



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, January 15, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the January 15, 2019 Planning Commission Meeting; 5:30pm Roll Call**

*Location Map* 2

*Approval of Minutes* 3

*Approval of Agenda*

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

**5:40pm - Consent Calendar**

1. Village at Breckenridge Plaza Art (CL) 655 S. Park Ave.; PL-2018-0609 9

**5:45pm - Work Sessions**

1. Sign Code 23

**6:15pm - Preliminary Hearings**

1. East Peak 8 Hotel, 1599 Ski Hill Rd, PL-2018-0576 67

**6:45pm - Other Matters**

1. Town Council Summary (Memo Only) 138

2. Date Change for First Meeting in February

**7:00pm - Adjournment**

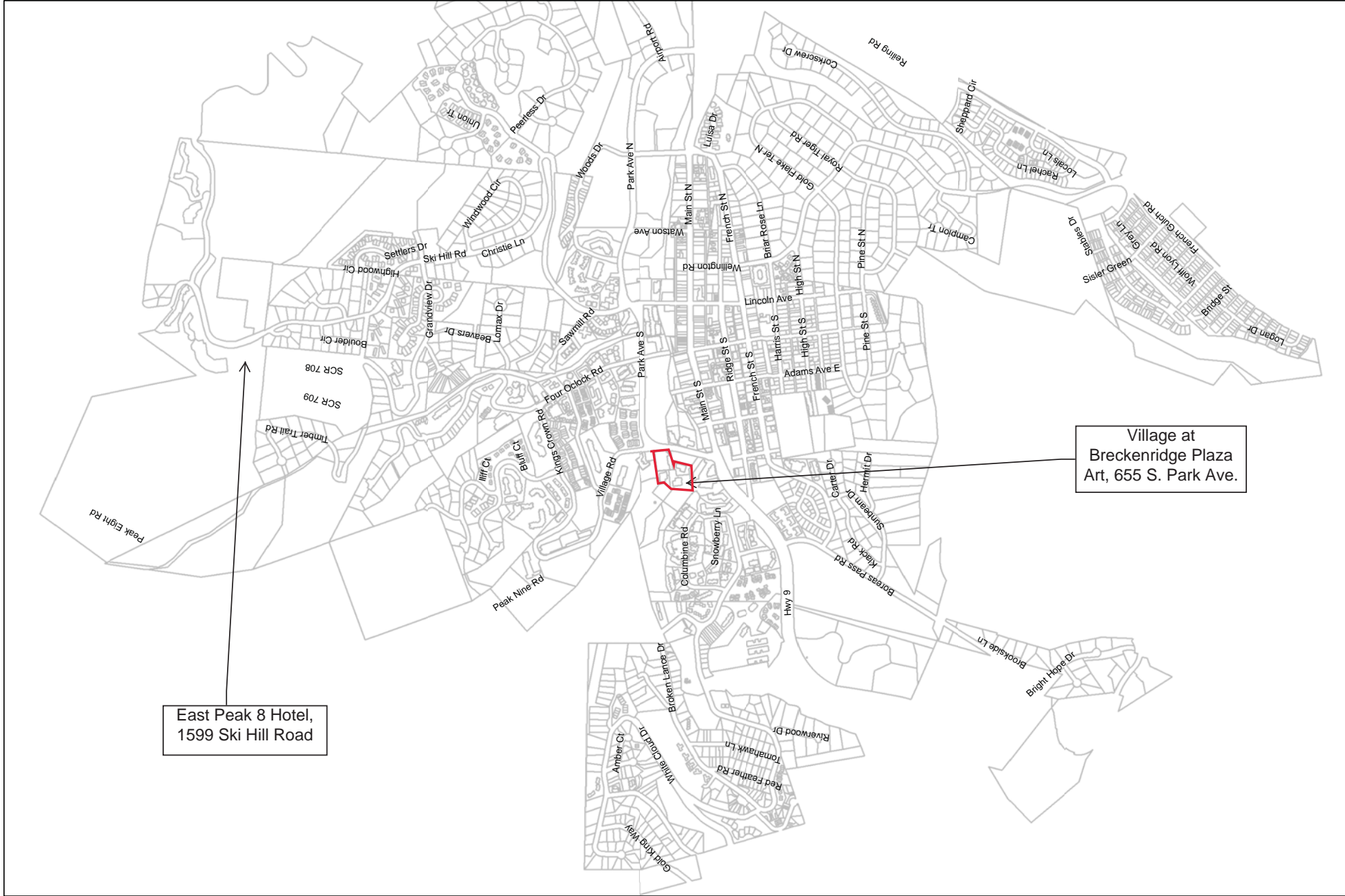
**For further information, please contact the Planning Department at (970) 453-3160.**

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



NOT TO SCALE

# Breckenridge South



East Peak 8 Hotel,  
1599 Ski Hill Road

Village at  
Breckenridge Plaza  
Art, 655 S. Park Ave.

