXISTING EXTERIOR
5	ENTRY FEATURE	REMOVE EXISTING EXTERIOR STAIRS TO BUILD ENTRY FEATURE STRUCTURE
6	WOOD VENEER	HORIZONTAL WOOD VENEER TO BE SEALED
7	NEW ROOF	TO BE CONSTRUCTED OVER ENTRY (REMOVE EXISTING SKYLIGHT)
8	GLASS GARAGE DOOR	REPLACE EXISTING GLAZING
9	NEW GUARDRAIL	REPLACE EXISTING GUARDRAIL
10	NEW LANDSCAPE RETAINING WALLS	NEW EXTERIOR STAIRS, LANDSCAPE PLANTERS, AND SEATING TO BE INTEGRATED INTO DESIGN
11	REMOVE EXISTING DOOR	
12	PROPOSED TRAMPOLINE PARK	TO BE CONSTRUCTED AT 2ND LEVEL ROOF (REMOVE EXISTING SKYLIGHT AND ROOF STRUCTURE)
13	STACKED STONE VENEER	FINISH TO BE APPLIED TO EXISTING WALLS (COLOR: WOODSTONE XL ROCK PANEL - CHARCOAL)
14	GUEST RECEPTION ENTRY	EXISTING RESTAURANT DOOR TO CONNECT TO UPDATED INTERIOR (HOTEL LOBBY AND RECEPTION)
15	EXTERIOR LOCKERS	EXTERIOR LOCKERS BEHIND COLUMNS AT PLAZA LEVEL FOR GUEST USE
16	ROCK WALL	ROCK WALL TO BE APPLIED TO EXISTING WALLS



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FOR PLANNING REVIEW ONLY

GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266

PLANNING SUBMITTAL

BLDG SIDE (1) ELEVATION - EXISTING AND PROPOSED

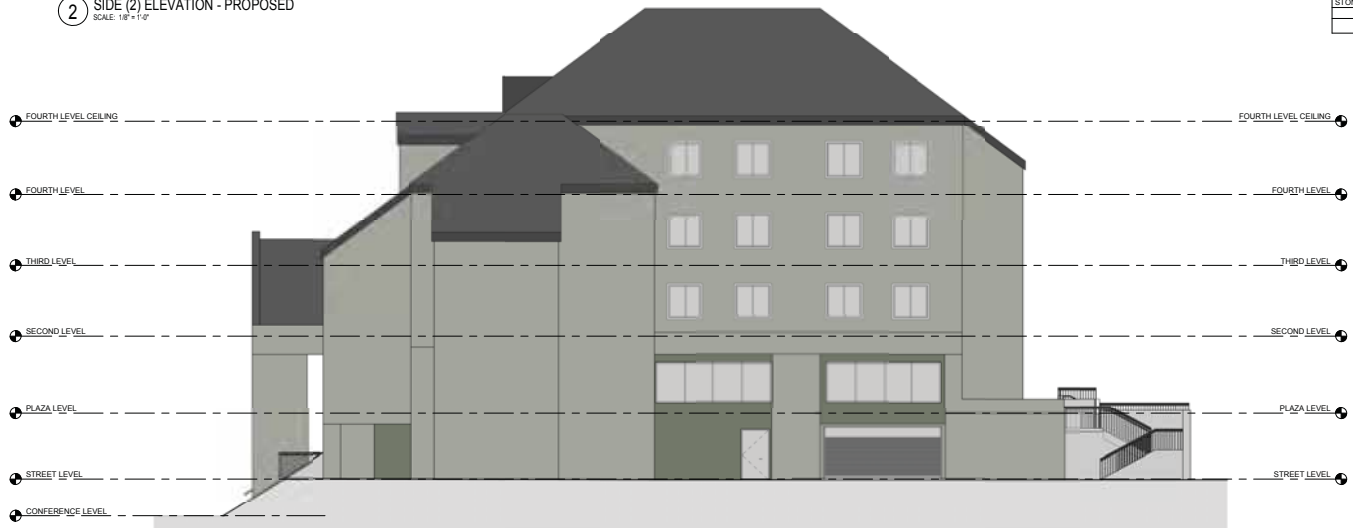
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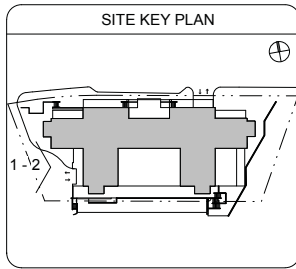
2 SIDE (2) ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

SIDE (2) ELEVATION - NON-STUCCO MATERIALS OF TOTAL FACADE		
WOOD VENEER (SEALED)	474 sf	12.8%
WOOD VENEER (PAINTED OR STAINED)	502 sf	13.6%
STONE VENEER	409 sf	11.1%
	1,385 sf	37.5%



1 SIDE (2) ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION KEYNOTES		
#	DESCRIPTION	ADDITIONAL DESIGN INFORMATION
1	STUCCO	STUCCO TO BE PAINTED AS SHOWN IN RENDERINGS (COLORS: SW 7019 - GAUNTLET GRAY AND SW 7048 - URBANE BRONZE)
2	WOOD VENEER (VERTICAL BOARD AND BATTEN TEXTURE)	WOOD VENEER TO BE PAINTED OR STAINED (COLOR: SW 7024 - SLATE T.E.)
3	PLAZA LEVEL OUTDOOR SPA	EXISTING WALLS TO BE REMOVED (EXISTING INTERIOR SPACE BECOMES OUTDOOR SPACE)
4	METAL AWNING	TO BE ATTACHED TO EXISTING EXTERIOR
5	ENTRY FEATURE	REMOVE EXISTING EXTERIOR STAIRS TO BUILD ENTRY FEATURE STRUCTURE
6	WOOD VENEER	HORIZONTAL WOOD VENEER TO BE SEALED
7	NEW ROOF	TO BE CONSTRUCTED OVER ENTRY, (REMOVE EXISTING SKYLIGHT)
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9	NEW GUARDRAIL	REPLACE EXISTING GUARDRAIL
10	NEW LANDSCAPE RETAINING WALLS	NEW EXTERIOR STAIRS, LANDSCAPE PLANTERS, AND SEATING TO BE INTEGRATED INTO DESIGN
11	REMOVE EXISTING DOOR	
12	PROPOSED TRAMPOLINE PARK	TO BE CONSTRUCTED AT 2ND LEVEL ROOF (REMOVE EXISTING SKYLIGHT AND ROOF STRUCTURE)
13	STACKED STONE VENEER	FINISH TO BE APPLIED TO EXISTING WALLS (COLOR: HORSTONE XL ROCK PANEL - CHARCOAL)
14	GUEST RECEPTION ENTRY	EXISTING RESTAURANT DOOR TO CONNECT TO UPDATED INTERIOR (HOTEL LOBBY AND RECEPTION)
15	EXTERIOR LOCKERS	EXTERIOR LOCKERS BEHIND COLUMNS AT PLAZA LEVEL FOR GUEST USE
16	ROCK WALL	ROCK WALL TO BE APPLIED TO EXISTING WALLS



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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266
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BLDG SIDE (2) ELEVATION - EXISTING AND PROPOSED

A8

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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266

PLANNING SUBMITTAL

BLDG PLAN - LOWER LEVEL

A9

10.17.2018



GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS			
PROJECT TITLE	1895 Youngfield St. Breckenridge, CO	DATE	10.17.2018
	PROGRAMMING AREA	EXISTING BUILDING	TOTAL PROGRAM AREA
GROUND LEVEL			
01	TRASH ROOM	180	180
02	MEP	180	180
03	MAINTENANCE OFFICE	180	180
04	SPRINKLER RISER ROOM	180	180
05	CIRCULATION / COMMON BLDG AREA	1820	1820
FIRST LEVEL			
06	STORAGE / FUTURE SPACE (RUB ROOM)	3200	3200
07	RECEPTION / LOBBY (SHIP COURSE PLUMB)	300	300
08	RECEPTION / LOBBY (SHIP COURSE PLUMB)	300	300
09	MEP	300	300
10	MAINTENANCE OFFICE	300	300
11	CIRCULATION / COMMON BLDG AREA	1800	1800
12	OUTDOOR AREA		2810
PLAZA LEVEL			
13	LOBBY / HOTEL ROOMS (BANK BUILDING)	1200	1200
14	MEP	1200	1200
15	RECEPTION / LOBBY / TRASH ROOMS / STORAGE	1200	1200
16	MEP	1200	1200
17	COMMERCIAL KITCHEN	1200	1200
18	MEP	1200	1200
19	CIRCULATION / COMMON BLDG AREA	1410	1410
20	OUTDOOR SQUARE FOOTAGE OF EXISTING PLAZA AREA	1700	1700
21	OUTDOOR AREA		4100
LEVEL 2			
22	LOBBY / HOTEL ROOMS	1100	1100
23	MEP	1100	1100
24	CIRCULATION / COMMON BLDG AREA	1100	1100
25	OUTDOOR AREA		2817
LEVEL 3			
26	LOBBY / HOTEL ROOMS	1100	1100
27	MEP	1100	1100
28	CIRCULATION / COMMON BLDG AREA	1100	1100
29	OUTDOOR AREA		2817
LEVEL 4			
30	LOBBY / HOTEL ROOMS	1100	1100
31	MEP	1100	1100
32	CIRCULATION / COMMON BLDG AREA	1100	1100
33	OUTDOOR AREA		2817
TOTALS	PROGRAMMING AREA	EXISTING BUILDING	TOTAL PROGRAM AREA
	1820	1820	1820

1 BLDG LAYOUT - LOWER LEVEL
SCALE: 1/8"=1'-0"

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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

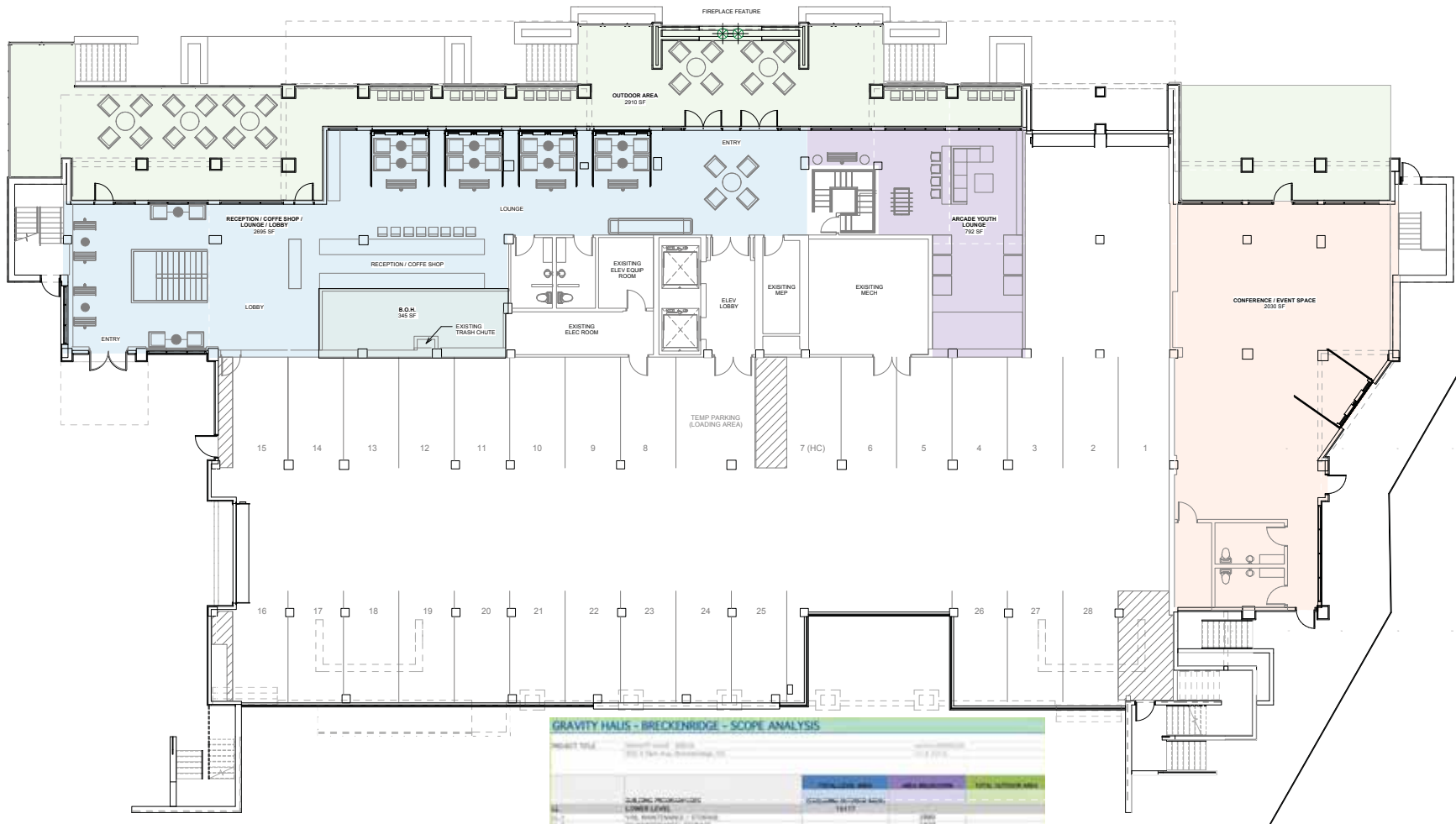
PROJECT # 266

PLANNING SUBMITTAL

BLDG PLAN - STREET LEVEL

A10

10.17.2018



GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS			
PROJECT TITLE	PROJECT NO.	DATE	SCALE
GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS	266	10/17/2018	1/8" = 1'-0"
LEVEL	DESCRIPTION	FINISHED AREA	TOTAL FINISHED AREA
SUB-TOTALS	1ST FLOOR	19,127	19,127
	2ND FLOOR	2,000	2,000
	3RD FLOOR	2,000	2,000
	4TH FLOOR	2,000	2,000
	5TH FLOOR	2,000	2,000
	6TH FLOOR	2,000	2,000
	7TH FLOOR	2,000	2,000
	8TH FLOOR	2,000	2,000
	9TH FLOOR	2,000	2,000
	10TH FLOOR	2,000	2,000
TOTALS	1ST FLOOR	19,127	19,127
	2ND FLOOR	2,000	2,000
	3RD FLOOR	2,000	2,000
	4TH FLOOR	2,000	2,000
	5TH FLOOR	2,000	2,000
	6TH FLOOR	2,000	2,000
	7TH FLOOR	2,000	2,000
	8TH FLOOR	2,000	2,000
	9TH FLOOR	2,000	2,000
	10TH FLOOR	2,000	2,000

1 BLDG LAYOUT - STREET LEVEL
SCALE: 1/8"=1'-0"



GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS

PROJECT TITLE	GRAVITY HAUS - BRECKENRIDGE - PLAZA LEVEL	DATE	1/15/2018
BUILDING PROGRAM/USE	(INCLUDING OUTDOOR AREA)	NEW ADDITION	TOTAL ADDITION AREA
LOWER LEVEL	18417		
01.01	195	2890	
01.02	18372	1828	
01.03	16449	3649	
01.04	14799	933	
BASEMENT LEVEL	18827		
02.01	17032	2092	
02.02	15336	3506	
02.03	1383	343	
02.04	742	742	
02.05	8917	8917	
02.06	1499	1499	
PLAZA LEVEL	11460		2910
03.01	182	182	
03.02	1034	1034	
03.03	1039	1039	
03.04	812	812	
03.05	741	741	
03.06	1412	1412	
03.07	2127	2127	
03.08	11881	11881	4194
LEVEL 2	11381		
04.01	8142	8142	
04.02	719	719	
04.03	2520	2520	
LEVEL 3	11381		
05.01	8499	8499	
05.02	1832	1832	
05.03	1050	1050	
LEVEL 4	8906		
06.01	4074	4074	
06.02	144	144	
06.03	7782	7782	
TOTALS	10440	10440	10440

1 BLDG LAYOUT - PLAZA LEVEL
SCALE: 1/8"=1'-0"

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FOR PLANNING REVIEW ONLY

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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 288

PLANNING SUBMITTAL

BLDG PLAN - PLAZA LEVEL

A11

10.17.2018

1895 youngfield st. unit 1
golden, co 80401
p. 303 - 449 - 0038

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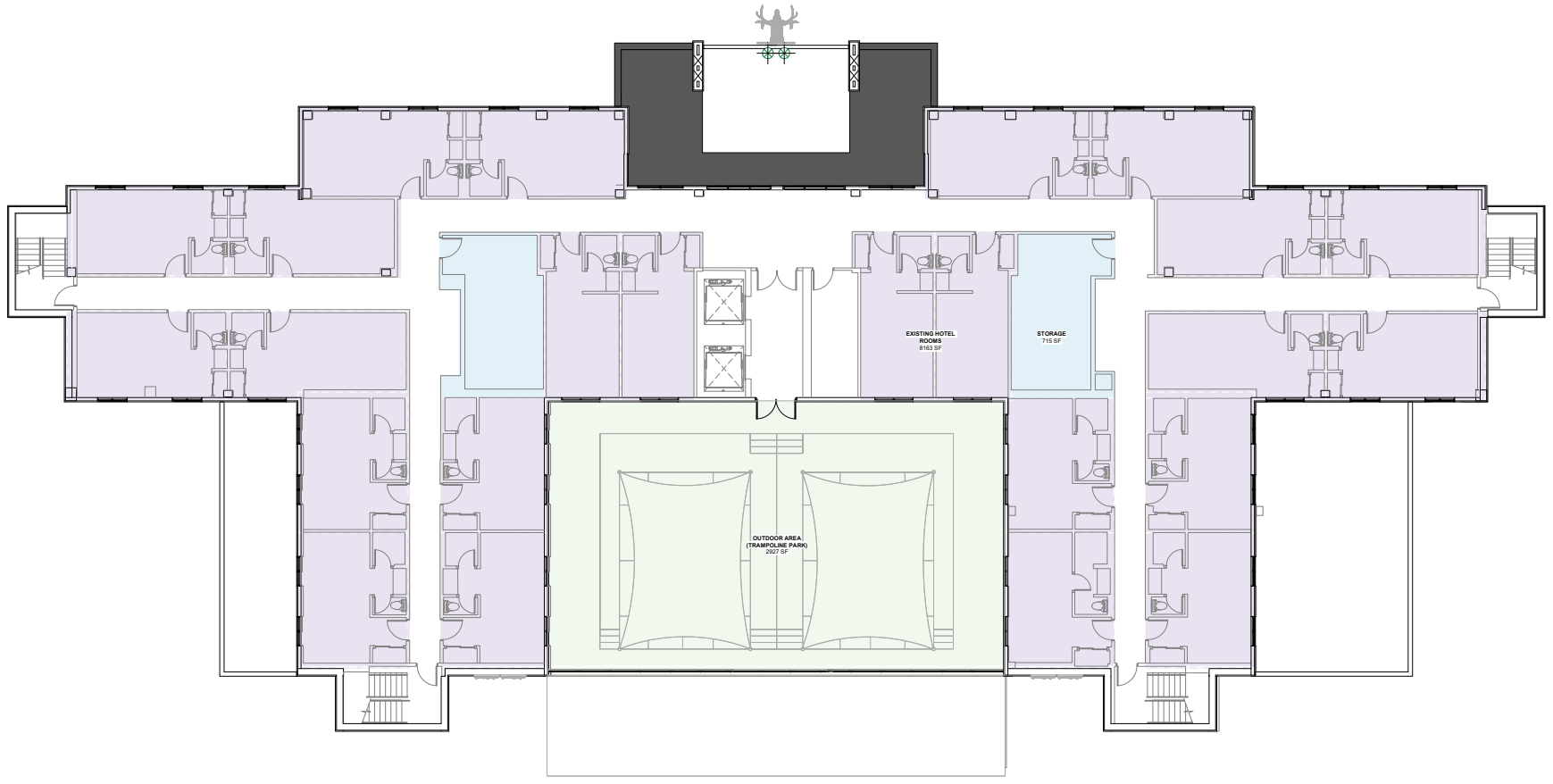
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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266
PLANNING SUBMITTAL
BLDG PLAN - 2ND LEVEL

