



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, December 4, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the December 4, 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 - Broadband

1. Broadband Update 8

5:55pm - Consent Calendar

1. Craig Parking Pad (JL), 110 N. French St., PL-2018-0581 10

6:00pm - Work Sessions

1. Breck 365 Work Session 19

2. City Market Expansion and Remodel (CL), 400 N. Park Ave.; PL-2018-0554 46

7:00pm - Combined Hearings

1. Eighth Amendment to the Amended Peaks 7 & 8 Master Plan (CK) 1599 and 1891 Ski Hill Road; PL-2018-0546 61

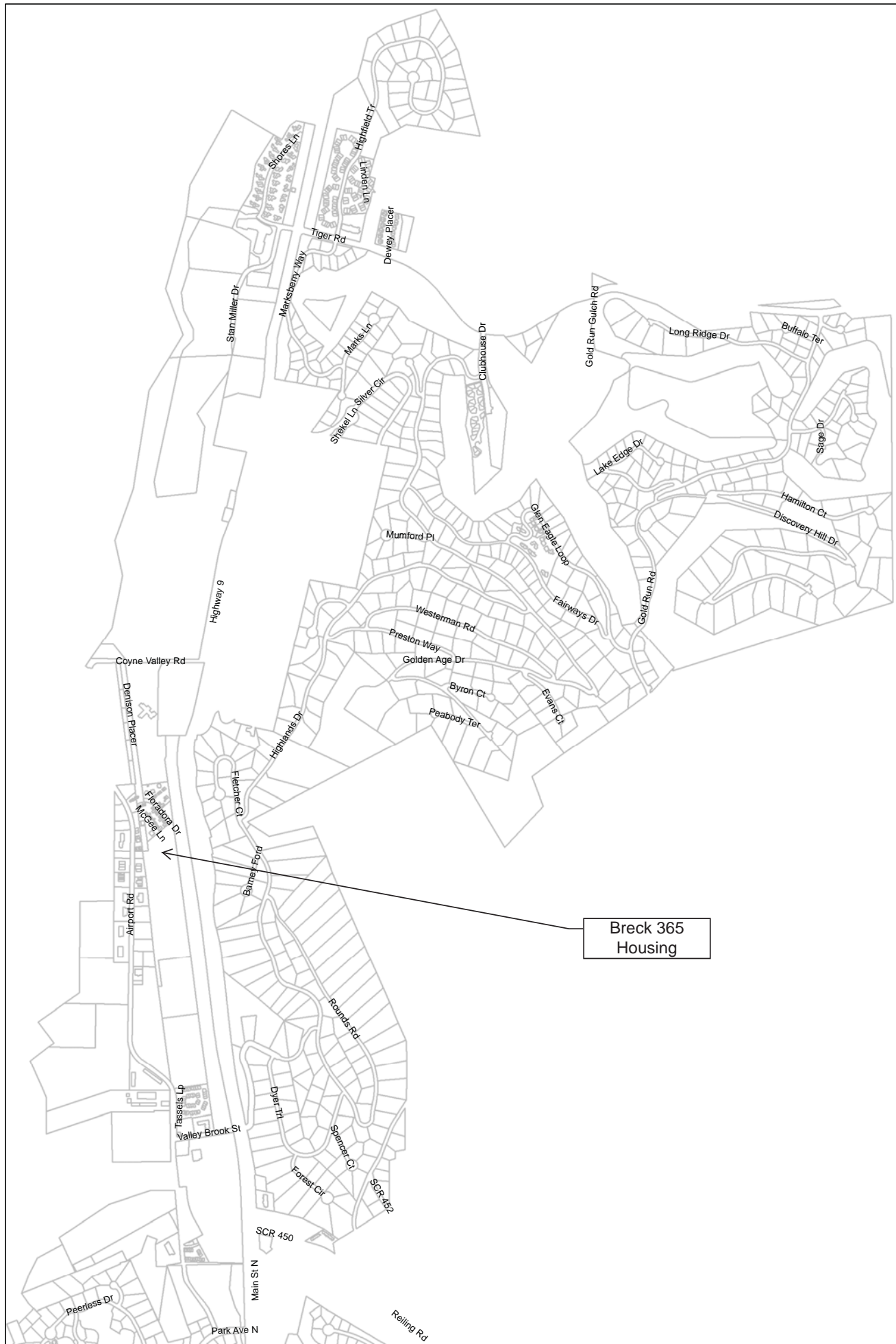
7:30pm - Other Matters

1. Town Council Summary (Memo Only) 77

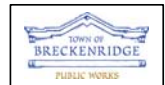
7:35pm - Adjournment

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.



Breck 365
Housing



Breckenridge North





NOT TO SCALE

Breckenridge South



City Market Expansion,
400 N. Park Avenue

Craig Parking Pad,
110 N. French Street

Eighth Amendment to the
Amended Peaks 7 & 8
Master Plan, 1599 and
1891 Ski Hill Rd.

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Lowell Moore

Ron Schuman

APPROVAL OF MINUTES

On page 2 there is a public comment opening and closing in in Ms. Leidal's comment, leaving house "amenable" not "amendable."

With the above changes, the November 6, 2018 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments

WORK SESSIONS:

1. Comprehensive Code Amendments

Mr. Truckey presented an overview of the proposed Code Amendments, and asked for feedback from the Commission.

Commissioner Questions / Comments:

Ms. Leidal: I am wondering if uneven gable rooflines should be addressed in the changes to 6R and how we measure height? Should you measure both? (Mr. Truckey: It is easy enough to add it in. We just need to know how we want to measure it.) (Mr. Kulick: We measure rooflines to the highest point.) (Mr. Grosshuesch: We use whatever yields the highest height.) (Ms. Puester: It does say that on page 19.) (Mr. Grosshuesch: We may not need to address it because it is already there.) I don't think we need to allow positive points for single family and duplexes stepping down their rooflines. Were we trying to find ways to make up points? (Mr. Truckey: If the intent is for it to apply to multifamily housing we can change some wording.) (Mr. Giller: I think it is a good idea and not a hard requirement to meet, so positive points are not necessary.)

Mr. Lamb: Regarding moving historic structures, what happens when a historic structure encroaches on another property. (Mr. Truckey: They don't incur negative points for moving it out of that encroachment.)

Mr. Giller: I think the code changes address the moving structures issues.

Ms. Leidal: Under Site Buffering, we crossed out tree stands and tree backdrops because they were moved under landscaping, ridgeline and outcroppings were left. I think 4 positive points is too many points for preserving ridgelines and outcroppings. (Mr. Truckey: We want to retain some value but maybe not positive 4. May be worth positive 2 now.)

Mr. Giller: I think you should avoid ridgelines and outcroppings at all cost. 2 points is easy to make up.

Mr. Schuman: It seems like a lot of negatives here and we need some positives as well. We need direction both ways. I would leave it.

- Ms. Leidal: 14R storage. I think we should retain the option of assigning negative points if enough storage is not provided. It says encouraged but you need the ability to assign negative points if someone does not allow any storage. 4R mass provides bonus space for garages, common areas, and common storage. They shouldn't use all the mass to provide other things that do not include storage.
- Mr. Giller: I agree it is very important for multifamily structures to have storage.
- Mr. Lamb: I can't think of any recent multifamily project without storage. (Mr. Truckey: We did look at it and we have never awarded negative points for storage.)
- Mr. Schroder: I like idea of giving negative points.
- Ms. Leidal: I am uncertain about the 500 square feet for sodded/lawned areas. I don't have the answer for commercial space. Maybe 500 is correct.
- Mr. Lamb: A sliding scale makes sense because you can't compare small lots in town and big lots in the Highlands. I assume we are lumping sod as Kentucky Blue Grass.
- Mr. Giller: I think it works. Sustainable landscape cuts back significantly on sod. (Mr. Grosshuesch: There is an equalization between town lots and the Highlands which has disturbance envelopes.) I think the minus 2 works for excessive sodded areas works.
- Mr. Schroder: I think it works with the 500 sq ft.
- Ms. Leidal: Do you have more ideas about the lot line issue? (Mr. Grosshuesch: An example is difficult. Our thought is to include a general enabling clause. If a development permit comes in we could require a lot line vacation, where we have various encroachments and setback violations to the Building and Development Codes to deal with.)

The work session was opened for public comment:

- No public comments.

- Ms. Leidal: 1(Is Commission comfortable with changes to Employee Housing Table)—yes. 2 (Does Commission agree with changes to 24R regarding moving historic structures)—yes. 3 (Does Commission agree with reclassification of historic structure applications)—yes. These are very time consuming applications. 4 (Does Commission agree with leaving positive 9 or 12 points to projects that do not include above ground additions?)--yes. 5 (Should landscape walls be made of natural materials and is 20 feet a good length?) Yes. I like landscape walls. I think we should try a 20 foot length to start with. 6 (Does the Commission agree with a 500 square foot limitation on sodded areas without negative points?) 500 sq ft I am not sure and would consider a sliding scale. 7 (Other Commission comments)--no more changes.
- Mr. Schroder: I agree with each of the code revisions. The third bullet has an opportunity for issues to arise. It seems the process lends itself to a Class A, currently the applicant is getting much more than they paid for. 4th bullet I agree that positive 9 & 12 points should be retained for projects without additions.
- Mr. Gerard: I agree with all seven points. They are all changes that work well for the town. 500 square feet for sodded areas works well. I think that staff should come up with a clear lot line vacation requirement. That is something that needs to be cleaned up. It is important to give negative points when failing to provide adequate storage.
- Mr. Schuman: 1- 4 yes. 5 open to small changes for non-natural materials. 6, agree. 7, agree.
- Mr. Lamb: 1 yes, 2--the point assignment for moving structures is getting pressure from the state so yes. 3--I think the class A is a big price jump. I'm okay with keeping a Class B if, for example, it's just a foundation replacement. 4--I agree with 9-12 points. 5--Are we talking about landscape wall or retaining wall? 6--The 500 sq. ft. works. I think the code changes have all gone a good direction.
- Mr. Moore: 1, 2, & 4 yes. 3, I would like to see a separate classification for minor additions. 5, I think 20 feet is not very long for a landscaping wall but we need to start somewhere. We should allow wall materials based on the site and what the use of the wall is. 6, 500 sq ft is fine.

Minimizing water use is a top priority. Storage needs to be encouraged.
Mr. Giller: 1, concur. 2, concur. 3, Historic preservation benefits the town and I feel a Class B is still sufficient. 4, 9 and 12 I concur; 5, I concur; 6, I concur. We should keep negative points for storage.

2. Hoopes Cottage (CK), PL-2018-0521, 204 N. Ridge Street

Mr. Kulick presented options for potential historic renovation at the Hoopes Cottage property at 204 N. Ridge Street, and asked for input from the Commission.

Janet Sutterley, Architect, Presented:

We really don't want to see the current non-conforming two story addition remain on the house. I think it is an exception that we have an owner willing to tear down the addition and end up with less square footage as a result. I think it is an opportunity to correct a bad situation created in the 70s. It would be a great tradeoff to have the addition removed and the mass bonus included. This drawing is a good representation of how it will sit along the lot line. (Mr. Giller: What does square feet ML and UL mean?) Main level and underground level. This will be a one story structure and have a small garage. (Mr. Gerard: Looks like there is a driveway permitted in the back.) (Mr. Kulick: We will look at that in the future. It may get narrowed down to meet current engineering standards.) It currently is one big gravel lot. We will have to follow the engineering guideline. What we are looking for tonight is a general yes or no on the garage bonus and does it warrant a mass bonus.

Commissioner Questions / Comments:

Mr. Gerard: I think it is a great project. The mass bonus makes sense here.

Mr. Schuman: I am in favor of the bonus.

Mr. Lamb: I was originally worried about the precedent but this is different because they are losing above ground square footage (17.59 UPA to 12 UPA mass), which is a pretty tall standard to set.

Mr. Moore: This is an ideal situation to grant the mass bonus.

Ms. Leidal: I support the mass bonus. I want to make sure this does achieve substantial compliance with the handbook of design standards. I support.

Mr. Schroder: I support a variance for the mass bonus.

Mr. Giller: I too support a variance for the mass bonus but we need to make it clear why.

CONSENT CALENDAR:

1. Tyra Riverbend Lodge Condominium/Hotel Meeting Room Conversion (CL) PL-2018-0540, 655 Four O'clock Rd.

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

COMBINED HEARINGS:

1. Village at Breckenridge Plaza Large Vendor Cart (CL), 655 S. Park Avenue, PL-2018-0532

Mr. LaChance presented a proposal to install a large vendor cart on the Village at Breckenridge plaza, which if approved would be the third large vendor cart in the plaza.

Commissioner Questions / Comments:

Mr. Schroder: Can you show on the map where the previously approved vendor carts and the proposed vendor carts are located? (Mr. LaChance explained the location on the map.)

Mr. Lamb: There is only one vendor cart currently in the plaza.

Mr. Giller: Will they be including a seating area? (Mr. LaChance: It is not required.) If the applicant adds seating, will it be reviewed? (LaChance: Yes)

Mr. Schroder: Is The Village taking care of the trash? (Mr. LaChance: Policy 49 does not address trash receptacles, but there are several trash receptacles in The Village.)

Micheal Halouvas, Applicant:

I have been coming to Breckenridge for years and moved here permanently in the past year. The to-go containers we use are ecofriendly and recyclable. (Mr. Schroder: Is the village aware that you will be generating trash? Will you put a trash receptacle onsite?) Yes, I would. (Mr. Giller: Will you add seating?) The village has seating there now and we will just use that.

The hearing was opened for public comment.

- No Public Comment.

Commissioner Questions / Comments:

Mr. Schroder: I look forward to enjoying a gyro.

Mr. Schuman: The trash is an HOA issue not a Planning Commission issue. I agree with staff's analysis.

Mr. Lamb: I have no concerns.

Ms. Leidal: I agree with staff's analysis.

Mr. Gerard: It looks like a good plan.

Mr. Giller: I support staff's analysis and look forward to your opening.

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

OTHER MATTERS:

1. Town Council Summary

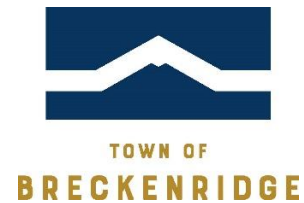
Mr. Grosshuesch presented an overview of the November 13th Town Council Meeting.

- No planning applications called up
- City Market expansion Development Agreement approved
- Noble House land marking approved
- Approved trash ordinance
- Mill levy approved
- McCain master plan reviewed. Asked for a change to Tract 9 Open Space/Housing/Recreation designation. Would like to see housing and recreation removed.
- 2040 Study Population, employment, traffic, parking, housing etc. increase projections to inform a Tourism Management Plan done by the Breckenridge Tourism Office to establish how to manage growth in tourism and how much growth is manageable.
- Isaack Heartstone was moved to storage.

ADJOURNMENT:

The meeting was adjourned at 7:13 pm.

Mike Giller, Chair



Memo

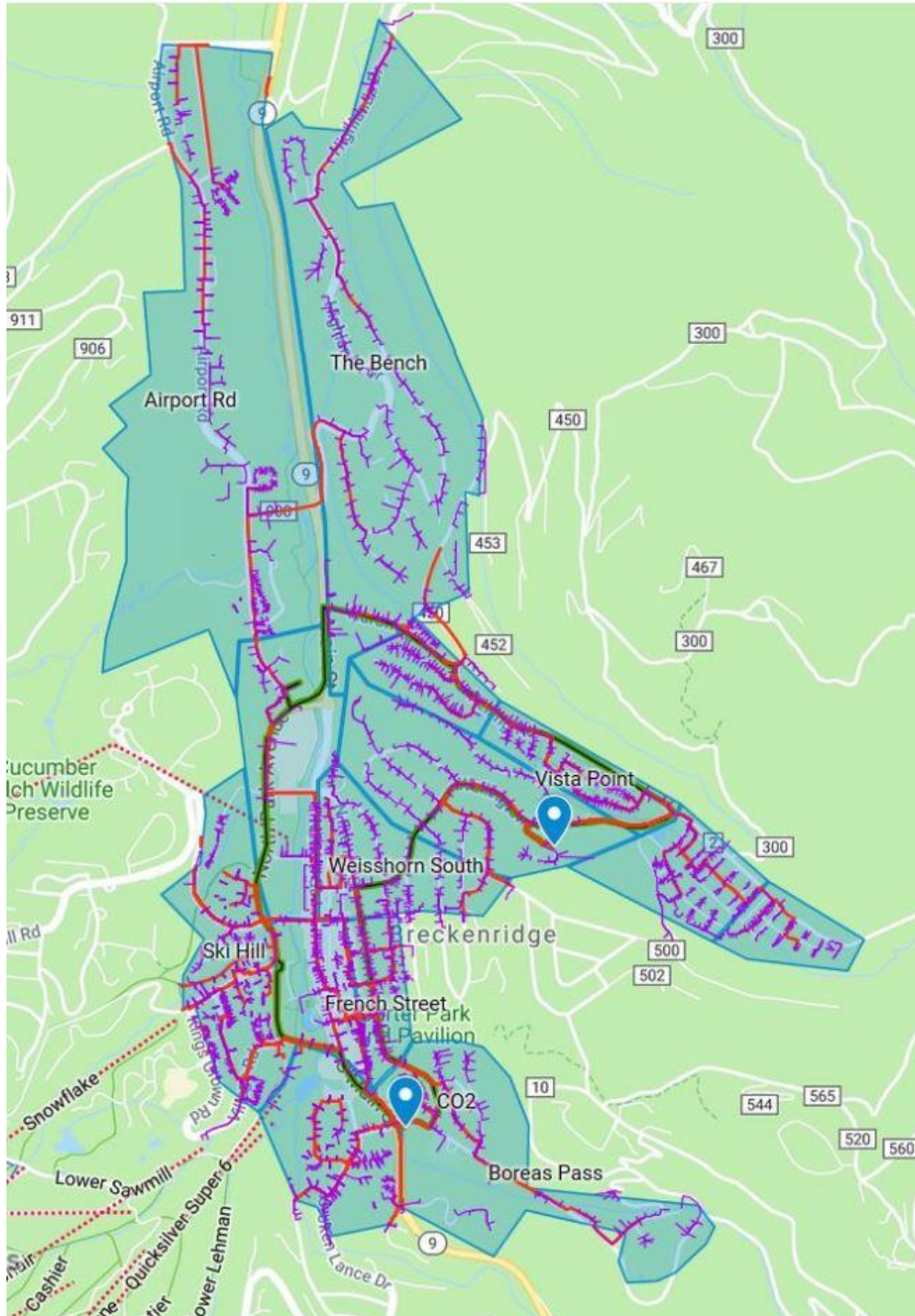
To: Planning Commission Members
From: Shannon Haynes, Assistant Town Manager
Date: 11/27/2018
Subject: Fiber Discussion

Town staff has been working with Foresite Group and Tim Scott from Peak View Enterprises to develop a plan for town wide fiber infrastructure. At the October 9th Council retreat staff provided a summary overview on the importance of fiber infrastructure to the Town and a proposed Phase 1 map (copy attached). At that time Council approved an \$8M CIP budget for Phase 1 construction.

We have been working on a variety of major sub-projects necessary to ensure we can begin construction in May 2019 and provide service by the end of 2019. Major subprojects include:

- Finishing initial design and engineering documents intended to support a construction RFP that will go out mid-December, early January.
- Issued a Request for Information (RFI) to potential service providers on October 31st
 - o Closed on November 26th with eleven (11) responses
 - o Interviews to take place the week of December 10th
- Contracted with Launch Advertising to brand the Town fiber service, create a marketing plan, and develop collateral material
- Began meeting with large local businesses to determine service needs

Initial serving areas to be included in phase 1



Planning Commission Staff Report

Subject: Craig Parking Pad
(Class C Hearing; PL-2018-0581)

Proposal: Construction of a parking pad within the front yard of a historic structure.

Date: November 28, 2018 (For meeting of December 4, 2018)

Project Manager: Jeremy Lott, AICP, Planner II

Applicant/Owner: Don and Susan Craig

Address: 110 N. French Street

Legal Description: Abbets Addition, Block 3, Lot 5

Site Area: 0.071 acres (3,089 sq. ft.)

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

Historic District: 1- East Side Residential Character Area

Site Conditions: The lot is located between two single-family residences. The site has a historic structure, built in 1900. There are six existing Aspens on the property. Currently, there is no parking or driveway access on this lot.

Adjacent Uses: North: Casey Residence, single-family home (Residential)
South: Single-family residence (Residential)
East: Longbranch Condominiums (Residential)
West: Single-family residence & Office (Residential & Commercial)

Lot Coverage: Building / Hard Surface / Non-Permeable: 1,971sq. ft. (63.8% of site)
Open Space / Permeable Area: 1,118 sq. ft. (36.2% of site)

Parking: Required: 2 spaces
Proposed: 1 space

Snowstack: Required: 41 sq. ft. (25%)
Proposed: 41 sq. ft. (25 %)

Item History

The main structure on this lot was built in 1888 and a historic shed exists on the rear property line. In August of 1998, a Development Permit was approved for a remodel and 888 sq. ft. addition on the historic structure. Part of the approval included a requirement for a deed restriction to be filed for the prohibition of short term rentals on this property. In April of 2018, a Class D Minor Development Permit was approved for the removal of a large, hazardous Cottonwood tree.

Staff Comments

Staff has reviewed the policies as they relates to the installation of the proposed parking pad only.

Social Community (24/A & 24/R): The proposal is for the installation of a parking space in the front yard. Policy 116 in the Handbook of Design Standards says the following:

116. Minimize the visual impact of parking as seen from the street.

- *Avoid parking in front yards. Locate parking in rear yards where feasible.*
- *If parking must be sited in the front, use paving designs that will help to retain a yard character and visually separate parking from the street edge.*

To minimize the visual impact of parking, the proposed driveway will be constructed of paver strips. The paver strips will be paving stones set in a road base. As the design standard is not a Priority Policy, this design has incurred negative three (-3) points under Design Standard 116.

Past Precedent:

1. Grad Duplex, PL-2017-0056, 203 South Harris Street (-3 points), paver strips in the front yard for parking.
2. Kosanovich Residence and Addition, PL-2003086 310 Lincoln Avenue (-3 points), paver strips in the front yard for parking.

Plant Material & Landscaping (22/A & 22/R): To offset negative points from the driveway installation the applicant is proposing adding landscaping to the property. Existing landscaping includes a total of six significant 6” caliper aspens all of which are proposed to remain. There is a large, hazardous Cottonwood tree that will have to be removed for the placement of the pavers. This is the same Cottonwood tree that was approved for removal with a Class D Minor Development Permit in April of 2018.

The applicant is proposing to add:

- Three 2.5” cottonwood trees, two along the right of way and one in the rear yard
- One 2.5” multi-stem aspen
- Three 5-gallon potentilla shrubs to help screen the new paver strips to the north
- Six 5-gallon buffalo berry shrubs

These plantings are designed to provide an enhanced buffer from the street and neighboring properties to offset the impact of the parking in the front yard. In addition to Policy 22/R, landscape design is reviewed in the Handbook of Design Standards.