## 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 – arrived 5:35pm  
Lowell Moore

Ron Schuman

### APPROVAL OF MINUTES

With no changes, the December 4, 2018 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the January 2, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### CONSENT CALENDAR:

1. Jacobs Residence SFR (CL), 113 Beavers Drive, PL-2018-0600
2. Gold Flake 3A Lot 6 SFR (CL), 52 Stillson Placer Terrace, PL-2018-0601
3. 218 Morning Star Drive (CK), PL-2018-0610

#### *Commissioner Questions / Comments:*

Mr. Schuman: On the Jacobs residence, on the South elevation, there was one solid wall of glass. I was curious if the staff noticed the lack of solid to void. (Mr. LaChance: We looked at this as a group and we did not discuss any concerns. If it was subject to the Hillside and Ridgeline Development policy, there would be a condition of approval regarding low-reflective glass.)

Mr. Schuman: I was just curious if you took notice.

Ms. Puester: The solid to void ratio requirements are for the historic district. Outside of the district we would look to see if it was incompatible with the neighborhood. Did not find it so.

Ms. Leidal: There's grading shown on the north side of the garage outside the envelope on the Jacobs residence that is for the garage not the driveway.

Mr. LaChance: The plat notes for disturbance envelopes usually make exceptions for grading for driveways and utilities. (Mr. LaChance read plat note #6 regarding the Disturbance Envelope. Found the disturbance outside the envelope was for the installation of driveway.)

Ms. Leidal: On the plans for the Gold Flake IIIA residence, there are trees shown to be removed outside the envelope. Why? (Mr. LaChance: With subdivisions that have plat notes limiting the disturbance outside the envelope, there are exceptions made for wildfire mitigation and defensible space.) Is that what's being shown? (Mr. LaChance displayed the plans and pointed out the Disturbance Envelope, the defensible space boundaries, and the trees proposed to be removed. Ms. Leidal was referring to and showed the defensible space.) Thank you.

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

**WORK SESSIONS:**

1. Handbook of Design Standards

Ms. Puester Presented:

In 2007 we had cultural resource surveys done as part of a grant through the State. What was found was that some of the properties that had recent additions in the last ten plus years had been downgraded from contributing to noncontributing. There are also new properties added to the district as contributing because they are over 50 years old so we lost some and gained some. This 50 year period is not recognized by our guidelines but it is by the Federal standards. Winter & Co. has been reviewing the standards and met with the State on their interpretations. We took the Commission on a field trip through the historic district November 9, to see what has been happening out there in preparation for revisions. Winter & Co has met with the State, and we wanted to talk about a number of issues. In the memo is 4 issues that we want you to concentrate on. We will come back to you with the remaining items at a future date. Marsha Klopff and Harry Brennan with Winter & Co. will now present their findings and recommendations.

Ms. Klopff presented:

The overarching issue we are addressing comes from the survey comments in 2017. We need to refine some of the policies, make sure they're in line with the Secretary of Interior Standards. We realize Breckenridge is unique so we want to respect that as well. Pavement, porous paving materials, additions creating large masses and high UPAs, and moving historic buildings to accommodate larger additions. We met with the SHPO in the fall. The issues you see in the packet are only a few, but we showed them a lot and they did not like any of them. We want to allow for new development but also respect the historic structures. We are going to talk about 4 of them tonight. (Ms. Puester: Please keep in mind that we are a CLG and that means we have our own regulations and enforce those. Our standards are based on the Secretary of Interior Standards (SOI) and made unique and specific to Breckenridge.) Ms. Klopff reviewed the key variables considered, reviewed the memo on recommended changes, and key topics including density, additions to historic buildings overwhelming the historic structure, planted area on a site specifically limiting the amount of non-porous areas; and moving historic buildings – we are recommending prohibiting moving historic structures at all. The scenarios in the packet were reviewed along with the opinions on them by SHPO.

*Commissioner Questions / Comments:*

- Mr. Lamb: When you say you're recalculating UPAs, what would that entail? (Ms. Klopff: Reducing mass bonuses and above vs below ground structures.) (Mr. Kulick: The objection SHPO has is above ground density.)
- Mr. Schroder: Is there any precedent with underground connectors? (Ms. Klopff: We have seen it. Some sites will work better than others.)
- Ms. Puester: One question, this is recommending a 100% cap on additions. So you couldn't exceed 100% of the historic structure. Although nothing is written in the SOI, this is what we've gathered from some federal presentations. The state's interpretation is at 33%, so one third. Right now, we allow beyond the 100% and 33% but are trying to come closer to the State interpretation as our code is beyond both currently. We are trying to get to a realistic balance between the two.
- Mr. Schuman: Would it really be a connector if it's underground? Isn't it making just a full foundation?
- Mr. Schroder: If there's an accessory unit underground, then the owner would potentially have to go through it.
- Mr. Lamb: I don't think anyone is going to want to do underground connectors.
- Mr. Truckey: To clarify, the Code currently allows densities of up to 12 UPA, with a lot of negative points, for the Main Street and south residential character areas. Other character areas in the Historic District such as the North End and East Side residential, only allow up to 10 UPA with negative points.
- Mr. Schroder: Can you clarify massing bonuses? (Ms. Puester, right now a 20% mass bonus is allowed in most character areas.)