A12
10.17.2018



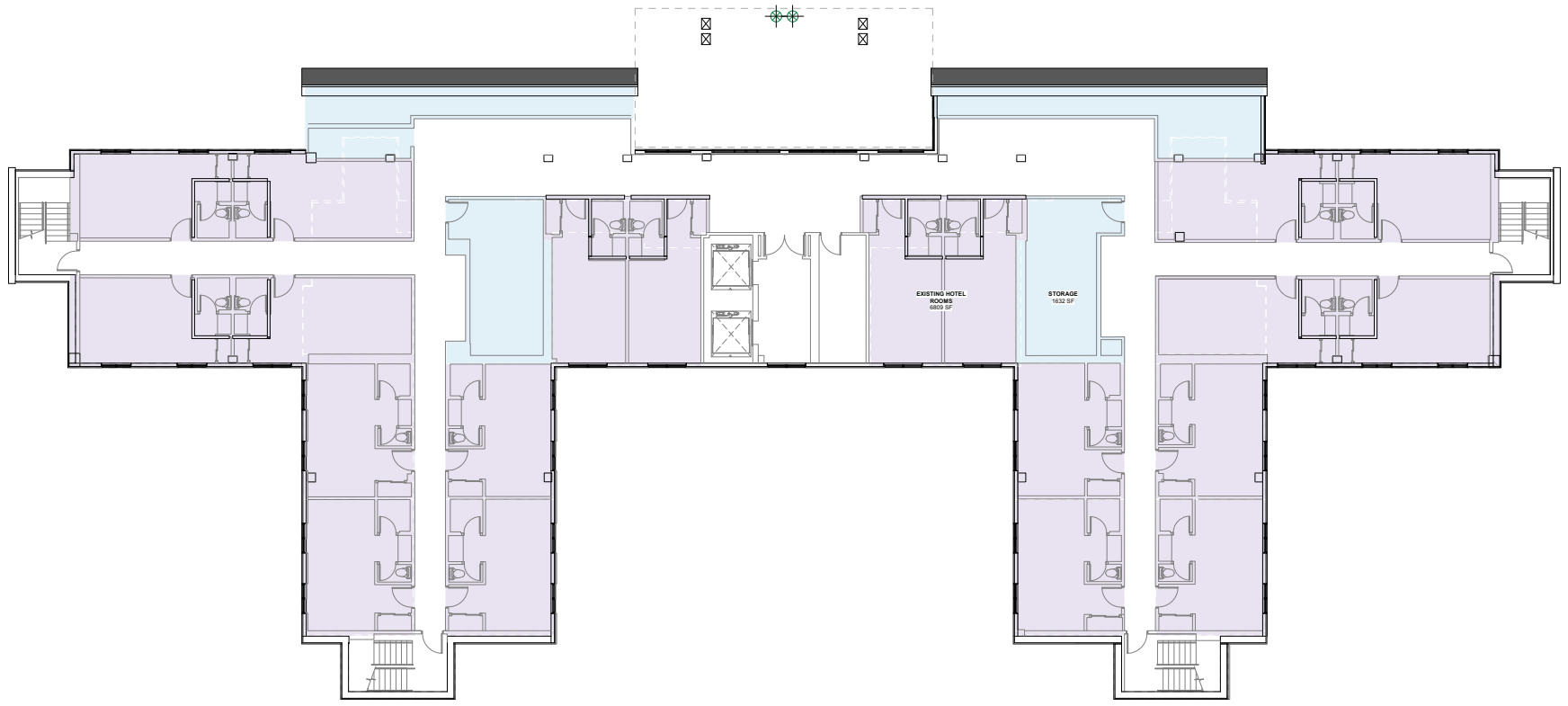
GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS			
ROOM TYPE	EXISTING AREA (SQ. FT.)	NEW CONSTRUCTION (SQ. FT.)	TOTAL AREA (SQ. FT.)
BUILDING PROGRAM SUMMARY			
		270,000 (OUTDOOR AREA)	
1ST FLOOR LEVEL			
RECEPTION / LOBBY	1,000		1,000
CONFERENCE / MEETING ROOMS	1,500		1,500
RESTAURANT / BAR	2,000		2,000
OFFICE	3,000		3,000
STORAGE	4,000		4,000
MECHANICAL	5,000		5,000
STAIRS	6,000		6,000
TOILETS	7,000		7,000
PLAZA AREA	8,000		8,000
2ND FLOOR LEVEL			
LOBBY	1,000		1,000
RECEPTION	1,500		1,500
CONFERENCE	2,000		2,000
OFFICE	3,000		3,000
STORAGE	4,000		4,000
MECHANICAL	5,000		5,000
STAIRS	6,000		6,000
TOILETS	7,000		7,000
PLAZA AREA	8,000		8,000
3RD FLOOR LEVEL			
LOBBY	1,000		1,000
RECEPTION	1,500		1,500
CONFERENCE	2,000		2,000
OFFICE	3,000		3,000
STORAGE	4,000		4,000
MECHANICAL	5,000		5,000
STAIRS	6,000		6,000
TOILETS	7,000		7,000
PLAZA AREA	8,000		8,000
4TH FLOOR LEVEL			
LOBBY	1,000		1,000
RECEPTION	1,500		1,500
CONFERENCE	2,000		2,000
OFFICE	3,000		3,000
STORAGE	4,000		4,000
MECHANICAL	5,000		5,000
STAIRS	6,000		6,000
TOILETS	7,000		7,000
PLAZA AREA	8,000		8,000
TOTAL			
	70,000	270,000	340,000

1 BLDG LAYOUT - SECOND LEVEL
SCALE: 1/8" = 1'-0"

1895 youngfield st. unit 1
golden, co 80401
p. 303 - 449, 0038

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GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266

PLANNING SUBMITTAL

BLDG PLAN - 3RD LEVEL

A13

10.17.2018

1 BLDG LAYOUT - THIRD LEVEL
SCALE: 1/8" = 1'-0"

GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS			
PROJECT TITLE	1895 Youngfield St., Breckenridge, CO	DATE	10/17/2018
		TOTAL FLOOR AREA	TOTAL OUTDOOR AREA
BUILDING PROGRAMS			
LOWER LEVEL			
01	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
02	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
03	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
04	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
05	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
06	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
07	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
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100	TRD. HOTEL ROOMS (2) - EXISTING	1412	000
TOTALS		7061	0000

1895 youngfield st. unit 1
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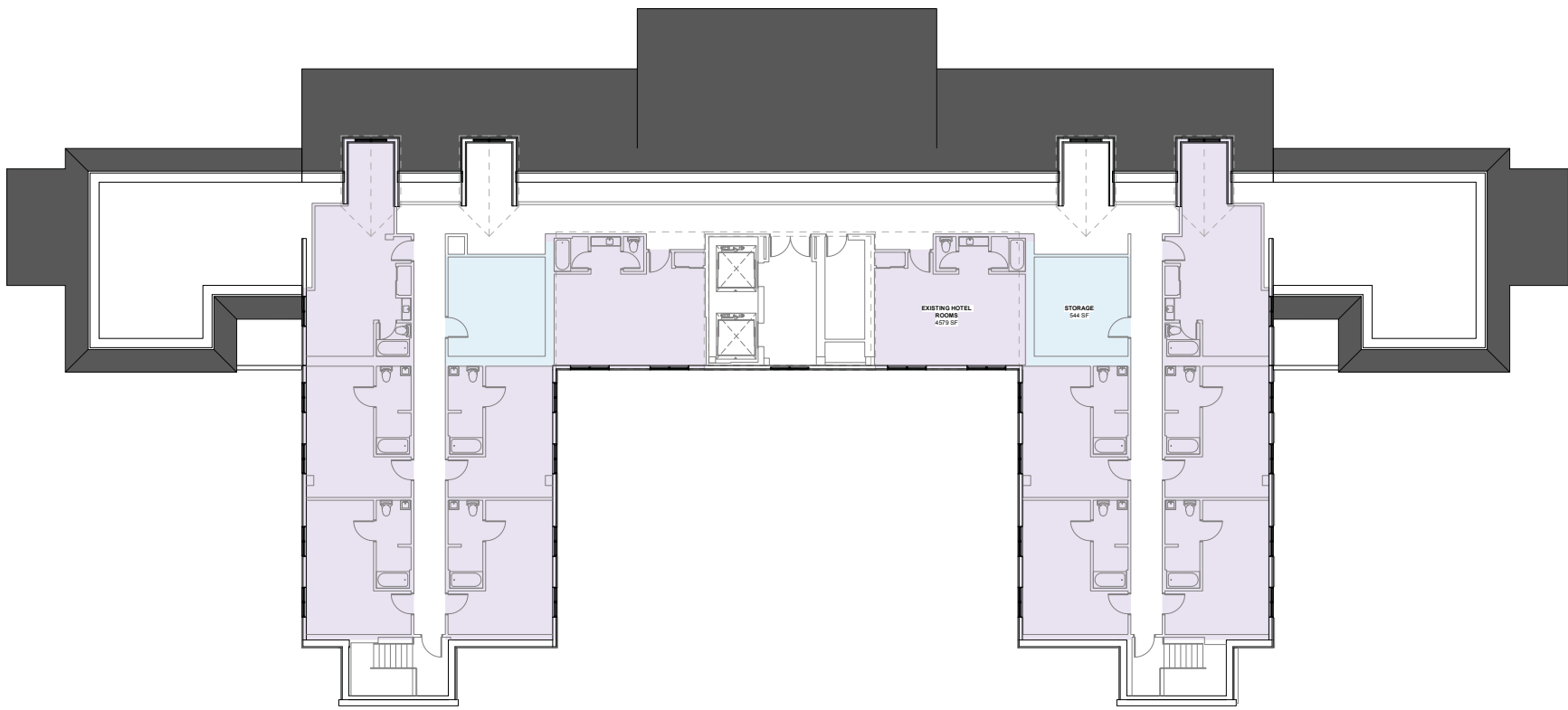
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GRAVITY HAUS
 BRECKENRIDGE, COLORADO
 EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266
 PLANNING SUBMITTAL
 BLDG PLAN - 4TH LEVEL

A14
 10.17.2018



GRAVITY HAUS - BRECKENRIDGE - SCOPE ANALYSIS				
PROJECT TITLE	PROJECT CODE	PROJECT NUMBER		
1895 YOUNGFIELD ST. UNIT 1	2018-0001	2018-0001		
			PROPOSED AREA	100% EXISTING AREA
BUILDING PERIMETER				
FLOOR LEVELS				
01	1ST FLOOR	18137	18137	0
02	2ND FLOOR	18137	18137	0
03	3RD FLOOR	18137	18137	0
04	4TH FLOOR	18137	18137	0
05	5TH FLOOR	18137	18137	0
06	6TH FLOOR	18137	18137	0
07	7TH FLOOR	18137	18137	0
08	8TH FLOOR	18137	18137	0
09	9TH FLOOR	18137	18137	0
10	10TH FLOOR	18137	18137	0
11	11TH FLOOR	18137	18137	0
12	12TH FLOOR	18137	18137	0
13	13TH FLOOR	18137	18137	0
14	14TH FLOOR	18137	18137	0
15	15TH FLOOR	18137	18137	0
16	16TH FLOOR	18137	18137	0
17	17TH FLOOR	18137	18137	0
18	18TH FLOOR	18137	18137	0
19	19TH FLOOR	18137	18137	0
20	20TH FLOOR	18137	18137	0
21	21ST FLOOR	18137	18137	0
22	22ND FLOOR	18137	18137	0
23	23RD FLOOR	18137	18137	0
24	24TH FLOOR	18137	18137	0
25	25TH FLOOR	18137	18137	0
26	26TH FLOOR	18137	18137	0
27	27TH FLOOR	18137	18137	0
28	28TH FLOOR	18137	18137	0
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97	97TH FLOOR	18137	18137	0
98	98TH FLOOR	18137	18137	0
99	99TH FLOOR	18137	18137	0
100	100TH FLOOR	18137	18137	0

1 BLDG LAYOUT - FOURTH LEVEL
 SCALE: 1/8" = 1'-0"



gravity haus

- A. Stacked Stone Veneer
- B. Sealed Wood Veneer
- C. Vertical Board and Batten (Painted)
- D. Color Sample for Painted Vertical Board and Batten (C.)
- E. Metal Mesh for Guardrails
- F. Wood Trim
- G. Exterior Paint
- H. Exterior Paint

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FOR PLANNING REVIEW ONLY

GRAVITY HAUS
BRECKENRIDGE, COLORADO
EXISTING HOTEL RENOVATION

REVISIONS:

PROJECT # 266
PLANNING SUBMITTAL
MATERIAL BOARD

A15
10.17.2018

Planning Commission Staff Report

Subject: Casey Residence
(Class B Historic, Final Hearing; PL-2018-0262)

Proposal: Rehabilitate, Locally Landmark, add connector and addition to existing, historic residence on North French Street.

Date: October 29, 2018 (For meeting of November 6, 2018)

Project Manager: Chris Kulick, AICP, Planner III

Applicant/Owner: Dianne Monaghan

Agent: Lee Edwards, Dry Rot Construction

Address: 112 North French Street

Legal Description: Abbett Addition, Lots 3& 4, Block 3

Site Area: 0.141 acres (6,148 sq. ft.)

Land Use District: 18-2 - Residential Single Family/Duplex - 20 Units per Acre (UPA)

Historic District: 1- East Side Residential Character Area

Site Conditions: The lot is located on North French Street, in-between the Fireside Inn Bed and Breakfast and a single-family residence. The lot is relatively flat sloping uphill to the east from French Street at an average grade of 2%. The lot contains the Historic “Casey Residence” which is located on the front half of the property. Two historic sheds and a historic outhouse straddle the property line with the neighboring Longbranch Condominium building. These historic outbuildings have been in the same location since the 1870’s and are shown on Sanborn Fire Maps. Two mature aspen trees are located to the southeast of the historic home. There is an existing 4’ wide concrete sidewalk that connects the front of the home to the French Street sidewalk.

Adjacent Uses: North: Craig Residence, single-family home (Residential)
South: Fireside Inn Bed and Breakfast (Residential)
East: Longbranch Condominiums (Residential)
West: Single-family residence & Office (Residential & Commercial)

Density: Allowed under LUGs, 20 UPA: 4,516 sq. ft.
Proposed density:
(Excluding 1,029 sq. ft. Landmarked): 2,165 sq. ft.
Including Landmarked Density: 3,194 sq. ft.

Above Ground Density:
Allowed:

	At 9 UPA:	2,032 sq. ft.
	Up to 10 UPA (with restoration/ neg. points)	2,258 sq. ft.
	Proposed: (Using 284 sq. ft. of density for mass)	2,258 sq. ft. (10 UPA, -6 points)
Mass:	Allowed:	2,710 sq. ft.
	Proposed:	2,697 sq. ft.
Total:	Main House	
	Lower Level: (incl. 1,029 sq. ft. Landmarked):	1,029 sq. ft.
	Main Level:	1,029 sq. ft.
	Subtotal – Main House:	2,058 sq. ft.
	Connector	
	Lower Level:	191 sq. ft.
	Main Level:	178 sq. ft.
	Subtotal- Connector	369 sq. ft.
	Addition	
	Lower Level:	276 sq. ft.
	Main Level (Including 598 sq. ft. garage):	817 sq. ft.
	Upper Floor:	503 sq. ft.
	Subtotal- Addition	1,596 sq. ft.
	Out Buildings	
	Main Level:	170 sq. ft.
	Total:	4,193 sq. ft.
Height:	Recommended:	23 ft. (mean); 26 ft. (max)
	Proposed:	22.5 ft. (mean); 25.2 ft. (overall)
Lot Coverage:	Building / non-Permeable:	2,491 sq. ft. (40% of site)
	Hard Surface / non-Permeable:	596 sq. ft. (10% of site)
	Open Space / Permeable Area:	3,061 sq. ft. (50% of site)
Parking:	Required:	3 spaces
	Proposed:	3 spaces
Snowstack:	Required:	149 sq. ft. (25%)
	Proposed:	400 sq. ft. (39%)
Setbacks:	Front (15' recommended): (Existing)	11.5 ft.
	Sides (5' recommended):	6 ft.
	Rear (15' recommended):	15.5 ft.

Changes since the October 2, 2018 Second Preliminary Hearing

The following changes are proposed to the Casey Residence plans since the second Preliminary Hearing on October 2, 2018.

Mass

- The project's mass has been reduced from 2,871 sq. ft. to 2,697 sq. ft.

Connector

- The connector's roof has been changed to a shed roof with a 3:12 pitch. The connector's ridge is now 2' below the historic home's ridge.

Height

- The addition's height was reduced from 23' to 22.5' as measured to the median.

Placement of Structures

- The footprint of the connector and addition were modified. The length of the connector was increased by 1' and the depth of the addition was reduced by 1' in effort to decrease square footage.

Accessory Apartment

- The living space above the garage is now designated an accessory apartment.

Item History

According to Sanborn Fire Insurance maps, this one-story miner's cottage was built by 1886. Sanborn maps between 1886 and 1914 depict the building as having an offset T-shape, with a side-gabled front wing, and an intersecting front-gabled wing to the rear. At some point in time, after 1914, the north leg of the "L" was filled in, and a modest shed-roofed addition was built onto the east elevation. Its first owners were William and Dora Casey. The Caseys sold the dwelling to George Goudie on May 7, 1907. The property's current owner is Dianne Monaghan.

The irregular-shaped, single-story, wood frame dwelling consists of a main side-gabled wing, which measures 29' N-S (across) by 13' E-W (deep), a longer, intersecting gabled rear wing, which measures approximately 21' N-S by 36' E-W, and a small, 12' N-S by 7' E-W, shed-roofed rear entry porch extension to the east elevation. The building's exterior walls are clad with painted gray color horizontal wood siding with 1" by 4" corner boards. The roof is covered with metal roofing material and the eaves are boxed. Windows are predominantly single and paired 1/1 double-hung sash with painted cream white wood frames and painted grey/blue wood surrounds. A wood-paneled front door enters the façade from an 8' by 4' front porch covered by a gable roof. Another entry door leads into the south elevation from an uncovered wood deck.

Two wood frame secondary buildings and a privy are located at the rear (east) end of the property. The larger of the two secondary buildings measures 20' N-S by 10' E-W. It is covered by a gable roof with metal roofing material. The smaller of the two secondary buildings measures 10' N-S by 16' E-W. It is covered by a saltbox roof covered with metal roofing material. The privy measures 5' N-S by 6' E-W. It has horizontal wood siding exterior walls, with 1" by 4" corner boards, and it is covered by a gable roof with metal roofing material.



The Town's Cultural Resource Survey has rated this house as "Contributing" to the district.

42. *Statement of significance:*

This building is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth, dating from circa 1885 to 1942. It is also architecturally notable, to a modest degree, for its representative cross-gabled offset T-shaped plan. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It may, however, qualify for individual local landmark designation by the Town of Breckenridge, and it is a contributing resource located within the boundaries of the Breckenridge Historic District.

43. *This property exhibits a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. A sense of time and place of a late 19th century building is still in evidence. The property's integrity is enhanced by the existence of the historic secondary buildings.*

46. *If the building is in existing National Register district, is it contributing - Yes.*

Previously on September 15, 1994, the Planning Commission approved a restoration of the three outbuildings that are partially located on this property. During the review it was determined the outbuildings encroach onto a portion of the Longbranch Condominiums property but do not encroach onto the Town's drainage easement which is located just to the east of the outbuildings. Recently, several

owners of property in the 100 North Block of French Street, including the applicant, have obtained easements from the Longbranch Home Owner's Association that allow the outbuildings to remain in their historic locations.

The Planning Commission reviewed the Casey Residence on October 2, 2018 and August 21, 2018 as Preliminary Hearings. During the meetings, staff received direction on several policies. Below is a summary of the policies that achieved a majority consensus at the two meetings and remain unchanged from the previous work session and preliminary hearings. These majority consensus items include:

From the Development Code:

- Policy 5/A, Architectural Compatibility: The roof mounted solar panels are integrated into the design of the building. The panels do not penetrate the roofline and are minimally visible from the ground.
- Policy 6/A & R: The addition has a median height of 22.5' at its tallest point, below the recommended 23'.
- Policy 7/R, Site and Environmental Design: The development provides adequate buffering from neighboring properties.
- Policy 13/R, Snow Removal and Storage: The applicants propose 400 sq. ft. (39%) of snow stacking for the 596 sq. ft. of impervious surfaces.
- Policies 16/A & 16/R; 17/A, Access / Circulation: Vehicular and pedestrian access to the site is via North French Street.
- Policy 18/ A & R, Parking: The on-site parking is proposed in the garage and the driveway at the rear of the property and accessed alongside the existing house from North French Street.
- Policy 21/R, Open Space: The applicants have designed 40% of the site as open space, this is above the minimum of 30% residential sites are required to provide.
- Policies 22/A & 22/R, Plant Material & Landscaping: The applicants show a landscape plan for the project, the proposed new plantings include two 1.5" caliper cottonwood trees and an 8' Colorado or Engleman Spruce located in the front yard adjacent to North French Street, and twelve 1.5-2" caliper aspen trees, two purple lilacs, a 2-4' clump of Canada Red Choke Cherry and 5 Potentillas. The applicants are no longer seeking positive points.
- Policies 26/A & 26/R; 28/A, Utilities Infrastructure: All necessary utilities are located in the adjacent ROWs.
- Policies 27/A & 27/R, Drainage: The Town Engineering Staff has reviewed preliminary drainage plans for the project and does not have any concerns.
- Policy 33/R, Energy Conservation: A preliminary report from a registered design professional has been submitted with this application. The applicants have agreed to an improvement of 110% or greater from the building's current HERS score of 245, which warrants positive six (+6) points.
- Local Landmarking: The Commission recommended Locally Landmarking the historic structures on the property.

Historic Standards (24/R)

- Policy 24/R, Social Community: Positive six (+6) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.
- Priority Design Standard 4: The project follows the historic settlement pattern for this block.
- Priority Design Standard 5: The design matches the Town grid.
- Priority Design Standard 8: The renovation will maintain the unity of the block.

- Priority Design Standard 37: The addition is compatible in size and scale with the main building.
- Priority Design Standard 80: The proposed project respects the perceived building scale established by historic structures within the relevant character area.
- Priority Design Standard 81: The proposed addition is under 23' as measured to the median, similar to those found historically.
- Priority Design Standard 82: The back side of a building may be taller than the established norm since the change in scale will not be perceived from majority of public view points.
- Priority Design Standard 86: The mass of the addition is 1,320 sq. ft. and is within the range of surviving structures in the Character Area.
- Priority Design Standard 96: The ratio of solid to void for the project is similar to those found on historic and supporting buildings.
- Design Standard 116: The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- Design Standard 117: The design utilizes paving strips and is located on the south of the lot, which preserves the front edge of the site as a yard.
- Priority Design Standard 121: The proposed roof forms reflect the angle, scale and proportion of historic buildings in the East Side Residential character area.
- Priority Design Standard 122: The design features a primary facades height of 1 story and the addition is 2-stories but is set back substantially from the street.
- Priority Design Standard 125: The materials, including the existing clapboard siding, rough sawn vertical siding and self-rusting corrugated steel, maintain the present balance of building materials within the East Side Character Area.
- Priority Design Standard 126: The proposed roofing materials consist of composite shingles on the primary roof elements and non-reflective, standing seam metal on the shed roof elements, all of which are similar to what is found historically.
- Design Standard 128: The proposed windows and doors similar in size and shape to those used traditionally.
- Design Standard 131: The proposal uses one evergreen tree in the front yard.
- Design Standard 132: The proposed cottonwood trees will reinforce the alignment of street trees.
- Design Standard 133: The proposed landscaping will mitigate undesirable visual impacts.

On October 15, 2018, a Class D Minor permit (PI-2018-0492) was approved for the restoration of the three outbuildings that are partially located on the property. Class D Minor permits are administratively reviewed by staff. Projects that are defined as “Minor Remodels”, where less than 10% of square footage is being added are allowed to be processed as a Class D Minor. The scope of work under this permit includes stabilizing the structures by adding a wood foundation with concrete footers, adding new floors, installing structural elements to support the walls and roof, and repairing rotted wood. No additional square footage was added as part of this permit. Since the level of restoration qualified as “*On-site historic preservation/restoration effort of average or above average public benefit for a secondary structure,*” the project received positive three (+3) points under Policy under Policy 24/R. A building permit for this work was issued on October 18, 2018.