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.*” While no evergreen tree is proposed to meet Design Standard 131, it may not be feasible to place an evergreen in the front yard due to space constraints. With Cottonwood trees in the front yard to define the street edge, the design complies with Design Standard 132. With the shrubs on the northern side of the proposed paver strips, this 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.

After installation of the landscaping, the total tree count would be 3 cottonwoods and 7 aspens, including the preservation of 6 existing significant trees. This proposal provides some public benefit and is eligible for positive two (+2) points.

Energy Conservation (33/R): The applicant has provided staff with a HERS index, which was performed on November 7, 2018 for this application. This qualifies for positive one (+1) point. The index is provided.

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

Policy 24/R, Social Community (-3) for paver strips for parking in the front yard.

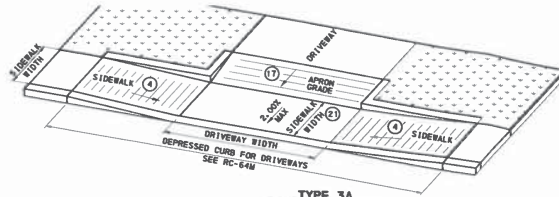
Policy 22/R, Landscaping (+2) for a landscaping proposal that provides some public benefit.

Policy 33/R, Energy Conservation (+1) for obtaining a HERS index rating.

At this final review, with the addition of one cottonwood tree along the French Street side of the property, staff finds the proposal passes all absolute policies and recommends negative three (-3) points and positive three (+3) points, for a passing score of zero (0) points.

Staff Decision

Staff has approved the Craig Parking Pad, PL-2018-0581, showing a passing score of zero (0) points, with the attached findings and conditions.

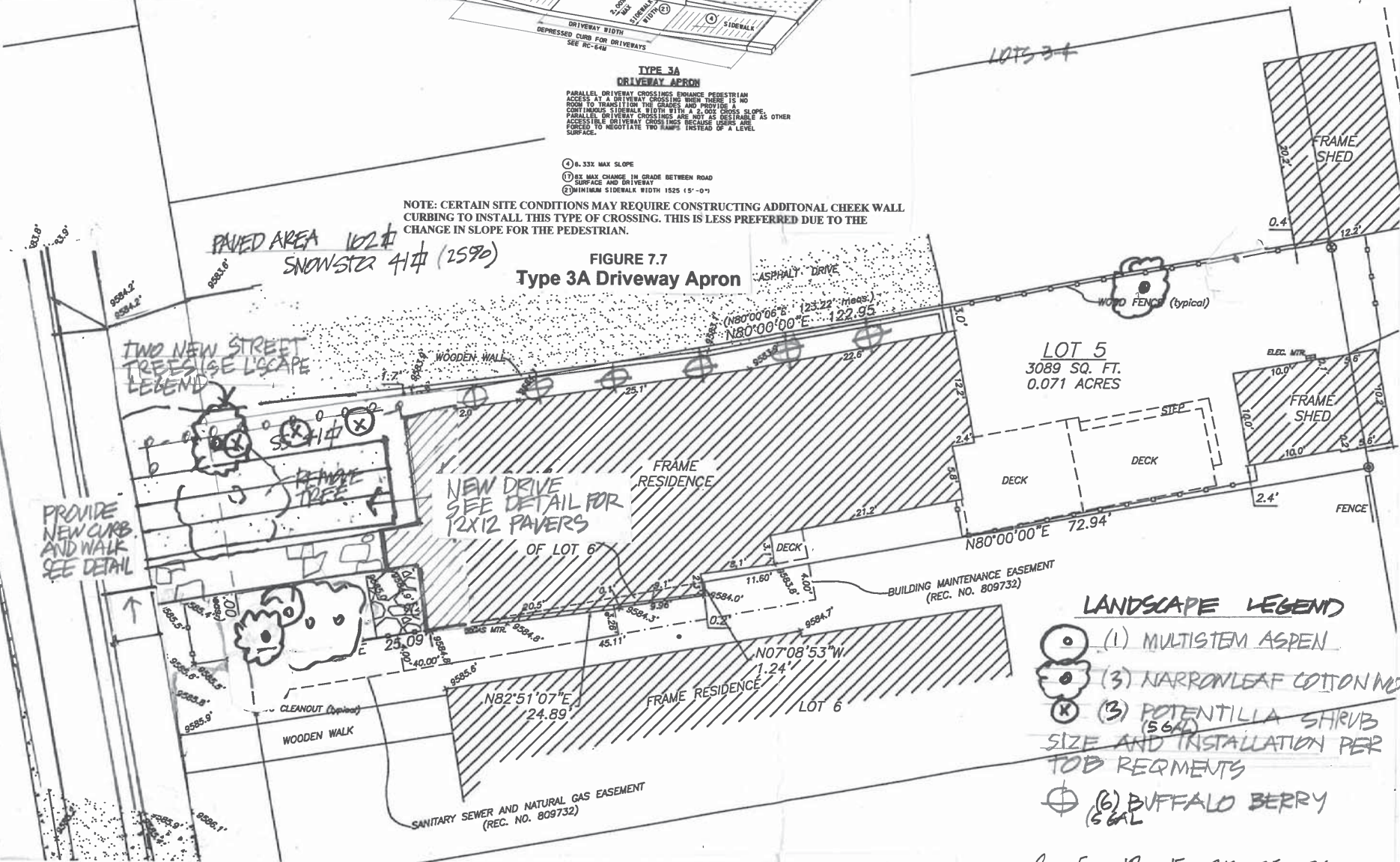


TYPE 3A DRIVEWAY APRON
 PARALLEL DRIVEWAY CROSSINGS ENHANCE PEDESTRIAN ACCESS AT A DRIVEWAY CROSSING WHEN THERE IS NO ROOM TO TRANSITION THE GRADES AND PROVIDE CONTINUOUS SIDEWALK WIDTH WITH A 2.00% CROSS SLOPE. PARALLEL DRIVEWAY CROSSINGS ARE NOT AS DESIRABLE AS OTHER ACCESSIBLE DRIVEWAY CROSSINGS BECAUSE USERS ARE FORCED TO NEGOTIATE TWO RAMPS INSTEAD OF A LEVEL SURFACE.

- ① 0.33% MAX SLOPE
- ② MAX CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
- ③ MINIMUM SIDEWALK WIDTH 1525 (5'-0")

NOTE: CERTAIN SITE CONDITIONS MAY REQUIRE CONSTRUCTING ADDITIONAL CHEEK WALL CURBING TO INSTALL THIS TYPE OF CROSSING. THIS IS LESS PREFERRED DUE TO THE CHANGE IN SLOPE FOR THE PEDESTRIAN.

FIGURE 7.7 Type 3A Driveway Apron



PAVED AREA 102#
 SNOWSTR 41# (2590)

TWO NEW STREET TREES (SEE LANDSCAPE LEGEND)

PROVIDE NEW CURB AND WALK SEE DETAIL

NEW DRIVE SEE DETAIL FOR 12x12 PAVERS

LANDSCAPE LEGEND

- (1) MULTISTEM ASPEN
- (3) NARROWLEAF COTTONWOOD
- (3) POTENTILLA SHRUB (564)
- SIZE AND INSTALLATION PER TOB REQMENTS
- (6) BUFFALO BERRY (564)

PROPOSED DRIVE PLAN

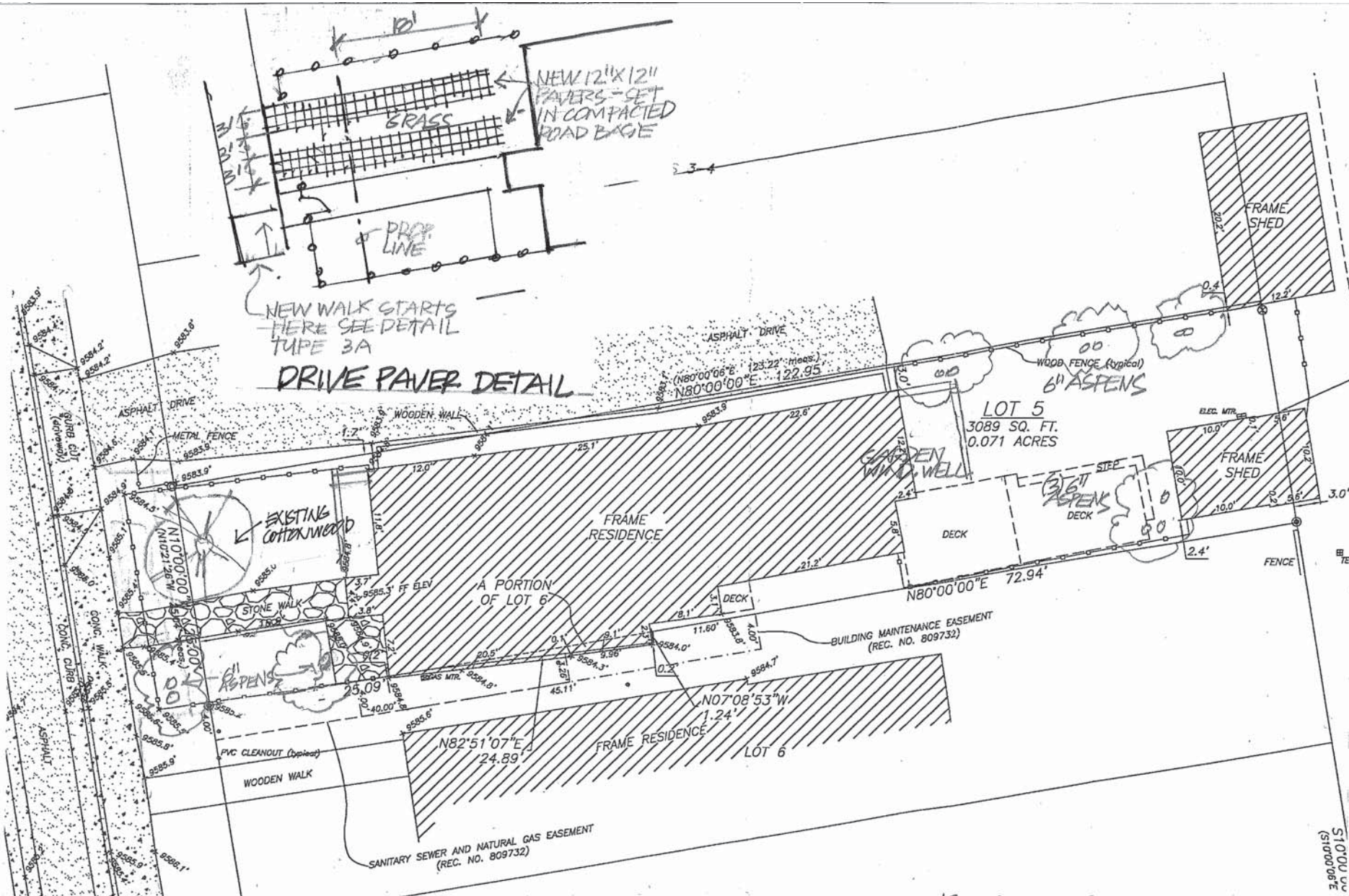


11736
 10/10/18
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 CHECKED BY:
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 11.18.18

bhh Partners
 P.O. BOX 601 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6880
CRAIG RESIDENCE
 DRIVE PROPOSAL 110 NORTH FRENCH STREET

© 2016
 SHEET NUMBER:
 2
 OF 2



NEW WALK STARTS
HERE SEE DETAIL
TYPE 3A

DRIVE PAVER DETAIL

11736
REVISION
10/10/18

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P.O. BOX 001, BELLE GLADE, FLORIDA 33424 (888) 870-6286

CRAIG RESIDENCE
DRIVE PROPOSAL

10 NORTH FRENCH STREET

EXISTING CONDITIONS PLAN 0 5 10 15 20 25 30
INCLUDES EXIST LANDSCAPE

512
2,500,000(S)
15

© 2018
SHEET NUMBER:
1
OF 2

Home Energy Rating Certificate



Property
 Donald Craig
 110 N. French Street
 Breckenridge, CO 80424

HERS
 Rating Type: Projected Rating
 Rating Date: 2018-11-07
 Registry ID:
 Certified Energy Rater: Matt Wright
 Rating Number:

HERS Index: 109

General Information

Conditioned Area	2116 sq. ft.	House Type	Single-family detached
Conditioned Volume	20069 cubic ft.	Foundation	More than one type
Bedrooms	3		

Mechanical Systems Features

Heating:	Fuel-fired hydronic distribution, Natural gas, 80.0 AFUE.
Water Heating:	Conventional, Natural gas, 0.60 EF, 60.0 Gal.
Duct Leakage to Outside	NA
Ventilation System	None
Programmable Thermostat	Heat=No; Cool=No

Building Shell Features

Ceiling Flat	R-30.0	Slab	R-0.0 Edge, R-10.0 Under
Sealed Attic	NA	Exposed Floor	R-19.0
Vaulted Ceiling	R-30.0	Window Type	U-Value: 0.550, SHGC: 0.700
Above Grade Walls	R-11.0	Infiltration Rate	Htg: 9.41 Clg: 9.41 ACH50
Foundation Walls	R-19.0	Method	Blower door test

Lights and Appliance Features

Percent Interior Lighting	23.00	Range/Oven Fuel	Natural gas
Percent Garage Lighting	0.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	753	Clothes Dryer CEF	2.62
Dishwasher (kWh/yr)	270	Ceiling Fan (cfm/Watt)	0.00

Estimated Annual Energy Cost

Use	MMBtu	Cost	Percent
Heating	110.4	\$1088	53%
Cooling	0	\$0	0%
Hot Water	18.5	\$181	9%
Lights/Appliances	25.9	\$789	38%
Photovoltaics	-0.0	\$-0	-0%
Service Charges		\$0	0%
Total	154.7	\$2058	100%

Criteria

This home meets or exceeds the minimum criteria for the following:

HERS Provider: EnergyLogic, Inc.
 1-800-315-0459 www.nrglogic.com
 HERS Rater: Matt Wright
 Deeper Green Consulting
 970-389-2448



Certified Energy Rater:

REM/Rate - Residential Energy Analysis and Rating Software v15.5

This information does not constitute any warranty of energy costs or savings. © 1985-2017 NORESKO, Boulder, Colorado.
 The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

Final Impact Analysis				
Project:	Craig Parking Pad	Positive Points	+3	
PC#:	PL-2018-0581			
Date:	11/28/2018	Negative Points	- 3	
Staff:	Jeremy Lott, Planner II			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
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	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
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)	+2	Installation of landscaping to provide some public benefit.
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	- 3	Placement of parking pavers in front yard.
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1	+1	Obtained a HERS index
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		

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

Planning Commission Staff Report

- Subject:** Breck 365 Apartments Work Session
(PL-2018-0580)
- Proposal:** A proposal to construct 102 workforce rental apartment units (57.5 single family equivalents in 24-studios, 45-1 bed/1bath, 19-2 bed/2 bath, and 14-3 bed/2 bath) in eleven buildings, a neighborhood community center including lease office and associated parking on approximately 5.3 acres south of the Blue 52 neighborhood on the Block 11 parcel with access from Flora Dora Drive. In addition, Flora Dora Drive is proposed to be extended through the development.
- Date:** November 28, 2018 (For meeting of December 4, 2018)
- Project Manager:** Jeremy Lott, AICP, Planner II
- Applicant/Owner:** Town of Breckenridge
- Agent:** Eric Komppa, Corum Real Estate Group, Inc.
- Address:** 365 Flora Dora Drive
- Legal Description:** Lot 7, Denison Placer Subdivision
- Site Area:** 5.33 acres (232,175 square feet)
- Land Use District:** 31: Commercial, Industrial, Public Open Space, Public Facilities (including, without limitation, Public Schools and Public Colleges), child care facilities, and surface parking. Employee housing is an allowed use but only on Block 11 of the Breckenridge Airport Subdivision.
- Site Conditions:** The Blue River runs along the eastern property line and Airport Road to the west. The Blue 52 neighborhood is to the north. The property is vacant and recently graded with underground infrastructure installed. The property is currently being used as permit-only seasonal overnight and employee parking, and snow storage.
- Adjacent Uses:** North: Blue 52 residential townhomes and apartments
South: Town of Breckenridge snow storage area, ski area satellite parking lot
Upper Blue Elementary School
East: Blue River, River Park, Highway 9
West: Commercial uses, Airport Road
- Density:** **Allowed under LUGs:** 20 UPA Employee housing consisting of an approved mix of housing types (single family, duplexes, and multi-family units) with a maximum density of 20 UPA is also permitted on Block 11 if consistent with the Town's adopted Vision Statement
- 57.5 SFEs = 69,077 sq. ft. (apartment @ 1,200 SF per SFE)

Proposed density:

Apartments	57.5 SFEs = 69,077 sq. ft.
Community Building	1,110 sq. ft. (exempt common area)
Office (commercial)	253 sq. ft.
Total:	57.5 SFEs = 69,330 sq. ft. (10.4 UPA)

Mass:	Allowed under LUGs:	124,800 sq. ft. (15% bonus for apartment)
	Proposed mass:	70,187 sq. ft.

Height:	Recommended:	35' to the top of parapet or shed	
	Proposed:		
	Building Type A	28'	2 stories
	No Building Type B		
	Building Type C	36.5'	3 stories
	Building Type D	37.5'	3 stories
	Building Type E	29' 3½"	2 stories
	Building Type F	28.5'	3 stories

*All of the above heights are approximate and not exact. Exact numbers will be provided during the final hearing.

Parking:	Required:	147 spaces (Studios and 1 bedroom units=1 space/unit) (2 bedroom units=1.5 space/unit) (Community Building=4 proposed)
	Proposed:	163 spaces

Setbacks (Perimeter Setbacks):

Absolute:	Front:	10 ft.
	Side:	3 ft.
	Rear:	10 ft.

Relative:	Front:	15ft.
	Side:	5 ft.
	Rear:	15 ft.

Proposed:	Front:	Approximately 10 ft.
	Side:	Approximately 25 ft.
	Rear:	Approximately 70 ft.
	(Numbers will be confirmed with final plans.)	

Item History

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

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

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

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

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

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

Changes from Previous Worksession

On June 4, 2018, this project came before the Planning Commission as a worksession. Since then changes include:

- The type of construction has changed from stick built gable roof forms to modular units with flat roofs.
- The footprints of some buildings have been modified but overall, the site plan is mostly the same.
- Parking has been modified slightly to accommodate 25 additional spaces.
- Connection of easternmost parking areas to other parking areas to create a full loop in the parking lots.
- New access from the westernmost parking lot to Flora Dora Drive.
- Unit mix has changed from:

Unit Type	Stick Built Construction	Modular Construction
Micro-Unit	6	
Studio	6	24
1 Bed/1Bath	58	45
2 Bed/2 Bath	26	19
3 Bed/2 Bath		14

Staff Comments

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

- Architecture and Design
- General Layout of the Project
- Parking
- The remainder of policy topics will be covered at the formal Planning Commission hearing.

Density/Intensity (3/A & 3/R)/Mass (4/R): For the 102 workforce rental apartment units (57.5 single family equivalents in 24-studios, 45-1 bed/1bath, and 19-2 bed/2 bath, 14-3 bed/2 bath), the density equates to 10.8 units per acre (UPA); well below the 20 UPA maximum. In addition, a mass bonus of 15% is allowed for apartments. Further, 9-1-19-3A(D)(3) states, *Notwithstanding subsection D(1) of this section, a project located outside of the conservation district which consists of all employee housing units as herein defined, shall be allowed one hundred and fifteen percent (115%) of its otherwise permitted density under the controlling development policy or document, including, but not limited to, the land use guidelines, master plan, planned unit development agreement or other controlling site specific rule, regulation or court order.*

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

Per Section 9-1-19-3 (absolute) (E)(1), *When new attainable workforce housing projects are developed within the corporate limits of the town, the town government shall transfer density it owns to the attainable workforce housing project at a one to two (1:2) ratio (i.e., transfer 1 development right for every 2 attainable workforce housing project units to be built).*

With 57.5 SFEs proposed, 28.75 SFEs will be required to be transferred to this site per the policy above as no density exists on site. Staff has no concerns with the density or mass proposed as the Land Use District allows for workforce housing on the property with TDRs. Staff will include a condition of approval that the 28.75 SFEs be transferred to the property.

Architectural Compatibility (5/A & 5/R): The application displays architecture which is more modern than the typical “Breckenridge Architectural Vernacular” that the Block 11 Vision Plan calls for. However, the Plan also outlines that Block 11 should create its own character and provide a variety of appropriate styles. The architecture is complementary to the Blue 52 development through massing and proportions, but still provides variety in architecture. Each of the building types differ slightly, avoiding monotony in the development. The architect is working on some additional changes to the elevations to create buildings with forms that meet Policy 5A/5R and the Block 11 Design Guidelines, specifically in regards to being more pedestrian scaled. A review of the concepts for each building type is below. Generally, all of the building types have massing which is vertically oriented, uses a variety of wall planes in most facades, and uses similar materials of horizontal lap siding, vertical siding, board and batten siding. All the five building types have flat roofs with varying shed roof forms.

Building A (1 & 3)

As a two story building, the detailed front façade has varying shed roofs to help break up the roofline. The stairwell, storage, and deck areas also have shed roofs. Vertically oriented windows and pedestrian

scaled entrances facing Flora Dora Drive and facing the green space on Building A1. The rear elevation has less fenestration with square windows.

Building C (5, 6, & 8)

At three stories, Building Type C are all on the internal community green space. The front facades have decks and openings that face the internal green with less detailing and fenestration facing the parking drive isles. Staff has concerns that there is not enough wall articulation on the rear façade and have asked for different options, including enclosing the outdoor walkways.

Building D (4 & 7)

Building D will be three stories similarly to Type C and will be internal to the site. Staff has the same concerns in relation to the amount of articulation on the rear façade. Staff has also asked for options on this building, including enclosing the outdoor walkways.

Building E (11, Community Center)

The community center building, located in the northeast corner of Lot 7, across from the planned overflow River Park parking lot, will be two stories. Similar to concerns on other buildings, staff has would like to see some modifications on the rear façade. The community center of the front façade also needs to be lowered to have a better pedestrian scale.

Building F (2, 9, & 10)

This building is similar to Building A. There is articulation in the façade, vertically oriented windows, and pedestrian scaled entrances along Flora Dora Drive. Staff would like to see some additional windows added to the rear façade.

Colors

The color schemes are still being developed and staff will have more detail on this with samples at a later date. Staff would like to see more earth toned colors per Policy 5 and removal of the light pediment gray color. Policy 5/R states: *Exterior building materials and colors should not unduly contrast with the site's background. The use of natural materials, such as logs, timbers, wood siding and stone, are strongly encouraged because they weather well and reflect the area's indigenous architecture.*

All colors will be required to meet the following from Policy 5:

Body color is limited to a maximum chroma of 4 (except that if yellow or red is used, body color is limited to a maximum chroma of 6, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10). Trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8.