- Ms. Leidal: I agree with all 5 points.
- Mr. Schroder: I agree with all but have a question on the 4<sup>th</sup>. Is it appropriate to calculate garages with this? We like to focus on livability. (Mr. Kulick: On the Casey residence, they wanted garage space so they essentially took density and used it as mass. I think saying “no mass bonus” sounds like we’re taking away something, but there is more flexibility under this scenario. Right now we are at 9 UPA with a 20% bonus which gets you to 10.8 UPA. This is recommending 10 UPA so its close and you can use that area for whatever uses you want, its not limited as it is now.)
- Mr. Gerard: I support all 5 points. I think Chris’s point is true; people will use their space the way they want to use it. This just simplifies it. I think it’s a great start to create well defined rules.
- Mr. Giller: I support all 5. You could have a good sized home with a garage, so I think these calculations work. Please clarify what 100% means
- Ms. Puester: Remember the density below ground is free.
- Mr. Schuman: I support all 5, I think it’s a wise move.
- Mr. Lamb: I support all 5 as well, I think over the years the UPA drives it, and we have passed projects that meet code but don’t look that good. Mike and I live in the district, and we understand livability but we also like the quaintness of the district. I agree with the 100% square footage.
- Mr. Moore: I agree with all 5 points. The 100% is pretty reasonable.

The next issue is Additions to Historic Buildings. Ms. Klopf reviewed the important points.

- Ms. Leidal: I support all 9 recommendations. I think it will be very helpful to add illustrations and clarifications to the connectors.
- Mr. Schuman: What are your thoughts on the connector formula? (Ms. Klopf: Our concern is the length. Everything about setting it in, maintaining the corners, the roofline is good. I think you should put a cap on the length of the connector.)
- Mr. Schroder: The height of the connectors? (Ms. Klopf: we want the ridgeline to be lower than the historic structure.) The fifth point about roof form and orientation. I support all the points.
- Mr. Gerard: I support all nine bullet points as well. I think our current requirements on connectors work well. We’ve wrestled with the roof line orientation, and come up with different answers. I think the flexibility to consider that and maybe encourage it will benefit us.
- Mr. Giller: I support all nine. I note that scenario 5 is more of an in-fill scenario. This raises the question if the town plans to update the guidelines for infills in the district.
- Mr. Schuman: I support all nine.
- Mr. Lamb: I support all nine. On the connectors, I don’t think they’ll go over well but I like them because they break up the structures.
- Mr. Moore: I support all nine.

The next issue is moving historic structures:

- Ms. Leidal: I support the recommendation (to prohibit moving historic structures).
- Mr. Schroder: We’ve been ok with moving buildings slightly. Are we going to be ok with not moving them? I support the recommendation.
- Mr. Gerard: I support 100%.
- Mr. Giller: I support, unless there’s a very serious hardship, which the proposal allows for.
- Mr. Schuman: I support.
- Mr. Lamb: I support.
- Mr. Moore: I support.

Loss of planted areas:

Ms. Leidal: I support.  
Mr. Schroder: I support.  
Mr. Gerard: I agree.  
Mr. Giller: I support but think more defining language would be helpful.  
Mr. Schuman: I support.  
Mr. Lamb: I support.  
Mr. Moore: I support.

The period of significance issue:

Ms. Puester: This brings out more policy related issues. As we've lost some contributing structures, we are also gaining those that are 50 years and older. The question is what special features would make it contributing. We are going to work more on this issue with Winter Co., but if you have initial thoughts we want to hear them.

Mr. Giller: The 50 year rule is fairly entrenched. We want to look at those structures. I haven't seen a lot that are significant. I wouldn't change the period of significance but make a new category as recommended with a period of focus. I think the next big period after 1942 is the ski industry. But more work does need to be done to understand it. I think there are individual properties that should be looked at.

Mr. Giller: We want to be ahead on infills.

Ms. Leidal: I agree with Julia wanting to create a new period of focus. But a lot more work needs to go into this. What happens when one of these structures comes in and is next to a historic one? I like the idea but we need more information.

Mr. Schroder: I'm supportive of creating the time captures.

Mr. Gerard: I think that's better than changing our period of significance. We can target the other times of focus on case by case basis.

Mr. Schuman: I agree to look at a period of focus, not change the period of significance.

Mr. Lamb: I agree, in 1961 we became a ski town. So we should look at it.

Mr. Moore: I agree with the idea of the focus vs. changing the timeline.

Mr. Truckey: We've talked about the fact that we could be talking about buildings outside the historic district too. (Mr. Schuman: That could be problematic.) That's why we need to talk more about it.