Staff Comments

At this final review, staff would like to address the key policies addressing staff’s concerns and identify issues related to having this proposal meet all absolute policies and obtain a passing Point Analysis.

The Social Community (24/A):

Since this policy addresses the design criteria found in the Handbook of Design Standards for the Historic and Conservation Districts along with the individual Character Areas, discussion of all historic details will be reviewed here.

Building Scale, Architectural Compatibility (5/A) & Social Community (24/A): *“In the early years of Breckenridge’s development, the East Side area was composed primarily of single family residences, many of which were 1-1 ½ stories. Of these, the second floor was often tucked into the roof gables. Dormers were frequently used for upper floor windows.”*

“Historic buildings that survive range between 500 and 2,300 square feet.”

The historic house has 1,029 sq. ft. of above ground density and the addition proposes 945 sq. ft. of above ground density, both are within the range of surviving structures in Character Area 1. Additionally, the combined total of above ground density for the historic house, connector and addition is 1,974 sq. ft. which is 8.75 UPA, and therefore is below the recommended 9 UPA.

Priority Design Standard 118 emphasizes the importance of 9 UPA, *“New buildings should be in scale with existing historic and supporting buildings in the East side.”* and specifies:

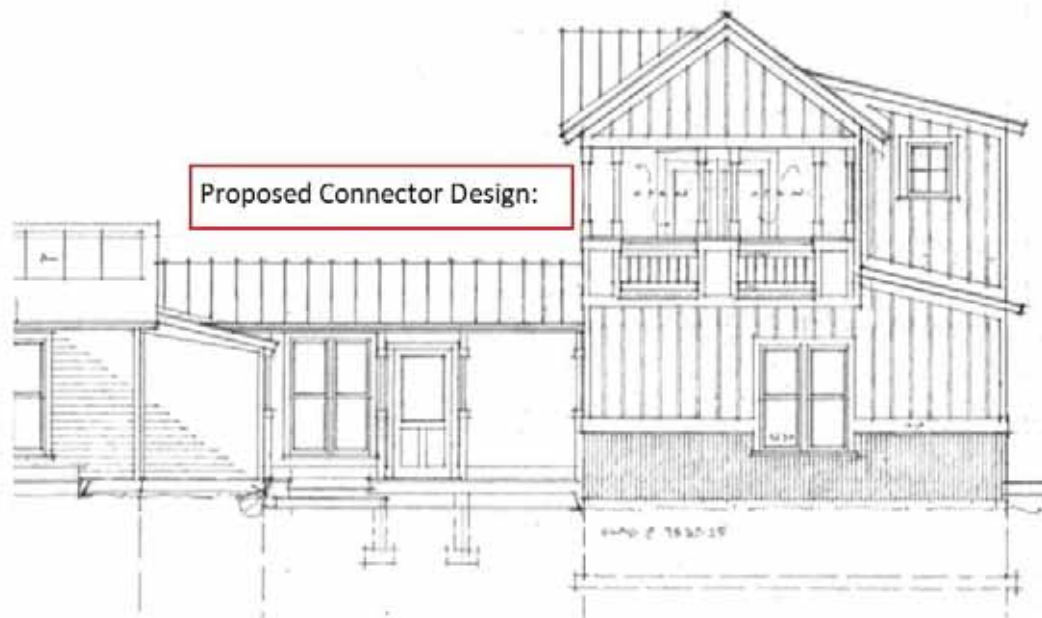
- ***“Development densities of less than nine units per acre are recommended.”***

Policy 24/A further stipulates projects within the North End Residential Character Area between 9.51 and 10 UPA of above ground density shall receive negative six (-6) points.

Staff appreciates the design’s strategy of breaking up the above ground density into multiple modules as recommended in Design Standard 119 and keeping the density below 9 UPA. However, due to the existing outbuildings and the proposed two-car garage, the project uses some additional above ground density for additional mass. This brings the project up to the allowed 10 UPA (2,258 sq. ft.) for historic buildings undergoing a restoration and therefore will incur negative six (-6) points under Policy 24/A.

Mass (4/R): The revised design brings the total mass down to 2,697 sq. ft., 13 sq. ft. below the allowed 2,710 sq. ft. (10 UPA = 2,258 sq. ft., 2,256 sq. ft. + 20% = 2,710 sq. ft.). Staff has no concerns.

Connector: A connector is required for this project since the addition is greater than 50% of the floor area of the historic structure and the addition’s roof is taller than the primary structure.



Per this policy:

Priority Design Standard 80A: Use connectors to link smaller modules and for new additions to historic structures.

- *The width of the connector should not exceed two-thirds the façade of the smaller of the two modules to be linked.*
- *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 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. (In addition, as the mass of the addition increases, the distance between the original building and the addition should increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector should increase by two feet).*
- *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.*
- *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.*
- *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.*

The historic home is 46' long and the addition is 10.5' taller than the historic structure. Based on these figures, the recommended connector length should be at least 23' long based on the recent Noble House connector discussion on August 7, 2018 PI-2018-0069. The proposed connector has increased from 23' to 24' long. The Commission previously supported the length of the connector at 23'.

The connector's height is one-story and is 2' lower than the historic home's ridge height. Previously the majority of Commissioners felt the previous gable roof design did not meet the requirement of being a minimum of 2' lower than the connecting ridgeline. Based on that feedback, the applicant's revised the roof design to a shed roof to achieve greater separation between the historic ridgeline and the connector's ridgeline. The connector's ridge is also offset 7' to north of the primary structure's ridge to further differentiate the two modules. Shed roofs are a common historic roof form in the East Side Character Area. The revised design is simple and does a good job of differentiating the Historic structure from the new addition, which is the intent of Policy 80A. Previously projects have been approved with simple roof forms that are not gabled.

Past Precedent

1. Hilliard House Restoration and Addition, PL-2017-0297. Flat roof on connector.
2. Old Enyeart Place Restoration, Addition and Landmarking, PL-2015-0361. 4:12 pitch shed roof on connector.
3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054. Flat roof on connector.

Staff is supportive of the revised design as it relates to Priority Design Standard 80A, does the Commission concur?

Accessory Apartment: The applicants propose to use the livable space as an accessory apartment. This is a new designated use since the preliminary hearing.

Accessory Apartment: A residential unit located on the same parcel of land as a single-family unit, which is secondary in size and use to the single-family unit and meets the following criteria:

A. The total dwelling area of the unit is no greater in size than one-third ($1/3$) of the total dwelling area of the single-family unit.

B. The total dwelling area of the unit is no greater in size than one thousand two hundred (1,200) square feet.

C. Legal title to the accessory apartment and single-family unit is held in the same name.

The dwelling area of the proposed accessory apartment is 503 sq. ft., well below $1/3$ of the total dwelling area of 3,194 sq. ft. for the single-family unit and below the maximum of 1,200 sq. ft. The applicants have also acknowledged the legal title to the accessory apartment and single-family unit will be held in the same name. This is required as a separate restrictive covenant and has been added as a condition of approval, if approved.

Point Analysis (Section: 9-1-17-3): At this final review staff has identified Absolute, Relative and Priority Design Standards. We have identified the following with this report:

From the Development Code:

- Policy 24/A Social Community: Negative six (-6) points - The proposed above ground density is 10 UPA.
- Policy 24/R, Social Community: Positive six (+6) points -On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.
- Policy 33/R Energy Conservation: Positive six (+6) points - Commitment to an improvement of 110% or greater from the building's current HERS score of 245.

Points from open permit PL-2018-0492

- Policy 24/R, Social Community: Positive three (+3) points - On-site historic preservation/restoration effort of average or above average public benefit for a secondary structure.

At this final review, the proposal is showing a total of positive nine (+9) points.

Staff Recommendation

The applicant has worked closely with staff to bring this proposal to compliance with the Development Code and Handbook of Design Standards. Based on the proposed design, we have the following questions for the Commission:

1. **Connector** – Staff is supportive of the revised design as it relates to Priority Design Standard 80A, does the Commission concur?
2. Does the Commission have any additional comments on the proposed project design?

The Casey Residence, located at 112 North French Street (PL-2018-0292), showing a passing score of positive nine (+9) points along with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Casey Residence	Positive Points	+15	
PC#	PL-2018-0262			
Date:	10/24/2018	Negative Points	- 6	
Staff:	Chris Kulick, AICP			
		Total Allocation:	+9	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
			- 6	The proposed above ground density is 10 UPA.
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	+1/3/6/9/12	+6	For onsite historic preservation/ restoration effort of above average public benefit for a primary structure.
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+3	For onsite historic preservation/ restoration effort of above average public benefit for a Secondary structure. From open permit PL-2018-0492
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1	+6	Impovement of greater than 110%
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		

35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Casey Residence
Lot 3 & 4, Block 3, Abbett Addition
112 North French Street
PL-2018-0262

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have 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 **October 29, 2018**, and findings made by Community Development 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 **November 6, 2018** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

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. **Legal title to the accessory apartment and single-family unit must be held in the same name. Said property, including both real property and the improvements thereon, shall not hereafter be subdivided.**
3. 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.
4. This permit expires three (3) years from date of issuance, on **November 13, 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 18 months, but without the benefit of any vested property right.
5. 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.
6. 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.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

8. If the Town Council should **not** adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance the approval of this Development Permit (PL-2017-0297) would be void and the applicants would need to submit a revision to the Development Permit with the application conforming to 9-1-19-3A: Policy 3 (Absolute) Density/Intensity and 9-1-19-3R: Policy 3 (Relative) Compliance With Density/Intensity Guidelines.
9. Applicant shall notify the Town of Breckenridge Community Development Department (970-453-3160) prior to the removal of any building materials from the historic building. Applicant shall allow the Community Development Department to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark and/or its historic rating, and thereby the allowed basement density. Any such action could result in the revocation and withdrawal of this permit.
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.
11. 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 residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
12. Applicant shall field locate utility service lines to avoid existing trees.
13. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 23' to the mean at any location.
14. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.
15. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

16. Applicant shall submit proof of ownership of the project site.
17. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
18. 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.
19. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
20. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.

21. 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.
22. **Applicant shall submit a draft Energy Savings Report that shows a minimum percentage of energy savings of 110% below the existing structure's energy consumption, prepared by a licensed Colorado engineer using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code.**
23. 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.
24. **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. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
25. **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.**

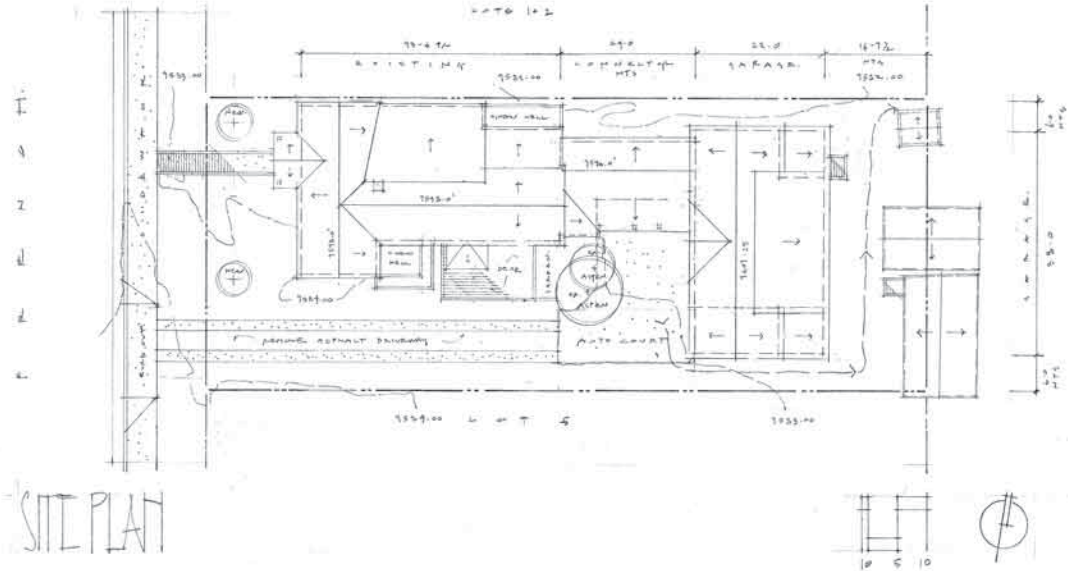
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

1. **A Town approved encroachment license agreement is required for all fencing located within a Town right of way.**
2. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
3. Applicant shall remove leaf clutter, dead branches and dead standing trees 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 the ground.
4. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
5. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
6. Applicant shall screen all utilities.
7. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
8. **Applicant shall submit a final Energy Savings Report that shows a minimum percentage of energy savings of 110% below the existing structure's energy consumption, prepared by a licensed Colorado engineer using an approved simulation tool in accordance with simulated performance alternative provisions of the towns adopted energy code.**
9. 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.

10. 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 issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
11. 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.**
12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
13. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

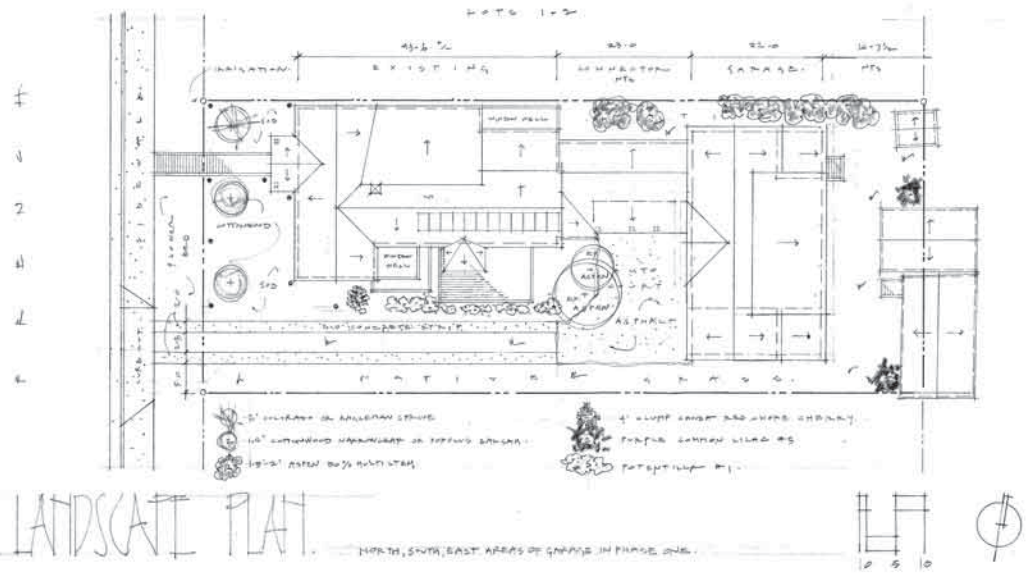
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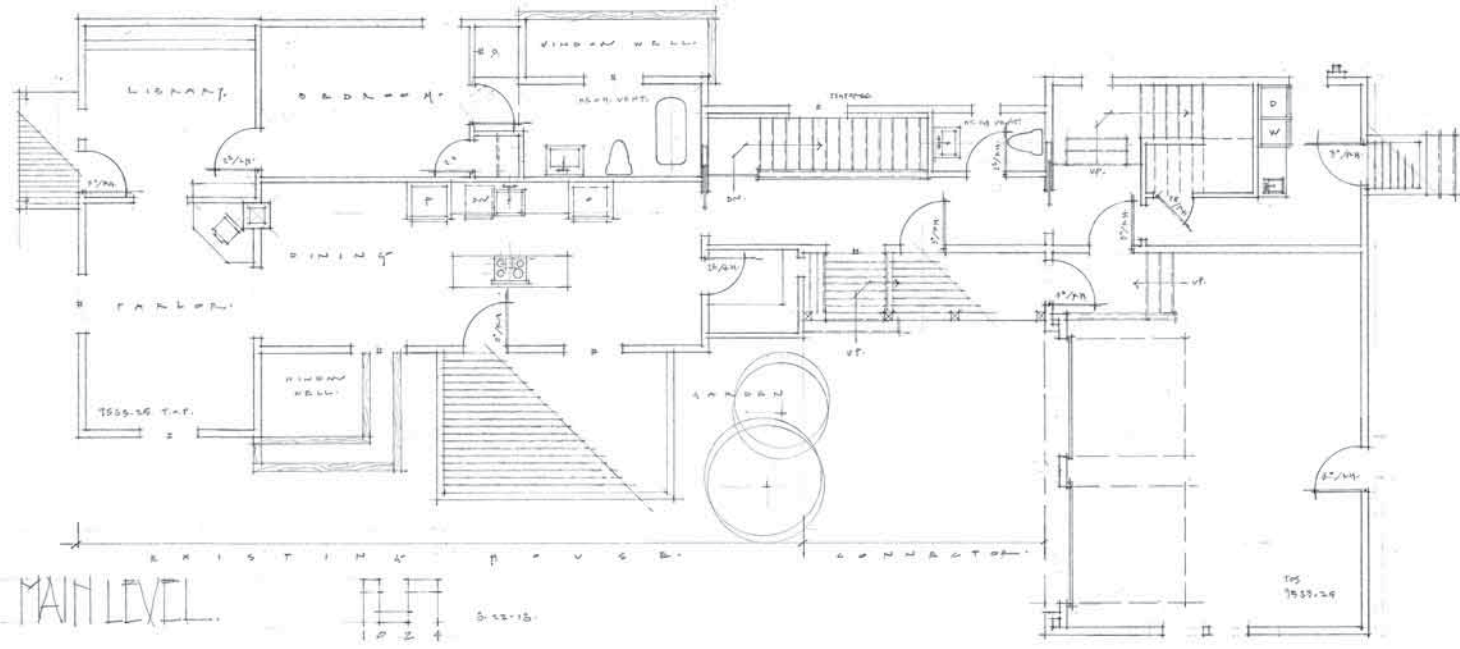
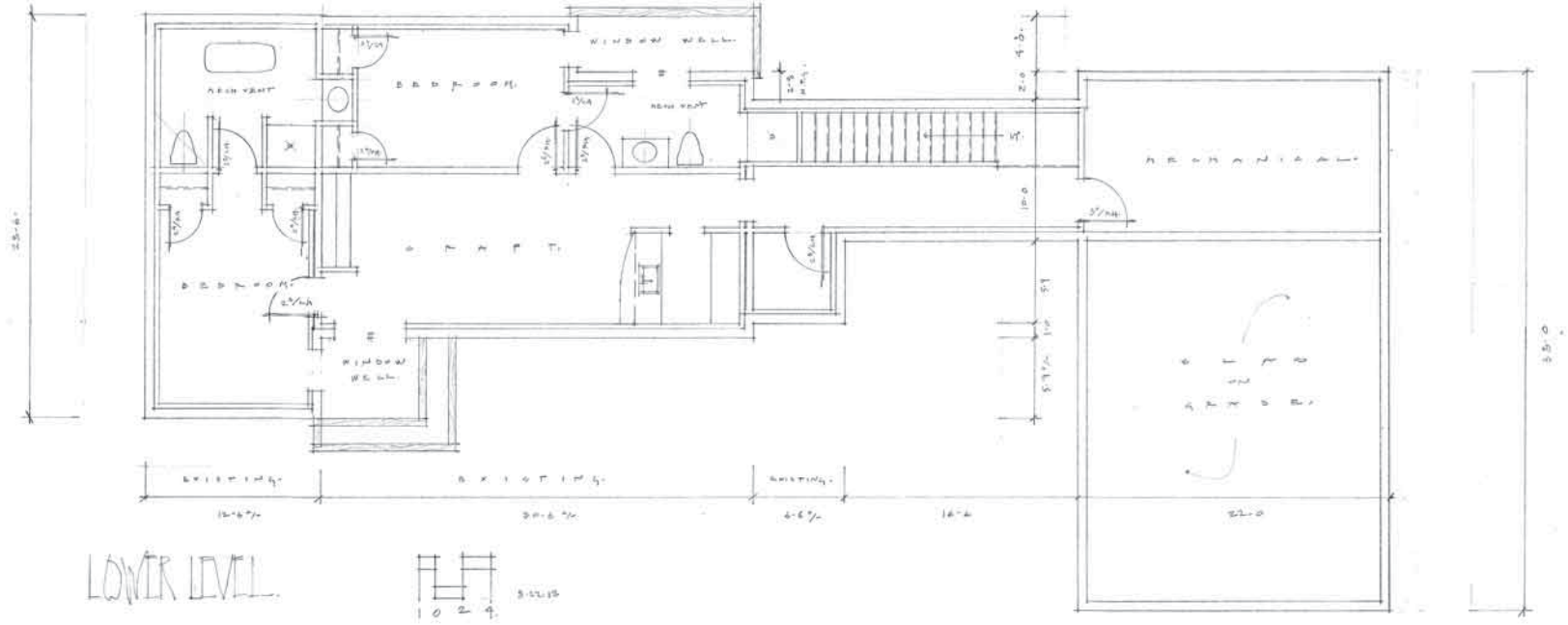
112 North French Street Density Worksheet
 Lots 3 + 4, Block 3, Abbeyst Addition, Breckwidge
 Date of Report REVISED October 8, 2018

Item	above grade SF	below grade SF	phase SF
HOUSE			
existing building	1029		
PHASE ONE (mechanical, garage, entry, storage, great room/bathroom, deck)			
mechanical		276	
garage	553		
hallway/stairs	146		
laundry	118		
master bedroom/bathroom (less winding stairwell - 97 SF)	503		
porch (not included in density)	116		
totals	1320	276	1596
PHASE TWO (existing building, unfinished basement, entry/connecter)			
craft room, laundry, west bedroom/bath, north bedroom/bath, parlor, library, kitchen/dining, pantry, master bedroom/bath, entry (less stairwell - 63.75 SF)	1207	1220	
totals	1207	1220	2427
LOT SIZE	SF		%
50' x 122.95'	6148		
LOT COVERAGE			
sheds	170		0.03
building footprint	2024		0.33
driveway footprint	396		0.10
deck/porch footprint	297		0.05
total	3087		0.50
LANDSCAPE	3061		0.50
SNOW STACK	400		0.67

note verify period of construction and stud to stud dimensions during rehabilitation.
 note of the basement square footage, 1029 SF is under the existing house and 191 SF is new square footage