The number of colors used on one structure is limited to three (3); this does not include specifically appropriate additional colors as listed in the architectural color placement list in the design guidelines for such elements as window sashes, porch floors, ceiling half timbers, or roof coverings.

No more than three colors will be used per building per the policy (metal excluded).

The materials percentages have not been provided. Any non-natural materials exceeding 25% on a façade are subject to negative points. Additional information about the percentage of materials will be provided prior to the final hearing. All metal shall be nonreflective. Staff would like to hear if there are any additional Commissioner concerns as the design moves forward.

Building Height (6/A & 6/R): All buildings with a flat roof and shed roofs are measured to the highest point. The LUGs for this property recommend a maximum height of 35 feet. The two three-story type buildings (C & D) are over 35 feet tall. Building C measures approximately 36.5' and Building D measures approximately 37.5' in height. Staff recommends negative five (-5) points for being one-half (1/2) story over height. The current plans do not show a measurement to the top of the roof, so the above measurements are approximate. Staff notes that as the civil drawings are incorporated into the plan, the building height measurement may change.

Additionally, Per Section (B) of this policy, *Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long unbroken ridgelines of fifty feet (50') or longer are discouraged.* The buildings have ridgelines measuring more than fifty feet (50') in length without any significant deviations from the main ridgeline. Staff recommends negative one (-1) point.

Site and Environmental Design (7/R): The Town hired engineering firm, Martin and Martin, to create an overlot grading plan for the entire remainder of the Block 11 parcel in 2018. The goal of the plan was to take the grade of the remaining Block 11 property and integrate it better with Blue 52 and the river parcel, dropping the grade to relate the future housing units to the river. This overlot grading was approved with PL-2018-0066 and was completed this past summer. The proposed building heights are measured from the new grade, not the previous grade.

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

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

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

Access / Circulation (16/A & 16/R; 17/A & 17/R): Flora Dora Drive (50 foot public Right of Way) is planned to be extended adjacent to this site to the south of Blue 52. The right of way is on the eastern side of the site and curves through the site to the western side and eventually connects to Fraction Road. There is one intersection proposed near the future apartment site, which will have a small traffic circle. The portion of Flora Dora Drive which is within the Blue 52 portion of Block 11 has a 10 foot recreational path on the east and a 5 foot sidewalk along the west side of the road. The Rec Path crosses the street in a designated crosswalk from the southern end of Blue 52 and continues along the east side of Flora Dora Drive (riverside) to direct Rec Path traffic along the river. Near the crosswalk, there is also a connection to the Blue River Rec Path, which meanders through River Park. As Flora Dora Drive turns west, the 10 foot Rec Path diverts and follows the course of the river. Along all other right of ways there

are 5 foot sidewalks. Internal paths are also shown meandering through portions of the site for both pedestrian connections and as a recreational amenity. Two bus stops on either side of Flora Dora Drive are proposed for residents of the neighborhood and visitors to the park. Additional traffic and pedestrian safety improvements for Flora Dora Drive are being planned but have not been finalized at this stage.

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

Parking (18/A & 18/R): The parking requirement is 1 space for a studio and 1.5 spaces for a 1, 2, or 3 bedroom unit. The total requirement on this project would be 147 spaces. There will be at least 173 spaces provided, which puts the overall ratio at 1.7 spaces per residential unit. There is an area where 8 additional spots can be gained but these are uncertain until final grading and design are completed. The office areas within the Community Center Building are approximately 253 square feet and would require 2 parking spaces (1 space per 400 sq. ft., minimum of 2 spaces).

The proposal exceeds the minimum requirements of the off street residential parking standards. However, staff typically has tried to achieve 2 spaces per workforce housing unit as we continuously hear of parking shortages around town, especially in areas occupied by full time residents. On this project, the need for parking has been balanced with the desire to achieve adequate densities. When comparing this proposal to other Town Owned Apartments, this falls right in the middle of the others:

Development	Parking Ratio per Unit
Denison Commons	1.16
Huron Landing*	2
CoTo Flats	1.88
Pinewood Village 2	1.46
Breck 365	1.7

Does the Commission have any comments on the number of parking spaces provided?

Open Space (21/A & 21/R): An open space requirement of 30% is required. The amount of open space has not been provided on the plans but will be required prior to the final hearing. The open area in the center of the site is large, allowing residents to recreate and gather. The central open space opens up to the western bus stop and across the street from the river corridor. Further, an open area on Lot 6 between Blue 52 and this phase of Block 11 is planned for a useable combined recreational and detention area for residents of both Blue 52 and this phase. Staff is pleased with the open space layout and has no concerns. Council has asked staff to minimize the amount of grass sod to help reduce on-going maintenance and water usage. The landscape plan is still a work in progress and will be modified to address these concerns.

Located off site, River Park to the east of Flora Dora Drive will be completed in Spring 2019. The park has not been included in the open space calculations. However, it will be a great asset to the neighborhood as well as the users of the Blue River trail and general public.

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

Past Precedent:

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

Does the Commission concur?

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

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

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

Past Precedent

1. Denison Placer, Phase 1 (AKA Blue 52), PL-2016-0011, (+6) Workforce housing was a Council goal and community need.
2. Huron Landing, PL-2015-0498, (+6) Workforce housing was a stated Council goal and community need.
3. Gibson Heights, PC#2001011 (+6) Need for affordable housing is a primary community need.
4. Valley Brook Childcare Facility, PC#2007107 (+6) Meets community need for daycare centers and nurseries.
5. Pinewood Village II, PL-2014-0170 (+6) Workforce housing development is an identified 2015 goal by the Town Council.

Affordable housing on this parcel has been identified by the Town Council in their yearly Goals and Objectives report. Staff recommends positive six (+6) points based on past precedents of Policy 24/R (B). One hundred percent of the 102 units are to be rented at a low AMI (Average Median Income). Staff recommends six positive (+6) points for meeting a Council goal and ten positive (+10) points for percentage of workforce housing provided, for a total of sixteen positive (+16) points under this policy.

Snow Removal And Storage (13/R): Snow storage is expected to meet the 25% requirement. A more detailed plan will be included with the formal submittal for review and to determine if it is functional snow stack. There will also be a 5 foot snow stack easement proposed along both the 10 foot recreational path and sidewalks throughout the property. Staff has no concerns.

Storage (14/A & 14/R): Storage of 5% is encouraged which equates to 3,500 square feet. With storage needs of fulltime residents, providing storage space is an important aspect of the project. Each unit has been provided with a storage area. There is approximately 3,000 square feet of storage provided, which is less than the encouraged 3,500 square feet. Final details on the amount of storage will be included for the final hearing. If the project does not meet the 5% after more information is provided, then negative

two (-2) points would be assessed under this policy. Council has also expressed interest in adding covered and secured bicycle storage. Staff has no concerns.

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

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

Refuse (15A & 15R): Four dumpster enclosures are proposed. Adequate disposal truck turning movements will be analyzed later with a more detailed site plan. The dumpster enclosures will be sized to accommodate recycling. One or two enclosures should be added to the plans, especially closer to the Community Center Building.

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

Negative Points recommended:

- Policy 6/R, Building Height (-5) for being less than one-half story over recommended height.
- Policy 6/R, Building Height (-1) for a unbroken ridgeline, longer than 50 feet.
- Policy 9/R, Placement of Structures (-3) for not meeting the 15 foot relative front setback.

Positive Points recommended:

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

Total ten positive (+10) points

Staff Recommendation

1. Are there any Commissioner comments regarding the architecture, colors, or site layout?
2. Does the Commission have any comments on the number of parking spaces provided or layout of the parking areas and circulation?
3. Does the Commission support the preliminary point analysis?

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

UNIT TOTALS							
	STUDIO	1 BED	2 BED	3 BED	# FLOORS	UNITS/BUILDING # OF BUILDINGS	TOTAL
BUILDING A					2	6	12
BUILDING C	1	2	1		3	3	36
BUILDING D						12	24
FLOOR 1	1	2	1	1	1	1	
FLOOR 2	1	2	1	1	1	1	
FLOOR 3	1	2	1	1	1	1	
BUILDING E						12	12
FLOOR 1	3				1	1	
FLOOR 2	7				1	1	
BUILDING F	1		1		2	3	18
# UNITS TOTAL	24	17	28	14		11	102 UNITS TOTAL

PARKING COUNT		
BUILDING	BUILDING TYPE	PARKING SPACES
BUILDING 1	A	10
BUILDING 2	F	9
BUILDING 3	A	10
BUILDING 4	D	18
BUILDING 5	C	18
BUILDING 6	C	18
BUILDING 7	D	18
BUILDING 8	C	18
BUILDING 9	F	9
BUILDING 10	F	9
BUILDING 11	E	12
SUBTOTAL		149
OTHER PARKING		24-32*
TOTAL		173-181*

UNIT TYPE	AVERAGE SQ. FT.	QUANTITY	PERCENTAGE	PARKING SPACES PER UNIT			
				RATIO REQ'D	CARS REQ'D	RATIO PROVIDED	CARS PROVIDED
STUDIO	433	24	23.53%	1.0	24	1.0	24
1 BED	562	17	16.67%	1.5	26	1.5	26
1 BED PLUS	589	28	27.45%	1.5	42	1.5	42
2 BED	883	19	18.63%	1.5	29	1.5	29
3 BED	1133	14	13.73%	1.5	21	2.0	28
TOTAL	102	100.00%			142		149
				OVERFLOW		24-32*	
				TOTAL		173-181*	

* SPOTS ARE TO BE DETERMINED DEPENDING ON FINAL ANALYSIS OF GRADING.

GRAY SHADED AREAS INDICATE PORTIONS OF BUILDINGS THAT WILL BE FACTORY BUILT.

365 FLORA DORA PARCEL A - 5.33 ACRES



No.	Description	Date



359
DESIGN

365 FLORA DORA
BRECKENRIDGE, COLORADO

No.	Description	Date

CONCEPT PLAN
PRESENTATION

SITE PERSPECTIVE

A0.01.2



Google Earth

359
DESIGN

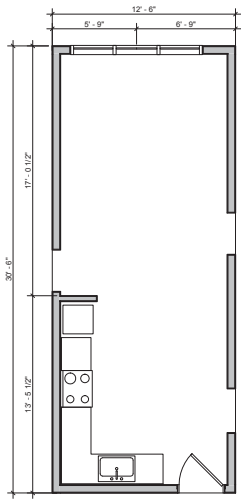
365 FLORA DORA
BRECKENRIDGE, COLORADO

No.	Description	Date

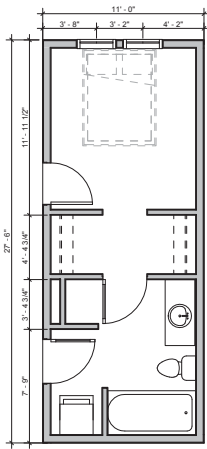
CONCEPT PLAN
PRESENTATION

SITE PERSPECTIVE

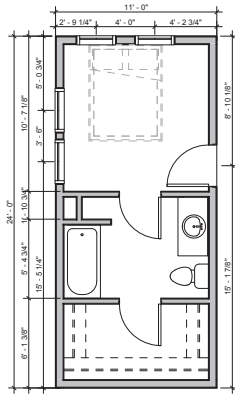
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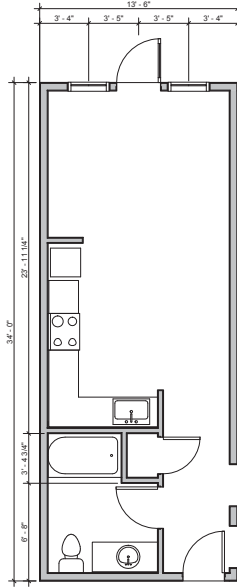
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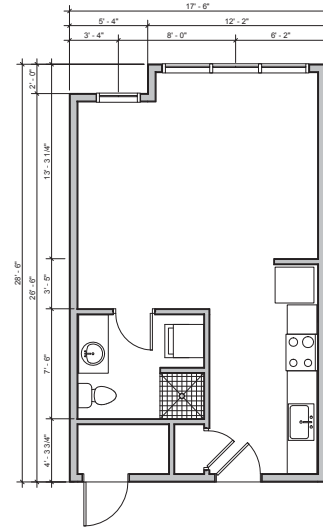
BOX TYPE B



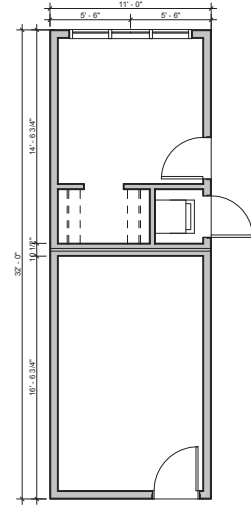
BOX TYPE C



BOX TYPE D



BOX TYPE E



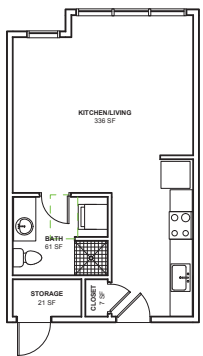
BOX TYPE F

1 UNIT PLANS
1/4" = 1'-0"

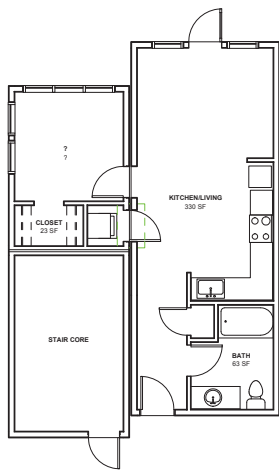
No.	Description	Date

CONCEPT PLAN
PRESENTATION

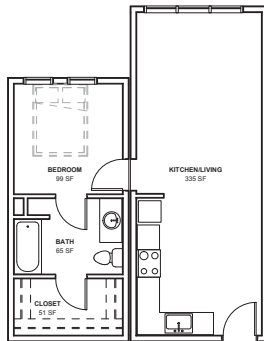
BOX PLANS



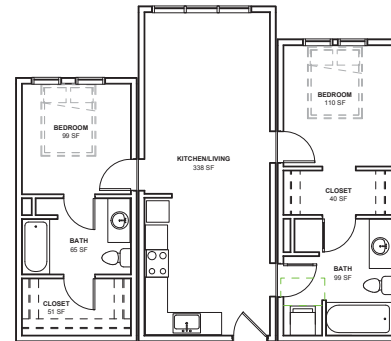
1 UNIT PLAN - STUDIO 433 SQ.FT.
3/16" = 1'-0"



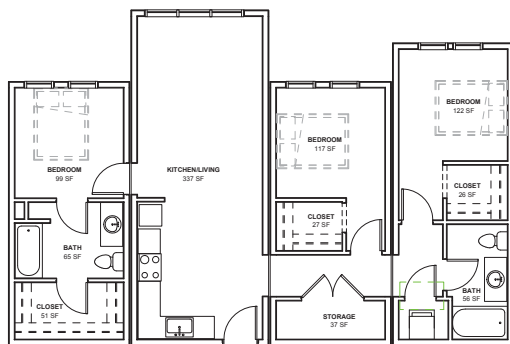
2 UNIT PLAN - 1 BED 562 SQ.FT.
3/16" = 1'-0"



3 UNIT PLAN - 1 BED PLUS 589 SQ.FT.
3/16" = 1'-0"



4 UNIT PLAN - 2 BED 883 SQ.FT.
3/16" = 1'-0"



5 UNIT PLAN - 3 BED 1,133 SQ.FT.
3/16" = 1'-0"

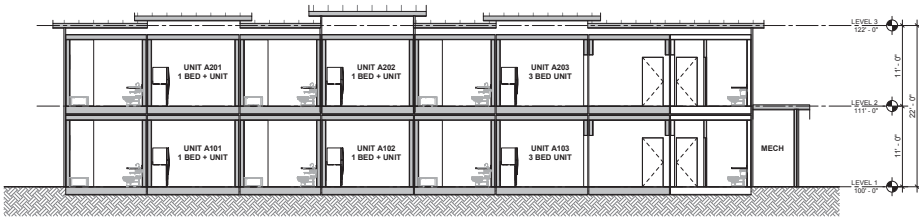
	UNIT TOTALS					# FLOORS	UNITS/BUILDING	# OF BUILDINGS	TOTAL
	STUDIO	1 BED	1 BED +	2 BED	3 BED				
BUILDING A			2		1	2	6	2	12
BUILDING C		1	2	1		3	12	3	36
BUILDING D							12	2	24
FLOOR 1	1	2			1	1			
FLOOR 2	1	2			1	1			
FLOOR 3	1		1	2		1			
BUILDING E							12	1	12
FLOOR 1	5					1			
FLOOR 2	7					1			
BUILDING F	1			1	1	2	6	3	18
# UNITS TOTAL	24	17	28	19	14			11	102 UNITS TOTAL

No.	Description	Date

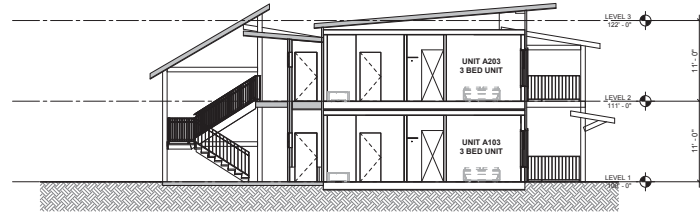
CONCEPT PLAN
PRESENTATION

UNIT PLANS

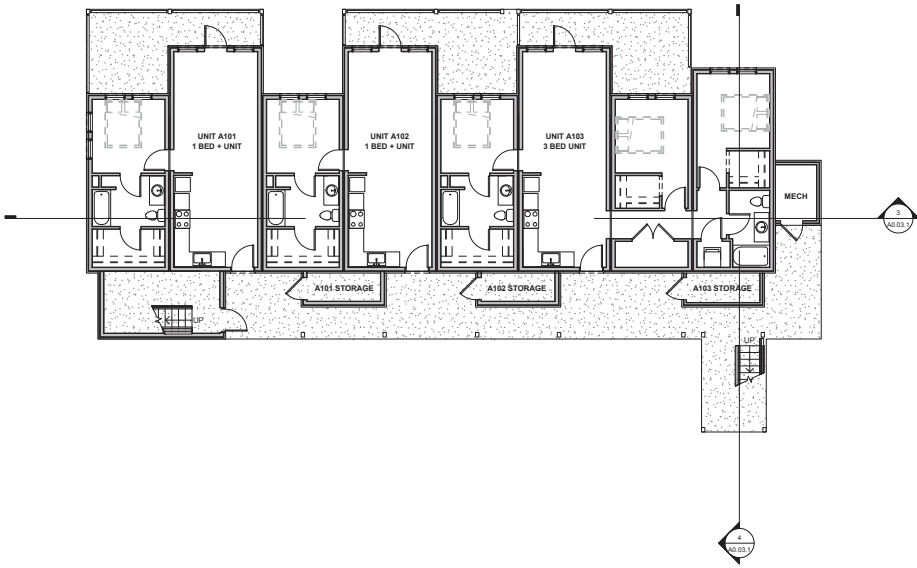
No.	Description	Date



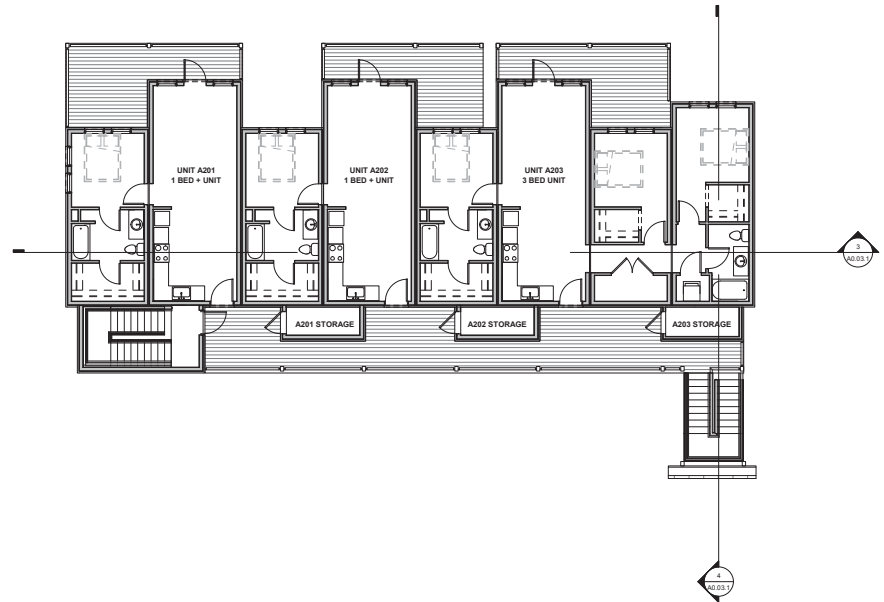
3 BUILDING A - SECTION ONE
1/8" = 1'-0"



4 BUILDING A - SECTION TWO
1/8" = 1'-0"



1 BUILDING A - LEVEL 1
1/8" = 1'-0"



2 BUILDING A - LEVEL 2
1/8" = 1'-0"



5 BUILDING A PERSPECTIVE



6 BUILDING A FRONT PERSPECTIVE



7 BUILDING A REAR PERSPECTIVE



3 BUILDING A - BACK ELEVATION
1/8" = 1'-0"



4 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

S-01
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "TETON"



S-02
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "ACADIA"



S-03
VERTICAL SIDING
LP SMARTSIDE - PREFINISHED
COLOR "YELLOWSTONE"



S-04
BOARD AND BATTEN SIDING LP
SMARTSIDE - PREFINISHED
COLOR "IRON ORE"



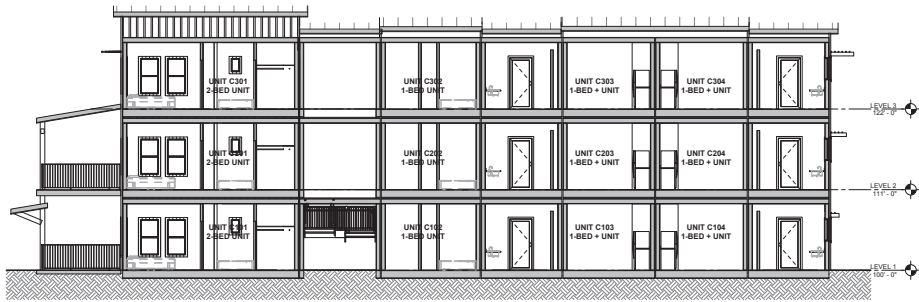
S-05
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "PEDIAMENT GRAY"