Mr. Moore: I get that it could be problem to put overlays on properties outside the district. Mr. Gerard: People could want that. (Ms. Klopff: Again, that's another discussion we will need to have.)

Mr. Schuman: I have a question on timing. Now that we've had this discussion, we know where we're going. Will this process move along quickly while we're thinking of it? (Ms. Puester: If a project is in the works, it will be under current code. I think we would come back again early February as another work session with PC and then go to Council. We want to do a public open house and comment period. Then through the reading process. We are also going to redo the whole handbook and update it.)

#### **COMBINED HEARINGS:**

1. Tyra Master Plan Amendment and Tyra Summit Condominiums II: The Stream Condominium/Hotel Meeting Room Conversions (CL), 640 Four O'clock Rd; PL-2018-0561

Mr. LaChance presented a proposal to convert two existing meeting rooms on the first floor of the building into residential condominium units, and transfer 1.21 SFEs. No changes to the building's exterior are proposed.

#### *Commissioner Questions / Comments:*

Ms. Leidal: Are the other condo buildings ok with this? (Mr. LaChance: All four buildings on Tract C

are under one HOA. We do have formal written consent of the HOA for this.) Did the project receive positive points for recreation amenity areas? (Mr. LaChance: Meeting room and amenity spaces that are provided in excess of the requirement are not counted as density if they placed under a Restrictive Covenant to remain as such. There are not any Recorded Covenants recorded for these spaces, so they surplus spaces are counted as density. I don't recall if they received positive points, but it was so long ago that I do not think it affects this application.) Was there a covenant? (Mr. LaChance: No)

Mr. Schroder: Under Policy 39, it's the owner that must request this. Is the HOA the owner? (Mr. LaChance: Yes.)

Mr. Gerard: With respect to the Lookout Building, the subdivision of two condominiums into conversions four units, does that affect this? (Mr. LaChance: No, the parking requirements are still being met and it does not increase the density. We are just capturing and documenting what already exists.)

Mindy Brewer, Applicant:

I don't have much to add. Staff has been great to work with. I assist with the HOA, and have been doing a lot of research to make this happen. These two properties that were plotted as common area were a ski shop and an office for twenty some years with rent being paid to the developer. These actually look like units. We're hoping we can make this happen so they can be used.

Mr. Gerard: Did the HOA buy them? (Ms. Brewer: No, HOA always owned them. The developer was just collecting lots of rent. We only found this out a few years ago.) Will the HOA manage them or sell them? (Ms. Brewer: Probably sell them, but we will look at our options. It will be beneficial also to not have employees of the ski shop parking there.) Mr. LaChance: The HOA does in fact own them. With the applicant's submittal, they provided copies of the sheriff's sale deeds.

The hearing was opened for public comment. No comments.

*Commissioner Questions / Comments:*

Mr. Schuman: I think it's good.  
Mr. Lamb: I agree, approve.  
Mr. Moore: Agree.  
Ms. Leidal: I agree, I would approve.  
Mr. Schroder: Agree.  
Mr. Gerard: Agree.  
Mr. Giller: Agree.

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

2. Placer Flats Master Plan (JL), 13445 Highway 9, PL-2018-0575

Mr. Lott presented a proposal to create a master plan for an 8.46 acre property to accommodate the existing Breckenridge Building Center as well as create a second lot. The site has a total of 40 SFEs, which will be divided between the two proposed lots. Marc Hogan is the agent.

3. Placer Flats Subdivision (JL), 13445 Highway 9, PL-2018-0573

Mr. Lott presented a proposal to subdivide a property into two lots, according to the Placer Flats Master Plan.

*Commissioner Questions / Comments:*

Ms. Leidal: Looking at page 127. Is Tract D included in Lot 1? (Mr. Lott: That was part of the original property and there was a land swap with the Town. Because of the geometry of the lot, it

required it.) (Ms. Puester: It's not included.)

Marc Hogan, Agent:

I'm happy to be here. The owner, Jon Brownson wishes he could be here but he's out of town. This is a housekeeping exercise. Thank you for all your help.

Mr. Gerard: So the BBC is fine with limiting its density? (Mr. Hogan: Yes. The BBC sold recently but the Brownson's kept the property.)

Mr. Schuman: This is straightforward.

Mr. Lamb: I agree, no controversy.

Mr. Moore: Agree.

Ms. Leidal: I agree.

Mr. Schroder: I support.

Mr. Gerard: I noticed the condition on the shared parking is in the master plan but not in the subdivision. If it were me, I'd want it in both places.

Mr. Gerard made a motion to approve the Master Plan with the handed out findings and conditions updating the date, seconded by Mr. Schuman. The motion passed unanimously.

Mr. Gerard made a motion to approve the Subdivision with the handed out findings and conditions, including a new condition requiring a shared parking agreement, seconded by Mr. Schuman. The motion passed unanimously.