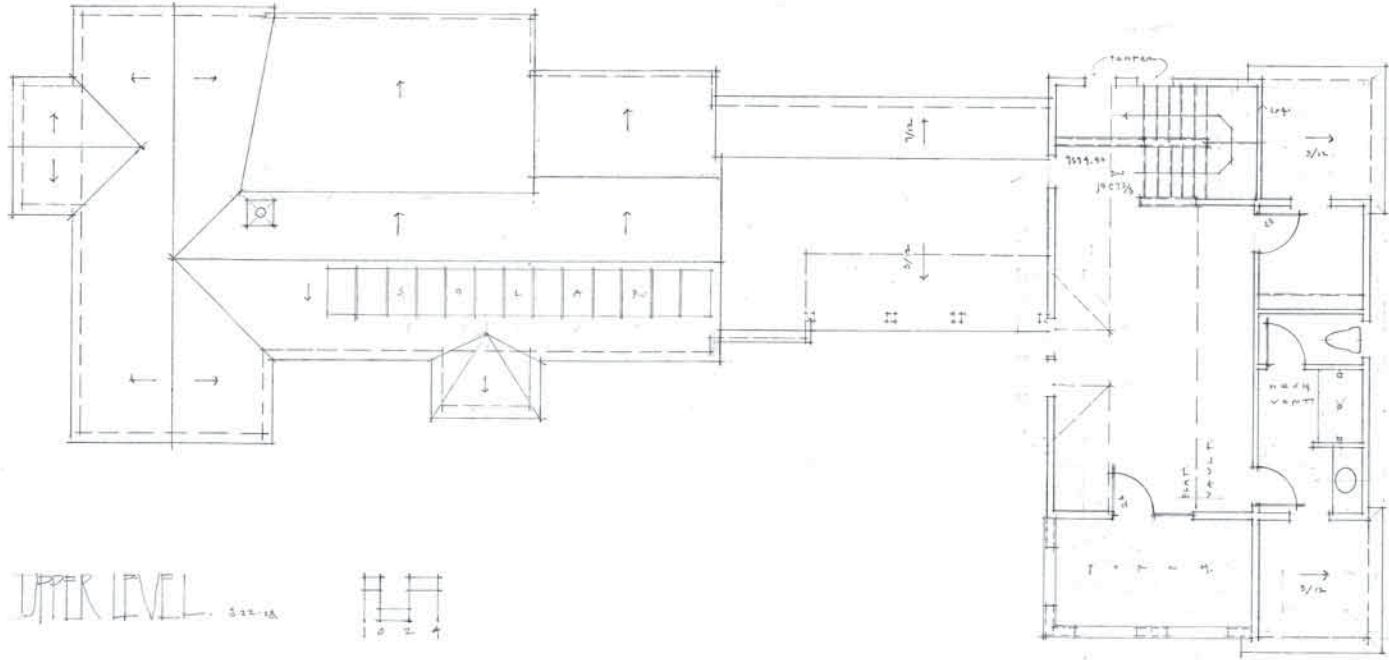
CASEY HOUSE
 112 North French Street
 Sheet 1 Site + Landscape Plans



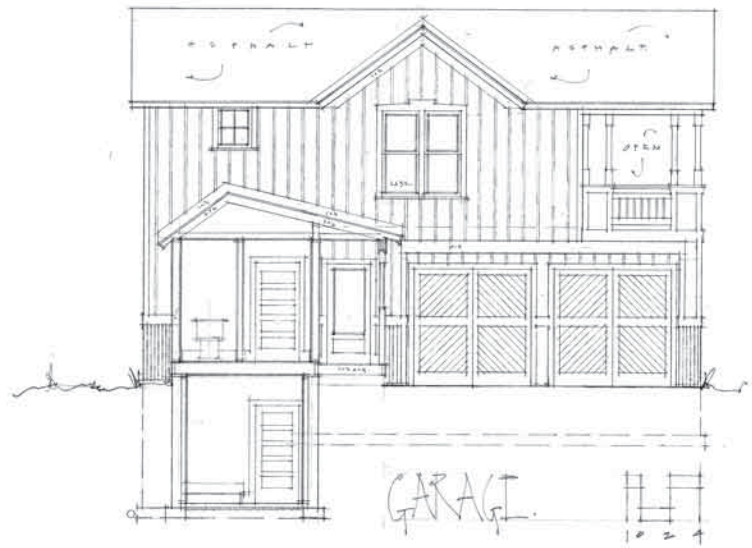
CASEY HOUSE

112 North French Street

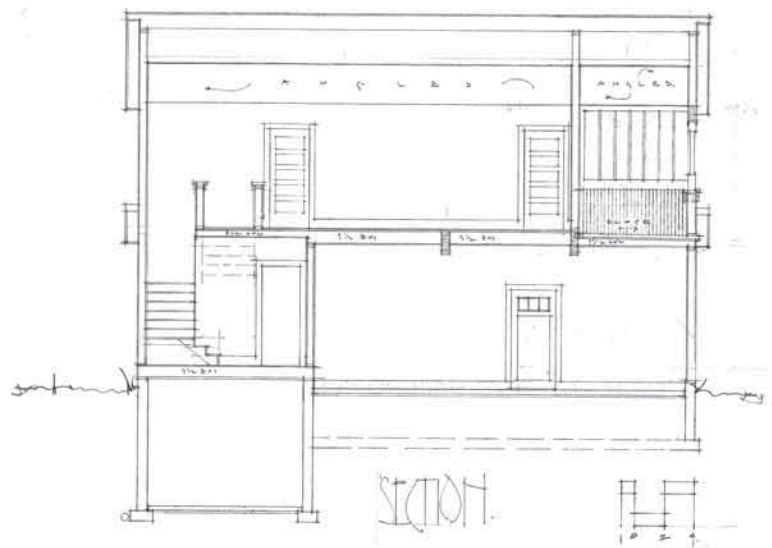
Sheet 2 Level One + Level Two



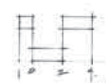
UPPER LEVEL 5-22-18



GARAGE



SECTION



CASEY HOUSE
 112 North French Street

WEST



5'-12 1/2"



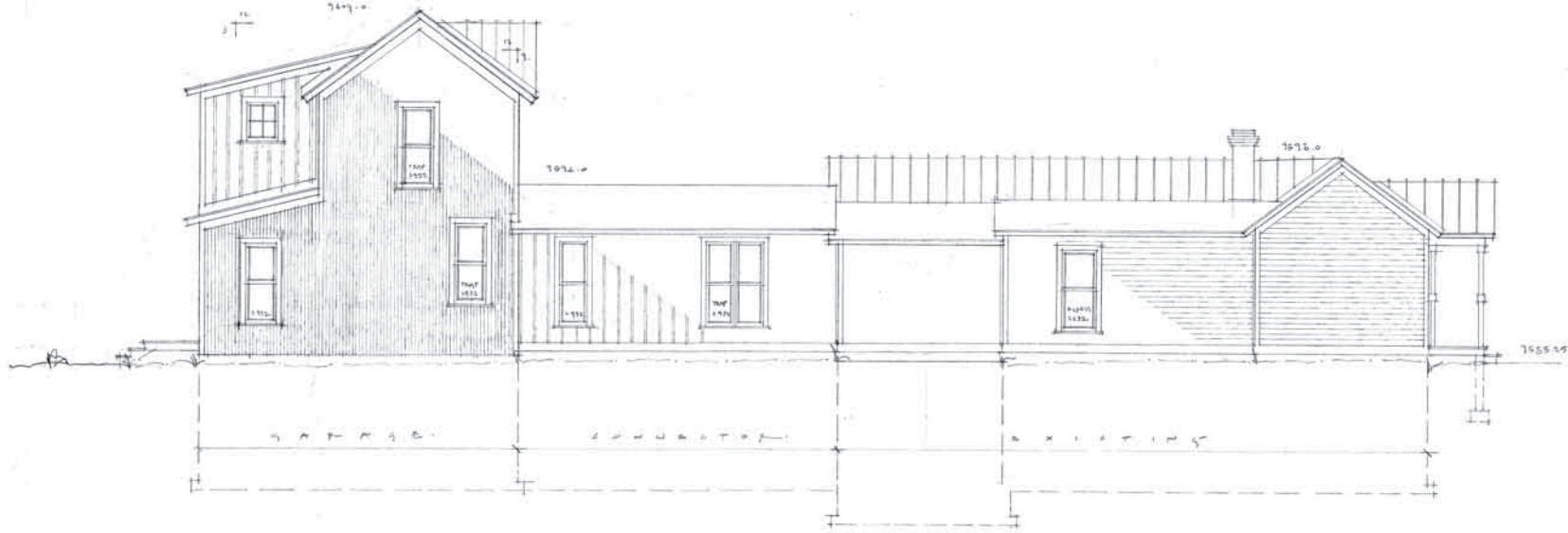
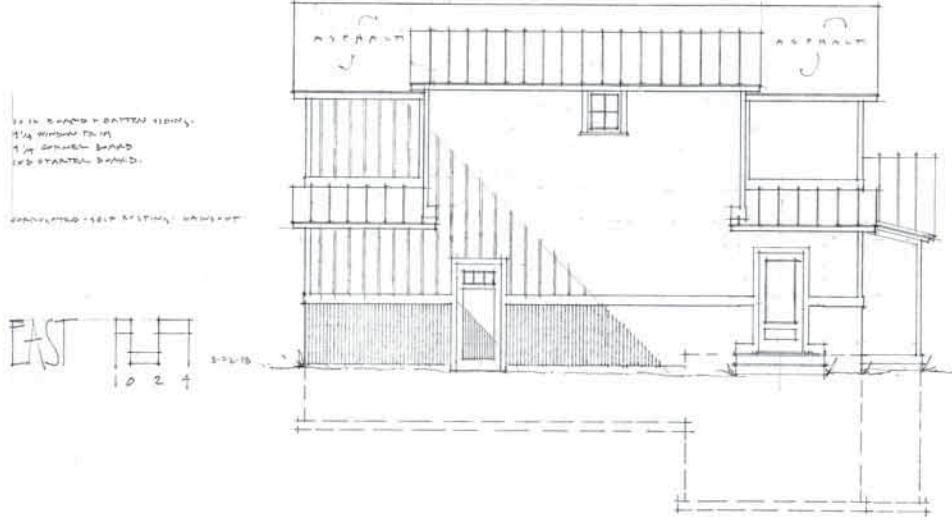
SOUTH



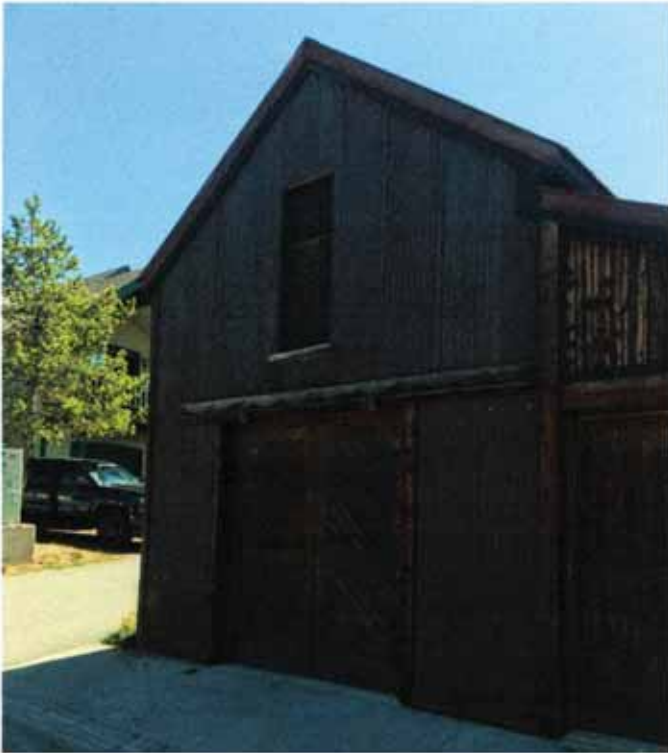
CASEY HOUSE

112 North French Street

Sheet 4 West + South Elevations



CASEY HOUSE
 112 North French Street
 Sheet 5 East + North Elevations



self rusting corrugated steel
mother nature

CASEY HOUSE

1 1 2 North French Street

Materials + Colors



rough sawn vertical siding
Sherwin Williams leeward stain

CASEY HOUSE

1 1 2 North French Street

Materials + Colors



existing clapboard siding

Sherwin Williams Full Moon

Sherwin Williams Gauntlet Gray

windows

Sherwin Williams Greek Villa

CASEY HOUSE

1 1 2 North French Street

Materials + Colors











October 22, 2018

Town of Breckenridge
Planning Commission
PO Box 168
Breckenridge, Co. 80424

Dear Commissioners,

This letter is regards to the Casey Residence Class B Historic property located at 112 N French St.

First let me say I do appreciate the time and work the commission puts in to preserve the historic district of Breckenridge. It is so important that we keep that area of Breckenridge consistent with the neighborhood. We have owned property in this area at 107 N Harris St for over 20 years and we selected it because of it being located in the historic district.

Here are my basic concerns in regards to the building application for this property.

1. That the structure keeps in strict compliance with the regulations in place to preserve the integrity of the historic area. It appears that the submitted plans so far are attempting to go beyond this purpose. The main objection is to the size of the building. With three smaller one story houses to the south of this location that are one story this projected building of a 2 story house would certainly be out of place with the houses on this block. The property to the north is larger than the one story houses but being an 11 room B&B it should not be considered as the same as the smaller houses in my opinion.
2. The height of the property also is great concern as it would be really out of place considering the properties south of it.

Thank you for taking into my opinions in considering issuing a recommendation to the town council for the acceptance of this application.

Sincerely,



Gary T Brunson
107 N Harris St. #216
Breckenridge, Co. 80424

Planning Commission Staff Report

- Subject:** Levy House Restoration and Landmarking
(Class B Minor Historic, Preliminary Hearing; PL-2018-0496)
- Proposal:** The applicant proposes relocation of the house two ft. to the north, a restoration of the facades, a new 900 sq. ft. basement, installation of a full foundation under the historic house, the local landmarking of the historic structure, and a renovation of the interior.
- Date:** October 30, 2018 (For meeting of November 6, 2018)
- Project Manager:** Jeremy Lott, AICP, Planner II
- Property Owner:** KAARP, LLC
- Agent:** J.L. Sutterley, Architect
- Address:** 112/114 South French Street
- Legal Description:** Abbett Addition Subdivision, Block 4, Lot 13 & Lot 14
- Site Area:** Lot 13: 0.07 acres (3,057.5 sq. ft.)
Lot 14: 0.07 acres (3,057.5 sq. ft.)
Total: 0.14 acres (6,115 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 site is relatively flat with one historic house, mostly on Lot 13, and one non-historic house, mostly on Lot 14. Both structures encroach onto the other lot within the site area. The areas where each structure encroaches are within existing easements. Parking on Lot 13 is currently accessed from the Town owned property to the rear via a revocable access easement. There is an existing unpaved driveway from French Street on Lot 14 as well as a front porch and flagstone patio with walk connecting to the sidewalk from the historic house on Lot 13. There is a 5'x 4' shed in the rear of Lot 14, which partially encroaches onto the Town owned property in the rear. There is also a small portion of a shed from Lot 15 (to the south) which encroaches on Lot 14. An existing iron fence runs along most of the perimeter of both Lot 13 and Lot 14 as well as along the property line between the two houses. The site contains five (5) 2"-3" caliper Aspen trees around the historic structure, two existing mature pine trees, a 15" caliper inch

along the northern property line and a 7" caliper inch on the front property line, and one englemann spruce near the northern property line adjacent to the rear of the house.

Adjacent Uses:

North:	French Street Parking Lot
East:	Summit County South Library Parking Lot
South:	Single Family Residential
West:	St. Mary's Catholic Church

Density:

Allowed total per LUGs:	2,839 sq. ft. (Commercial @ 1:1 FAR) 2,240 sq. ft. (Residential @ 20 UPA)
Allowed per Character Area #3 Design Standards:	1,008 sq. ft. (9 UPA) maximum recommended (above ground) 1,344 sq. ft. (12 UPA) maximum allowed with negative points per Policy 24 (Absolute)
Existing:	1,531 sq. ft. above ground (13.66 UPA)
Proposed:	1,516 sq. ft. above ground (13.53 UPA) (interior renovation is reducing the density calculation) 900 sq. ft. not counted with Landmarking 2,416 sq. ft. total

Mass:

Allowed:	1,209 sq. ft.
Existing:	1,531 sq. ft.
Proposed:	1,531 sq. ft. total

Height:

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

Lot Coverage:

<u>Lot 13:</u>	
Building / non-Permeable:	1,287 sq. ft. (42.1% of site)
Hard Surface / non-Permeable:	141 sq. ft. (4.6 % of site)

Lot 14:

Building / non-Permeable:

1,094 sq. ft. (35.79% of site)

Hard Surface / non-Permeable:

396 sq. ft. (12.95 % of site)

Total site:

Building / non-Permeable:

2,381 sq. ft. (31.07% of site)

Hard Surface / non-Permeable:

537 sq. ft. (8.78 % of site)

Parking:

Required:

4 spaces (Two residential units total)

Proposed:

4 spaces

Snowstack:

Required:

99 sq. ft. (25%)

Proposed (Lot 14 only, Lot 13 not provided):

104 sq. ft. (28.1%)

Setbacks:

Existing:

Front:

20 ft. (to building foundation, per survey)

Side:

17.5 ft. to south line of Lot 14

7.5 ft. to north line of Lot 13

Rear:

58 ft.

Required:

Front:

15 ft.

Side:

5 ft.

Rear:

15 ft.

Proposed:

Front:

20 ft.

Side:

15.5 ft. to south line of Lot 14

5.5 ft. to north line of Lot 13

Rear:

58 ft.

Site Photos





Item History

Per the 2006 Cultural Resource Survey:

Carpenter and builder I.D. Garrabrant began erecting this building in January of 1903. That July, he sold the new dwelling to the Charles Levy family before moving to San Francisco. Charles Levy had opened a dry goods and furnishings store in Breckenridge in 1880, which he ran until his death in May of 1909. Levy married Carrie Steinhausen in 1902. He also served on the Board of Town Trustees for a couple of years and he was a member of Breckenridge Masonic Lodge No. 47. Reverend C.E. Snowden, of St. John the Baptist Episcopal Church, moved his family into the spacious Levy residence at that time. He also used the building as his rectory. Snowden served the church from 1908 to 1910. Carrie Levy sold a half interest in the property to Christ Kaiser in 1917. More recent owners of the property include Robert and Mary Meyers, Roderic and Cecelia Feaster, Daniel and Betty O'Brian, Margaret D. Moorhouse, and Daniel May.

On April 5, 1977, a permit was approved to convert the rear structure on Lot 14 from a garage into a one bedroom apartment. A 90 sq. ft. addition, new foundation, and remodel of the structure were also approved and constructed with this application. Both structures at the time were shown to be in the location where they are now. Sometime after the garage was converted to residential, each lot was sold individually.

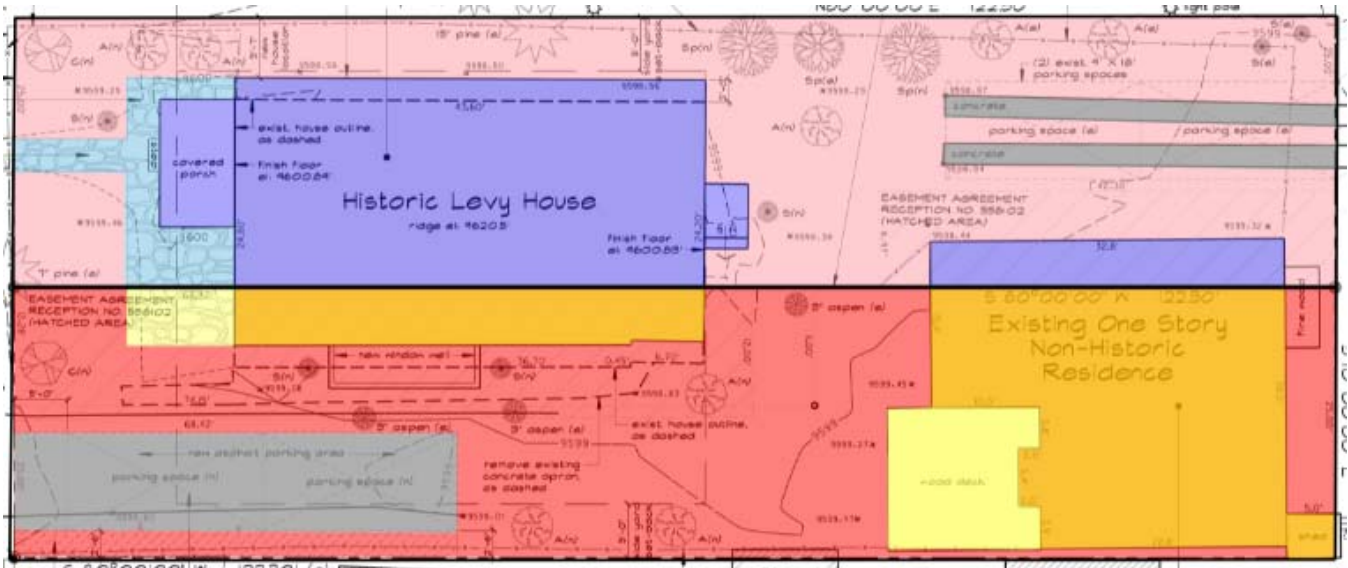
On May 16, 1978, a development permit was approved for the installation of second story dormers of the structure in the front.

On October 26, 1999, a Class B development permit was approved for a renovation of the front (historic) house on Lot 13. A building permit was issued in 2002 for new siding, new windows, and a minor interior remodel, which included an upstairs bathroom.