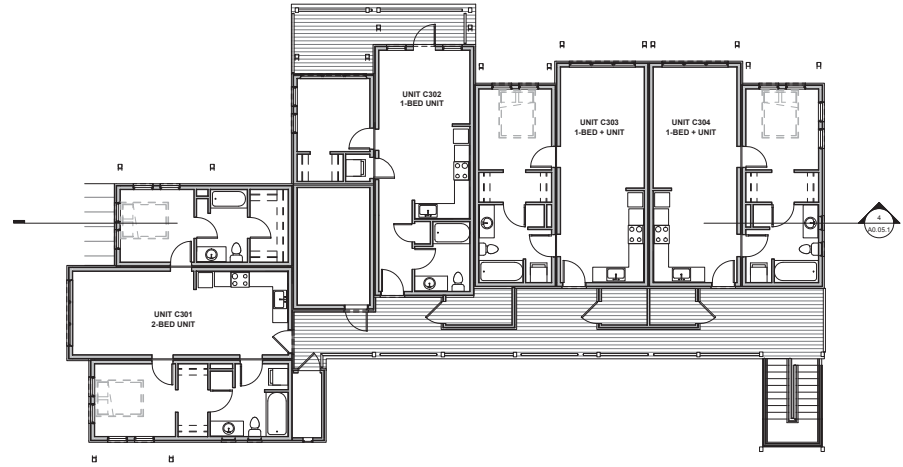
S-06
CEDAR FASCIA, POSTS,
DECKING, SOFFITS, AND
WINDOW TRIM MEDIUM
STAIN COLOR



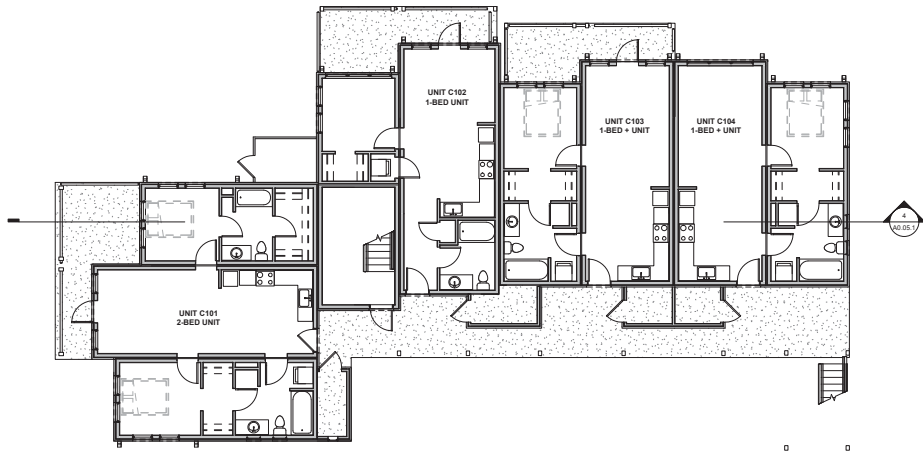
No.	Description	Date



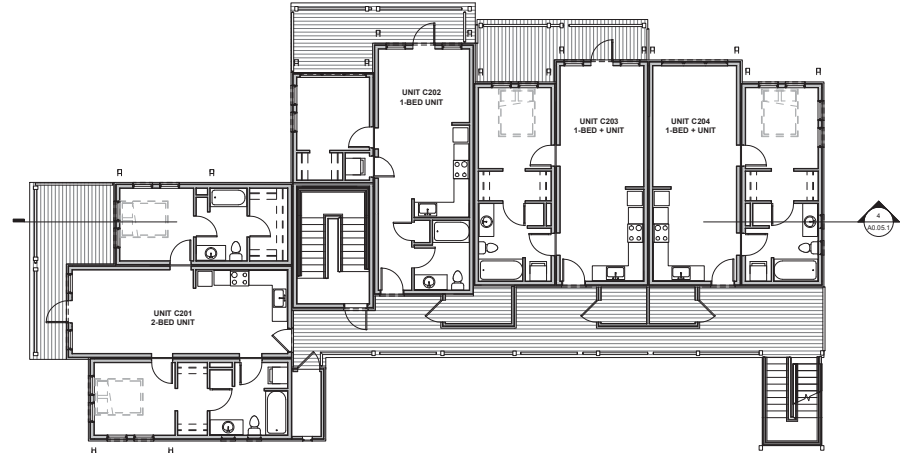
4 BUILDING C - SECTION ONE
1/8" = 1'-0"



3 BUILDING C - LEVEL 3
1/8" = 1'-0"



1 BUILDING C - LEVEL 1
1/8" = 1'-0"



2 BUILDING C - LEVEL 2
1/8" = 1'-0"

359
DESIGN

BUILDING C
BRECKENRIDGE, COLORADO

No.	Description	Date

CONCEPT PLAN PRESENTATION

BUILDING C

A0.05.1



5 BUILDING C PERSPECTIVE



6 BUILDING C FRONT PERSPECTIVE



7 BUILDING C REAR PERSPECTIVE



3 BUILDING C - BACK ELEVATION
1/8" = 1'-0"



4 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

S-01
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "TETON"



S-02
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "ACADIA"



S-03
VERTICAL SIDING
LP SMARTSIDE - PREFINISHED
COLOR "YELLOWSTONE"



S-04
BOARD AND BATTEN SIDING LP
SMARTSIDE - PREFINISHED
COLOR "IRON ORE"



S-05
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "REDMENT GRAY"



S-06
CEDAR FASCIA, POSTS,
DECKING, SOFFITS, AND
WINDOW TRIM MEDIUM
STAIN COLOR



No.	Description	Date

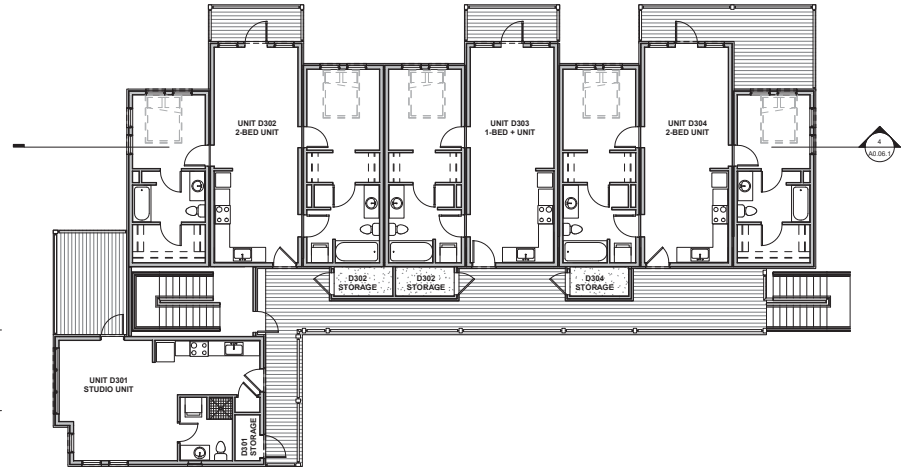
No.	Description	Date

CONCEPT PLAN
PRESENTATION

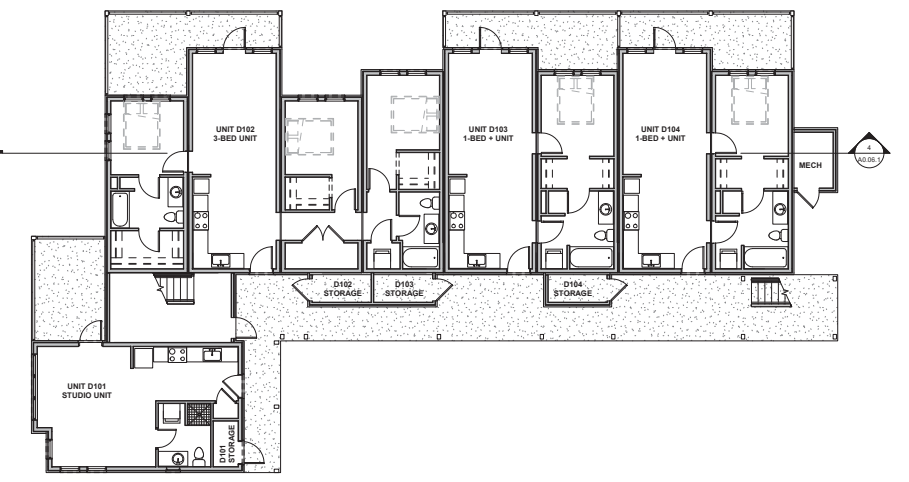
BUILDING D



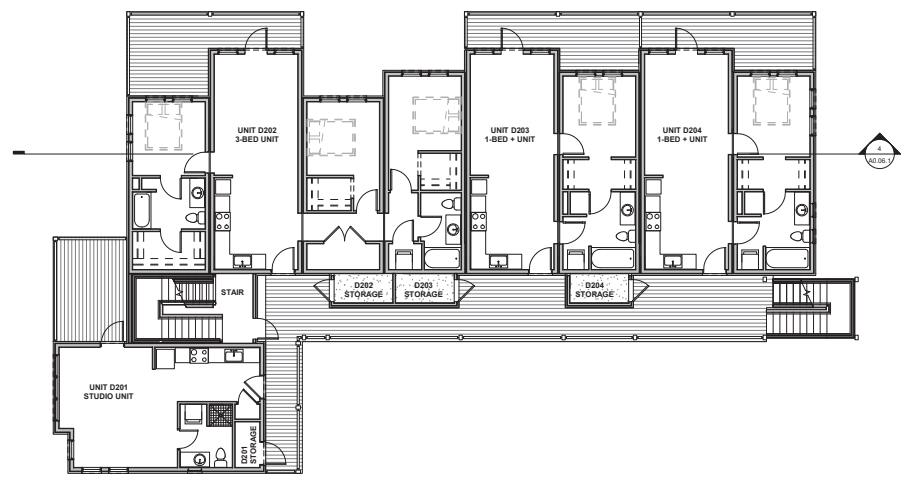
4 BUILDING D - SECTION ONE
1/8" = 1'-0"



3 BUILDING D - LEVEL 3
1/8" = 1'-0"



1 BUILDING D - LEVEL 1
1/8" = 1'-0"



2 BUILDING D - LEVEL 2
1/8" = 1'-0"



5 BUILDING D PERSPECTIVE



6 BUILDING D FRONT PERSPECTIVE



7 BUILDING D - REAR PERSPECTIVE



3 BUILDING D - BACK ELEVATION
1/8" = 1'-0"



4 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING D - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

S-01
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "TETON"



S-02
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "ACADIA"



S-03
VERTICAL SIDING
LP SMARTSIDE - PREFINISHED
COLOR "YELLOWSTONE"



S-04
BOARD AND BATTEN SIDING LP
SMARTSIDE - PREFINISHED
COLOR "IRON ORE"



S-05
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "REDMENT GRAY"



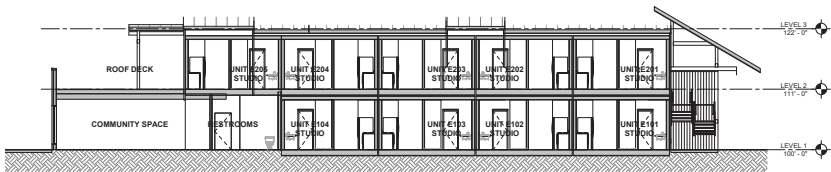
S-06
CEDAR FASCIA, POSTS,
DECKING, SOFFITS, AND
WINDOW TRIM MEDIUM
STAIN COLOR



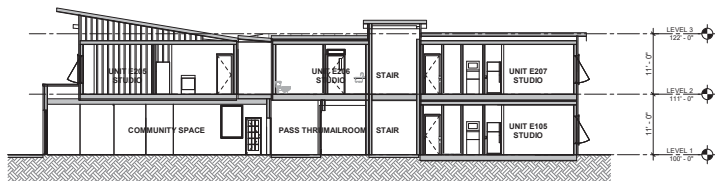
No.	Description	Date

CONCEPT PLAN
PRESENTATION

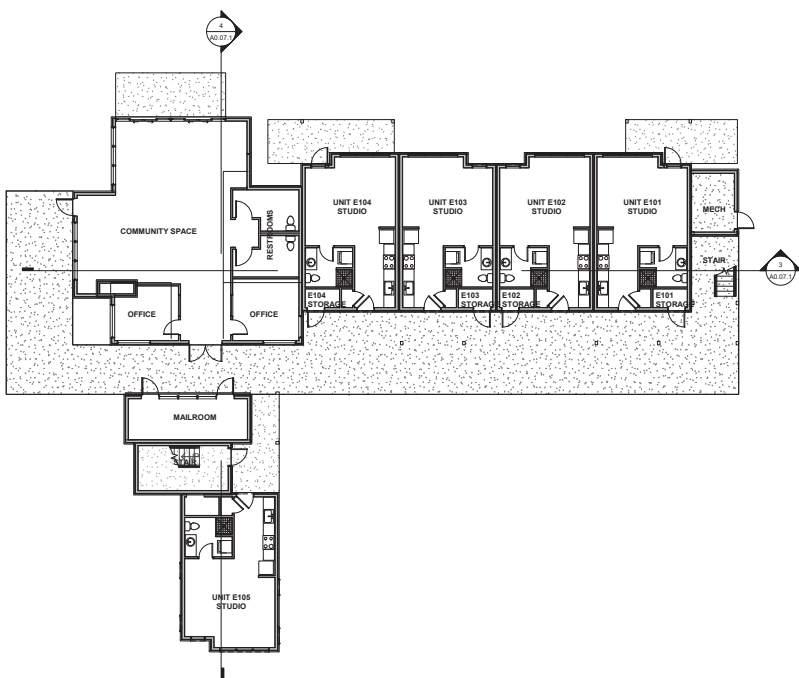
BUILDING D



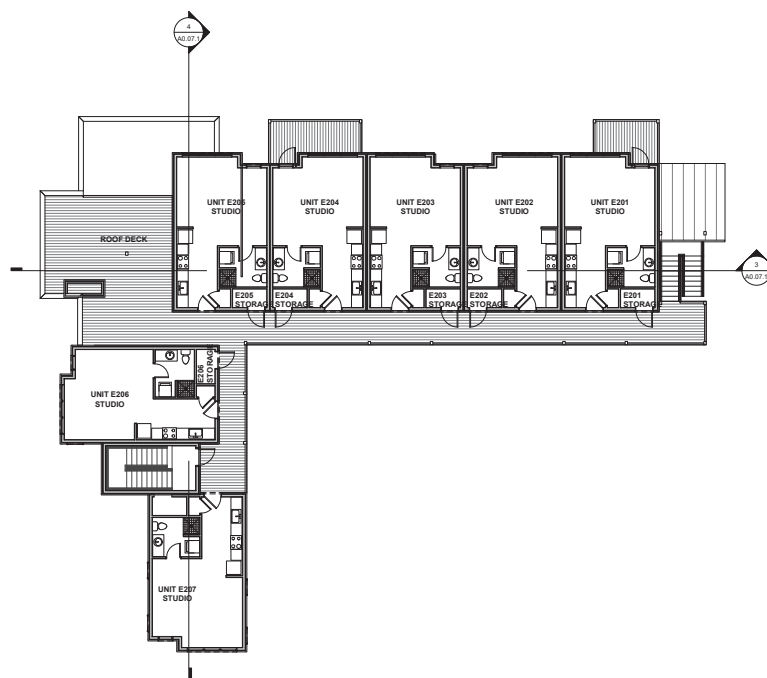
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3/32" = 1'-0"



4 BUILDING E - SECTION TWO
3/32" = 1'-0"



1 BUILDING E - LEVEL 1
3/32" = 1'-0"



2 BUILDING E - LEVEL 2
3/32" = 1'-0"

No.	Description	Date

No.	Description	Date

CONCEPT PLAN
PRESENTATION

BUILDING E

A0.07.2



5 BUILDING E PERSPECTIVE



6 BUILDING E FRONT PERSPECTIVE



7 BUILDING E REAR PERSPECTIVE



3 BUILDING E - BACK ELEVATION
3/32" = 1'-0"



4 BUILDING E - RIGHT ELEVATION
3/32" = 1'-0"



1 BUILDING E - FRONT ELEVATION
3/32" = 1'-0"



2 BUILDING E - LEFT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND:

S-01
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "TETON"



S-02
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "ACADIA"



S-03
VERTICAL SIDING
LP SMARTSIDE - PREFINISHED
COLOR "YELLOWSTONE"



S-04
BOARD AND BATTEN SIDING LP
SMARTSIDE - PREFINISHED
COLOR "IRON ORE"



S-05
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "REDMENT GRAY"



S-06
CEDAR FASCIA, POSTS,
DECOR, SOFFITS, AND
WINDOW TRIM MEDIUM
STAIN COLOR



S-07
STONE MASONRY -
DRYSTACK LEDGESTONE

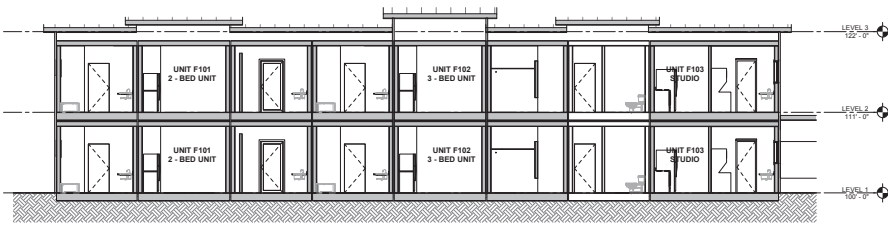


No.	Description	Date

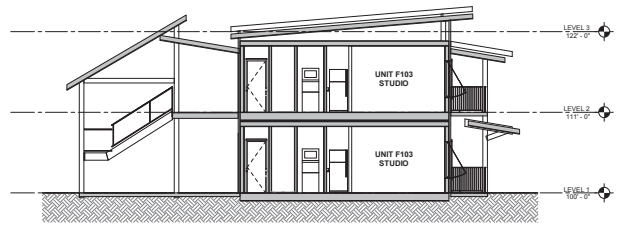
CONCEPT PLAN
PRESENTATION

BUILDING F

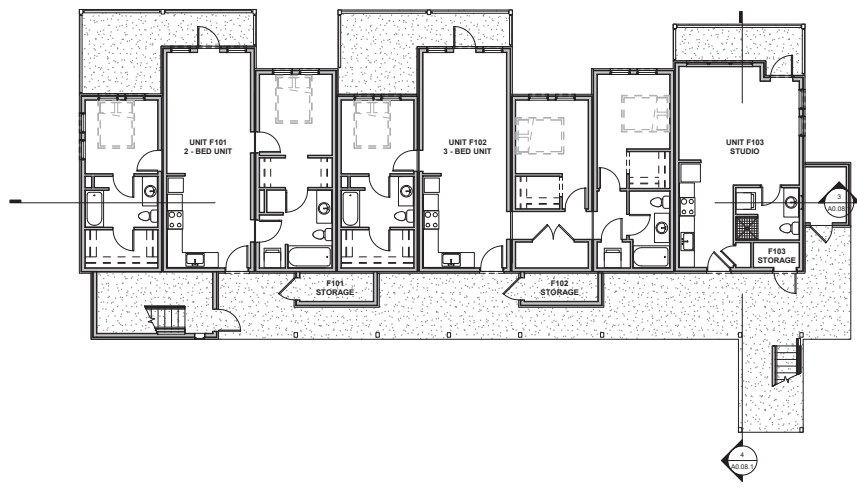
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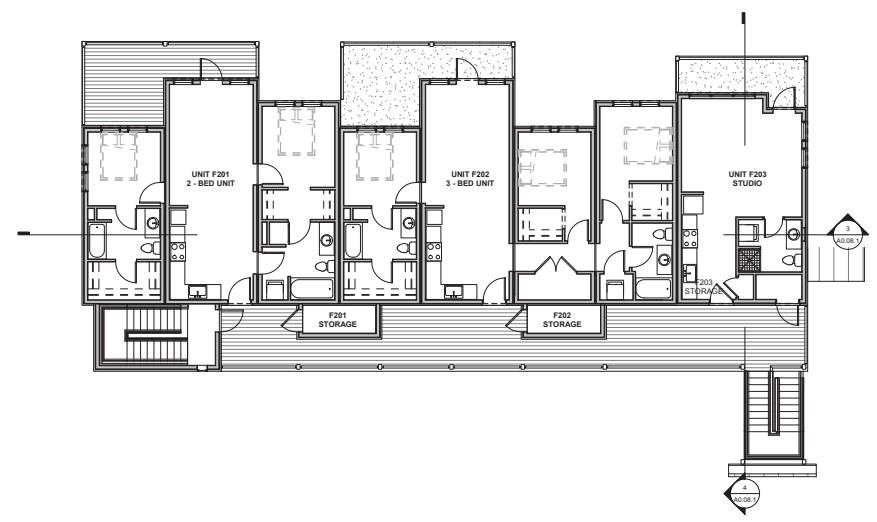
3 BUILDING F - SECTION ONE
1/8" = 1'-0"



4 BUILDING F - SECTION TWO
1/8" = 1'-0"



1 BUILDING F - LEVEL 1
1/8" = 1'-0"



2 BUILDING F - LEVEL 2
1/8" = 1'-0"



5 BUILDING F PERSPECTIVE



6 BUILDING F FRONT PERSPECTIVE



7 BUILDING F REAR PERSPECTIVE



3 BUILDING F - BACK ELEVATION
1/8" = 1'-0"



4 BUILDING F - RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING F - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING F - LEFT ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

S-01
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "TETON"



S-02
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "ACADIA"



S-03
VERTICAL SIDING
LP SMARTSIDE - PREFINISHED
COLOR "YELLOWSTONE"



S-04
BOARD AND BATTEN SIDING LP
SMARTSIDE - PREFINISHED
COLOR "IRON ORE"



S-05
HORIZONTAL LAP SIDING
LP SMARTSIDE - PREFINISHED
COLOR "PREDMENT GRAY"



S-06
CEDAR FASCIA, POSTS,
DECKING, SORFITS, AND
WINDOW TRIM MEDIUM
STAIN COLOR



No.	Description	Date

CONCEPT PLAN
PRESENTATION

BUILDING F

A0.08.2

Worksession Impact Analysis				
Project:	Block 11 Housing	Positive Points	+19	
PC#:	2018-0580			
Date:	11/28/2018	Negative Points	- 9	
Staff:	Jeremy Lott, AICP, Planner II			
		Total Allocation:	+10	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Affordable housing an allowed use on Block 11 with density transfer
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		10.8 UPA proposed, below the 20 UPA maximum
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		Although more contemporary, staff does not find negative points are warranted
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	Complies	- 5	Two buildings less than one-half story over the recommended height of 35 feet.
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	- 1	Unbroken rooflines over 50 feet in length
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)	- 3	Front setback of 15' not met
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		Meets Minimum Requirements
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		

18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Provision of rec path connecting Blue 52 to the river and along the east side of Flora Dora Drive.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	+10	100% workforce housing
24/R	Social Community - Community Need	3x(0/+2)	+6	Council goal being met with providing 96 workforce rental housing with low AMI targets.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		

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

Planning Commission Work Session Staff Report

- Subject:** City Market Expansion and Remodel
(Work Session; PL-2018-0554)
- Date:** November 29, 2018 (for the meeting of December 4, 2018)
- Proposal:** The applicant proposes to increase the total gross floor area of the City Market supermarket and adjacent retail building by 4,292 square feet, including a 7,826 sq. ft. (gross floor area) retail grocery store expansion through the absorption of existing adjacent retail space, with associated landscaping and site modifications.
- Project Manager:** Chapin LaChance, Planner II
- Property Owner:** Ofpers Partners LLC
- Applicant:** Liz Harpole, City Market
- Address:** 400 N. Park Ave.
- Legal Description:** Lot 5, Block 2, Parkway Center Sub Amended # 1
- Land Use District:** 9: Retail Commercial, 1:5 FAR
- Area:** 7.672 acres (approximately 334,179 sq. ft)
- Site Conditions:** There is a platted 20' Sanitary Sewer Easement running (north/south) through the center of the lot, an Access and Utility Easement on the northernmost portion of the lot which adjoins the Park Avenue R.O.W., an Access and Utility Easement on the westernmost portion of the lot which adjoins the Park Avenue R.O.W., and an Access and Utility Easement along the southwestern lot boundary. The portions of the lot which do not contain the supermarket and retail building are mostly paved, with the exception of four landscape islands in the main parking lot, and landscaped/open space areas along the lot's eastern boundary. An approximately 21' wide portion of the lot connects to the French Street R.O.W. to the south.
- Adjacent Uses:** **North:** Gas station (commercial)
South: Undeveloped (commercial), N. French St.
East: Public open space, Recreation path, Blue River

West: Undeveloped (commercial), Park Avenue

Density:

Allowed: 83.5 SFEs

Existing:

City Market: 47,262 sq. ft. (44,987 sq. ft. ground floor + 2,275 sq. ft. mezzanine)

Retail: 34,404 sq. ft.