**OTHER MATTERS:**

1. Town Council Summary (Memo Only)

*Commissioner Questions / Comments:*

Mr. Schuman: Was a fiber contractor selected? (Ms. Puester: Not that I'm aware of.)

Mr. Schroder: Have we broken 100K riders in a month on the Free Ride? (Mr. Truckey: Not sure on the month but we have broken one million riders the last two year.s)

Mr. Gerard: When was the field trip to Boise to look at housing? (Ms. Puester: It already happened. They were impressed with what they saw. There may be another trip this month.)

**ADJOURNMENT:**

The meeting was adjourned at 7:21pm.

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Mike Giller, Chair

## Planning Commission Staff Report

**Subject:** Village at Breckenridge Plaza Art Installations (Class C Minor Development; PL-2018-0609)

**Date:** January 9, 2019 (for the meeting of January 15, 2019)

**Proposal:** The applicant proposes to install art in the Village at Breckenridge plaza, attached to existing walls and light posts.

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

**Property Owner:** Village at Breckenridge HOA, Village at Breckenridge Acquisition Corp

**Agent:** Lesley FitzSimons, Norris Design

**Address:** 535, 645, 655 S. Park Ave.

**Legal Description:** Liftside Condo Common Area, Plaza Three, Village at Breckenridge Condo Common Area, Plaza Three Condo Common Area

**Land Use District:** 23: Residential (20 UPA), Commercial (1:3 FAR)

**Site Area:** 2.25 acres (approximately 97, 933 sq. ft.)

**Site Conditions:** The Village at Breckenridge Plaza was renovated in 2016 with new pavers, snowmelt, and light posts. There is a 55.5' radius Utility and Access Easement in the center of the plaza, and a 20' Utility and Access Easement running through the plaza from north to south.

**Adjacent Uses:** North: Retail Commercial, Condominiums  
South: Condominiums  
East: Retail Commercial, Service Commercial, Condominiums  
West: Public Lands and Open Space

### Staff Comments

The applicant proposes twelve (12) art installations totaling 93 sq. ft. on existing retaining walls on either side of the 20' Utility and Access Easement, (12) 1.5' x 3' art installations affixed to existing light posts in the plaza (2 on each side of 7 posts), and two (2) 6' x 10' art installations mounted to the existing plaza support structure walls, totaling of 376 sq. ft. of art in the plaza. Staff has reviewed the application in regards to applicable definitions, and Policy 12 and 43 below.

#### **9-1-5: Definitions:**

*“Mural”* is defined as *“A painting or other work of art applied directly on or attached to a wall.”* As the application does include art applied directly to the wall, staff finds that this definition is applicable to the

(12) installations on the existing retaining walls (north of the plaza), and the two (2) installations mounted to the existing plaza support structure walls (east side of plaza).

*“Public Art”* is defined as follows: *“A work of art located on public or private property which is accessible to the public. Public art includes, but is not limited to, painting, murals, sculpture, graphic arts, tile, mosaics, photography, earthworks, environmental installations and decorative arts.”* Because the proposed graphic art/photography is located on private property and accessible to the public through public access easements, staff finds that the proposed installations meet this definition, with the exception of the two (2) installations mounted to the existing plaza support structure walls (east side of plaza), which are not accessible via a public access easement.

**Signs (Policy 12/A):** This Policy requires compliance with the Town’s Sign Code (Title 8, Chapter 2). Staff does not find the proposed installations to meet the definition of *“Sign”* because the installations do not incorporate advertising. Staff also does not find the proposed installations to meet the definition of *“Attention getting device”*, because the installations would not use motion to attract attention, which is an implied common characteristic of the examples listed under the definition. Additionally, staff does not find the proposed installations to meet the definition of *“Banner”* because the installations are not proposed to include any advertisement, although some are shown to be mounted to a pole located outdoors.

Staff does find the proposed installations to meet the definition of *“Art”* in the Sign Code, which is *“things that have form and beauty, including paintings, sculpture or drawing.”* Art is exempt from the Sign Code, so Policy 12 does not apply to this application. We have confirmed this interpretation with the Town Attorney.

**Public Art (Policy 43/A & 43/R):** This Absolute portion of this Policy requires this application to only be reviewed for *“site function suitability, and not for content of the public art or aesthetics.”* The proposed art installations are mostly within the 20’ Pedestrian Access Easement. Staff finds the proposed installations will not interfere with pedestrian circulation through the plaza, as they are either mounted to existing walls and out of the pedestrian way, or on existing light posts specified at a minimum of 8’ above grade. Murals are prohibited within the Conservation District by this Policy, but the Village at Breckenridge Plaza is not located within the Conservation District. Murals outside of the Conservation District are not regulated by this Policy. Should the art be replaced at a later time, the art installations would be reviewed under the recent code changes adopted by the Town Council on January 8.