On August 24, 2017 a Class D Minor Development Permit was approved for a paved strip driveway with two parking spaces. A revocable easement was granted for access from the County Library's parking in the rear. With this permit three trees (two 2" multi-stem aspens and one 6' native englemann spruce) were planted. On September 12, 2017, a re-roof was completed on the historic structure.

Staff Comments

This project is being reviewed for the historic structure and changes on Lot 13. However, since both lots can be sold to separate owners at any time, both lots have been included in some of the calculations. Each lot has a portion of a structure encroaching onto each other. To help address the encroachments, an easement was granted in 1999. The image below helps to visualize the portions of each structure which are within each lot.



Land Use Guidelines (2/A & 2/R): Both lots lie within Land Use District #18-2. The Land Use Guidelines recommend commercial and residential uses in this district. Residential uses exist to the south and north, beyond the French Street Parking lot. Staff does not have any concerns with the proposed residential use.

Density/Intensity (3/A & 3/R): The existing building is 1,531 sq. ft. Maximum above ground density has been reviewed under Policy 5 *Architectural Compatibility* below. Total proposed density for the historic structure is 2,416. The applicant is proposing 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 1,516 sq. ft. of counted density and 900 sq. ft. of “free basement density.”

A Condition of Approval has been added that prior to Issuance of a Building Permit, the Town Council must approve an ordinance designating the Levy House building as a local Landmark, which will be needed to allow the additional basement density. Staff has no additional concerns.

Staff will seek clarification with the Town Attorney prior to the final hearing on the density calculation for this property. The issue being that since both lots contain portions of each residential structure, should only the portions within each lot’s property lines count toward density. Recent precedent shows that mass has been calculated in this way. On the Casey Residence Project (112 North French Street, PL-2018-0262), there are two historic sheds in the rear of the property that encroach onto the adjacent

property. On that project, only the portion of the sheds that were actually within the property lines of the Casey Residence property counted towards the project’s maximum allowed mass. We will report back to the Planning Commission following our discussion with the Town Attorney.

Mass (4/A & 4/R): The property file and the applicant state that the existing structure is 1,531 sq. ft. The maximum allowed mass is 1,209 sq. ft. (12 UPA above ground density + 20% mass bonus), therefore the existing structure has a legal, nonconforming status under the Development Code. As there are no changes proposed to the structure’s mass calculation, Staff has no concerns.

Architectural Compatibility (5/A & 5/R): The Absolute Policy specifies a maximum of 12.0 UPA for above ground density for new construction, with negative points. This application proposed a reduction in above ground density from 1,531 sq. ft. (13.66 UPA) to 1,516 sq. ft. (13.53 UPA). Staff does not have any concerns regarding above ground density since it is existing and coming closer into compliance.

Staff is requesting that the applicant provide a proposed color and material sample board and specify the area of all non-natural materials prior to Final Hearing, so that staff may confirm that no more than three (3) colors are proposed, chroma is met, and any non-natural materials are less than 25% on each elevation.

Building Height (6/A & 6/R): Because this lot lies within the Historic District, within Land Use District 18-2, the maximum building height allowed is 26’ per the Absolute and 23’ per the Relative policy, measured to the mean of the gable roof. The existing building is 16’-6” tall and this proposal contains no modifications to the roof height. Staff does not have any concerns regarding the height.

Site And Environmental Design (7/R): The applicant proposes almost no modification to the site grading. In terms of site buffering, there are two existing mature pine trees (one along the northern property line and one on the front property line). There are three existing 3” aspens (two on the southern side of the historic house and one to the rear of it (all within Lot 14)). On August 24, 2017, a Class D Minor Development Permit was approved for the paver strips at the rear of Lot 13 as well as two 2” multi-stem aspens and one 6’ spruce. Staff does not have any concerns as much of the site is remaining unchanged.

Placement Of Structures (9/A & 9R):

	Existing	Absolute Requirement	Relative Requirement	Proposed
Front	20’	10’	15’	13.5’
Side	17.5’ (south – to the boundary of Lot 14) 7.5’ (north)	3’	5’	19.5’ (south – to the boundary of Lot 14) 5.58’ (north)
Rear	58’ (primary structure)	10’	15’	58’

The existing front porch encroaches into the required front setback by 1.5 feet and is considered non-conforming. With the proposed relocation of the historic structure to the north 2 feet, the porch is still proposed to encroach the same amount. Additionally, the south side of the historic house is over the

property line by 7 feet. The proposed relocation of the house would reduce this encroachment. Since the non-conformities are not being increased, staff has no concerns.

Snow Removal And Storage (13/A & 13/R): Staff has informed the applicant that prior to the next hearing, the site plan should provide information on designated snow storage locations for the rear drive. Additionally, snow storage will need to be shown for the front patio area.

Parking (18/A & 18/R): On-site parking requirements would be two parking spaces for each residential unit. There is an existing, unpaved driveway on Lot 14, which is proposed to be paved to accommodate two vehicles. The rear paver strips are designed to accommodate two vehicles. The paver strips are accessed from the Summit County Library property via a revocable access easement, which was granted to the property in 2017. As the agreement is revocable, these spaces are not considered permanent. However, with no changes to the previously approved apartment approval, and no changes to the existing conditions, staff has no concerns.

Open Space (21/R): 30% open space is required by this Policy for residential properties. The site plan appears to be compliant and will need to be further clarified with the next submittal.

Landscaping (22/A & 22/R): The site contains five (5) 2"-3" caliper Aspen trees around the historic structure, two existing mature pine trees, a 15" caliper inch along the northern property line and a 7" caliper inch on the front property line, and one englemann spruce near the northern property line adjacent to the rear of the house. The applicant is proposing new plantings which include:

- Two (2) 2.5" caliper cottonwoods
- Six (6) 2" multi-stem aspen
- Two (2) 8'-10' englemann spruce

A total of eight new trees are proposed, bringing the total number to 13 deciduous and 4 evergreen.

Design Standard 131: *Use evergreen trees in front yards where feasible.*

- *When initially installing trees, begin with a tree, or cluster of trees, that is large enough in scale to have an immediate visual impact.*

Design Standard 132: *Reinforce the alignment of street trees wherever feasible.*

- *Planting new cottonwood trees to define the street edge is encouraged.*

Design Standard 133: *Use landscaping to mitigate undesirable visual impacts.*

- *Use large trees to reduce the perceived scale where larger building masses would abruptly contrast with the historic scale of the area.*
- *Include hedges and other masses of lower scale-scale plantings to screen service areas.*

The proposed landscape plan meets the requirement of "at least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed." With an evergreen tree and cottonwood trees in the front yard area, the design complies with Design Standards 131 and 132. The design is also compliant with Design Standard 133.

Past Precedent

1. The Elk, PL-2014-0041, January 15, 2014, 103.5 North Main Street: (+2 points) Preservation of two mature Conifers (14-inch and 16-inch caliper) (2) Cottonwood trees - 3-inch caliper, (2) Spruce - 8 feet tall, (6) Aspen - 2.5 inch caliper and (4) Native shrubs 5-gallon.
2. Kelly Residence, PC#2013111, June 2, 2015, 210 North Ridge Street: (+2 points) (1) Colorado Spruce - 12-14' tall, (5) Aspen Trees - 3" caliper (50% multi-stem), (3) Sensation Boxelder - 3" caliper, (5) Fernbush - 5 gal. and 8 Yarrow - 5 gal.
3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, May 15, 2012, 306 South Ridge Street: (+2 points) The mature cottonwood trees lining the west side of the property remain. (1) Spruce tree 8-feet or taller and (7) aspen (2.5-inch caliper and larger - 50% multi-stemmed) were proposed along with (13) mixed 5-galen shrubs in Xeriscape planting beds.

Landscaping off of the property:

This landscaping proposal includes three of the existing trees and five of the proposed trees within the boundaries of Lot 14. In the precedent provided, landscaping that received positive points was proposed within one property. If the Commission is supportive of allocating the positive two (+2) points for the landscaping, a condition would be added that the trees would need to be within an easement for the use of Lot 13.

Based on past precedent, the landscape plan also exceeds the requirements of Policy 22/R. Staff recommends positive two (+2) points under Policy 22/R based on past precedent. **Does the Commission concur? Is the Commission also supportive of the project receiving the positive points even though the landscaping is on an adjacent lot?**

Also, there is a proposed modified walkway in the Town ROW. Public Works will need to review this prior to the final hearing. If it is agreed that the connection can be installed, executing and recording an encroachment license agreement with the Town would be a Condition of Approval for these off-site improvements.

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

- **Historic Preservation:** The applicant is proposing to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house, restoring all historic window openings, siding, roofing, substantial upgrades to permanent electrical, plumbing, and mechanical systems. The non-historic dormers are proposed to remain. Some historic fabric will be removed due to the enlargement of the non-historic windows and the enlargement of the door on the upper rear façade.
 - Window openings:
 - North: Two new windows are proposed in historic openings. The existing windows are non-historic.
 - South: Two new window openings are proposed, one near the front of the structure and one on the rear addition. Two other openings are proposed for restoration since they are non-compliant with the Historic District standards. Two openings are proposed to be restored. See discussion below regarding the removal of historic fabric.

- East: One new window is proposed on this elevation. The other openings are proposed to be modified. It also appears the lower level door is moving slightly to the north. On the second story, one non-historic window opening is being enlarged for a door.
 - West: Both window openings are historic and are proposed to be restored.
- Siding: The existing siding is wood board and batten. The applicant is proposing to remove the siding and replace it with 4.5” bevel lap siding on a majority of the structure. On the rear addition, the applicant is proposing 6” board on board shiplap siding to delineate the addition from the main portion of the house.
- Roofing: The existing roofing is corrugated metal. The applicant is proposing to remove this material to install new roofing. There is a possibility of a wood shingle roof below the metal. If so, the applicant is willing to restore the wood roofing. If there is no material below the metal roof, or the majority of it has been removed, the applicant is proposing asphalt shingles. On the rear portion of the structure, some of the roofing is proposed to be removed for a second level patio.
- Presently the home is on the original foundation. Staff is asking the applicant to provide additional information on the existing foundation. The structure is proposed to be relocated two feet to the north and placed on a new foundation.

+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.

+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.

+9: On site historic preservation/restoration effort with a significant public benefit.

Example: Restoration/preservation efforts which bring a 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 and respecting the historic context of the site that fall short of a pristine restoration. Projects in this category will remove noncontributing features of the exterior of the structure, and will not include any aboveground additions.

Based on past precedent, and taking into account the recent determination with the Noble House precedent of no more than positive three (+3) points when a building is being moved and a foundation is required, staff recommends positive (+3) three points as a “historic preservation/restoration effort of average public benefit.” Does the Commission concur?

Recent project precedent for (+3) points			
Points	Project Name	Address	Project Description
+3	Noble House (PL-2018-0069)	213 S. Ridge St.	<i>“Removal of rear addition and north porch element 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).” Installation of new plumbing, electrical and heating systems to replace existing. Restoration of 116 linear feet of lost historic west wall areas when addition is removed, as well as some west fascia areas. Preservation of 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.</i>
+3	Gallagher Residence Renovation, Addition and Landmarking (PL-2018-0411)	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 (PL-2014-011)	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 (PL-2017-0297)	110 S. Ridge St.	<i>“Patch, repair and replace siding, replace non-historic window with an historically compatible window, add sections of foundation.”</i>

- **Design Standards for the Rehabilitation of Existing Buildings in the Historic District:**
 - Design Standard #23: *“Avoid removing or altering any historic material or significant features...Preserve original doors, windows, and porches...Preserve original façade materials...”* The applicant proposes enlarge a non-historic opening to make an existing window compliant with Historic District Standards. This will require the removal of historic fabric on the southern facade. The applicant is also proposing the enlargement of

a non-historic window opening to become a door, which will require removal of non-historic material, located on the upper rear façade. **Staff recommends the Commission assign negative three (-3) points for the removal of historic material.**

- **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 2’ to the north and install a full concrete foundation. **Staff recommends negative three (-3) points for the proposed relocation of the historic structure 2’ from its original location,** considering the structure is remaining on the original site and the historic orientation is also being maintained.
- **Priority Policy 115: Design front yards to be composed predominately of plant materials, including trees and grass, as opposed to hard-surface paving.**
 - Hard surface plazas in front of building are generally inappropriate in this area.
 - Avoid locating parking in front yards.

The property currently has a flagstone patio in front of the historic house. The plans show a proposal to modify the patio area. Without more information in regards to the front yard and open space area, staff is not supportive of the proposal for the patio and front yard area. Staff is asking for more information regarding the front yard area prior to the final hearing. **Does the Commission have any concerns or feedback regarding the front yard and patio?**

Drainage (27/A & 27/R): The applicant proposes almost no modification to the site’s grading. Staff does not have any concerns regarding drainage, and will confirm positive drainage away from the structure prior to issuance of a Certificate of Occupancy.

Energy Conservation (33/R): There are not any heated outdoor areas proposed.

Exterior Lighting (46/A): The applicant has not yet provided a manufacturer’s specification sheet for any exterior light fixture. This will be required prior to the Final Hearing.

Fences, Gates And Gateway Entrance Monuments (47/A): The property contains an existing 3’ tall metal fence enclosing most of both lots. Portions of the fence are proposed to be relocated to the property lines and out of the right-of-way. Staff does not have any concerns.

9-1-17-3: Point Analysis: Staff has evaluated this application for compliance with all Absolute and Relative Polices. Staff finds that all absolute policies are being met at this preliminary hearing. In regards to points, staff recommends:

- Policy 24/R, Social Community: Positive three (+3) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.
- Policy 24/R, Social Community: Negative three (-3) points – relocation of the historic structure 2’ from it’s original location.
- Policy 24/R, Social Community: Negative three (-3) points – removal of historic fabric.

- Policy 22/R Plant Material and Landscaping: Positive two (+2) points – The landscape plan exceeds the requirements of Policy 22/R.

Total: At this preliminary hearing, the project has a failing score of negative one (-1) point.

Title 9: Land Use and Development, Chapter 11: Historic Preservation, Section 2: Definitions: The applicant is seeking designation of the building as a Landmark. A “Landmark” is defined by Town Code section 9-11-2 as follows:

A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this chapter, the term "landmark" shall include both federally designated landmarks and town designated landmarks.

Title 9: Land Use and Development, Chapter 11: Historic Preservation, Section 4: Designation Criteria: Town Code section 9-11-4 contains specific criteria to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Suggested selections are in **bold** and Staff Comments on how the property meets the criteria are in *italics*.

COLUMN “A”	COLUMN “B”	COLUMN “C”
<p>The property must be at least 50 years old. (Per the 2006 Cultural Resource Survey, the building was constructed in 1903).</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p>ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value. 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p>SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 9. The property is a site of an historic event that had an 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <p>1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. (This house was built in 1903, according to the January 17, 1903 issue of the Summit County Journal. Carpenter and builder I.D. Garrabrant began erecting this building in January of 1903. That July, he sold the new dwelling to the Charles Levy family before moving to San Francisco. Charles Levy had opened a dry goods and furnishings store in</p>

effect upon society.

10. The property exemplifies cultural, political, economic or social heritage of the community. (This property is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's evolution.

GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE

12. The property enhances sense of identity of the community.

13. The property is an established and familiar natural setting or visual feature of the community.

Breckenridge in 1880, which he ran until his death in May of 1909. Levy married Carrie Steinhausen in 1902. He also served on the Board of Town Trustees for a couple of years and he was a member of Breckenridge Masonic Lodge No. 47.

2. The property retains original design features, materials and/or character.

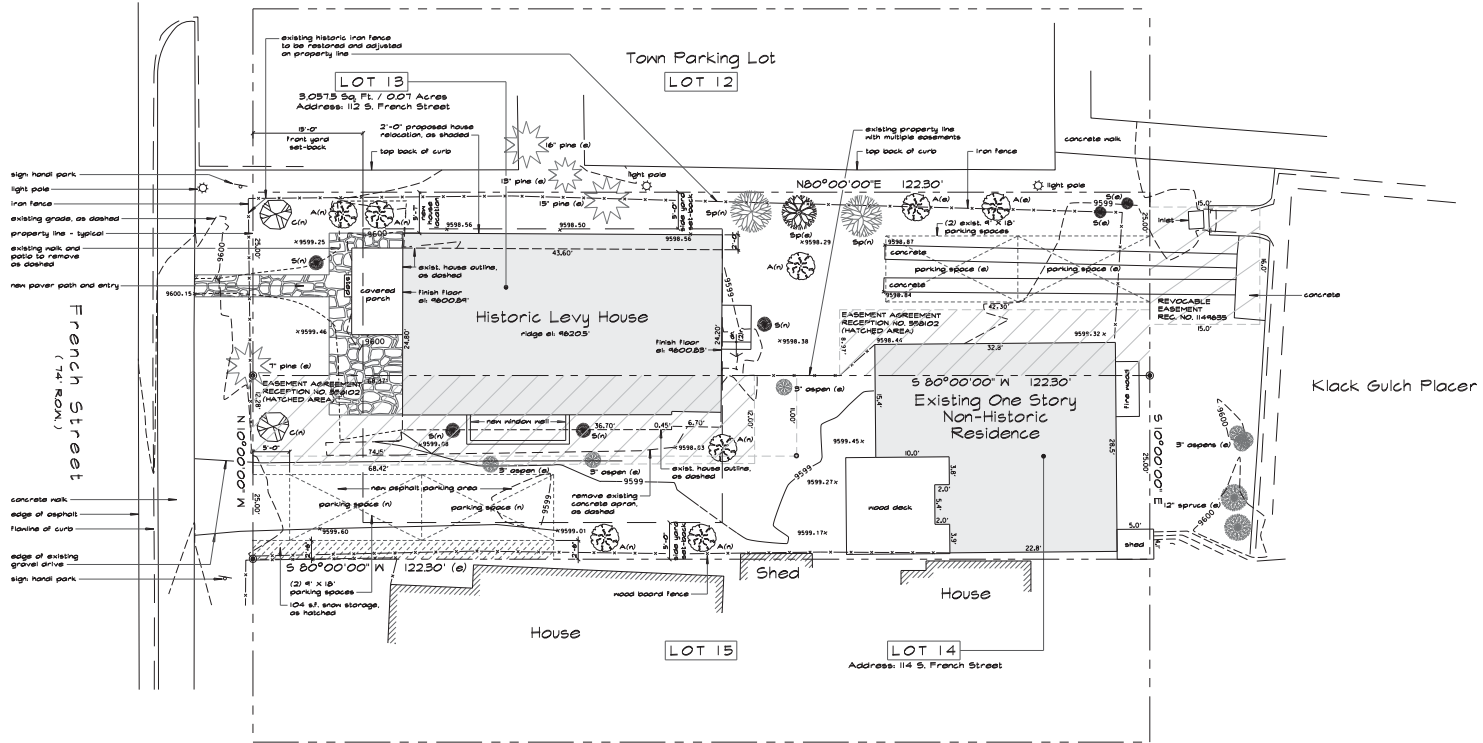
3. The structure is on its original location or is in the same historic context after having been moved.

4. The structure has been accurately reconstructed or restored based on documentation.

Staff finds that the above required criteria have been met with this application in Column A, Column B; items 10, and Column C; item 1 . As such, staff would recommend the building for local landmarking. **Does the Commission agree?**

Staff questions for the Commission

1. Is the Commission supportive of the project receiving positive points from proposed landscaping on an adjacent lot?
2. Does the Commission have any concerns or feedback regarding the front yard and patio?
3. Does the Commission agree that the criteria for local landmarking has been met?
4. Does the Commission agree with the point analysis as outlined above?
5. Does the Commission have any other concerns that should be addressed prior to Final Hearing?



sign hand park
light pole
iron fence
existing grade, as dashed
property line - typical
existing note and patio to remove as dashed
non paver path and entry
French Street (7.5' ROW)
concrete walk
edge of asphalt
flange of curb
edge of existing gravel drive
sign hand park

Landscape - Symbols Legend

	(2) native englewood spruce 8" to 10"		(4) 5 gal. mixed shrubs
	(6) multi-stem aspen 2" caliper		galvanized drainage (over road barrier)
	(2) cottonwood 25" caliper		stream stone walls
	(n) = new tree or shrub (e) = existing tree or shrub		

Site Calculations

Building Footprints:	1402 Sq. Ft.
Entry walk:	147 Sq. Ft.
Porches & Patios:	264 Sq. Ft.
Concrete strips (non-permeable):	141 Sq. Ft.
Driveway:	364 Sq. Ft.
Total Lot Coverage: (47%)	2,894 Sq. Ft.
Lot Size:	6121 Sq. Ft.
Open Space: (55%)	3,227 Sq. Ft.
Snow stock provided:	104 Sq. Ft.
Required 364 Sq. Ft. x 25%	91 Sq. Ft.