TOTAL: 81,666 sq. ft.

Proposed:

City Market: 55,088 sq. ft. (17%, 7,826 sq. ft. increase)

Retail: 30,870 sq. ft. (12%, 3,534 sq. ft. decrease)

TOTAL: 85,958 (5%, 4,292 sq. ft. increase), 85.9 SFEs

Parking:

Required (min.): 215 spaces

Existing: 312 spaces

Proposed: 329 spaces

Height: No change

Setbacks: No change

Item History

The supermarket and retail building was constructed between 1986 and 1992. In 1989, the Town approved the Parkway Center Master Plan, which assigned density to Lot 5. On November 13, 2018, the Town Council approved an Ordinance for a [Development Agreement](#) for the property, authorizing a TDR transfer of up to 7 SFEs by the Town to the Property for grocery store use. The agreement is valid for one year.

Site Map



Above: Site map (created by staff, not to scale) showing area of proposed modifications

Staff Comments

At this Work Session, staff requests Planning Commission comments regarding the Policy discussion below. Staff has received a Class A Development Permit application for the proposed project, which has been scheduled for a Combined Hearing at Planning Commission on January 2, 2019, pending the Planning Commission's review and comments at this Work Session.

Density (Policy 3/A & 3/R): In 1989, the Town approved the Parkway Center Master Plan, which assigned 76.5 SFEs to Lot 5. Per the Development Agreement, the Development Permit is exempt from compliance with Policy 3 (Absolute) and negative points shall not be assigned under Policy 3 (Relative) for the additional 7 SFEs. With this application, the applicant proposes a total density of 55,088 sq. ft. for the supermarket (85,958 sq. ft. /85.9 SFEs, for the entire building). 83.5 SFEs are allowed on the lot (76.5 SFEs per 1989 Master Plan + 7.0 SFEs per 2018 Development Agreement), so the proposed application is 2.4 SFEs (2,458 sq. ft.) over the

density recommended by Policy 3. Because the Development Agreement exempts this application from compliance with Policy 3 as stated above, staff does not have any concerns.

Social Community (Policy 24/A & 24/R): The Development Agreement states that negative points shall not be assigned under Policy 24 for the non-provision of employee housing. Staff does not have any concerns.

Architectural Compatibility (Policy 5/A & 5/R): The existing one-story building consists of smooth face, scored smooth face, and split face CMU block construction, stucco, steel columns, and glass storefront windows. The existing colors are brown, tan, and green. The applicant proposes to expand the existing supermarket to the south, absorbing some existing retail space in the southwest corner and expanding the building's footprint into the existing rear parking lot to the east. The existing mezzanine, located above the existing check-out area in the supermarket, is proposed to expand approximately 1,500 sq. ft. (68'x23') to the south, which would increase the height of the secondary façade south of the front entry to match the height of the building north of the front entry. The applicant proposes a 10'x20' expansion to the building's existing footprint (for a new exit staircase from the mezzanine expansion) at the southwestern corner of the proposed supermarket space. An approximately 14' x 22' expansion is proposed to the building's existing footprint on the south side of the existing supermarket entry (See attached Site, Grading and Utility Plan). All exterior areas which are currently painted green are proposed to be painted green, reducing the number of exterior colors to two (2). All exterior materials for the proposed expansion are proposed to match the existing on the building, and painted brown and tan colors to match. Staff does not have any concerns regarding architectural compatibility, considering this is an existing structure. A roof plan showing any rooftop mechanical and a material and sample board is required to be provided for the Hearing.

Parking (Policy 18/A & 18/R): The applicant proposes 55,088 sq. ft. of gross floor area for the expanded supermarket, and 30,870 sq. ft. of gross floor area for the adjacent existing retail to remain, for a total of 85,958 sq. ft. of gross floor area. For retail, commercial and office use, one (1) parking space is required per 400 sq. ft. of gross floor area. So, 215 spaces are required (85,958 sq. ft. / 400 sq. ft. = 215 spaces) for the expanded supermarket and remaining retail on the lot. There are 312 existing spaces on site (250 spaces in the main west lot, 16 spaces at the southern end of Lot 5, 21 spaces in the rear of the supermarket to the east, and 25 spaces along the north and east of the retail space to the north of the supermarket). The applicant proposes a total of 329 spaces. As this exceeds the requirement amount by 114 spaces, staff does not have any concerns regarding the number of parking spaces proposed. Per the Off Street Parking Regulations, a minimum of 25 sq. ft. of landscaping is required per parking stall, and a minimum of 60 sq. ft. of snow stacking space per parking space (329 spaces proposes x 60 = 19,740 sq. ft.). The applicant should demonstrate compliance with this requirement on the site plan prior to the Hearing.

Building Height (Policy 6/A & 6/R): The proposed expansion and remodel will not increase the building's height.

Site and Environmental Design (Policy 7/R): The submitted site plan specifies an outdoor area just south of the supermarket entry to be renovated, including new sidewalk, curb and gutter, planter boxes, landscaping (further detail needed), stairs, and an outdoor patio. The rear (east) of the supermarket is proposed to receive new paving, landscaping, a 6' tall masonry screening wall for a new trash enclosure, curb and gutter, and concrete bollards. As mentioned under the Policy 22 discussion in this report, staff recommends that additional landscaping be shown on the site plan, to replace the landscaping specified to be removed and maintain adequate site buffering, particularly between the supermarket rear expansion and the Blue River recreation path and Highway 9 to the east.

Loading (Policy 19/A): The existing loading bays are located along the easternmost façade of the supermarket, and are not proposed to be modified.

Placement of Structures (Policy 9/A & 9/R): The proposed expansion will not reduce the distance between the building and the lot's boundaries.

Refuse (Policy 15/A & 15/R): The applicant proposes a 6' tall "masonry screen wall" for the dumpster at the rear of the supermarket. More information, such as an elevation drawing, is needed for the dumpster enclosure.

Open Space (Policy 21/R): There are not any changes proposed to the amount of open space on the lot, and the northernmost portions of the lot which contain open space are proposed to remain. Per this Policy, 15% of the site (50,126 sq. ft.) is required to be maintained as open space.

Landscaping (Policy 22/A & 22/R): The Demolition Plan shows approximately ten (10) existing Aspen trees to be removed, as well as the raised timber planters that contain them, to the south of the supermarket's front entry. The applicant has expressed that the removal of the trees is necessary to widen the sidewalk in front of the supermarket and to increase pedestrian safety. The Demolition Plan also shows eight (8) of the eleven (11) trees in the rear (east side) of the building to be removed, leaving two (2) evergreen trees and (1) deciduous tree. The proposed Landscaping Plan shows four (4) Aspen trees and 163 shrubs at the rear of the building. There is not any plant material specified in the front of the supermarket to replace the Aspen trees to be removed. The original 1985 Development Permit for the development of the City Market property received positive four (+4) points for the proposed landscaping, and the property owner entered into a Restrictive Covenant and Agreement with the Town in 1995 to maintain the landscaping installed with the original development.

Because the property remains subject to the Restrictive Covenant, staff believes the net total tree quantity is not permitted to be reduced on the property, and that the applicant is required to

specify landscaping in the front and rear of the supermarket to replace that which is proposed to be removed.

Because the existing eight (8) trees that are proposed to be removed at the rear of the building are evergreen and provide screening between the supermarket “back of house” operations and the recreation path and Highway 9 to the east, staff believes eight (8) evergreen trees should be added to the proposed Landscaping Plan along the eastern property line to effectively screen the proposed development. Also, the Landscaping Plan should specify quantity and size of proposed landscaping in the legend. Does the Commission agree that the landscaping quantities at the front and rear of the supermarket are required to be maintained?

Other issues: Staff will return to the Commission at the Hearing with additional analysis on the following Policies:

- Site and Environmental Design
- Exterior Lighting
- Snow Storage
- Refuse
- Drainage

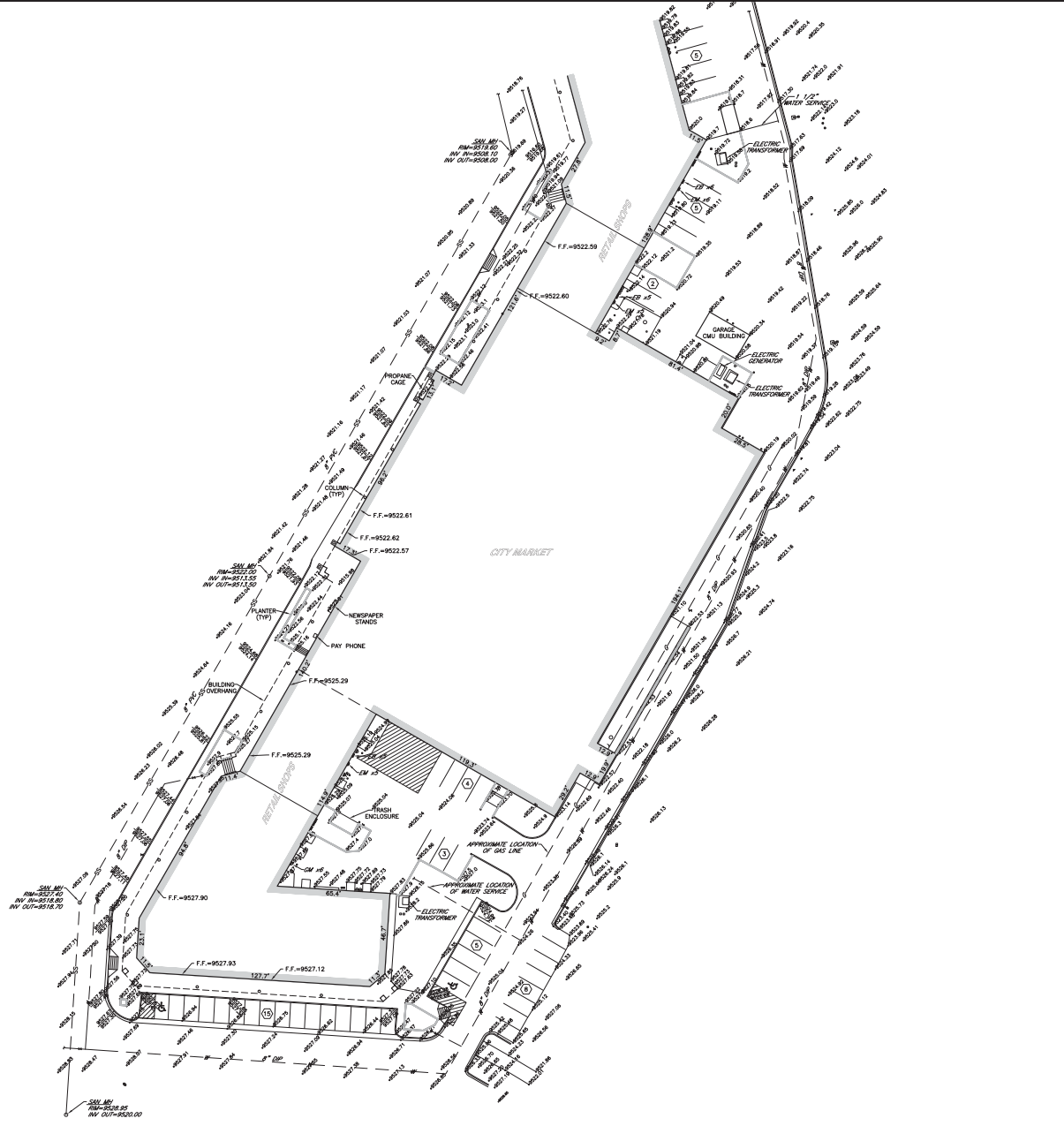
Point Analysis (Section: 9-1-17-3): At this time, staff does not recommend any positive or negative points under the Relative Policies, and has not found the proposal to violate any Absolute Policies.

Questions for the Commission:

1. Does the Commission concur with staff on the preliminary point analysis as described above?
2. Does the Commission support additional landscaping to provide buffering and screening from the proposed development?
3. Does the Commission have any other concerns regarding the proposed expansion and remodel?



LEGEND	
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE
	ISLAND
	CLEANOUT
	ELECTRICAL BOX
	ELECTRICAL METER
	FIRE HYDRANT
	GAS METER
	LIGHT POLE
	MANHOLE
	NUMBER OF PARKING STALLS
	SINK
	TELEPHONE PEDESTAL
	WATER VALVE
	SPOT ELEVATION
	TOP OF CURB ELEVATION
	FLOW LINE ELEVATION



SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY TO GALLOWAY AND COMPANY, INC. THAT ON MAY 14, 2007 A TOPOGRAPHIC SURVEY WAS CONDUCTED UNDER MY SUPERVISION USING THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING COLORADO AND THE MAP HEREOF ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND AND THE COMPLETENESS OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.

THIS DRAWING DOES NOT REPRESENT A LAND SURVEY, LAND SURVEY PLAN, IMPROVEMENT LAND SURVEY PLAN AND ANY MONUMENTS OR BOUNDARY LINES SHOWN ARE FOR INFORMATION ONLY.

FOR AND ON BEHALF OF:
ENGINEERING SERVICE COMPANY
1300 S. POTOMAC STREET, SUITE 126
AURORA, CO 80012
303.337.1360

CHARLES N. BECKSTROM, PLS 33022

- NOTES:**
- THE UTILITIES WHICH ARE READILY VISIBLE UPON THE SURROUND, SUCH AS MANHOLES, POWER AND LIGHT POLES, RILETS, ETC., WERE LOCATED BY FIELD SURVEYS AND SHOWN HEREON.
 - UNDERGROUND UTILITIES IF SHOWN ARE BASED ON FIELD EVIDENCE. NO GUARANTEE IS MADE OF THE ACCURACY OF THESE UNDERGROUND LOCATIONS.
 - NO RECORD SEARCH WAS MADE TO DETERMINE UTILITY OWNERSHIP OR EASEMENTS, RECORDED OR UNRECORDED.
 - BENCHMARK:**
SANITARY MANHOLE RIM IN FRONT OF CITY MARKET BUILDING. ELEVATION INFORMATION PROVIDED BY THE BRECKENRIDGE SANITATION DISTRICT.
ELEVATION=9522.00 FEET (DATUM UNKNOWN)
- NOTICE:**
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWENTY YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, OR NO ACTION MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-658 OF THE COLORADO REVISED STATUTES.

<p>TOPOGRAPHIC SURVEY CITY MARKET #430 400 SOUTH PARK AVENUE BRECKENRIDGE, COLORADO</p>	
<p>Galloway</p>	<p>3300 DTIC Parkway Denver, Colorado 80231 Tel: (303) 770-0800 Fax: (303) 770-0808 www.gallowayinc.com</p>
<p>ENGINEERING SERVICE COMPANY</p>	
<p>1300 South Potomac Street, Suite 126, Aurora, Colorado 80012 Office: (303) 337-1360 Fax: (303) 337-0748</p>	
<p>Project No: 851</p>	<p>Date: 05-23-2007</p>
<p>Drawn By: CSNB</p>	<p>Checked By: RSJ</p>
<p>Reviewed By: RSJK</p>	<p>Scale: AS SHOWN</p>
<p>Project No: 851</p>	<p>Sheet No: 1 OF 1</p>

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**CITY MARKET STORE EXPANSION
 STORE #430
 CLASS A DEVELOPMENT PLANS**
 400 NORTH PARK AVENUE
 BRECKENRIDGE, COLORADO 80424

#	Date	Issue / Description	INT.

Project No: 63000430
 Drawn By: RDC
 Checked By: JRR
 Date: NOVEMBER 2, 2018

DEMOLITION PLAN
2

- DEMOLITION LEGEND**
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY BOUNDARY LINE
 - EASEMENT BOUNDARY LINE
 - EXISTING TO REMAIN
 - EXISTING TO BE REMOVED
 - SCOPE LINE
 - PARKING COUNT
 - EXISTING SITE LIGHTING
 - △ EXISTING FIRE HYDRANT
 - EXISTING MANHOLE W/ COVER
 - ⊕ EXISTING UTILITY W/ COVER
 - ⊖ EXISTING UTILITY
 - ⊙ EXISTING MILET
 - ⊕ EXISTING WATER VALVE
 - EXISTING BOLLARD
 - EXISTING SIGN

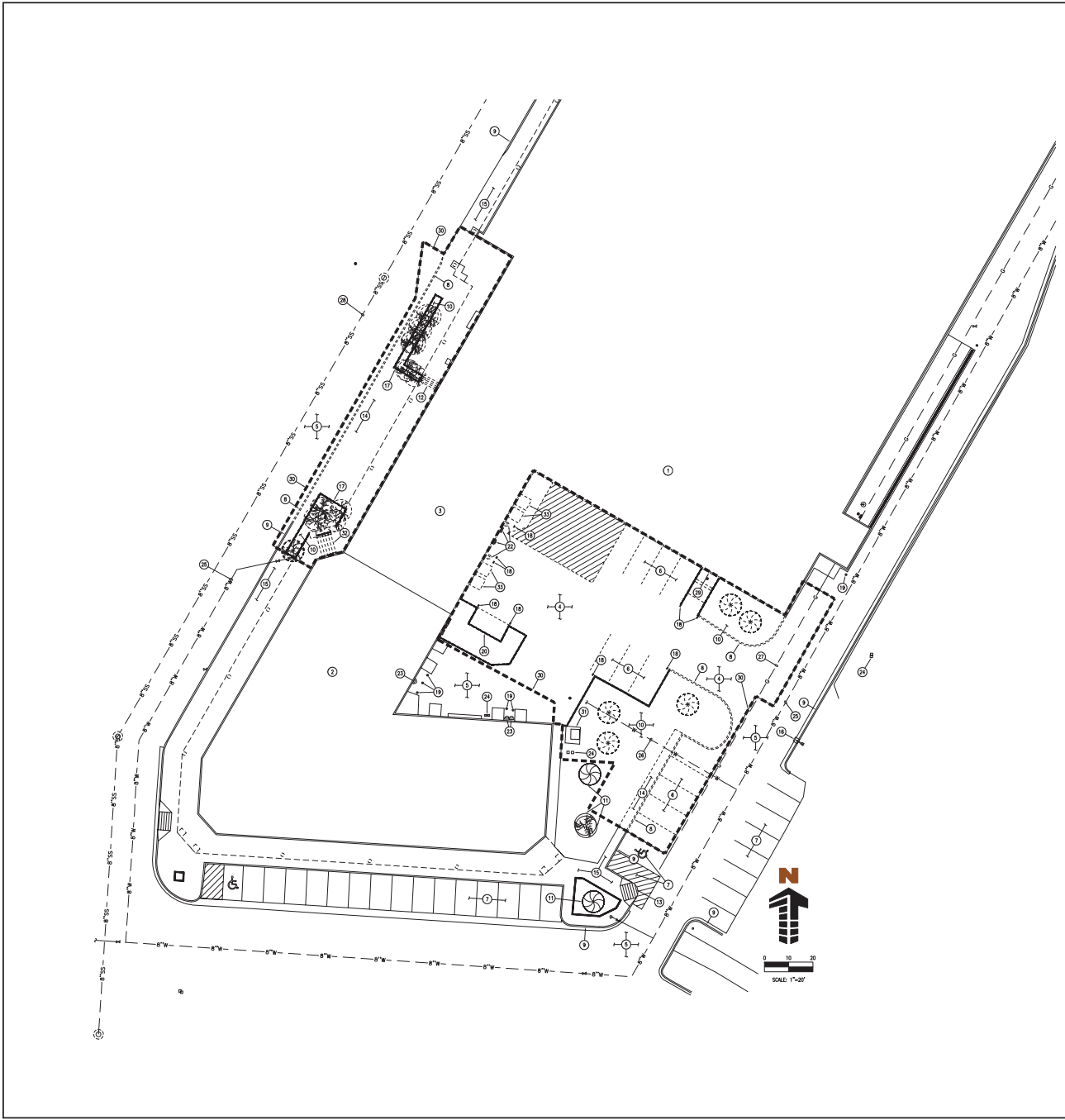
- DEMOLITION SCHEDULE**
- ① EXISTING CITY MARKET BUILDING TO REMAIN
 - ② EXISTING ADJACENT RETAIL BUILDING TO REMAIN
 - ③ EXISTING ASPHALT PAVING TO BE REMOVED
 - ④ EXISTING ASPHALT PAVING TO REMAIN
 - ⑤ EXISTING STRIPING TO BE REMOVED (TYPE)
 - ⑥ EXISTING STRIPING TO REMAIN
 - ⑦ EXISTING CONCRETE CURB AND OUTER TO BE REMOVED
 - ⑧ EXISTING CONCRETE CURB AND OUTER TO REMAIN
 - ⑨ EXISTING LANDSCAPING TO BE REMOVED
 - ⑩ EXISTING LANDSCAPING TO REMAIN
 - ⑪ EXISTING STAINS TO BE REMOVED
 - ⑫ EXISTING HATCHWAY RAMP TO REMAIN
 - ⑬ EXISTING SIDEWALK TO BE REMOVED
 - ⑭ EXISTING SIDEWALK TO REMAIN
 - ⑮ EXISTING SITE LIGHT TO REMAIN
 - ⑯ EXISTING PLANTER TO BE REMOVED
 - ⑰ EXISTING BOLLARD TO REMAIN
 - ⑱ EXISTING TRASH ENCLOSURE TO BE REMOVED
 - ⑲ EXISTING TRASH ENCLOSURE TO REMAIN
 - ⑳ EXISTING ROOF DOWNSPOUT TO BE REMOVED
 - ㉑ EXISTING ROOF DOWNSPOUT TO REMAIN
 - ㉒ EXISTING UTILITY METERS AND UTILITY BOXES TO BE RELOCATED
 - ㉓ EXISTING UTILITY METER TO REMAIN
 - ㉔ EXISTING UTILITY PEGGOL TO REMAIN
 - ㉕ EXISTING 4" WATER MAIN TO REMAIN
 - ㉖ EXISTING WATER SERVICE TO REMAIN
 - ㉗ EXISTING GAS LINE TO REMAIN
 - ㉘ EXISTING 8" SANITARY SEWER MAIN TO REMAIN
 - ㉙ EXISTING BUILDING ENTRANCE WITH CONCRETE RAMP TO BE REMOVED
 - ㉚ EXISTING SANITARY SEWER MAIN TO REMAIN
 - ㉛ EXISTING TRANSFORMER TO REMAIN
 - ㉜ EXISTING STAINES TO BE REPLACED
 - ㉝ EXISTING CONCRETE SLAB TO BE REMOVED