Staff does not recommend any positive points under the Relative portion of this Policy because the application is not a Class A or B application and it has not been reviewed by the Public Arts Commission.

#### **Point Analysis**

Staff has found the proposed public art and mural installations to comply with all Absolute Policies, and does not recommend any positive or negative points under any Relative Policies.

### **Staff Recommendation**

The Community Development Department recommends approval of the Village at Breckenridge Plaza Art Installations, PL-2018-0609, located at 535, 645, and 655 S. Park Ave., with a passing point analysis of (zero) points, along with the attached Findings and Conditions.



<b>Combined Hearing Point Analysis</b>				
Project:	Village at Breckenridge Plaza Art Installations	<b>Positive</b>	<b>Points</b>	<b>0</b>
PC#	PL-2018-0609			
Date:	1/9/2019	<b>Negative</b>	<b>Points</b>	<b>0</b>
Staff:	Chapin LaChance, AICP, Planner II			
		<b>Total</b>	<b>Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/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)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	Complies		Staff does find the proposed installations to meet the definition of "Art" in the Sign Code, which is "things that have form and beauty, including paintings, sculpture or drawing." Art is exempt from the Sign Code, so Policy 12 does not apply to this application.
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		

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

34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	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	<b>Home Occupation</b>	Complies		
38.5/A	<b>Home Childcare Businesses</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		This Policy requires this application to only be reviewed for <i>"site function suitability, and not for content of the public art or aesthetics."</i> The proposed art installations are mostly within the 20' Pedestrian Access Easement. Staff finds the proposed installations will not interfere with pedestrian circulation through the plaza, as they are either mounted to existing walls and out of the pedestrian way, or on existing light posts 8' above grade minimum, above the height of a pedestrian.
43/R	Public Art	1x(0/+1)	0	Staff does not recommend any positive points under the Relative portion of this Policy because the application is not a Class A or B application and it has not been reviewed by the Public Arts Commission.
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		There is not any additional exterior lighting proposed.
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communication Facilities</b>	Complies		

## TOWN OF BRECKENRIDGE

Village at Breckenridge Plaza Art Installations  
Liftside Condo Common Area, Plaza Three, Village at Breckenridge Condo Common Area, Plaza Three  
Condo Common Area  
535, 645, 655 S. Park Ave.  
PL-2018-0609

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**STAFF RECOMMENDATION:** Staff has approved this application with the following Findings and Conditions and recommends the Planning Commission uphold this decision.

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### FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **January 9, 2019**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **January 15, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

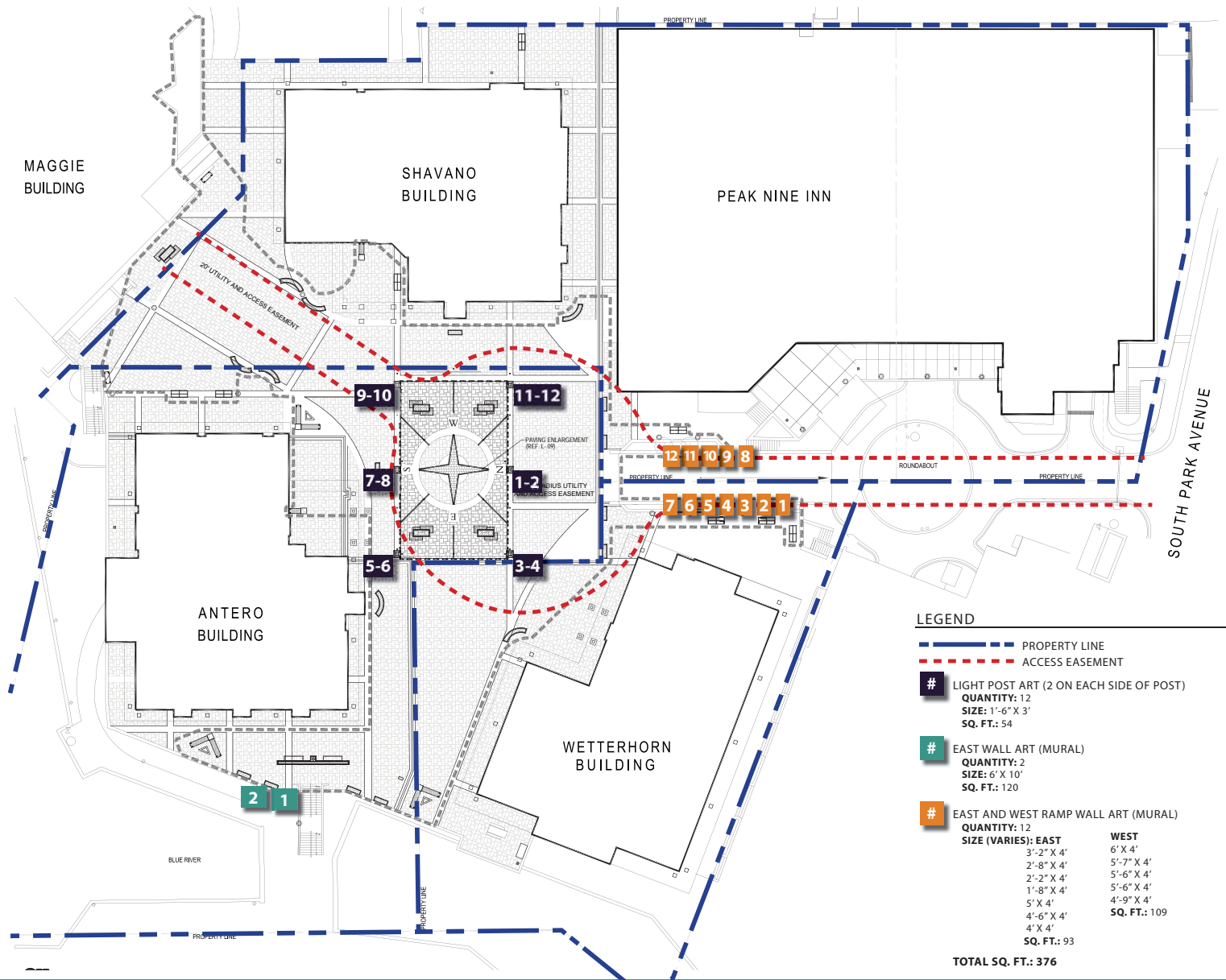
### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **July 22, 2020**. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of completion for the project covered by this permit. The determination of whether a certificate of completion should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. **Any artwork mounted to light posts shall be installed a minimum of eight feet (8') above grade.**