Site Plan, Landscape Plan
 Scale 1/8" = 1'-0"

LEVY HOUSE
 RESTORATION
 LOTS 13 & 14, BLOCK 4, ABBETT ADDITION
 TOWN OF BRECKENRIDGE, COLORADO

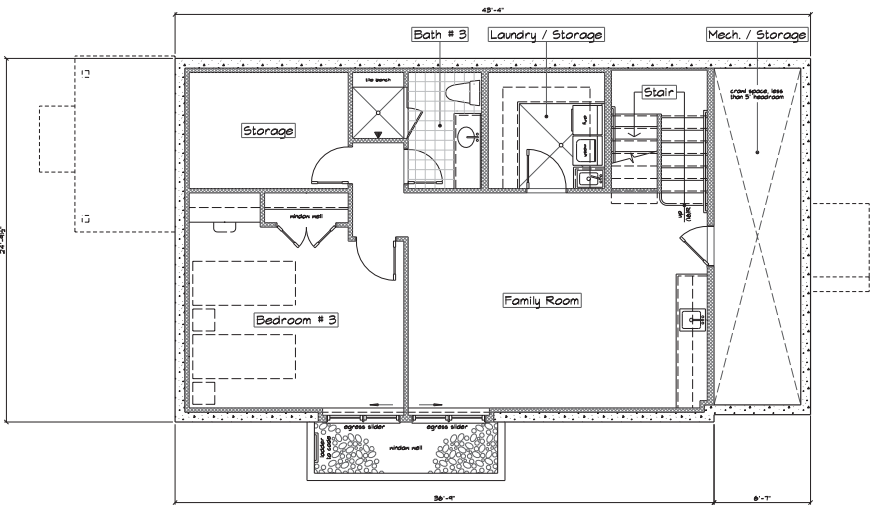
Site Plan, Landscape Plan
 Scale: 1/8" = 1'-0"
 Date: 10-18-2016



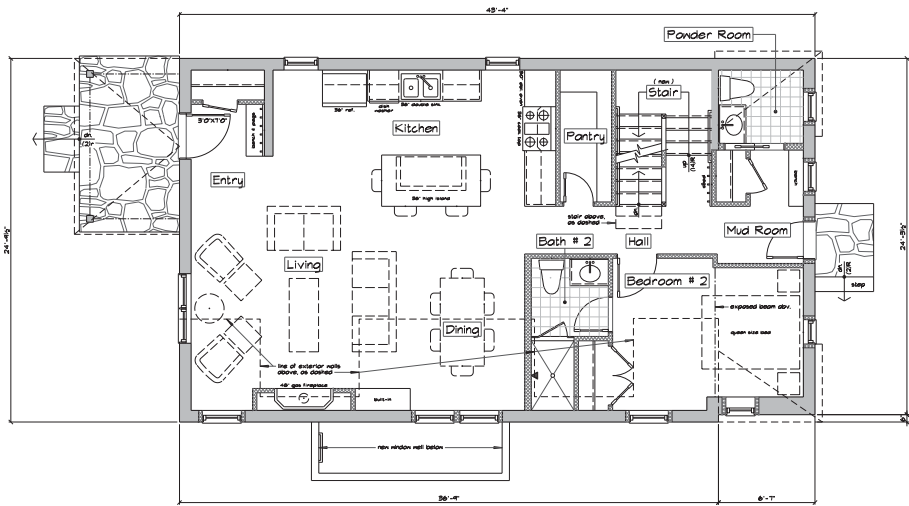
architectural consultation
 (877) 455-5715

J.L. SUTTERLY ARCHITECT
 1000 S. 10th Street, Suite 100
 Breckenridge, CO 80424
 p.o. box 3816

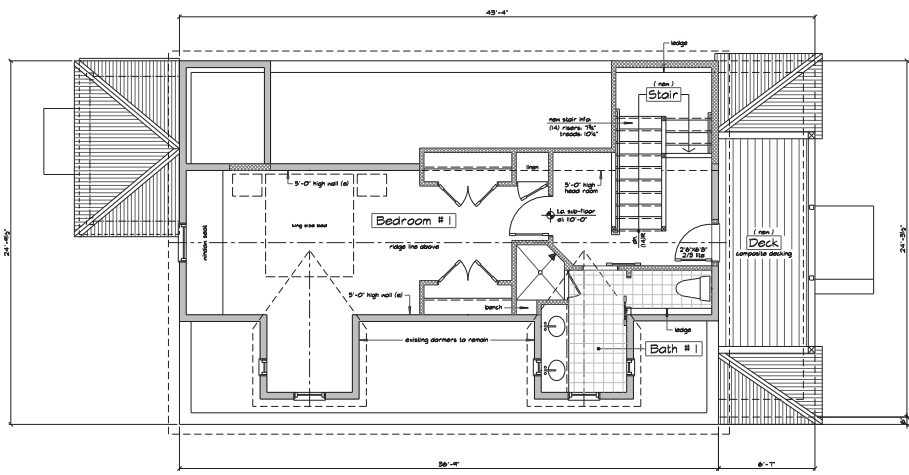




Lower Level Floor Plan
 Scale: 1/4" = 1'-0"
 Total Gross Sq. Ft. = 400 sq. ft.



Main Level Floor Plan
 Scale: 1/4" = 1'-0"
 Total Gross Sq. Ft. = 1,071 sq. ft.



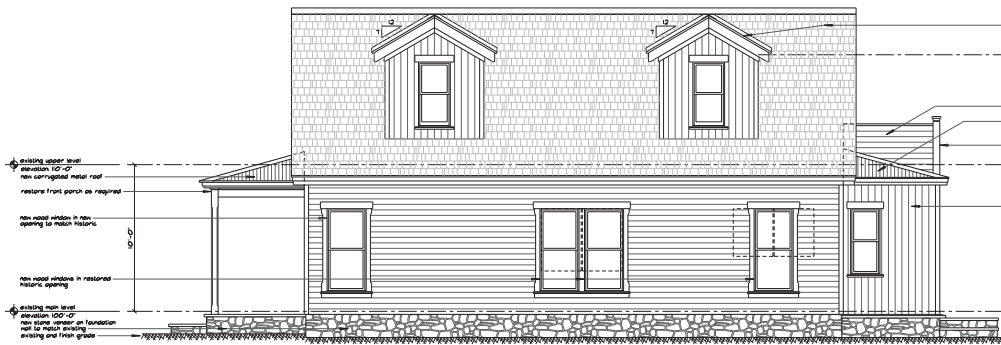
Upper Level Floor Plan
 Scale: 1/4" = 1'-0"
 Total Gross Sq. Ft. = 445 sq. ft.

LEVY HOUSE
 RESTORATION
 LOTS 13 & 14, BLOCK 4, ABBETT ADDITION,
 TOWN OF BRECKENRIDGE, COLORADO

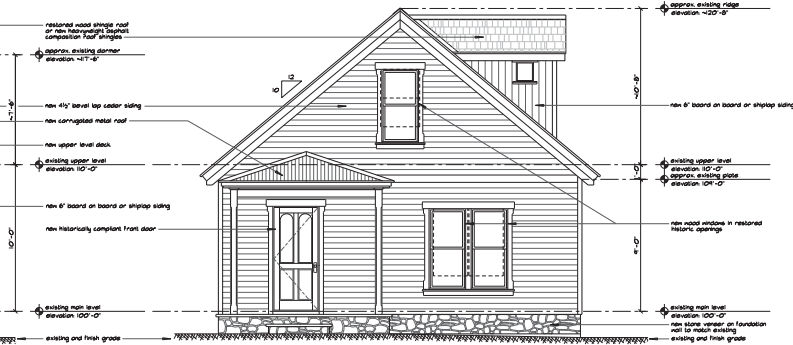
Floor Plans
 Scale: 1/4" = 1'-0"
 Date: 01-17-2018

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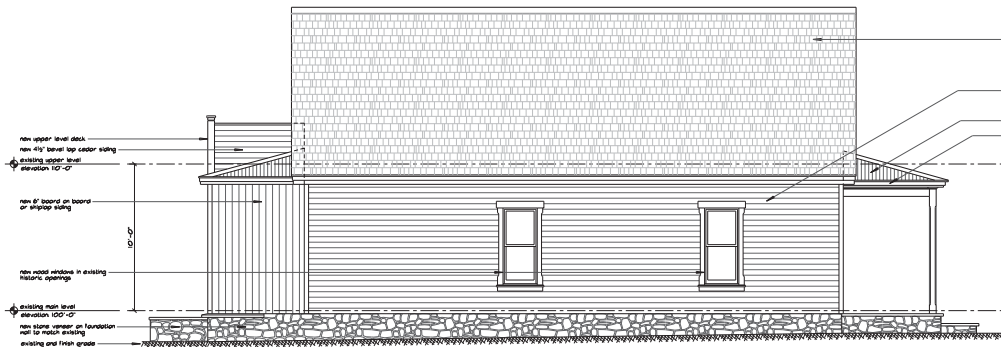




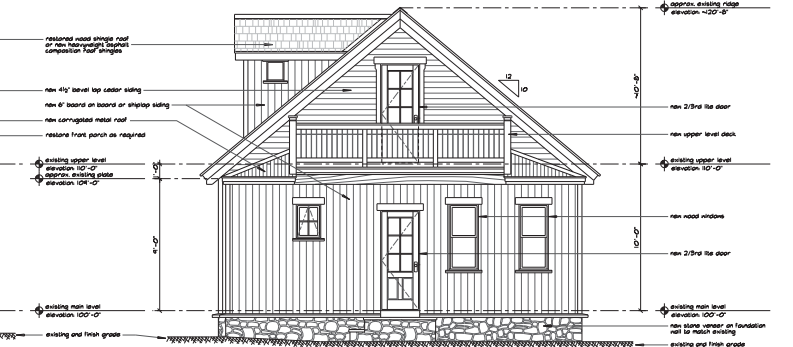
South Elevation
Scale: 1/4" = 1'-0"



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



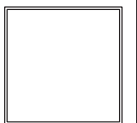
North Elevation
Scale: 1/4" = 1'-0"



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

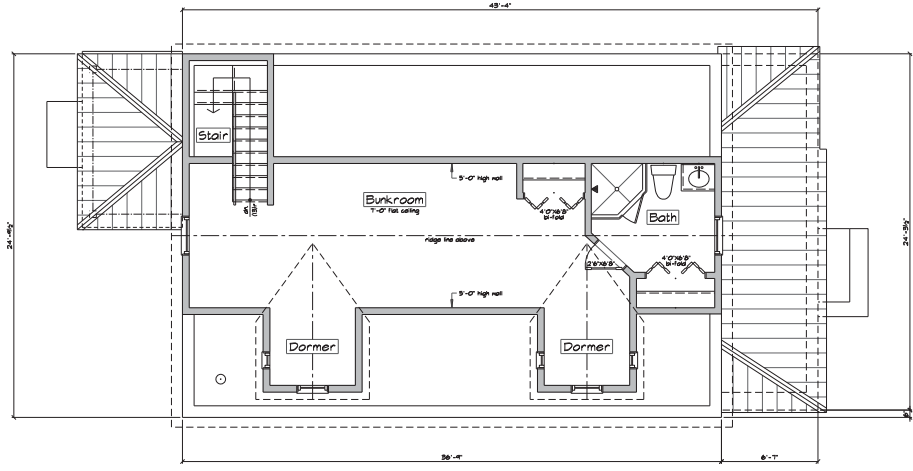
LEVY HOUSE
RESTORATION
LOTS 13 & 14, BLOCK 4, ABBETT ADDITION,
TOWN OF BRECKENRIDGE, COLORADO

Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 10-01-2016

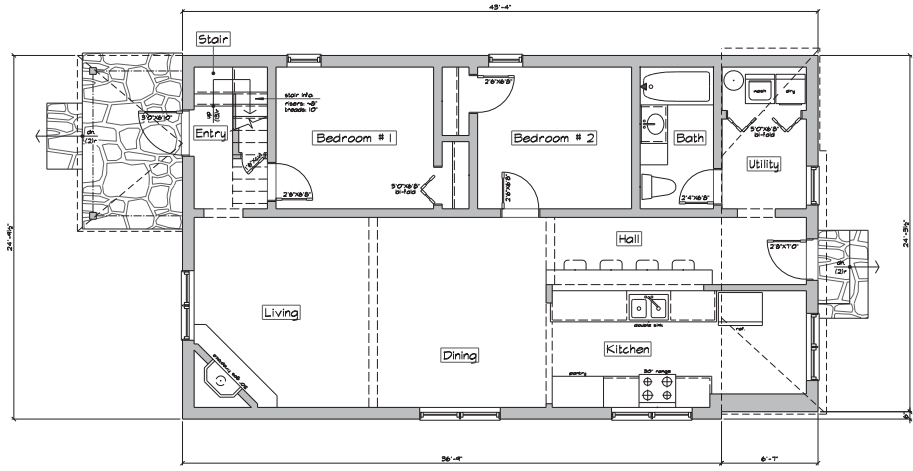


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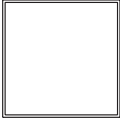
Upper Level Floor Plan
 Scale: 1/8" = 1'-0"
 Total Gross Sq. Ft. = 460 sq. ft.



Main Level Floor Plan
 Scale: 1/8" = 1'-0"
 Total Gross Sq. Ft. = 1,071 sq. ft.

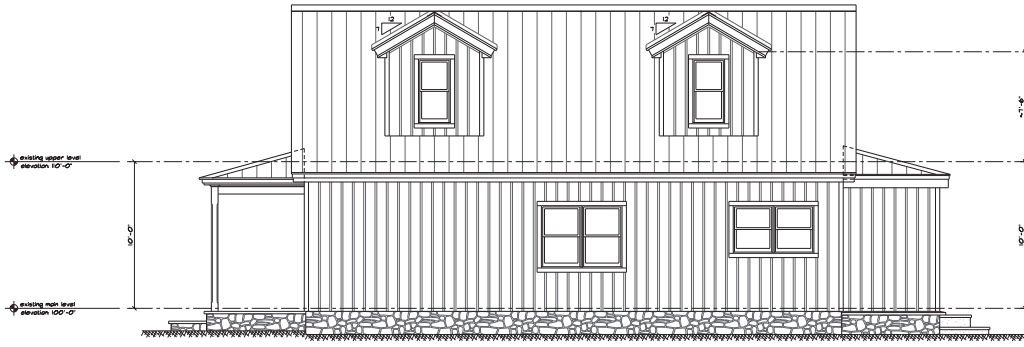
CRANE RESIDENCE
 AS-BUILT CONDITIONS
 LOTS 13 & 14, BLOCK 4, ABBETT ADDITION,
 TOWN OF BRECKENRIDGE, COLORADO

As-Built Conditions:
 Floor Plans
 Scale: 1/8" = 1'-0"
 Date: 04-18-2018

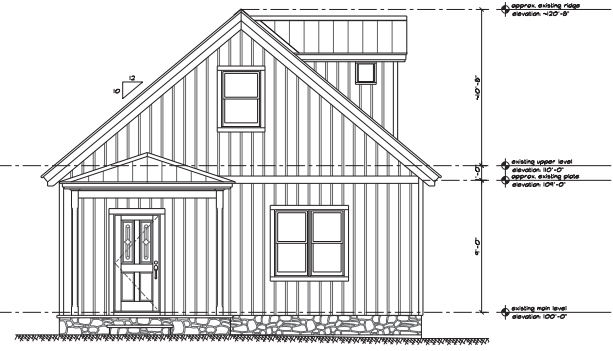


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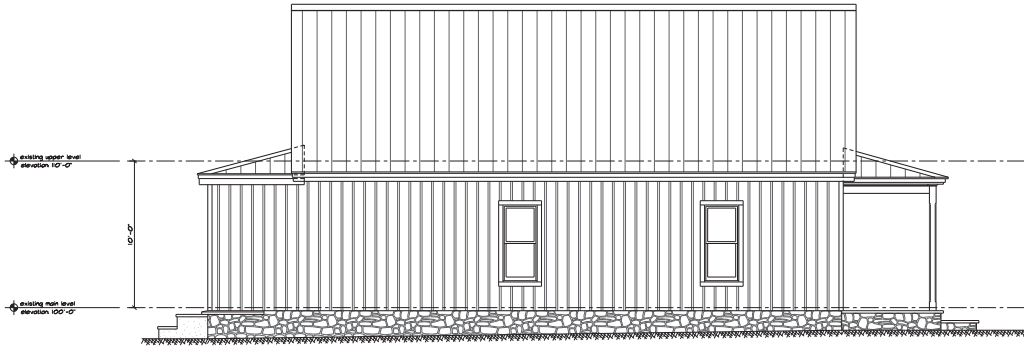




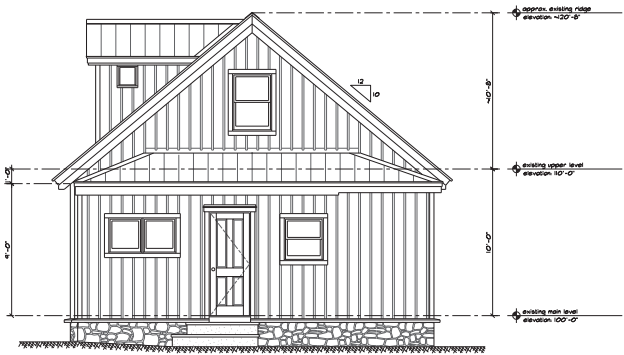
South Elevation
Scale: 1/4" = 1'-0"
As-Built



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



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



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

CRANE RESIDENCE
AS-BUILT CONDITIONS
LOTS 13 & 14, BLOCK 4, ABBETT ADDITION,
TOWN OF BRECKENRIDGE, COLORADO

As-Built Conditions:
Exterior Elevations
Scale: 1/4" = 1'-0"
Date: 04-18-2018



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AB-2

Second Preliminary Hearing Point Analysis				
Project:	Levy House Restoration and Landmarking	Positive	Points	+2
Plan #	PL-2018-0496			
Date:	11/6/2018	Negative	Points	- 3
Staff:	Jeremy Lott, Planner II			
			Allocation	
		Total	:	- 1
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		The Land Use Guidelines recommend commercial and residential uses in District #18-2.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		The applicant proposes a total of 2,416 sq. ft., which is more than the maximum allowed 2,240 sq. ft. at 20 UPA, per the Land Use Guidelines. Maximum above ground density has been reviewed under Policy 5 Architectural Compatibility 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 1,516 sq. ft. of counted density and 900 sq. ft. of "free basement density."
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		The property file and the applicant state that the existing structure is 1,531 sq. ft. The maximum allowed is 1,209 (9 UPA + 20% Mass Bonus). The Applicant proposes no changes to the structure's mass calculation.
5/A	Architectural Compatibility / Historic Priority Policies	Complies		The Absolute portion of this Policy specifies a maximum of 9.0 UPA for above ground density for new construction. The existing historic structure is 1,531 sq. ft. The applicant is proposing a reduction in density to 1,516 sq. ft. Staff has no concerns since the density is existing.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
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	Building Height	Complies		The maximum 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 16'-6" tall using this method.
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		

7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		More information needed on Lot 13 paver strips. Lot 14 paved parking area complies.
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		2 spaces proposed per unit for a total of 4 spaces.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	The lot contains five (5) 2"-3" caliper Aspen trees around the historic structure, two existing mature pine trees, a 15" caliper inch along the northern property line and a 7" caliper inch on the front property line, and one englemann spruce near the northern property line adjacent to the rear of the house. The applicant is proposing new plantings which include: two (2) 2.5" caliper cottonwoods, six (6) 2" multi-stem aspen, and two (2) 8'-10' englemann spruce. A total of eight new trees are proposed, bringing the total number to 13 deciduous and 4 evergreen.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		

	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	- 3	<p>The applicant is proposing to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house, restoring all historic window openings, siding, roofing, substantial upgrades to permanent electrical, plumbing, and mechanical systems. Presently the home is on the original foundation. The structure is proposed to be relocated two feet to the north. The non-historic dormers are proposed to remain. Some historic fabric will be removed due to the enlargement of the non-historic windows and the enlargement of the door on the upper rear façade. Staff recommends +3 for this restoration.</p> <p>The applicant proposes enlarge a non-historic opening to make an existing window compliant with Historic District Standards. This will require the removal of historic fabric on the southern facade. The applicant is also proposing the enlargement of a non-historic window opening to become a door, which will require removal of non-historic material, located on the upper rear façade. Staff recommends -3 for the removal of historic fabric.</p> <p>The applicant proposes to relocate the existing historic structure 2' to the north and install a full concrete foundation. Staff recommends negative three (-3) points for the proposed relocation of the historic structure 2' from its original location, considering the structure is remaining on the original site and the historic orientation is also being maintained.</p>
24/R				
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	N/A		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60 (For existing residential: 30-49% improvement beyond existing)			
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		

34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		No information provided. Will be required prior to final hearing.
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		There is some existing compliant fencing that encroaches into the right-of-way. Fencing is proposed to be moved to property line to no longer encroach.
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communication Facilities	Complies		

Planning Commission Staff Report

- Subject:** McCain Master Plan Modification
(Town Project Hearing, PL-2018-0457)
- Proposal:** The applicant is proposing to modify the Master Plan for the McCain property to accommodate a future school parcel as well as make some other modifications. Uses proposed include the water treatment plant (under construction), service commercial, workforce housing, solar field (existing), open space (existing), snow storage, public school, and a Public Works storage area.
- Project Manager:** Jeremy Lott, AICP, Planner II
- Date:** November 1, 2018 (for meeting of November 6, 2018)
- Applicant/Owner:** Town of Breckenridge
- Address:** 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9
- Legal Description:** The following real property in the Town of Breckenridge, Summit County, Colorado: (i) Tract “B” (67.6099 acres) as shown on the Annexation Map McCain Annexation Phase I, recorded under Reception No. 714272; (ii) the 35.2412 acre tract as shown on the Annexation Map McCain Annexation Phase II, recorded under Reception No. 714274; (iii) Parcel “A” and Parcel “B” as described in special warranty deed recorded June 18, 2013 at Reception No. 1029052.
- Site Area:** 128 acres
- Land Use District:** LUD 4: Limited; 1 unit per 10 acres, serves as the scenic corridor at the entrance of Town (approximately 11-12 acres of the property along Highway 9)

LUD 43: Existing Residential and Service Commercial; Recreational, Open Space, and Governmental Land Uses; Mining. Residential: 1 unit per 20 acres (unless workforce housing)
- Site Conditions:** The property was dredge-mined in the early 1900’s, and has been impacted by historic mining activities that included extensive dredging along the Blue River. Most of the dredged rock piles have been removed leaving significant portions of the site barren. Alpine Rock processing operations have occupied the northwestern portion of the property for years. Currently, the Blue River bisects this property from south to north along the westerly edge of the mined area. A major restoration and realignment of the river was completed by the Town in 2017. The property to the east of the current river has been used for Alpine Rock operations including gravel storage, and material processing. An existing 2.7 acre solar garden is located on the central portion of the property. Summit County’s recycling drop-off center is located at the very southwest portion of the property. The Town is currently constructing a water treatment plant on the property on 3.7 acres directly northwest of the Hwy 9/Fairview roundabout. There are portions at the eastern property border with mature trees along the bike path and CDOT right of way as well as historic dredge piles on the southwest corner.