BENCHMARK
 SANITARY SEWER MANHOLE ANN LOCATED IN FRONT OF CITY MARKET STORE ENTRANCE.
 ELEVATION INFORMATION PROVIDED BY THE BRECKENRIDGE SANITATION DISTRICT.
 ELEVATION: 9222.00 FEET (DATUM UNKNOWN)

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

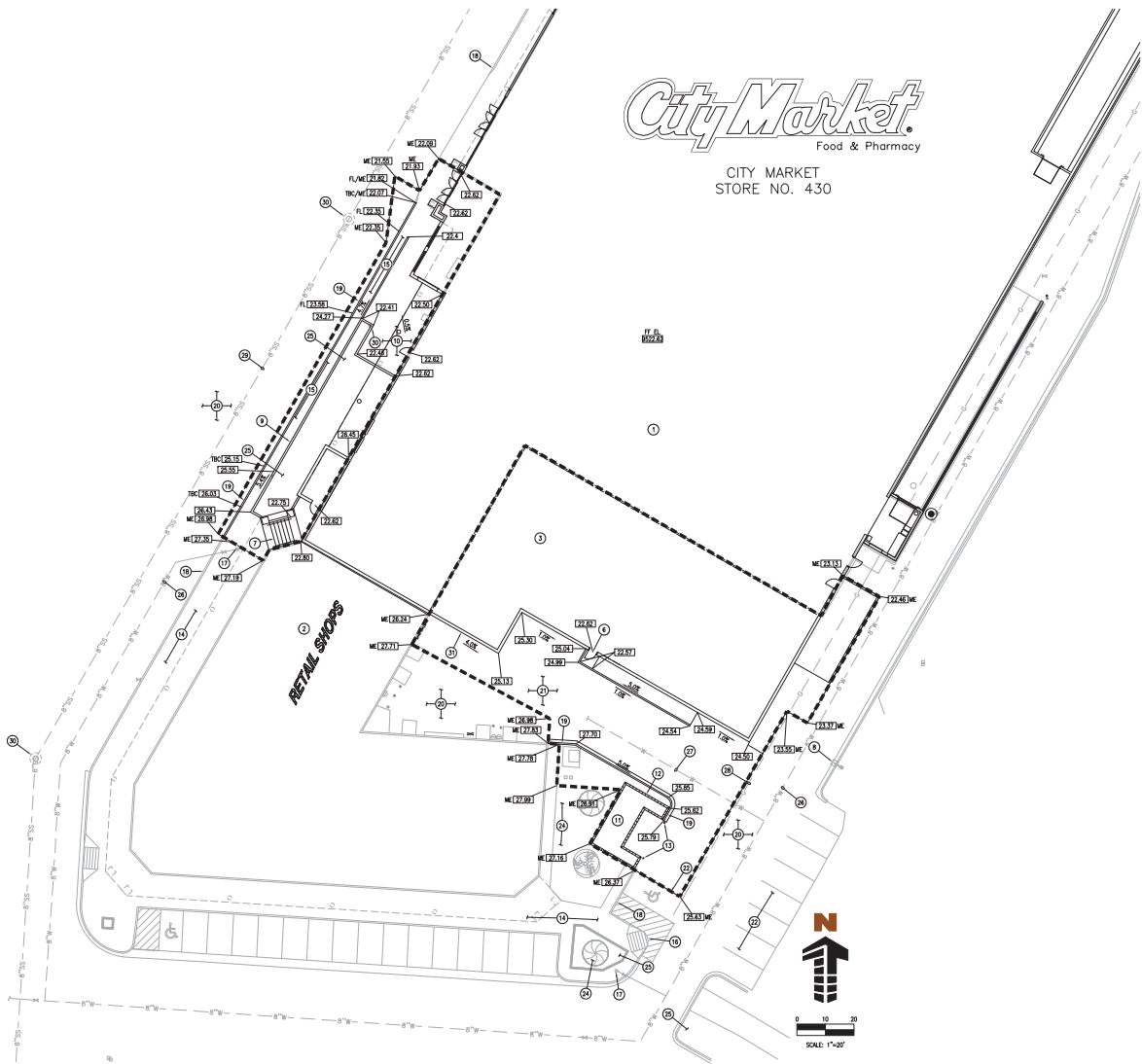
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



City Market

Food & Pharmacy

CITY MARKET
STORE NO. 430



SITE AND UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO BE REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- SCOPE LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- WATER LINE KICK BLOCK LOCATION
- EXISTING ELECTRICAL BOX
- EXISTING SITE LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE

SITE SCHEDULE

- 1 EXISTING CITY MARKET BUILDING TO REMAIN
- 2 EXISTING ADJACENT RETAIL BUILDING TO REMAIN
- 3 PROPOSED 150,000 SF CITY MARKET EXPANSION
- 4 PROPOSED MECHANICAL CHALLENGE AREA
- 5 PROPOSED SCREEN FENCING AROUND MECHANICAL UNITS
- 6 PROPOSED BUILDING EGRESS
- 7 PROPOSED CONCRETE STAIRS
- 8 EXISTING SITE LIGHT TO REMAIN
- 9 PROPOSED PLANTER BOX
- 10 PROPOSED OUTDOOR PATIO AREA
- 11 PROPOSED TRASH ENCLOSEURE
- 12 PROPOSED 4" WOODWAY SCREEN WALL
- 13 PROPOSED CONCRETE BUILDING
- 14 EXISTING CONCRETE SIDEWALK TO REMAIN
- 15 PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED)
- 16 EXISTING ADA RAMP TO REMAIN
- 17 EXISTING FIRE HYDRANT TO REMAIN
- 18 EXISTING CURB AND GUTTER TO REMAIN
- 19 PROPOSED CURB AND GUTTER
- 20 EXISTING ASPHALT PAVING TO REMAIN
- 21 PROPOSED ASPHALT PAVING
- 22 EXISTING DRIVEWAY TO REMAIN
- 23 PROPOSED DRIVEWAY TO REMAIN
- 24 EXISTING LANDSCAPING TO REMAIN
- 25 PROPOSED LANDSCAPING
- 26 EXISTING 8" WATER MAIN TO REMAIN
- 27 EXISTING WATER SERVICE TO REMAIN
- 28 EXISTING GAS LINE TO REMAIN
- 29 EXISTING 8" SANITARY SEWER MAIN TO REMAIN
- 30 EXISTING SANITARY MANHOLE TO REMAIN
- 31 EXISTING SANITARY MANHOLE TO REMAIN
- 32 EXISTING SANITARY DUAL CLEANOUT TO REMAIN
- 33 EXISTING METERS AND ELECTRICAL EQUIPMENT TO BE RELOCATED TO NEW CITY MARKET STORE WALL

CAUTION - NOTICE TO CONTRACTOR

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City Market

Food & Pharmacy
City Market
Supermarket
Petroleum
85 Fifth Street
Boulder, CO 80502
Phone: (303) 440-2525
Fax: (303) 671-9262

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STORE #430
CLASS A DEVELOPMENT PLANS

400 NORTH PARK AVENUE
BRECKENRIDGE, COLORADO 80424

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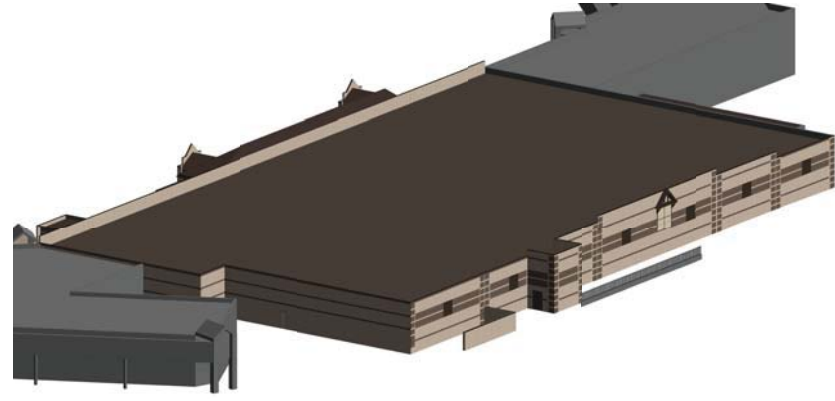
Project No: 43000430
Drawn By: RDC
Checked By: JRR
Date: NOVEMBER 2, 2018

SITE, GRADING AND
UTILITY PLAN

3



01 FRONT PERSPECTIVE



02 BACK PERSPECTIVE



03 FRONT PERSPECTIVE



04 ENTRY PERSPECTIVE



05 SITE PHOTOS



06 FRONT PANORAMIC

City Market
Food & Pharmacy

City Market
Supermarket
Petroleum
8500 W. 12th St.
Denver, CO 80202
Phone: (303) 752-3043
Fax: (303) 871-9021

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CITY MARKET STORE EXPANSION
STORE #430
CLASS A DEVELOPMENT PLANS
400 NORTH PARK AVENUE
BRECKENRIDGE, COLORADO 80424

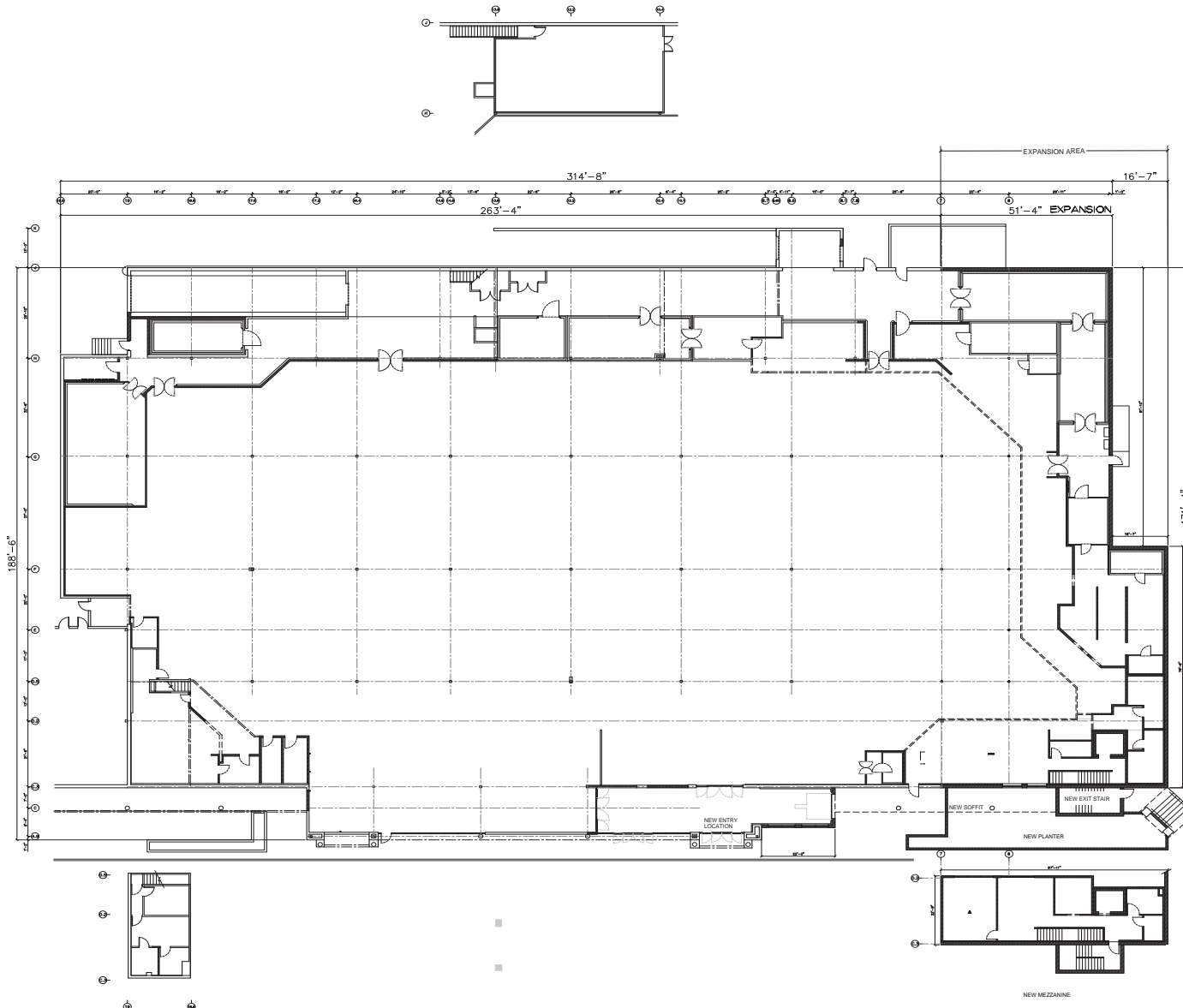
#	Date	User / Description	Rev

Project No: 13080430
Drawn By:
Checked By:
Date: NOVEMBER 2, 2018

naos
Naos Design Group, LLC
4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80227
(p) 303.759.5777 (f) 720.360.281
www.naosdg.com

Panoramic
Photos & Proposed
Perspectives

5



01 PROPOSED FLOOR PLAN

CityMarket
Food & Pharmacy

City Market
Supermarket
Petroleum
53 Main Street
Broomfield, CO 80023
Phone: (303) 476-3033
Fax: (303) 476-3032

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**CITY MARKET STORE EXPANSION
STORE #430
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400 NORHT PARK AVENUE
BRECKENRIDGE, COLORADO 80424

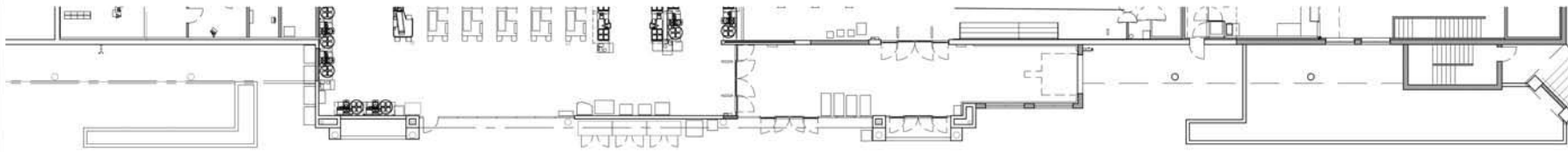
#	Date	Revised / Description	By

Project No. K3000430
Drawn By:
Checked By:
Date: NOVEMBER 2, 2018

naos
Naos Design Group, LLC
4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80237
(p) 303.759.6777 (f) 720.360.4281
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Proposed
Floor Plan

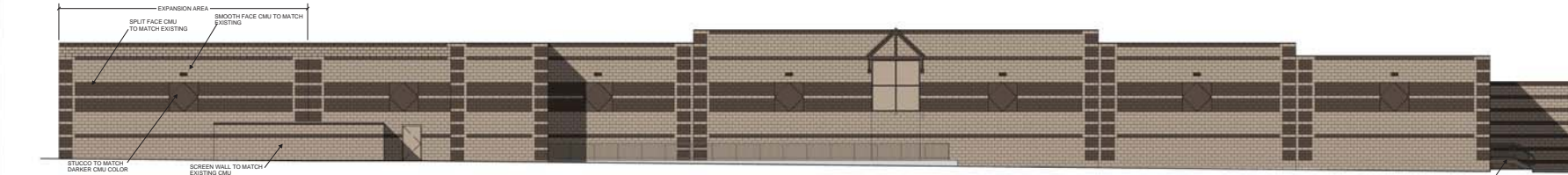
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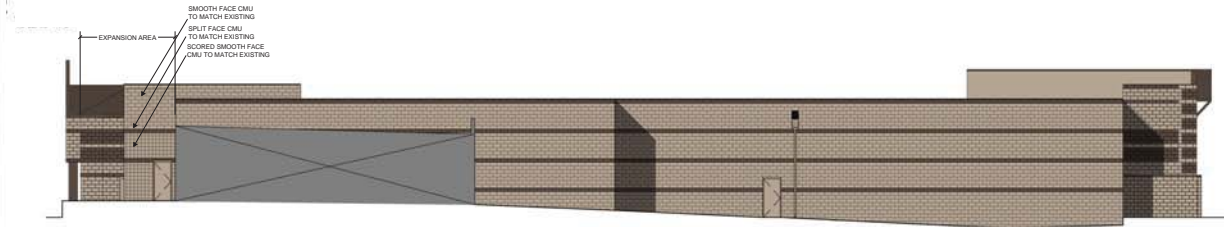
01 PLAN VIEW



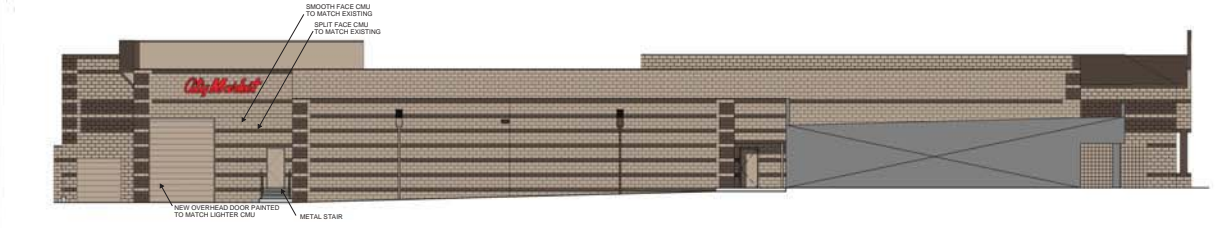
02 PROPOSED WEST (FRONT) ELEVATION



03 PROPOSED EAST (REAR) ELEVATION



04 PROPOSED SOUTH (SIDE) ELEVATION



05 PROPOSED NORTH (SIDE) ELEVATION



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**CITY MARKET STORE EXPANSION
STORE #430
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400 NORHT PARK AVENUE
BRECKENRIDGE, COLORADO 80424

Date	Issue / Description	By

Project No. K3000430
Drawn By:
Checked By:
Date: NOVEMBER 2, 2016



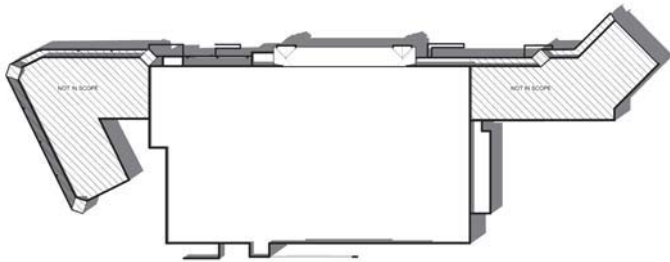
Naos Design Group, LLC
4949 S. SYRACUSE STREET SUITE 460
DENVER, COLORADO 80227
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Proposed Elevations

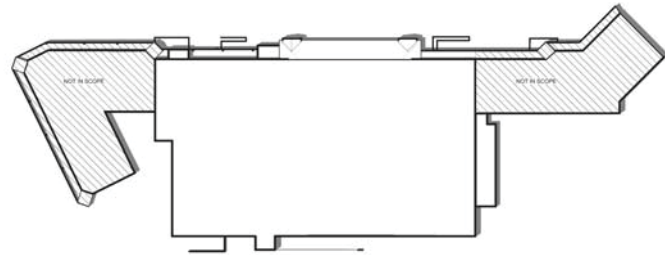


*BUILDING SIGNAGE IS FOR REFERENCE ONLY.

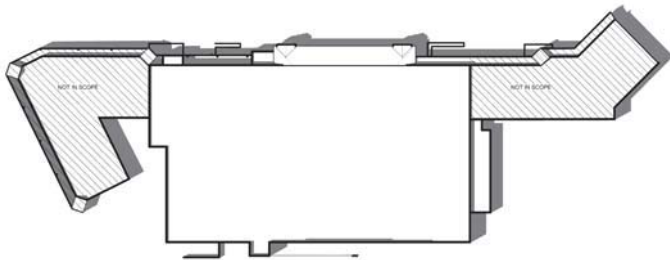
SHADOW STUDIES



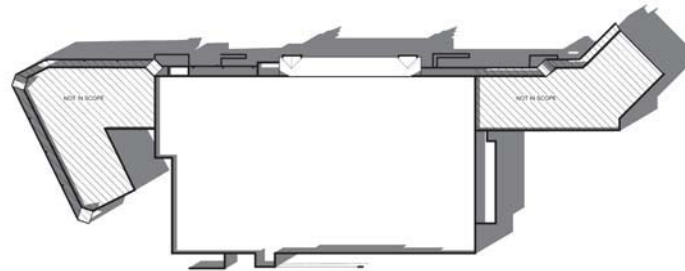
01 SPRING EQUINOX



02 SUMMER SOLSTICE



03 FALL EQUINOX



04 WINTER SOLSTICE

CityMarket
Food & Pharmacy

City Market
Supermarket
Petroleum
99 Main Street
Broomfield, CO 80022
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STORE #430
CLASS A DEVELOPMENT PLANS
400 NORHT PARK AVENUE
BRECKENRIDGE, COLORADO 80424

#	Date	Issue / Description	By

Project No.	K3000430
Drawn By	
Checked By	
Date	NOVEMBER 2, 2018

Shadow Projections

Town Council Staff Report

Subject:	Eighth Amendment to the Amended Peak 7 & 8 Master Plan (PL-2018-546, Class A, Combined Hearing - a Modification to PERMIT #2000155)
Date:	November 27, 2018 (for the December 4, 2018 Meeting)
Project Manager:	Chris Kulick, AICP, Planner III
Owner:	Vail Summit Resorts, Inc. (“VSRI”)
Applicant:	Graham Frank - Lionheart BGV Ventures, LLC.
Agent:	Steve West - West, Brown, Huntley, P.C.
Proposal:	The purpose for this amendment is to authorize density in excess of the amount currently permitted by up to 58 SFEs, including up to 2 commercial SFEs, from the density included under the Gondola Lots Master Plan, Lots 1-A, 1-B, 1-C, 3A, 3B, 4, Sawmill Station Subdivision and Lot 1, Block 3, Parkway Center Sub, in addition to the 71.6 residential SFEs and 9 commercial SFEs remaining for the Peak 8 Base in the Amended Peaks 7 & 8 Master Plan. This amendment also modifies the Design Standards and Heights of Building sections of the Master Plan.
Legal Description:	Tract C, Peak 8 Subdivision, Lot 3, Peak 8 Subdivision, One Ski Hill Place and Grand Colorado on Peak 8
Address:	1599 Ski Hill Road/County Road 3
Site Area:	251.4 Acres (No changes to the boundaries are proposed.)
Site Conditions:	Most of the Peak 8 site is characterized by existing cleared areas (for the existing ski area and base area buildings), or monoculture Lodgepole forests, presenting few development constraints. Slopes vary from fairly flat tiers in the existing developed areas, to approximately 18% in the area of Trygve’s Run.