7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each development which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each development within the vested right period of this permit.
9. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
10. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Completion for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
11. No Certificate of Completion will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Completion if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
12. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

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(Initial Here)

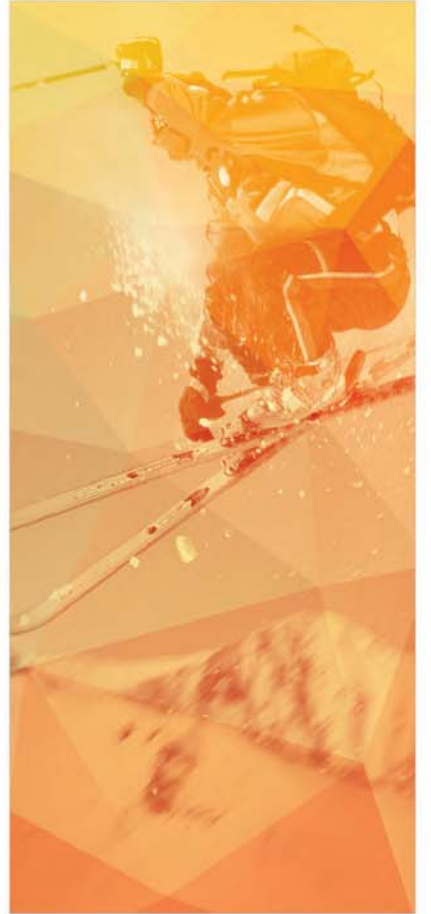


VILLAGE AT BRECKENRIDGE PLAZA - CLASS C MAJOR | PUBLIC ART LOCATIONS

01.15.19



**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding







VILLAGE AT BRECKENRIDGE PLAZA - CLASS C MAJOR | PROPOSED PERSPECTIVE

01.15.19

**NORRIS DESIGN**

Planning | Landscape Architecture | Branding





VILLAGE AT BRECKENRIDGE PLAZA - CLASS C MAJOR | PROPOSED PERSPECTIVE

01.15.19

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding



**FRAME SYSTEM INSTALL:**

- FRAMED, CLEAN LOOK
- VISUALLY ARTISTIC
- SIMPLE MATERIAL CHANGE OUT
- PROVIDES FIRM TENSION ACROSS MATERIAL WITH SMALL SPRINGS ON FRAME TO PULL THE ARTWORK TIGHT



**BENEFITS OF MESH WITH FORTIFIED MATERIAL:**

- NEW AND ADVANCED TECHNOLOGY
- UV COATED INK
- ALLOWS SUFFICIENT AIR FLOW
- ALLOWS HIGH WINDS TO BLOW THROUGH IT
- FLAME RESISTANT
- FLEXIBLE

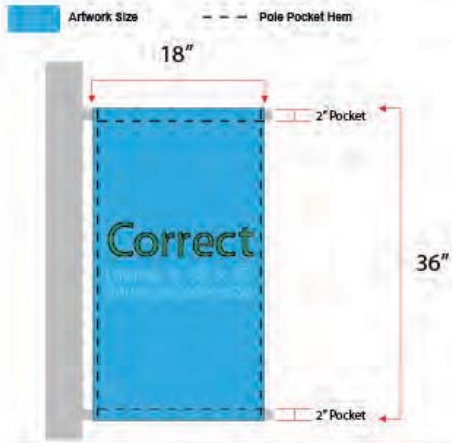
**RAMP**



**STAIRCASE WALL**







**NOTE:**  
ALL LIGHT POST ARTWORK TO BE MINIMUM HEIGHT OF 8' ABOVE GRADE.



**POLE POCKET INSTALL:**

- LOOP POCKETS ARE CREATED ON BOTH ENDS OF ART (TOP AND BOTTOM)
- SLIDE ARTWORK ONTO LAMP POST POLES
- SECURE WITH END CAP, LOCK, OR ZIP TIE