Adjacent Uses: North: Stan Miller Residential Master Planned residential area, Welk Resorts (under construction) Breckenridge Building Center commercial retail site
East: Highway 9, Silver Shekel Subdivision, Highlands at Breckenridge
South: Coyne Valley Road, Continental Court, Colorado Mountain College
West: Red Tail Ranch Subdivision, Blue River

Item History

The property was annexed and incorporated into Land Use Districts 4 and 43 in 2003. In 2013, the McCain Master Plan was adopted by the Town Council through the Town Project process. The Plan provided general guidance regarding the types of uses that would be allowed within the 128 acre McCain site. The McCain Master Plan identified two tracts for the property. A number of governmental uses were allowed on the larger 90 acre tract and the smaller 38 acre tract was limited to open space and trail uses. McCain was seen as the future location for a number of governmental uses that are currently located closer to the Town core, many on Block 11 (e.g., overflow skier parking, snow storage). As the plan for Block 11 continues to be built out, affordable housing units will continue to displace these uses. In addition, it was recognized that McCain provided the best location for other uses such as a second water treatment plant and solar gardens.

In 2015, the Town Council identified additional uses for the property (affordable housing and service commercial), which were approved with the 2015 Master Plan Update which serves as the current master plan. Subsequently, construction on the second water treatment plant has started at the entry of the property and a river restoration project was completed.

In early 2018, the Town initiated conversations with the Summit School District regarding the McCain and Block 11 sites. The school district has agreed to a land exchange, which has resulted in needing to revise the McCain Master Plan. The School District requires land entitlements prior to taking possession, which is anticipated in early 2019. To address this, staff has worked with Norris Design to revise the master plan layout.

On September 11, 2018, a Town Council worksession was held for a preliminary review of the plan, at which time the Council provided guidance on the proposed uses for the property. A public open house and worksession were held at the Planning Commission meeting on October 2.

October 2, 2018 Open House and Worksession

At the October 2, 2018 Planning Commission meeting, an open house and worksession were held. Twelve people spoke at the open house/work session with concerns of the amount of open space provided, the location of proposed snow storage, the operations of snow storage, the Recreation Path location and crossings, as well as some of the existing water features on the property. Five written responses were submitted, and later, staff received a letter from Mountain Top Children’s Museum sent via email to the Commissioners. All verbal and written comments received have been included as an attachment to this staff report.

Since that meeting the plan was updated to better show the locations of proposed open space and buffers. The open spaces are now green on the proposal to better visualize the area. Other proposed tracts have been colored to provide a better visualization and trees were added in locations where they will likely be planted. A note has been added that “Further study needed on bike path locations and routes.”

Proposed Tracts and Changes from the 2015 Master Plan:

Tract	Acreage	Density	Tract Uses	Changes from 2015
1	3.7	0 SFEs (Governmental Uses are exempt from density requirements.)	Water treatment plant and uses accessory to the plant (e.g., settling pond)	None
2	7.5	1:25 FAR Any permanent structures built shall require a density transfer	Service commercial uses (e.g., landscaping business, contractors yard, other similar uses that are not retail)	Service commercial expanded from 1.6 acres to 7.5. Snow storage relocated and solar field expansion removed
3*	4.0	See Below*	Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA. The Master Plan (Stan Miller) to the north of this site shows residential land uses adjacent to this northern residential area. To model this, the Stan Miller Master Plan has been attached which shows this future use adjacent to the McCain Master Plan.	Reduced from 10 acres to 4.
4	2.7	0 SFEs (Governmental Uses are exempt from density requirements.)	Solar panel garden and uses accessory to the solar garden (e.g., fencing, electric inverter)	None
5A	0.8	0 SFEs	Open Space	None
5B	3.1	0 SFEs	Bike Path, Open Space, Buffer for Blue River	None, bike path shown on previous plan. This includes new tract lines to delineate path area
6	10.0	0 SFEs (Governmental Uses are exempt from density requirements.)	Snow Storage	Consolidated to one area

Tract	Acreage	Density	Tract Uses	Changes from 2015
7	10.0	0 SFEs (Governmental Uses are exempt from density requirements.)	Future School Site for Summit School District	Added to plan. Area was previously shown as open space/snow storage
8*	19.9	<u>Open Space/Recreation:</u> 0 SFEs <u>Housing:</u> See Below*	<u>Open Space/Recreation:</u> Open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter) <u>Housing:</u> Residential deed restricted affordable employee housing of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA	Area was shown as open space and overflow parking which has been removed (see staff review below for further parking explanation**). Now designated as Open Space/Recreation/Housing, the Town Council agreed at the September 11, 2018 meeting that the uses on this tract remain flexible based on future needs.
9	1.6	0 SFEs (Governmental Uses are exempt from density requirements.)	Recycling Center	None
10A	3.8	0 SFEs	Open Space	None
10B	34.9	0 SFEs	300' River Corridor, wildlife habitat west of the Blue River, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)	None
11	12.3	0 SFEs	150' Highway 9 Setback, landscape buffers, open space and trails and uses accessory to open space (e.g., bike repair station, picnic shelter)	None. Was shown as open space on previous plan
12	2.0	0 SFEs	Trailhead, River Access, Park, and uses accessory to open space (e.g., bike repair station, picnic shelter)	Tract added. Was previously shown as just open space

13	8.5	0 SFEs	Road Right-of-Way	Road has been realigned
14	3.8	0 SFEs (Governmental Uses are exempt from density requirements.)	Public Works Storage	Public works tract previously had 4.4 acres, has been reduced to 3.8 and relocated behind solar field

* 3.71 SFEs for the purpose of affordable housing have been previously allocated to the site for either Tract 3 or Tract 8. In addition, additional density (up to a maximum of 20 UPA) to accommodate affordable housing may be transferred to this tract and is not subject to the point deductions in the Town Land Use Guidelines Density Policy 3/R.

Staff Review

Since this is a Town Project, and staff reviews this against the Development Code for a point analysis, this report will cover only those policies relevant to this application and the proposed scope of development. Those policies not included with this review will be analyzed with the separate development permits for each of the developable parcels at a future date.

Land Use Guidelines (2/A & 2/R):

Land Use District (LUD) 4 applies to the area of the property along Highway 9. There is a 150’ setback required from the right-of-way. The primary functions of this district are to provide a scenic corridor at the entrance of Town and to prevent strip development. LUD 43 applies to the remainder of the property. The uses allowed in this district are: “*Existing residential, and service commercial uses. Recreational, Open Space, and Governmental Uses.*” All of the uses proposed in the McCain Master Plan Modification are consistent with the uses identified in the Land Use Districts.

Density (3/A & 3R):

3.71 SFEs for the purpose of affordable housing have been previously allocated to the site for either Tract 3 or Tract 8. Additional density (up to a maximum of 20 UPA) to accommodate affordable housing may be transferred to this tract and is not subject to the point deductions in the Town Land Use Guidelines Density Policy 3/R.

The existing service commercial uses on site do not include any structures and thus, require no density at this time. In the future, should any commercial uses require density, it would be required to be transferred to the site. Staff has included the 1:25 FAR for Tract 2, which allows for service commercial uses, which is the same as what was approved with the 2015 Master Plan update.

All other uses proposed on the site are government related (e.g., school, treatment plant, recycling facility). Per the policies of the Joint Upper Blue Master Plan, governmental uses are exempt from density requirements. Staff is comfortable with the proposed land uses and densities outlined.

Architectural Compatibility (5/A & 5/R): The following language was included with the 2015 McCain Master Plan Update and is partially taken from the Land Use Guidelines for District 43:

Architecture:

1. *This Master Plan is not within the Breckenridge Conservation District boundary and does not seek to replicate Breckenridge's historic architecture. Architecture should be sensitive to the McCain property's scenic function. Due to high visibility of the property, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.*
2. *The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.*
3. *Architectural detail and design will meet all applicable Town Codes.*

The above language is proposed with the Master Plan modification. Staff has no concerns. These guidelines will be added on the final mylar Master Plan.

Building Height (6/A and 6/R): LUD 43 states, *“Building heights will be determined through the development review process, but generally buildings in excess of two stories are discouraged.”* Under the previous Master Plan modification, staff proposed that a maximum building height of two stories be allowed within 200 feet of the Highway 9 right-of-way. Beyond the 200 foot setback, building heights greater than two stories are “discouraged,” similar to the LUD 43 wording. Thus, beyond the 200 foot setback area, any proposal for buildings higher than two stories would incur negative points pursuant to the related Development Code policies. This height requirement remains with this Master Plan Update. Staff has no concerns.

Site and Environmental Design (7/R): All of the proposed developed uses on the site are to occur on the portions of the site previously disturbed by dredging and mining activities. The completed river restoration plan introduced a new river channel that contains the 100 year flood plain, which had previously spilled out over the property, and is now capable of supporting year round flows. All development is restricted to an area east of the new river alignment (with the exception of the existing recycling center). The existing man made pond at the northeast portion of the site will be filled—it does not qualify as a wetlands area and is fed by groundwater that is likely connected to river flows.

Placement Of Structures (9/A & 9/R): Per LUD 4, setbacks from Highway 9 shall be 150 feet. The McCain Master Plan Modification proposes to maintain this 150 foot setback from the highway along the entire length of the property.

Internal Circulation (16/A) and External Circulation (17/A): Internal circulation is provided by one main internal road that splits south from a realigned Stan Miller Drive and serves as a collector to secondary roads that access the individual Tracts. The road intersects with Coyne Valley Road at the southern end of the property in a location that is set far back from the Highway 9 light intersection with good sight distances. Where recreation path trails intersect the road system, they will be designed in a manner to enhance safety. Future underpasses are shown on the plan to eliminate road crossings at both the north and south ends of the property. Additionally, a second trail along the river corridor is shown along Tract 5B (bike path/open space/Blue River buffer). Staff is in support of the proposed circulation through the site.

Parking (18/A & 18/R): Parking required for any uses will be reviewed with site specific development applications. Tract 12 (trailhead/river access/park) will have parking for those visiting the open space areas.

****Regarding the removal of overflow parking from the 2015 Master Plan:** The Town has an existing agreement with the ski area to provide 500 skier parking spaces in Town. When the 2015 Master Plan was adopted, the intent was to have this overflow parking on the southern end of the McCain property, adjacent

to Coyne Valley Road. Currently, this overflow parking is on Block 11 but as the property develops, the current parking is being reduced in size. The main purpose of the land swap with the School District is to use the School District owned parcel on Block 11 for the 500 skier parking spaces required by the existing agreement. The School District lot is encumbered by several easements that make building any future school expansion very difficult, rendering that lot ideal for a surface parking use. Due to the land swap, the overflow parking has been removed from the McCain Master Plan as it is no longer needed.

Open Space (21/R): Since open space funds contributed to approximately one-third (1/3) of the cost of purchasing this property at least one-third (1/3) of the land area is intended to remain as open space. The existing plan has 78.5 acres of open space, which includes the Blue River corridor. A portion of the open space had been reserved for a possible future reservoir but the need for this is gone with the construction of the new water treatment plant. Per Town Council's direction, a portion of the open space (19.9 acres) has been re-designated for open space/recreation/housing for future needs. Including the 150' setback area (Tract 11) from Highway 9, the total is brought to 56.9 acres. This equals a total 44.2% of open space for the entire property (without the 150' setback tract, the total is 44.6 acres, which is 34% open space).

Landscaping (22/A and 22/R): There are very few existing trees on the development site except for sections along the Blue River and sections along the bike path/CDOT right way. These treed areas will be preserved and expanded upon to assist in providing an effective visual screening from Highway 9 to the site. The Town Council gave direction at their September 25, 2018 meeting, to start planting trees in the 150 foot buffer in the near future to have a more mature tree buffer when these Tracts later develop. Lastly, trees have been planted along the restoration site of the Blue River and future landscaping will be required as each parcel develops.

Social Community (24/R): This Master Plan Modification is planned to fulfill numerous community needs identified by the Town Council including provision of affordable housing, open space along the river corridor, a water treatment facility, the County recycling facility, and a school site. Positive points may be awarded under this policy at a site plan level as future projects are submitted.

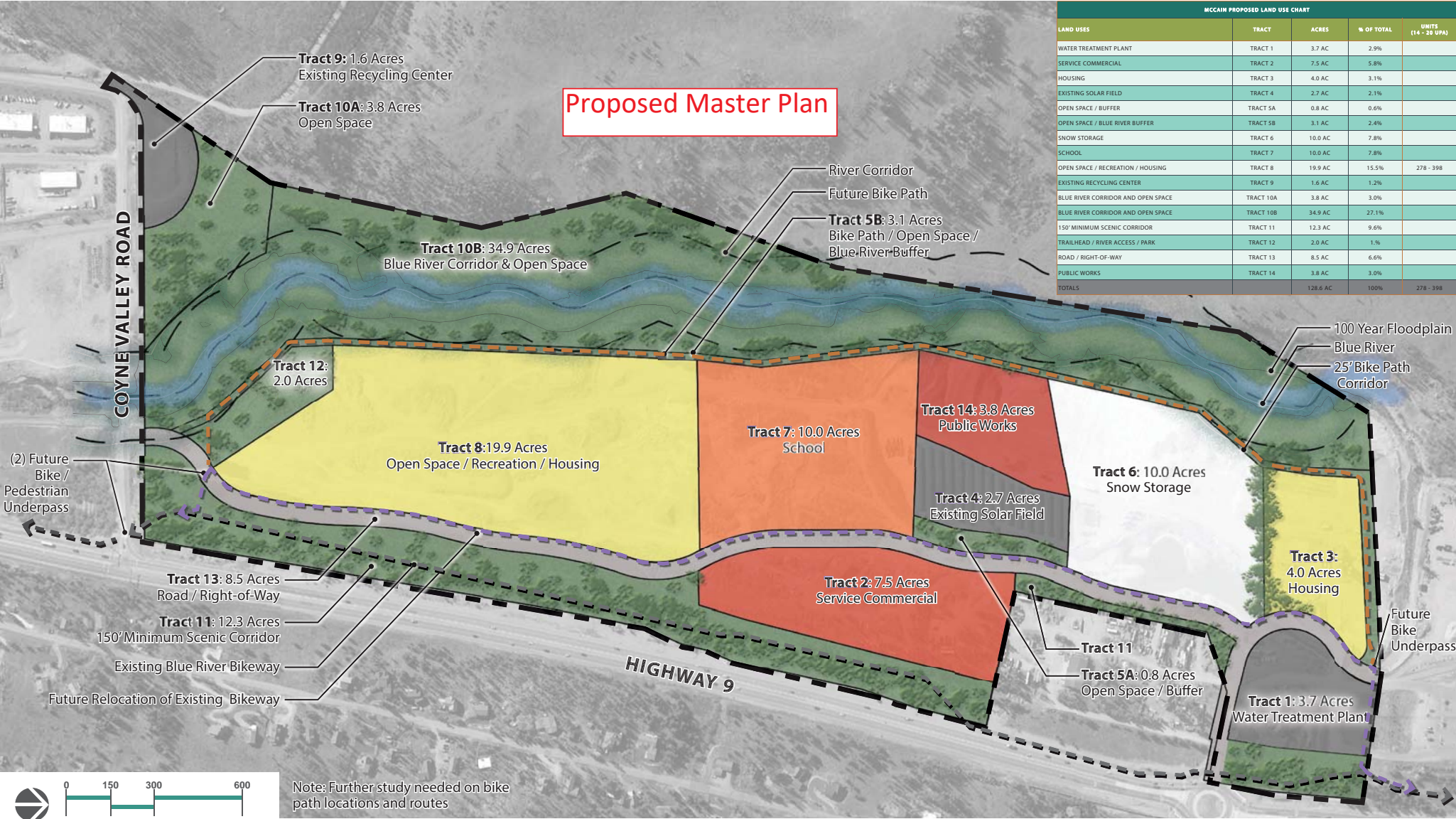
Utilities (28/A): The Town plans to bury the existing overhead utility line along the highway at a future date, in conjunction with the Town's overall undergrounding project timeline with Public Service of Colorado. All new power/utility lines will eventually be buried underground.

Point Analysis (Section: 9-1-17-3): Staff has found that the application passes all Absolute Policies in the Development Code. No positive or negative points have been recommended at this time. Individual points analyses will be undertaken as site specific developments are proposed on the property in the future.

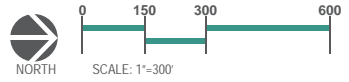
Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues and make a recommendation to the Town Council.

Staff recommends that the Planning Commission recommend approval of the McCain Master Plan to the Town Council, PL-2018-0457, located at 12965, 13215, 13217, 13221, 13250 Colorado State Highway 9 with the attached Point Analysis of zero (0) points and Findings and Conditions.



MCCAIN PROPOSED LAND USE CHART				
LAND USES	TRACT	ACRES	% OF TOTAL	UNITS (14 - 38 UPA)
WATER TREATMENT PLANT	TRACT 1	3.7 AC	2.9%	
SERVICE COMMERCIAL	TRACT 2	7.5 AC	5.8%	
HOUSING	TRACT 3	4.0 AC	3.1%	
EXISTING SOLAR FIELD	TRACT 4	2.7 AC	2.1%	
OPEN SPACE / BUFFER	TRACT 5A	0.8 AC	0.6%	
OPEN SPACE / BLUE RIVER BUFFER	TRACT 5B	3.1 AC	2.4%	
SNOW STORAGE	TRACT 6	10.0 AC	7.8%	
SCHOOL	TRACT 7	10.0 AC	7.8%	
OPEN SPACE / RECREATION / HOUSING	TRACT 8	19.9 AC	15.5%	278 - 398
EXISTING RECYCLING CENTER	TRACT 9	1.6 AC	1.2%	
BLUE RIVER CORRIDOR AND OPEN SPACE	TRACT 10A	3.8 AC	3.0%	
BLUE RIVER CORRIDOR AND OPEN SPACE	TRACT 10B	34.9 AC	27.1%	
150' MINIMUM SCENIC CORRIDOR	TRACT 11	12.3 AC	9.6%	
TRAILHEAD / RIVER ACCESS / PARK	TRACT 12	2.0 AC	1.5%	
ROAD / RIGHT-OF-WAY	TRACT 13	8.5 AC	6.6%	
PUBLIC WORKS	TRACT 14	3.8 AC	3.0%	
TOTALS		128.6 AC	100%	278 - 398



Note: Further study needed on bike path locations and routes

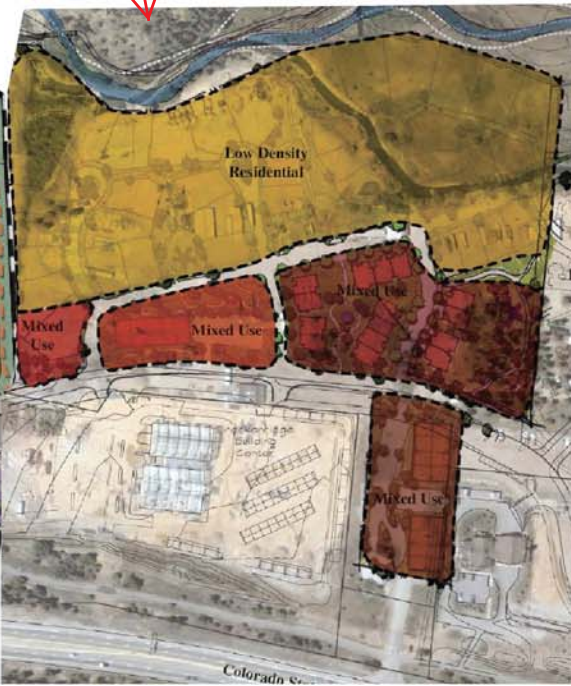
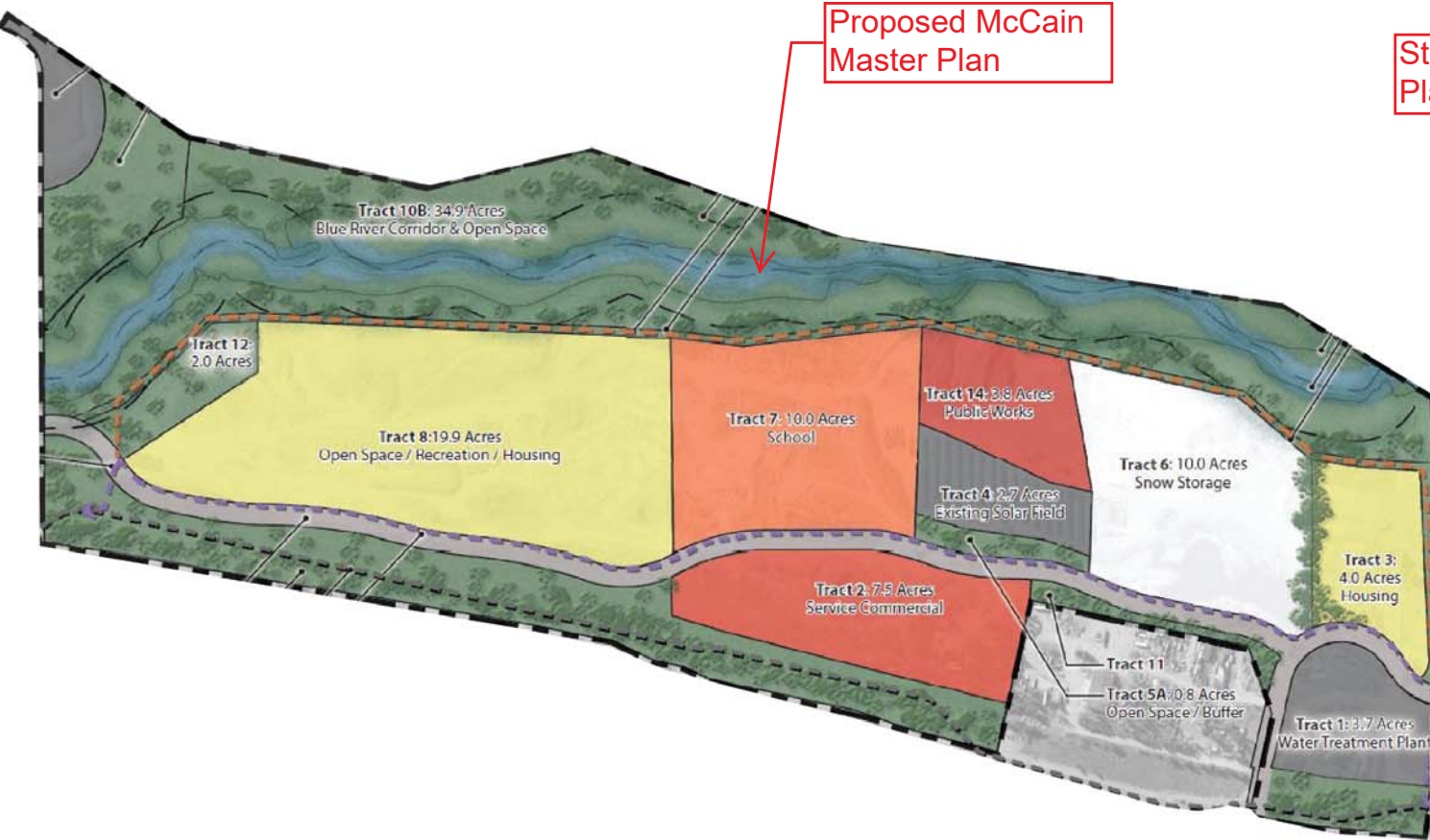


McCain Concept Plan Chart		
Land Uses	Acres	% of Total
Overflow Parking (+/- 500 spaces)	4.8 AC	3.7
Snow Storage	11.6 AC	9.1
Service Commercial	1.6 AC	1.2
Public Works Storage	4.4 AC	3.4
Water Treatment Plant	3.8 AC	3.0
Existing Solar Field	2.7 AC	2.1
Proposed Solar Field Expansion	2.7 AC	2.1
Residential (50-100 units)	10.1 AC	7.9
Recycling Center	1.4 AC	1.1
Road Right of Way	7.0 AC	5.4
Sub Total	50.1 AC	39.0
Open Space Uses		
Acres	% of Total	
300' Blue River Corridor	2.7 AC	21.5
150' Highway 9 Setback	12.0 AC	9.3
Dedicated Open Space	23.4 AC	18.2
Open Space Buffers	15.4 AC	12.0
Sub Total	78.5 AC	61.0
Site Total	128.6 AC	100.0



Proposed McCain
Master Plan

Stan Miller Master
Plan





Mountain Top Children's Museum

Tiernan Spencer
Mountain Top Children's Museum, Inc.
605 S. Park Avenue
Breckenridge, CO 80424

October 19th, 2018

Ms. Christie Mathews-Leidal
Town of Breckenridge Planning Commission Chair
150 Ski Hill Rd
Breckenridge, CO 80424

Dear Ms. Mathews-Leidal,

I am writing you today as the Mountain Top Children's Museum is in search of a forever home. We have been providing our community hands-on educational experiences for over 16 years, presenting opportunities for guest and local families alike to learn and connect through interactive exhibits and various programming. Our organization is currently in a very vulnerable position, operating with a month-to-month lease, at the Village Hotel as Vail Resorts, Inc. is actively selling the building.