Item History

To date there have been seven previous amendments to the Peak 7 & 8 Master Plan. In summary:

- PC#2000155 – The major amendment to the old 1984 original Breckenridge Ski Resort Master Plan (which was also amended in 1986).
- PC#2005105 – Modify the PC#2000155 amendment to transfer of 48 Single Family Equivalent (SFEs) of density to Peak 7 from the Mountain Thunder Lodge property- 41.5 residential SFEs and 6.5 commercial SFEs. Also a reallocation of 9 SFEs of Skier Services density from Peak 7

- to Peak 8. 12 additional SFEs from the Mountain Thunder Lodge property were sunsetted through this process
- PC#2006131 – Modify the PC#2005105 amendment to convert 2.0 SFEs of commercial density to 2.0 SFEs of residential density.
 - PC#2008033 – Modify the PC#2006131 amendment to purchase 2.80 Single Family Equivalents (SFEs) from the TDR program and place them within the Peak 7 Master Plan area. The density was used at the Grand Lodge on Peak 7 to convert the existing employee housing units into market-rate units. (The required employee housing was relocated per the Code requirements.)
 1. Residential density was increased by 11.5 SFEs for the Grand Vacations Lodge at Peak 8 (PC# 2012075).
 2. Commercial density was increased by 5.0 SFEs for the Grand Vacations Lodge at Peak 8 (PC# 2012075).
 3. The additional 16.5 SFEs (11.5 residential and 5 commercial) was added to the density from transferable development rights (TDR) pursuant to the Intergovernmental Agreement between the Town and Summit County. (Rec#1050481)
 4. The definition of Guest Services Facilities was amended, first, to delete lockers for employees, restrooms, storage areas not used for recreational equipment for sale or rent, and lift and lift personnel facilities and, second, to provide for those four categories of uses to be defined as “Support Facilities” and for Support Facilities not to be assessed against density or mass provided that the Support Facilities areas are legally guaranteed to be used only for those limited uses and do not exceed 17,594 square feet.
 5. The amenities multiplier allowed in section 9-1-19, Policy 24 of the Development Code was increased for the Peak 8 portion of the Master Plan from 200% to 600%.
 6. The parking required for each unit for the Grand Lodge Peak 8 (PC# 2012075) was reduced from the 1.0 space per unit to 0.77 spaces per unit.
 7. For clarification only, the description of the heights of buildings was revised to make it clearer that the LUD 39 heights are recommended and not absolute height limitations, grade is to be measured from proposed grade (with more detailed description) and that the provisions of the Development Code in effect in 2003 providing for negative points to be assessed for heights in excess of the heights provided for in the applicable LUD apply to the approval of buildings proposed within the Master Plan area.
 - PL-2015-0444 - Modify PC#2008033 the previous amendment. This master plan amendment is essentially a housekeeping matter to reflect the allowances of the Development Agreement between the Town, VSRI, and Peak 8 Properties, LLC. There are no substantive changes to the master site plan, architectural character or circulation. This amendment will simply clarify on the plan the density transfers and the definition of Guest Services Facilities per the Development Agreement and the use of authentic stone foundations, chimneys and other accent elements.
 1. Residential density at Peak 8 is to be increased by 18.0 SFEs
 2. Commercial density at Peak 8 is to be increased by 1.3 SFEs
 3. The definition of Guest Services Facilities is to be amended (delete "patrol and first aid facilities" from the definition of Guest Services Facilities and add "patrol and first aid facilities" to the definition of space that is not included as Guest Services Facilities).
 4. Expanding the use of authentic stone foundations to include chimneys and other accent elements.
 - PL-2017-0697 - Modify PL-2015-044 the previous amendment. Pursuant to the terms of the approved Development Agreement (Rec. #1095228) between the Town of Breckenridge, Vail Summit Resorts, Inc. and Peak 8 Properties, LLC ("Properties") VSRI modified the Amended

Peak 7 & 8 Master Plan by transferring 3.2 SFEs of Guest Services Facilities density from the Peak 8 Base Area to the Peak 7 Base Area. Specifically, the applicant wished to use the transferred density to convert the vacant general common element space on the lower level of the Crystal Peak Lodge into administration offices.

Staff Comments

Since this is a Master Plan proposal, and is to be reviewed against the Development Code and approved Development Agreement (Rec. #1095228) for a final 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 reviewed as appropriate with the separate development permits at a future date.

Policy 39/A Master Plans: Policy 39/A Master Plan of the Development Code allows for modifications to master plans with a few stipulations. It states:

L. Modification or Amendment of Master Plan:

(1) At the request of the owner of any portion of property which is subject to an approved master plan, such master plan may be amended or modified at any time. Any such amendment or modification shall apply only to the property of the owner who requested such amendment or modification. Such owner may request an amendment or modification to an approved master plan without being required to join in such application all of the other owners of the property which is subject to the master plan. (Ord. 22, Series 1994)

(2) A minor master plan amendment is an amendment made to a master plan for the purpose of correcting an error, updating a master plan to reflect as built conditions, or making other changes to the master plan which do not involve the reallocation of density, a change in or addition to approved uses, a change in an approved phasing sequence, or circulation. A major master plan amendment is any master plan amendment which is not a minor master plan amendment. Master plan amendments shall be classified as provided in the definitions of "class A development" and "class C - minor development" in section 9-1-5 of this chapter, and processed accordingly. (Ord. 17, Series 1999) Staff has classified this a major master plan amendment because it involves the reallocation of density and uses.

The main purpose for this eighth amendment to the Amended Peaks 7 & 8 Master Plan is to authorize density in excess of the amount currently permitted by up to 58 SFEs, including up to 2 commercial SFEs, from the density included under the Gondola Lots Master Plan; in addition to the 71.6 residential SFEs and 9 commercial SFEs remaining for the Peak 8 Base in the Amended Peaks 7 & 8 Master Plan. This proposed amendment was authorized to be approved by the Town Council in the Development Agreement dated August 15, 2018 and recorded September 28, 2018 at Reception No. 1181305.

In addition to the amendment anticipated by the Development Agreement to add the 58 SFEs, the density table has been corrected to eliminate 1 SFE of density that was authorized to be added to Lot 3, Peak 8 Subdivision by transfer of TDRs, but did not end up being transferred and the note concerning the transfer of density to Lot 3 has been revised to reflect the density that actually was transferred.

From the Development Agreement: The recently approved Development Agreement anticipated this density transfer and adding language pertaining to the maximum height of structures. It states:

K. The Town Council has received a completed application and all required submittals for a development agreement, had a preliminary discussion of the application and this Agreement, determined that it should commence proceedings for the approval of this Agreement and, in accordance with the procedures set forth in Subsection 9-9-10:C of the Breckenridge Town Code, has approved this Agreement by non-emergency ordinance.

Agreement

1. Upon:

(a) final approval of all of the following by the Town:

(i) *such permits or approvals necessary for the transfer of density consisting of up to a total of 58 SFEs, including up to two (2) commercial SFEs, to the Sale Parcel by Owner from the density included under the Gondola Lots Master Plan;*

(ii) *a Class A development permit amending the Master Plan to allow for such transferred density in addition to the 71.6 residential SFEs and 9.0 commercial SFEs remaining available for the Sale Parcel under the Master Plan (the “Master Plan Amendment”);*

(iii) (A) *The maximum height of the buildings within the Proposed Development shall not exceed the elevation of the existing east cross gable of One Ski Hill Place, as shown on the Building Elevations exhibit attached hereto. This maximum height will serve as an “Absolute” Policy under the Town’s Development Code.*

Master Plan Notes: In the density table, the full 58 SFEs have been added to the Residential SFEs in the Peak 8 Base line and the 2 SFEs have been added to the Commercial SFEs in that Peak 8 Base line, and the total SFEs for the Peak 8 Base have been increased to the maximum permitted transfer of 58 SFEs. The intent is to provide the flexibility for up to 2 of the 58 SFEs to be used for commercial purposes. The note for the density transfer permitted to Lot 4 addresses the flexibility for up to 2 SFEs included within the total of 58 to be used for commercial purposes and provides for the adjustment of the numbers of Residential, Commercial and Total SFEs for the Peak 8 Base to be adjusted after a development permit for the development of Lot 4 has been issued.

The note on the maximum permissible Commercial SFEs at the Peak 8 Base also was revised to increase the number to 22.8 to take into account the possibility that up to 2 of the 58 SFEs permitted to be transferred by the Development Agreement could be commercial. The red-lined wording for the master plan notes is attached separately.

Additionally, a few amendments to the Building Heights section were made to reaffirm how Building Heights are reviewed, including a new note B. that defines “finished grade” and a new note E. that incorporates by reference the extensive section of the Development Agreement providing for a maximum permitted height of the buildings on Lot 4.

As with any master plan, the total density represents a maximum and is not necessarily attainable. Any proposed development still needs to obtain further site specific approval through a separate site plan

level development permit for the development of the property. Since the proposed amendment is consistent with the approved Development Agreement staff has no concerns.

Architectural Compatibility (5/A & 5/R): The Design Standards of the Master Plan call for rustic lodge style mountain architecture. The applicants desire to eliminate the “rustic” requirement specified by the Design Standards in favor of a broader mountain architecture requirement, allowing for modern interpretations.

Proposed Design Standards Language: *“The architecture will present a mountain style through the use of authentic stone foundations, chimneys and other accent elements, interesting roof forms, large shaded windows, simple but strong detailing and a sense of informality. Natural and natural appearing materials, such as lap and shingle siding, board and batten siding, and real stone faced foundations, chimneys and other accent elements will enhance the character and blend with natural surroundings...”*

Per Land Use District 39: *“the architectural style of this District should reflect the character of the mountain environment, while remaining compatible with existing developments in the area”*. The Land Use Guidelines further state: *“contemporary architecture utilizing natural finishing materials and ornamentation appropriate to the natural setting of the District is acceptable”*.

To date, all of the buildings constructed within the Peak 7 and 8 Master Plan area feature mountain architecture, with One Ski Hill Place and the Chrystal Peak Lodge featuring a rustic character and the more recent Breckenridge Grand Vacations properties being a bit more contemporary. For the last remaining building site, the applicants desire to develop a project that is mountain modern and therefore propose to eliminate the rustic references from the Design Standards. Since the proposed Design Standards are compliant with the Land Use Guidelines and continue to include references to mountain architecture and natural materials such as wood and stone, staff is supportive of the proposed changes.

Point Analysis (Section: 9-1-17-3): The proposed amendment of the Master Plan has no impact on the previous point analysis as this proposal abides with the Development Agreement and the current Development Code. This proposal shows a passing score of zero (0) points for the (attached) Point Analysis.

Staff Recommendation

We welcome any further comments from the Commission. Staff recommends the Planning Commission approve the Eighth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2018-0546, with a passing point analysis of zero (0) points and the attached Findings and Conditions. Since this is an amendment to an existing master plan, all the previous findings and conditions from the previous master plan that are not affected by this amendment remain the same.

Combined Hearing Impact Analysis				
Project:	Eighth Amendment to the Amended Peak 7 & 8 Master Plan	Positive	Points	0
PC#:	PL-2018-0546			
Date:	11/5/2018	Negative	Points	0
Staff:	Chris Kulick, AICP, Planner III			
		Total	Allocation:	0
No changes from the original 2000 Master Plan				
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		Proposed land areas to utilize existing Land Use District designations.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		Single Family Residential, Multi-family Residential, Commercial, and skier service facilities allowed per executed Development Agreement.
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		Proposed uses designed to be compatible with existing nearby uses.
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		None anticipated.
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		This proposed amendment to the density was authorized to be approved by the Town Council in the Development Agreement dated August 15, 2018 and recorded September 28, 2018 at Reception No. 1181305.
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		Policy calls for mountain architecture, natural materials, and for cuts and fills to be minimized. Proposed Master Plan notes call for natural and "natural looking" materials. Wood to be stained, real rock foundations, and synthetic materials to be used where required by Building Code for fire protection on higher elements not easily viewed by the public. Negative points assessed under Policy 8/R for non-natural materials of the walls and their scale/height, and the site disturbance.
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)		

	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R				
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)		None Anticipated
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		Relocated CR 3 designed with adequate public snow storage areas.
9/R	Placement of Structures - Setbacks	3x(0/-3)		Setbacks to be evaluated at site specific review.
12/A	Signs	Complies		Separate permit(s) required.
13/A	Snow Removal/Storage	Complies		All snow storage to be on site, not in public right-of-way.
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Beyond scope of the Master Plan Amendment.
14/A	Storage	Complies		Beyond scope of the Master Plan Amendment.
14/R	Storage	2x(-2/0)		Beyond scope of the Master Plan Amendment.
15/A	Refuse	Complies		Beyond scope of the Master Plan Amendment.
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		Beyond scope of the Master Plan Amendment.
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)		Sidewalk provided internal and external to the project along the length of relocated CR 3, existing CR 3 to be revegetated with a trail connection, and vertical challenges minimized within the project.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		Adequate Parking Study provided.

18/A	Parking	Complies		Parking requirements per the executed Development Agreement and further clarified with Master Plan notes.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		Surface parking proposed with separate Peak 7 Site Improvement application and assessed negative points under 8/R at that time. All residential parking to be provided underground or directly below new development.
18/R	Parking - Joint Parking Facilities	1x(+1)		Amount and "pooled" parking style required per the executed Development Agreement.
18/R	Parking - Common Driveways	1x(+1)		Shared driveways between uses (i.e. lodge and skier parking areas) on Peak 7 but not on Peak 8. Points assigned under separate Peak 7 Site Improvement request.
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		Beyond scope of the Master Plan Amendment.
20/R	Recreation Facilities	3x(-2/+2)		Beyond scope of the Master Plan Amendment.
21/R	Open Space - Private Open Space	3x(-2/+2)		Beyond scope of the Master Plan Amendment.
21/R	Open Space - Public Open Space	3x(0/+2)		Subdivision requirements met, and additional public open space required per annexation and extended vesting requests. Nothing additional proposed at this time.
22/A	Landscaping	Complies		Beyond scope of Master Plan Amendment.
22/R	Landscaping	2x(-1/+3)		Beyond scope of Master Plan Amendment.
24/A	Social Community	Complies		Beyond scope of Master Plan Amendment.
24/R	Social Community - Employee Housing	1x(-10/+10)		None required or provided.
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)		Beyond scope of the Master Plan Amendment.
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		Project's detention facilities acceptable and were further reviewed with the subdivision request.
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		Beyond scope of the Master Plan Amendment.
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)		Measures required above the Town's standards due to project's location within the PMA of the Cucumber Overlay Protection District. Improvements outside of subdivision request (Peak 7 Site Improvements) have been awarded points under this policy.
32/A	Water Conservation	Complies		Beyond scope of the Master Plan Amendment.
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		Erosion control measures part of BMPs to be implemented for construction of Gondola and relocation of CR 3.
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		Separate subdivision application reviewed.
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)		Policy calls for development to maximize distances between disturbance and the PMA. Project could have been pushed further away from the PMA to the west. Variances had to be granted for the relocation of CR 3 and the construction of the Gondola.
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		Complies per terms of the executed Development Agreement.
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

Eighth Amendment to the Amended Peak 7 & 8 Master Plan Tract C, Peak 8 Subdivision, Lot 3, Peak 8 Subdivision, One Ski Hill Place and Grand Colorado on Peak 8 PL-2018-0546 (an amendment to PERMIT #2000155)

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions.

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 27, 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 the 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 20, 2018**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.
6. Applicant has determined from a title report that the real property which is the subject of this application is not subject to a severed mineral interest and, therefore, the applicant has not provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The parking to be provided at the bases of Peaks 7 and 8 upon build-out of the development provided for the Amended Master Plan for Peaks 7 & 8 will include at least 200 parking spaces for winter recreational visitors, as provided for in the Parking Agreement between Vail Summit Resorts, Inc. ("VSRI") and the Town of Breckenridge ("Town") recorded in Summit County, Colorado June 29, 2004 at Reception No. 760358, as the same may be amended ("Parking Agreement"), in approximately the following configuration: (a) 39 spaces in the northeast portion of Lot 1, Peak 7 Subdivision (Grand Lodge on Peak 7); (b) 21 spaces in close proximity to Ski Hill Road and adjacent to the building currently referred to as Grand Colorado on Peak 8 East to be located on what will be Lot 3; (c) 68 spaces on the lower level of what is commonly referred to as the Stables Lot on Tract E, Peak 7 Subdivision; (d) 66 spaces on the parking deck to be constructed on Tract E, Peak 7 Subdivision; and (e) the remaining 6 or more spaces to be located either in the existing parking lot below and to the southeast of the Peak 7 turn station of the BreckConnect Gondola or on a lot to be included as part of the development of the most southerly portion of the Peak 8 development area where the Breckenridge Ski Resort administrative building

and parking currently are located, or such other locations as may be reasonably approved by the Town in connection with any development permit subsequent to this Development Permit.

8. The use of the 200 parking spaces by winter recreational visitors is subject to the following conditions: (i) use of any or all of such 200 spaces may be subject to the following conditions of uses: (a) holding a pass or ticket to recreate at the Breckenridge Ski Resort, (b) multiple passengers in a vehicle, (c) a season parking pass, or (d) other fee or condition of use that may be imposed by VSRI or its successors to park in such spaces if such other fee or condition is approved by the Town as not being in violation of the Parking Agreement; (ii) the 68 spaces in the Lower Stables lot will be converted from employee parking to winter recreational visitor parking in accordance with the foregoing condition beginning with the 2016-17 winter recreational season; and (iii) the 66 spaces to be located on the parking deck on Tract E will be available for the use of uphill skiers prior to the opening of VSRI's lifts for winter recreational visitors' use at the base of Peak 8 provided that the Town, VSRI and Peak 8 Properties, LLC must agree on terms and conditions for such parking, including at least time restrictions to insure availability of the spaces for use by winter recreational visitors meeting such conditions as are in effect in accordance with condition (i) above in time for the opening of VSRI's lifts for winter recreational visitors' use.
9. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.
10. This proposed amendment was authorized to be approved by the Town Council in the Development Agreement dated August 15, 2018 and recorded September 28, 2018 at Reception No. 1181305.

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. The vested period for this master plan expires on **May 27, 2023** (twenty years from the date of the original Amended Peak 7 & 8 Master Plan, PC#2000155), per the Extended Vesting Development Agreement (approved on May 27, 2013 and recoded at Reception Number 730692) and in accordance with the vesting provisions of Policy 39 (Absolute) of the Development Code.
4. The Master Plan Amendment is approved pursuant to Policy 39 (Absolute) of the Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code). Uses specifically approved in this Master Plan Amendment shall supersede the Town's Land Use Guidelines and shall serve as an absolute development policy under the Development Code during the vesting period of this Master Plan Amendment. Except as provided in the Development Agreement for Extended Vesting dated May 27, 2003, the provisions and procedures of the Development Code (including the requirement for a point analysis) shall govern any future site-specific development of the property subject to this Master Plan Amendment.

5. Approval of the Master Plan Amendment is limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse the precise location of uses or engineering feasibility.
6. Upon issuance of the Development Permit, applicant shall submit a 24"x36" mylar document of the final master plan, including all maps and text, as approved by Planning Commission at the final hearing, reflecting any changes required and in the a form acceptable to the Town attorney. The name of the architect, and signature block signed by property owner of record or agent with power of attorney shall appear on the mylar.
7. Applicant shall record with the Summit County Clerk and Recorder a notice of approval of the Master Plan Amendment in a form acceptable to the Town Attorney.
8. Applicant shall reimburse the Town for the costs incurred for the services of the Town Attorney and other consultants hired by the Town in connection with the review of the Master Plan Amendment.
9. Prior to the issuance of a building permit for any development in the Peak 8 Base as contemplated by this Amendment, cause Owner, subject to (1) Owner's satisfaction that any existing approvals associated with the property covered by the Gondola Lots Master Plan and/or Development Permit PL-2016-0003 will remain fully effective except for a reduction of the density by the amount of density transferred and (2) Developer's satisfaction of all conditions to Owner's transfer of density to the Sale Parcel under any agreement relating thereto, to enter into a density transfer covenant with the Town, in a form substantially similar to the previous density transfer covenant between Owner and the Town executed and recorded in connection with the Gondola Lots Master Plan, to transfer from the property covered by the Gondola Lots Master Plan the density required to support the total residential and commercial density authorized by the Permit minus the residential density of 71.6 SFEs and the commercial density of 9.0 SFEs remaining available for the Sale Parcel under the Master Plan; provided, however, that nothing in this Agreement requires the Town to renew the Gondola Lots Master Plan and/or Development Permit PL-2018-0546 when such documents expire.

	PLANNING AREA	APPROX. AREA ACRES	RESIDENTIAL SFES	COMMERCIAL SFES	GUEST SERVICES FACILITIES SFES	TOTAL SFES	ALLOWED USES
A	PEAK 7 BASE	19.6	171.3	5.0	8.9	185.2	MULTI-UNIT RESIDENTIAL, DUPLEX, COMMERCIAL, GUEST SERVICES FACILITIES, GONDOLA, PARKING
B	PEAK 8 BASE	22.7	306 363**	20.8 22.8**	48.1	378.1 431.9*	MULTI-UNIT RESIDENTIAL, DUPLEX, COMMERCIAL, GUEST SERVICES FACILITIES, GONDOLA, PARKING
C	PEAK 8 SKI TERRAIN	121.5	0	0	0	0	GUEST SERVICES FACILITIES AND SKI RUNS
D	TIMBER TRAIL	16.3	22	0	0	22	SINGLE FAMILY RESIDENTIAL
E	MAINTENANCE CTR	15	0	0	0		MAINTENANCE FACILITY
F	CUCUMBER GULCH	56.3	0	0	0		OPEN SPACE, TRAILS, GONDOLA AND WATER QUALITY AND DRAINAGE FACILITIES
	TOTAL	251.4	499.3 556.3**	25.8 27.8**	57	582.1 639.1*	

NOTES:

1) MAINTENANCE CENTER:

Existing density is assigned per the 1986 BSA MASTER PLAN. No additional square footage may be developed unless transferred to the site.

2) DENSITY TRANSFERS:

11.5 of the Residential SFES and 5 of the Commercial SFES at the Peak 8 Base were authorized to be developed on what became Lot 2, Peak 8 Subdivision (“Lot 2”) upon the transfer of 16.5 transferable development rights pursuant to the Intergovernmental Agreement concerning transfer of development rights between the Town and Summit County (“TDRs”), but the transfer that actually occurred was of a total of 11 TDRs for 6 Residential SFES and 5 Commercial SFES after Development Permit # 2012075 for the development of Lot 2 was approved and the Residential SFES provided for in the February 26, 2013 Amendment to the Amended Peaks 7 & 8 Master Plan thus have been reduced by 5.5 to reflect the fact that those TDRs were not and will not be transferred to Lot 2.

~~18 of the Residential SFES and 1.3 of the Commercial SFES added to the density for at the Peak 8 Base were authorized to be developed on what became Lot 3, Peak 8 Subdivision (“Lot 3”) and included in the density above are subject to and may be developed only upon the transfer of 19.3 TDRs, but the transfer that actually occurred was of a total of 18.3 TDRs for 17 Residential SFES and 1.3 Commercial SFES after Development Permit PL-2015-0215 for the development of Lot 3 was approved and the Residential SFES provided for in the January 12, 2016 Amendment to the Amended Peaks 7 & 8 Master Plan thus have been reduced by 1 to reflect the fact that that TDR was not and will not be transferred to Lot 3, which transfer may occur only after a development permit providing for the additional Residential and Commercial SFES has been approved for what will be Lot 3, Peak 8 Subdivision (“Lot 3”). Such TDRs may only be transferred to and used for development on what will be Lot 3 and to the extent that less than 18 TDRs are transferred for Residential SFES or less than 1.3 TDRs are transferred for Commercial SFES, then the Residential or Commercial SFES permitted for the Peak 8 Base will be automatically reduced by the number of TDRs not transferred for such use.~~

A total of up to 58 SFES, including up to 2 Commercial SFES, added to the density for the Peak 8 Base and included in the density table above are subject to and may be developed only upon the transfer of up to such 58 SFES from the density permitted under the Gondola Lots Master Plan as provided for in Town of Breckenridge Development Permit PL-2016-0003, which transfer may occur only after a development permit providing for the additional Residential and Commercial SFES has been approved for Lot 4, Peak 8 Subdivision (“Lot 4”). Such TDRs may only be transferred to and used for development on Lot 4 and pursuant to a density transfer covenant between the Town of Breckenridge and the owner of the property subject to the Gondola Lots Master Plan. *The Total SFES in the Peak 8 Base and Total lines of the table above include only the total of the 58 SFES authorized to be transferred and will be reduced automatically to the extent that the total number of SFES transferred is less than 58. **The 363 Residential SFES in the Peak 8 Base line and the 556.3 Residential SFES in the Total line include a potential of 58 Residential SFES and the 22.8 Commercial SFES in the Peak 8 Base line and the 27.8 SFES in the Total line include a potential of 2 SFES, and, when the density transfer has been completed by the recording of such density transfer covenant for no more than 58 SFES, the Residential and Commercial SFES provided for in the Peak 8 Base and Total lines in the Residential and Commercial SFES columns of the table above respectively will be reduced automatically by the differences between 58 and the number of transferred SFES applied to Residential use and between 2 and the number of transferred SFES applied to Commercial use.

3) COMMERCIAL:

Commercial: The ~~20.8~~maximum possible 22.8 Commercial SFES at the Peak 8 Base and .5 of the Commercial SFES at the Peak 7 Base are commercial SFES as provided for in the Town Development Code, subject only to the Development Plan Concept and Design Standards below.

Spa Commercial: 2.5 of the Commercial SFES at the Peak 7 Base may be used only for facilities providing activities, services or sales related to health, relaxation and well-being, including, but not limited to, saunas, steam room, whirlpools, hot tubs, massages, aerobics, weight training and cosmetology services.

Restaurant Commercial: 2 of the Commercial SFES at the Peak 7 Base may be used only for a restaurant at the Peak 7 Base, provided that such restaurant may be combined with adjacent Guest Services Facilities to provide a cafeteria encompassing both the space provided with Guest Services Facilities density and the space provided with the 2 Restaurant Commercial SFES.

4) GUEST SERVICES FACILITIES:

Guest Services Facilities include space for the following primary activities or facilities: ticket sales, administration, nursery or child care facilities, lockers for guests, cafeterias, lounges, storage areas for recreational equipment for sale or rental), and instruction related activities. Each SFE of Guest Services Facilities shall be allowed 1,000 sq. ft. of density. Guest Services Facilities constructed using the 57 SFES, which were excluded from total density for purposes of a separate density reduction calculation, may not be

used as a private club or other restricted access facility requiring membership. Cafeterias constructed using Guest Services Facilities density may be used from time to time outside of the winter recreation season, but may not be used as full service restaurants open to the public on a regular basis outside of the winter recreation season.

Guest Services Facilities will not include patrol and first aid facilities, lockers for employees, public restrooms, storage areas (not including storage areas for recreational equipment for sale or rental) and lift and lift personnel facilities (“Support Facilities”) already constructed at the time of approval of this Amendment or to be constructed. Support Facilities will not apply against the 57 SFEs authorized under this Master Plan for Guest Services Facilities and shall not be assessed against the density and mass of any building within which they are located or are to be located provided that the Support Facilities are legally guaranteed to be used only for the foregoing described purposes and do not exceed a total of 17,594 square feet.

As the result of the application of the above definitions to the Guest Service Facilities at the Peak 7 Base, the SFEs of those Facilities at the Peak 7 Base were reduced from 9 to 5.7 and the resulting 3.3 SFEs reduction was transferred to the Peak 8 Base to increase the Guest Services Facilities SFEs at the Peak 8 Base from 48 to 51.3, while the total Guest Services Facilities SFEs remain at 57. By ~~this the~~ Sixth Amendment to this Master Plan, 3.2 SFEs of Guest Services Facilities density ~~have been were~~ transferred from the Peak 8 Base to the Peak 7 Base for use in existing space within Crystal Peak Lodge that is subject to development rights held by Vail Summit Resorts, Inc. and, as a result of such transfer, the Guest Services Facilities density at the Peak 8 Base ~~is was~~ reduced to 48.1 and at the Peak 7 Base ~~is was~~ increased to 8.9.

5) AMENITIES:

The provisions of subsection 9-1-19:24 (Relative):D of the Breckenridge Town Code, in effect on the date of approval of this Amendment, notwithstanding, in connection with the future development of the Property pursuant to the Master Plan, meeting and conference facilities or recreation and leisure amenities over and above that required in subsection 9-1-19:24 (Absolute) of the Breckenridge Town Code, in effect on the date of approval of this Amendment, shall not be assessed against the density and mass of a project when the facilities or amenities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities and they do not equal more than 600% of the area required under said subsection 9-1-19:24 (Absolute).

6) PARKING AND TRAFFIC REQUIREMENTS:

Residential: 1 space/unit, except single-family and lock-off units, which shall comply with the Town’s Off-Street Parking Regulations provided that the parking required for lock-off units may be reduced from the requirements of such Regulations if the Town finds that a written analysis provided at no cost to the Town and prepared by a qualified parking consultant supports a decrease from the 2 off-street parking spaces otherwise required to be provided for each 2 bedroom unit with a lock-off or divisible room. All spaces shall be pooled and available on a first come first served basis.

Commercial: 0, provided by common parking spaces. However, parking must be provided for the 2.5 SFEs of Spa Commercial at Peak 7 in compliance with the Town’s Off-Street Parking Regulations. In addition, when the Restaurant Commercial space at Peak 7 is not used together with the Guest Services Facilities cafeteria at Peak 7, parking within Lot 1, Peak 7 Subdivision shall be provided in accordance with the Town’s Off-Street Parking Regulations in effect when application for a development permit for construction of the Restaurant Commercial space is made (such parking may be the same as and not in addition to the Common Parking), or other arrangements for parking in the Peaks 7 & 8 Base Areas, such as providing shuttle for customers, shall be made at the time such permit is approved.

Guest Services Facilities: 0, provided by common parking spaces.

Common Parking: 200 or more spaces within Planning Areas A & B to be used in connection with Commercial, Guest Services and Peak 8 Ski Terrain by employees, visitors, guests, and invitees subject to such restrictions as may apply from time to time, with the goal being to limit vehicular trips on Ski Hill Road at peak travel times around the beginning and end of the operation of the Peak 8 Ski Terrain for winter and summer recreational activities each day.

Traffic Study: Applicants for site specific development permits within the Master Plan area shall submit to the Town Engineering Department the total number of actual units (as opposed to SFEs or other factors used for conversion to square footage) within the proposed development so that the Engineering Department can confirm that the traffic study submitted in connection with the Master Plan and based on the total of 446 units, and updated to account for the anticipated 488 units and approximately 200 Common Parking spaces anticipated as of the date of approval of this Amendment, remains valid.

7) HEIGHTS OF BUILDINGS:

Heights of buildings shall be established in accordance with the Development Code applied against the recommended heights for Land Use District 39, as they are in effect at the time of the approval of this Amendment on February 26, 2013 and point assessments will be applied in accordance with such Code based on the recommended heights for such Land Use District, provided:

A. That, for buildings at the Peak 8 Base area only, the measurement to be made in accordance with the definition of Building Height in Section 9-1-5 of the Development Code, to account for the lack of natural grades and the anticipated filling of the lowered and generally flat grades currently existing at the Peak 8 Base area, shall be made to the proposed finished grade elevation at the exterior wall below and from within the building’s foundation perimeter to the established (finished grade), and not to natural grade, which generally does not exist in the area, provided that such proposed finished grades shall not include artificial appearing berming or fill. Artificial appearing berming or fill is characterized by excessive rise and steep grades in the vicinity of building foundations.

B. Finished Grade – Is the grade of a disturbed site as agreed upon by Town staff and the applicant, which is based upon the existing contours and trees adjacent to the disturbed area and which shown in an exhibit to be approved by the Town at the time of the approval of the site specific development permit for the project.

C. That, for the entire Master Plan area, if the Town imposes any limitations on the depth of foundation for buildings or underground parking proposed at depths no more than 12' below existing grade, the height limitations provided for in the Development code shall be increased to take into account the increase in height resulting from such foundation depth limitation.

D. That, height measurement for all single-family lots shall comply with the applicable policies of the Development Code in effect at the time of the approved May 2003 Master Plan and be exempt from Relative Policy 6 of Section 9-1-19 of the Code.

E. In addition to the terms of the forgoing provisions and the provisions of Policy 6 (Relative) "Building Height" of the Town of Breckenridge Development Code, the maximum height of the buildings within Lot 4 shall not exceed the elevation of the existing east cross gable of One Ski Hill Place as shown on the Building Elevations exhibit attached to the Development Agreement recorded on the 28th day of September, 2018 at Reception No.1181305 of the Summit County, Colorado records.

8) PEAKS 7 AND 8 BASE DEVELOPMENT PLAN CONCEPT AND DESIGN STANDARDS:

I. Development Plan Concept:

Construction of a new base area at Peak 7 and redevelopment of the base area at Peak 8 will create two new high-quality mountain resort neighborhoods. A seamless plan is envisioned with diversity of premium lodging units, expanded Guest Services Facilities and limited retail and restaurant uses. These portals will serve the needs of the Breckenridge community and its many visitors by:

- A. Developing new family oriented base neighborhoods that will position Breckenridge effectively among other winter and summer resorts.
- B. Developing in a manner that protects and preserves critical natural features, including Cucumber Gulch wetlands, wildlife corridors and significant wildlife habitat.
- C. Developing uses that help fulfill needs for additional and diverse short term ski in - ski out lodging units and new base Guest Services Facilities.
- D. Improving non-auto oriented transportation within the community.
- E. Developing meeting space that helps fulfill community needs for additional meeting facility spaces.

II. Development Plan:

The objective for the development of the Peaks 7 and 8 Bases is to reinforce Breckenridge's position as one of the premier resort destinations in North America. The focus of the two base areas is on convenience, mountain ambience, and a high level of amenities. Together, these portals will provide a full-range of Guest Services Facilities and a variety of lodging units, organized around mountain-front plazas with limited retail and dining experiences. The mountain-front plazas will provide gathering areas for resort guests and events, except for such areas as are adjacent to buildings and include such things as swimming pools, hot tubs, patio areas for individual units, restaurant seating areas and similar areas to which access may be restricted. As a key component of this development plan, the natural resources of Cucumber Gulch will be preserved. This plan moves all development approved in the Gulch in the 1986 Master Plan onto more suitable sites. Hydrogeologic and other forms of mitigation will be provided if necessary to ensure that groundwater resources now feeding Cucumber Gulch will be uninterrupted and substantial degradation of wildlife resources will be prevented.

Peak 8 Base:

The Peak 8 Base is planned as the main guest arrival location and the terminating point for the future gondola. As the busier, higher-energy area, the plan for Peak 8 Base includes outdoor plazas with space for events, new Guest Services Facilities, fitness centers and other facilities to serve Peaks 7 and 8 guests, modern meeting facilities and some shops and restaurants. The focal point of Peak 8 is the "Grand Lodge", a new Breckenridge landmark that establishes a high standard of quality for the new development. Adjacent lodging designed in a mountain-resort style will cradle the mountain-front plazas. Toward the ends of the Peak 8 Base area the buildings will be lesser in height and density as compared to the center or core of the Peak 8 Base. Visual impacts adjacent to Four O'Clock Subdivision and Skiwatch Condos will be minimized by utilizing roof forms that step down at the edges, while still maintaining steeply pitched roofs, which are characteristic of mountain architecture. The impact of parking will be minimized by locating all residential parking spaces underneath the buildings, with some surface parking available for employees and guests.

Peak 7 Base:

The Peak 7 Base will be a compact village, providing a variety of accommodations. Here, residential units, with potential for both sun and views, will be clustered around a mountain-front plaza where all new modern Guest Services Facilities, a mountain view restaurant and a limited but critical amount of retail space will be located. Toward the north and south ends of the Peak 7 Base area, the overall buildings will be lesser in height and density as compared to the center or core of the Peak 7 Base. Visual impacts adjacent to the Forest Service land immediately to the north will be minimized by utilizing roof forms that step down at the edges, while still maintaining steeply pitched roofs, which are characteristic of mountain architecture. Guests will have the option to disembark the gondola at the Peak 7 Base, with a short walk to the Independence chair lift which will be extended to the Peak 7 Base. The impact of parking will be minimized by locating all residential parking spaces underneath the buildings, with some surface parking available for employees and guests.

Design Standards:

The architecture will present a ~~rustic~~ mountain ~~lodge~~ style through the use of authentic stone foundations, chimneys and other accent elements, ~~large-sheltering-interesting~~ roof forms, large shaded windows, simple but strong detailing and a sense of informality. Natural and natural appearing materials, such as lap and shingle siding, board and batten siding, and real stone faced foundations, chimneys and other accent elements will enhance the character and blend with natural surroundings. Natural appearing synthetic materials may only be used as exterior building materials where fire retardant materials are required by building and/or fire codes, or for elements, where in the determination of the Planning Commission, the synthetic material is indistinguishable from pedestrian level. The use of synthetic exterior building materials is subject to the Town of Breckenridge Development Code. No stucco will be used on any exterior building elevation. Wood elements will be stained, with muted colors chosen from a natural palate of weathered browns and grays. Brighter hues may be ~~chosen-used~~ for elements such as windows and window trim. Design diversity will be achieved with each type of building, or cluster of buildings, ~~each of~~ which may have their own style ~~based-on-these qualities to achieve such diversity~~. This is one of the few places in Breckenridge, where larger buildings can comfortably be in scale with the mountain backdrop and clearly be dominated by the surrounding natural mountain setting.

9) PLAN COMPONENTS:

The Town's approval of this plan is based on the development being carried out substantially in keeping with the foregoing Notes on this Amended Sheet 4, the Fit Test on Sheet 5, the plan for Circulation and Trails on Sheet 6 and the View Corridors Study on Sheet 8. While it is acknowledged that the Fit Test and View Corridors shown on Sheets 5 and 8 are conceptual in nature and that actual locations, configurations and numbers of buildings have not been established by this plan, it is also acknowledged that a substantial deviation having a significant negative impact on the plaza areas, circulation, or views of lifts and the mountains may require a further amendment to the plan. In addition, in connection with the site specific development permits for buildings, the

adjacent exterior improvements shall be included as a part of the development if it will not be necessary to remove such adjacent exterior improvements in connection with the future construction of other buildings. The plan for Circulation and Trails shown on Sheet 6 is not conceptual in nature and any significant deviation may require an amendment to this plan. In addition, to the extent not already existing, trails shall be constructed as and when improvements adjacent to such trail occur.

10) VESTING:

The terms, conditions and provisions of the Master Plan, as amended by this Amendment, are subject to the extended vested property rights provided for in the Development Agreement for Extended Vesting dated as of May 27, 2003 and recorded in the Summit County, Colorado real estate records on September 24, 2003 at Reception No. 730692 ("Agreement"). Pursuant to the Agreement the vested property rights period for the Peaks 7 & 8 Master Plan were extended until November 8, 2025, which date is 20 years from the November 8, 2005 effective date of Development Permit 2000155, subject to the terms and conditions of the Agreement. Interested parties should review the Agreement, and should further check with the Town of Breckenridge Department of Community Development for further information concerning the vested property rights associated with the Master Plan, as amended by this Amendment.

**AMENDMENT TO AMENDED PEAKS 7 & 8 MASTER PLAN
(ORIGINALLY APPROVED BY DEVELOPMENT PERMIT
2000155 AND PREVIOUSLY AMENDED BY
DEVELOPMENT PERMITS 2005105, 200613, 2008033-AND,
2013006, PL-2015-0444 AND PL 2017-0697)**

**APPROVED BY DEVELOPMENT PERMIT PL-20152018-
0444 ON JANUARY 12, 2016.**

The recording of this mylar satisfies the requirement of paragraph (N) of Policy 39 (Absolute) of Section 9-1-19 of the Breckenridge Town Code concerning the recording of a notice of the approval of a master plan.

MASTER PLAN CERTIFICATE

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

The provisions of this Amendment amending Sheet 4 of the Master Plan are binding upon the owner and all subsequent owners of all or any portion of the real property which is the subject of this Amendment in accordance with and subject to the terms and conditions of the Town of Breckenridge Development Code.

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

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

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

OWNER:

VAIL SUMMIT RESORTS, INC.

DIRECTOR OF COMMUNITY DEVELOPMENT

BY: _____

~~James O'Donnell~~ John Buhler, Senior Vice President,
Lodging & Real Estate & COO Breckenridge Ski Resort

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TOWN OF BRECKENRIDGE TOWN COUNCIL

November 27 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

- For the upcoming fiber infrastructure project, the Town has received 11 responses to the RFI that was posted and will be reviewing them over the coming weeks.

Parking & Transportation

- Installation of the new digital wayfinding sign continued on November 20th. Final power installation will be completed on November 21st and software testing is scheduled for the week of November 26th.

Housing

- The Breck 365 housing project on Block 11 will be modular-based construction and all rentals, with 1, 2 and 3 bedroom sizes. Staff showed Council the design plans for the project. Council asked for additional bike storage for the Breck 365 units to encourage bike use and other green commuting options.
- Council requested a possible code change to increase the number of parking spaces required per bedroom for new construction.

Financials

- October is largely reflective of September tax collections. The Town is approximately \$3.1M over 2018 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$1.7M over budget and Real Estate Transfer Tax up \$1M over budget. Sales Tax is \$1.4M ahead of prior year; RETT is down \$175k over prior year.
- For the year, net taxable sales are currently ahead of 2017 by 8.54%. September net taxable sales are currently ahead of September 2017 by 3.53%.
- For September 2018, there were increases in the Weedtail (4.67%), Retail (4.57%), & Construction (33.09%) sales sectors. The increase in Construction sales is attributed to a large sales tax return filing as compared to prior year. For September 2018, Restaurant/Bar (-1.85%), Short Term Lodging (-3.33%), & Grocery (-2.00%) sales sectors experienced decreases over September 2017.

Other Presentations

Comprehensive Code Amendments

- The Council has previously reviewed three installments of the Comprehensive Code Amendments as work session items. Staff compiled all of the code changes into one document which was taken through a final review and adoption process with the Council.
- The code amendments were initially reviewed by our Comprehensive Code Steering Group, comprised of several local architects and representatives from the Planning Commission. The Planning

Commission has also reviewed all the code amendments. On November 6, a public open house was held on the Comprehensive Code Amendments prior to the Planning Commission meeting. A few comments were received on the Code Amendments, and staff vetted the comments with the Planning Commission. On November 20, the Planning Commission held a work session on the complete package of Comprehensive Code Amendments, and recommended that the Town Council adopt the complete package.

- Community Development staff incorporated several suggestions from Town Council that can be [reviewed here on pages 52-3](#). Town Council passed the code amendments.

Regular Council Meeting

Legislative Review

- **2019 Mill Levy Ordinance (Second Reading):** The 5.07 mill levy is the amount the Town is authorized to impose, and cannot be increased without an election. For the 2019 budget year, staff is forecasting the 5.07 mill levy to result in property tax revenues of \$2.916M, up 1.7% from the 2018 amount of \$2.867M. This is a non-assessment year, so a small increase was to be expected. The 2020 budget should see a more significant change after the County Assessor’s biannual assessment process is complete. **(Passed 7-0)**
- **Huron Landing Deed Ordinance (First Reading):** This ordinance will authorize the Town Manager and Town Clerk to execute a deed conveying the Huron Landing Apartments to the Huron Landing Authority. The Huron Landing Authority was established to own and operate the apartment buildings and includes the Town of Breckenridge and Summit County. **(Passed 7-0)**
- **Marijuana Code Reference Amendment (First Reading):** During the 2018 Colorado legislative session, several bills were passed into law that relocate the marijuana code to a new title of the Colorado Revised Statutes. The relocation of the laws was effective on October 1, 2018. This Council Bill changes the references in the Breckenridge Town Code to correspond to the changes made to the liquor codes of the C.R.S. **(Passed 7-0)**
- **Vehicle Remote Start Ordinance (First Reading):** The attached ordinance would amend the model traffic code to better align with the State of Colorado traffic laws. Specifically, the Colorado legislature recently amended the state’s traffic laws to allow for the lawful use of remote starter systems and other “adequate security systems” on unattended motor vehicles. This change will not affect the existing town prohibition on the unreasonable and prolonged idling of a motor vehicle (6-3C-12). **(Passed 7-0)**

- **2019 Budget Adoption (Resolution):** The budget is required to be approved each year by Council resolution. The proposed budget includes some small changes from the document that was presented at the October 9, 2018 budget retreat. All three modifications are included in the General Fund. 1. Police Patrol – Increase in overtime budget of \$18,000 in anticipation of increased traffic control efforts. 2. Police Patrol – Decrease of 1 budgeted officer from 2018 levels. 3. Safety Committee – Increase of \$70,000 to facilitate the distribution of Automatic Electronic Defibrillators (AEDs) in Town facilities. **(Passed 7-0)**