Our "come as a family" exhibit space is an affordable, readily accessible and unique resource to thousands of locals and visitors who come to enjoy it. Our evening program called Kid's Night Out is a well participated program where parents have a night out in our local community while they're kids learn and play with us. During the summer months, the MTCM offers a 12+ week summer day camp program, providing child care for school aged children in the summer. Throughout the school year, MTCM provides outreach programming to local child care organizations and school districts to supplement their educational goals and objectives sponsored through local grants.

We have been seeing tremendous growth in our business over the last three years. In 2015 we welcomed 10,500 people at our exhibit. For 2018, we're well beyond that and projecting to have over 15,000 by the end of the fiscal year. With our growth in admissions as well as our vision to develop more community programming, we are simply bursting at the seams.

As talk of the McCain property and Block 11 are underway, we would love to be part of this conversation. With our growing community, the Mountain Top Children's Museum aspires to provide Breckenridge with beneficial programming to meet educational needs, such as an after school and school break programming, exhibit-held workshops, incorporating a STEM lab, Family Science Nights, and more. We believe putting an attraction such as ours on the north end of town will serve as an anchor for nearby attractions, restaurants and local businesses.

I understand that there are a lot of ideas for one of our last developed areas in our community, but I hope you see the value in including the Mountain Top Children's Museum. This amazing entity will continue to add value for our locals as well as our guests here in Breckenridge.

Thank you,

Tiernan Spencer
Assistant Director
Mountain Top Children's Museum, Inc.

Written Responses:

Del Anderson
731 Fairview Blvd

How many times will this change. We keep getting less and less open space! 20 years ago we were due for 100 acres of open space now 40 acres. So disappointing!!! I know we are not part of Breck and you do not give s***!! About my input over the years you a proven this. The UNWANTED CITIZENS of BRECK. NO HOUSING WHERE ARE THE DEVELOPMENT RIGHT COMING FROM

Silver Shekel

Please, Please have CDOT lower the speed limit leaving Breck that goes North

MKPC
206/208 N. Ridge St.

Leave the lake – turn into a protected estuary as we did with Goose Pasture Tarn

Tony Lord

The pond on Tract 6 has been here since I moved here in 1972. I have expressed my concern about its importance with Parks & Wildlife, Trout Unlimited, & the Town of Breck. The reconstruction & relocation of the Blue to the West, has all but eliminated the undredged inflows. There is currently no structure, drop pools, or ponds on the reconstructed Blue. There is one area left to make space for that pond at the end of the river reconstruction that could happen in the open space without impacting proposals for future tracts 8-7 & 14

Braden McMillan
192 Fairview Blvd

1. Light pollution is my biggest concern. CMC's lights flood my entire house when they have their parking lot lights on. Adding yet another school only makes this worse.
2. What happened to the open space? The park/open space concept presented 1+ years ago was going to be such a great amenity for the town. I understand the need for housing but we should sacrifice the town "gateway" for it.
3. If you do move forward w/housing, please design it better than Blue 52. In my opinion it is very ugly and could have been designed/laid out better.

Verbal Responses:

Gail Quigley, Peak 7: What is the designated TDR space for the housing area? (Mr. Truckey: A potential receiving area. It must go through a fit test first.) What does the Master Plan call it now? (Mr. Truckey: A receiving area.) Is the proposed bike trail where the gravel was just put in? (Mr. Truckey: Roughly, it's on the bank looking toward the river.) Has the school area or recreation area been considered for the new field house discussion? (Mr. Grosshuesch: No.) Have you talked about Tract 10A being a camping area or is that off the table? (Mr. Grosshuesch: It did come up but was rejected as a suitable site.)

Eric Degerberg, 428 Silver Circle: The bike path, by the roundabout, I think you want to consider an underpass due to traffic and safety. (Mr. Grosshuesch: Under Stan Miller Drive?) Yes.

Art Albin, 512 Shekel Lane: I have been to several meetings relating to this property, today I'm here representing the Peak School, an independent school in Frisco. We are looking for school sites that might be an alternative to our current land. We want to keep our options open. When it came to our attention that the council was considering this as a possible school site, I wanted to bring to your attention that we are seeking something similar.

Mitch Ringquist, 13203 Highway 9: I'm right across from the water treatment plant. As feedback, high traffic in that area to do snow storage would be pretty extreme. I think we can deal with it given the fact that the proposed right of way will go in. If I'm correct, that right of way would go from Coyne Valley, past the Building Center, past Stan Miller if I'm not mistaken? (Mr. Lott pointed on the map where it would be.) Wouldn't snow storage also be available and possible on portion of Tract 8? It would give you some right of way access from Coyne Valley up to the right of way and right into Tract 8. There is a lot of people coming through there right now with the Building Center and the Water Treatment Plant. I look forward to more open dialogue about this.

Tom Vitalone, 741 Fairview Blvd., also own 2V's Landscaping on Tract 2: Were you planning on filling in the pond for snow storage? (Mr. Grosshuesch: Yes.) Well that's a bummer because that's water that flows all year round, there are hundreds of geese and ducks that seem to winter there. And there's a lot of trout in that pond in the summer. It's too bad that can't be an asset as opposed to filling it in. It would be a big mistake.

Lee Edwards: What happened to the open space guys? That's why we got the property. (Mr. Grosshuesch: almost half is open space.) I don't like adding the tagline for housing. We already consumed Block 11 for housing and putting an isolated chunk for housing just doesn't make a lot of sense to me. Housing here and public works and commercial uses and isolating that little chunk doesn't make sense. Leave it open space.

Allen Robertson, 13203 Highway 9: Number 1, that pond is my son's lake for fishing and there is all kinds of wildlife there. I was told that was supposed to be the gateway to Breckenridge. What people saw. I'm being told that we are going to see piles of snow, DOT stuff, open lot possibly for a school, and now we're adding homes. I was told when I moved here that the idea was open space and that's not what I'm seeing. I hope to see open space to make it prettier, not just more stuff. I thought that was what Block 11 was for. And there's no kids out there for a school, no houses with kids.

Tony Lord, 132 Braddock Court: I've been a Summit County resident for 46 years. Talking about the lake, look at the size of the pond. This is 300 yards across by 100 the other way. It's been there a long time. When the Town started this project I talked with the Army Core of Engineers and was told the Town could do what it wanted with it due to no permanent inflow and outflow that was on the surface. So the Town can fill it. However there is a permanent inflow and outflow that goes through the dredge. The water that

used to come through has disappeared and that lake is just about gone since the river restoration. I took my kids to learn to fish and it was kind of a local's secret. However, when the reconstruction of river was done, there is one spot that would be a great spot to over dig and channel water to the pond. If it could be lined and made to be year round, it could be a place for the ducks and geese. There is another pond by the Shores. Basically the development is taking over all our open space. I put a bridge in this area that has washed out several times. It would be helpful if Tract 10A would be some sort of parking instead of here on this side. So people can access the Forest Service land. It would help to add open space. We are shutting it off with the bike path. We need to talk about what the town and the county needs.

Leigh Girvin, 13 Meadowlark Green: I've been involved in the Master Planning in our community for over 20 years. We looked at this parcel in 1997 or 98 when we started working on the first ever Joint Upper Blue Master Plan. It was identified at the time as a parcel that was important for service commercial. You need these businesses to run the community and it's important that use is recognized and possibly that's not enough acreage for something like that. That was an important part of the original Master Plan for this parcel. I'm glad the parking area has been removed, I thought that was an eyesore. But my main concern is for open space and scenic views. Peter pointed out that there is a lot of acreage, but it is cut off from the view from the highway by potentially more housing. Tract 8 had long been planned as a reservoir, which would have preserved a sense of open space and that view is gorgeous as you're coming into Breckenridge. Having a reservoir there would have allowed that. Maintaining the view from the highway is an important aspect of Tract 8. In order to help preserve the scenic view and be maintained for open space and recreation.

Paul Semmer, 272 Blue Grouse Trail, Blue River: I'm here representing the Forest Service. I want to make you aware that last year the Forest Service, CDOT and Summit County completed a wildlife connectivity study to look at safe passages throughout travel corridors in Summit County. I would implore you to take a look at that study for recommendations to apply to this project.

Carol Rockne, 547 Broken Lance Drive: I agree with Lee, I think that snow storage area behind it for housing is ugly. Can you put the housing where the snow storage is and keep the beautiful reservoir? It's a nice area and I think it should have the open feeling when coming down the road. We do need the service commercial because we are losing that to all the pot shops on Airport Road. I hope you massage this whole thing a little bit.

Jan Degerberg, 428 Silver Circle: My biggest concern is the noise of the snow storage. Trucks backing up and that kind of noise, even with the properties around there, I think that is in the wrong spot. Tract 10A would be a good spot because it's off Coyne Valley Rd. It makes more sense. And do something different with that snow storage spot.



TOWN OF BRECKENRIDGE
TOWN COUNCIL

October 23 Town Council Meeting



Welcome to the newsletter summarizing The Town of Breckenridge's latest Council Meeting. Our goal is to provide our citizens with thorough and reliable information regarding Council decisions. We welcome any feedback you may have and hope to see you at the meetings.

Mangers Reports

Public Projects

- Construction of the retaining wall on Ski Hill Road is nearly completed, with handrail painting and concrete surface finish remaining. Traffic will be restored to two lanes overnight and on weekends, but will remain in a one-lane configuration during working hours. All work is anticipated to be completed by the end of October.
- Staff is working with Matthew Stais Architects on completing the conceptual design for the Ice Arena project. The current design being developed would add new locker rooms onto the northwest corner of the indoor ice

arena and would also add new office space above the existing lobby area. Staff will update Council with further detail as the conceptual design is progressed.

Parking & Transportation

- Construction on the digital wayfinding sign, replacing the existing VMS on the north end of Town, is slated to begin the week of October 15th. The work is scheduled to be completed in early November and followed by a short testing period of the sign and software. The sign is intended to be fully functional by the Thanksgiving holiday.

Housing & Childcare

- Tuition Assistance applications for the initial 2018-19 round were completed in late August. We had 93 families apply. In this year's initial round, we saw an increase in households with 2 children in care with 41% of the families having two children in care.
- Housing Department continues to explore modular options for new construction projects.

Financials

September is largely reflective of August tax collections. We are approximately \$2.8M over 2018 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$1.6M over budget and Real Estate Transfer Tax up \$903k over budget. Sales Tax is \$1.4M ahead of prior year; RETT is down \$67k over prior year.

Other Presentations

Breck Epic Update

- With assistance from the Town, Breck Epic funded a \$100,000+ video & distribution project. Using the town's contribution as a critical starting point, Breck Epic reinvested significantly to produce a year's worth of content. Breck Epic used the capital to retain a visionary and talented video and photography team. "It is their work that's placed the Epic into a global conversation with USA Cycling, the UCI, Red Bull Media House and many more."
- **BROADCAST:** In conversations with not one, but two broadcast partners (Red Bull Media House and Outside TV). Discussions include pickup of our 2018 broadcast edit, the "Road to Epic" human interest series, and live coverage of the 2019 race.
- **CONTENT ARCHIVE:** Archived a tremendous amount of content that will be re-purposed not just for broadcast, but for 2019 social media and marketing outreach.

- **GLOBAL AUDIENCE:** UCI inscription for 2019 is confirmed...at the C1 (second highest) level. Epic has been guaranteed HC (highest) status for 2020. This greatly extends marketing reach especially into the European, Pan-Asian and South and Central American markets.

Renewables Discussion

- Town Council took action on two resolutions setting goals to achieve 100 percent renewable energy for Town facilities and operations by 2025 and on a community-wide level by 2035. Since that time, staff has worked towards implementing a program to achieve these goals.
- Staff has been approached by Clean Energy Collective about being an anchor tenant for a solar garden in Lake County. Staff is actively exploring opportunities for solar on existing and new municipal facilities, ground mount, and workforce housing.
- Staff will make an effort to educate the residential and commercial sectors about subscription-based existing programs and will monitor opportunities for additional subscriptions for Town facilities. Residential and commercial group buying program and education campaign expected.
- Town certification for being a solar friendly community that provides technical assistance and eases barriers for residents and businesses to install solar. An Electric Vehicle (EV) readiness planning process and background research is underway by staff.

Isak Heartstone Task Force

- Community impacts from the popular trail side art installation have prompted public feedback regarding the logistical management of the troll and the troll's lifespan. Staff sought Council direction on potential next steps for the troll art installation.
- Isak Heartstone was constructed by well-known Danish artist Thomas Dambo and commissioned by BreckCreate as part of the Breckenridge International Festival of the Arts (BIFA). For the past several years, BIFA has included Trail Mix and other on-trail arts programming. As with all BIFA outdoor installations, the troll was reviewed as part of the Town's Special Event Permit process and by BOSAC at its January, June, and August meetings. The Wellington Neighborhood Board was also informed of the troll prior to its installation.
- "There was no set date for the removal of the troll. It was always considered flexible," - Scott Reid, Recreation Director. Current mitigation efforts up until this

BreckCreate and Staff Response

In response to the visitation, logistical challenges, and public interest in the troll, BreckCreate and Town staff members have responded by:

- Increasing the police and staff presence and parking enforcement, especially during weekends and popular times.
- Adding trash cans at the bottom of the Wellington Trail and at the French Gulch bus stop.
- Using a variable message board sign to direct troll seekers to park in the S. Gondola Lot and use the Freeride Purple bus route to reduce vehicular traffic in the area.
- Clearly designating and signing parking and no parking areas along Stables Drive. Installing road signs to discourage public parking in the Wellington Neighborhood private, permit-only parking areas.
- Distributing a flyer about the troll with bus route and parking directions.
- Installing multiple "This Way to the Troll" signs along the trail to assist with trail-based wayfinding.
- Constructing buck and rail fencing to encourage on-trail travel and discourage trespassing.
- Creating a "How to Find the Breckenridge Troll" [webpage](#) on the GoBreck website.

point:

- **Council was provided with three options:** remove the troll, consider re-locating the troll, or continue with management solutions through the winter and re-evaluate in the spring. **Council chose in a 5-2 vote to continue management and re-evaluate in the spring (potentially to re-locate if possible, given artist's vision and logistical concerns).** Mayor Mamula began the discussion acknowledging the numerous letters received and Council's attention to those letters.
- Open Space & Trails staff, given the weather conditions with snow, compaction, and freezing, recommended closing the western portion of the Wellington Trail (troll to pump track) due to dangerous walking conditions and trail degradation. Approx. ~\$2,000 spent by Public Works and Open Space & Trails on mitigation efforts over the past few months.
- On re-location: "We don't know if de and re-installation are possible. We would have to work with the artist, contractually, based on their vision for the piece and work with them to see if we could determine a new location," Robb Woulfe.
- "We know the issues we have with it now. If we try to move it, we don't know the issues that will arise." - Gary Gallagher. "There's always more we can do. We've changed the location of the bus stop and we're looking at re-routing how the bus goes in there." - Rick Holman
- "Do you think we can successfully promote the bus enough so that people won't try to park up there?" - Erin Gigliello. "Some of our efforts in the last few weeks have been successful. Transit numbers are up more than 300% for that route." - Holman.
- "It has definitely negatively impacted a handful of people, but I have to mention that it has positively impacted thousands of people. It is very unique. You have to recognize that it is an issue but it has enriched the lives of a bunch of folks in our community and our economy." - Jeffrey Bergeron
- "We look to do things that are successful. We're always mitigating our success and I think we should continue to do that for the current installation in its current place. I think our mitigation efforts need more time to work and the passage of time." - Gary Gallagher.
- "I agree with others. I want to do anything we can do, going into the winter, to convince people to ride the bus for safety reasons. We challenged the BCA to add a new dimension to our town so that we are multi-dimensional town (like experiential arts), and they have." - Wendy Wolfe
- **Dissenting votes:** concerns about the impact to the neighbors, concerns about closing trails and trail degradation, and concerns about impacts in winter when it's busy in town and there are less resources to deal with the troll.

"I would like to move this to a place with less impacts. I think the impacts to the neighbors are too severe. We can't keep having the police up there to enforce. Soon, we'll need them down at the Village Road crossing. However, kudos to BCA at the incredible art piece. Thank you to staff for all your hard work." - Mayor Mamula

Planning Commission Appointments

- The subcommittee recommended the following four applicants for appointment by the Town Council to the Planning Commission: H. Lowell Moore, Mike Giller, Ron Schuman, and Christie Mathews-Leida. Council approved.

Housing Code Work Session

- Housing Code Revision: Relative policy provides for positive or negative points based on the amount of employee housing included with a new development permit. Staff expressed concern with the current policy because very little housing has resulted from policy. Below are proposed

OPTION 1	OPTION 2
Removes the 5,000 square foot exemption	Removes the 5,000 square foot exemption
Allows a maximum of 5 positive points	Allows a maximum of 5 positive points
Keeps the existing employee mitigation rate of 5% GSFA to attain 0 points.	Increases the employee mitigation rate to 10% of GSFA to attain 0 points.
Allows for Fee in Lieu payment (up to 0 points or for less than one total unit mitigation)	Increases the employee mitigation rate to 20 % of GSFA to attain +5 points.
	Allows for Fee in Lieu payment (up to 0 points or for less than one total unit mitigation)

options:

Housing Committee will continue to work on housing code revision, will look at models from other municipalities when it comes to housing mitigation and generation with new development.

Regular Council Meeting

Legislative Review

- **Conveyance of One-Half Interest of Block 11 Apartments to Summit County (Second Reading):** The ordinance will execute a special warranty deed to convey one-half interest of the Block 11 Apartments to Summit County for \$2,100,000. The Town and the County will own the 47,394 sq. ft. parcel and the two apartment buildings as tenants in common. **(Passed 7-0)**
- **Parkway Center Development Agreement (First Reading):** The proposal is to construct an additional approximate 6,567 square feet onto the Parkway Center as part of a City Market expansion (rounded up from 6.57 SFEs to 7 SFEs to address any future need). City Market expansion plans also include absorbing some existing commercial square footage adjacent to the store which would not require additional density. **(Passed 7-0)**
- **Noble House Landmarking (First Reading):** At their September 18 meeting, the Planning Commission reviewed the proposed designation of the Noble House at 213 S. Ridge St. as a Local Landmark, and recommended that the Town Council adopt an ordinance designating the building as a Local Landmark. One of the primary benefits of Local Landmark designation is the increase in the property's eligibility for historic preservation tax credits and grants. **(Passed 7-0)**

- **Trash Ordinance (First Reading):** The intent of the ordinance is to have the ability to fine individuals that are abusing Town-owned trash receptacles. It is not intended to target individuals who are disposing of small amounts of trash that is accumulated while traveling throughout town. The proposed draft ordinance provides the Town with the ability to fine anyone who abuses Town-owned trash receptacles. **(Passed 7-0)**
- **Block 11 Apartments IGA (Resolution):** The Town of Breckenridge and Summit County are collaborating on the management and use of 18 new apartments commonly referred to as COTO Flats. The specific obligations and responsibilities are outlined in this Intergovernmental Agreement (IGA). **(Passed 7-0)**
- **Hazmat IGA (Resolution):** Under this agreement the Summit Fire Authority (SFA) has established the Summit County Hazardous Materials Team (SCHMT) which will perform certain functions for the Town related to the handling and control of hazardous substance. The IGA describes the roles and responsibilities of the agencies if a hazardous substance incident occurs and names the SFA as the DERA (Designated Emergency Response Authority) for each Town and the County. **(Passed 7-0)**
- Council approved a Resolution Support Red, White, & Blue Fire Protection District Ballot Issue 6D. **(Passed 7-0)**