**LIGHT POSTS**



**NOTE:**  
ALL LIGHT POST ARTWORK TO BE MINIMUM HEIGHT OF 8' ABOVE GRADE.



**BENEFITS OF MESH WITH FORTIFIED MATERIAL:**

- NEW AND ADVANCED TECHNOLOGY
- UV COATED INK
- ALLOWS SUFFICIENT AIR FLOW
- ALLOWS HIGH WINDS TO BLOW THROUGH IT
- FLAME RESISTANT
- FLEXIBLE

## MEMORANDUM

TO: Planning Commission

FROM: Julia Puester, AICP, Planning Manager

DATE: January 2, 2019 for January 15, 2019

SUBJECT: Worksession: Signs on Private Property

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### Background

Staff has been working with the Town Attorney on a Sign Code modification for signage on private property in response to a recent Supreme Court decision. This case decision, *Reed v. Town of Gilbert* is requiring most municipalities across the country to rewrite their sign code to eliminate content related references. The decision allows for signs to be regulated in regards to size, materials, etc., but not based on the sign's written content or the type of sign it is (e.g. political vs. commercial). This is particularly true for signs on private properties. The Town has some additional discretion when regulating signage that occurs on Town property, and as such, staff had decided to separate regulations regarding signage on private property and signage on Town property. In 2016, the Town Council approved an ordinance for signage on Town owned property. The draft ordinance for this worksession is the second piece to the Sign Code revisions, Signs on Private Property.

The approach that staff has been working with on the Sign Code modifications is to keep the key concepts of the Sign Code similar to what exists today rather than making many substantive changes to a Sign Code that staff believes is generally working well for the community and for property owners.

The primary changes include:

- Renaming of all sign types that were content-based to an action on the property or physical attribute (e.g. *'real estate sign'* to *'One sign on the property not larger than four square feet in size when the property is being offered for rent or lease through a licensed real estate agent or by the property owner'*).
- Moving the Sign Code from Title 8 *Building Regulations* to Chapter 9 *Land Use and Development*.
- Modified review processes and fees to be consistent with the Development Code. A Class C for a new master sign plan and Class D minor for a minor master sign plan modification and an individual sign permit.
- Added leaning signs and marquee signs to *Prohibited Signs*.
- Added more detail to election related signs.
- Clarified that alternative materials which mimic wood grain relief are allowed.
- Added that sign lighting must comply with Chapter 12 *Exterior Lighting*.
- Removed *'Subdivision Sign'* and replaced with *'Gateway Entrance Monument Sign'* reference to be consistent with Policy 47A *Fences, Gates and Gateway Entrance Monuments*.
- Added a reference to Murals.
- Inserted new descriptive color graphics.

### **Planning Commission Action**

Please review the attached drafted ordinance and bring any questions and comments you have to the meeting. Staff intends to bring this to the Town Council in January as a worksession item.

1  
2 ***DRAFT January 9, 2019 DRAFT***  
3

4 AN ORDINANCE ADOPTING CHAPTER 15 OF TITLE 9 OF THE BRECKENRIDGE  
5 TOWN CODE CONCERNING SIGNS ON PRIVATE PROPERTY; AND MAKING  
6 CONFORMING AMENDMENTS TO THE BRECKENRIDGE TOWN CODE  
7

8 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,  
9 COLORADO:  
10

11 Section 1. Title 9 of the Breckenridge Town Code is amended by the addition of a new  
12 Chapter 15, which shall read as follows:  
13

14 **CHAPTER 15**

15 **SIGNS ON PRIVATE PROPERTY**  
16  
17

18 **SECTION:**

19 **Part A – Introduction**  
20

21  
22 9-15-1: Short Title

23 9-15-2: Authority

24 9-15-3: Legislative Findings and Purpose

25 9-15-4: Regulatory Scope  
26

27 **Part B – Definitions and Interpretation**  
28

29 9-15-5: Definitions

30 9-15-6: Interpretation  
31

32 **Part C – General Policies**  
33

34 9-15-7: General Policies for Sign Regulation

35 9-15-8: Sign Permit Required - Generally

36 9-15-9: Exempt Signs

37 9-15-10: Actions That Do Not Require A Permit

38 9-15-11: Prohibited Signs  
39

40 **Part D – Sign Permit Process**  
41

42 9-15-12: Permit Process

43 9-15-13: Variances

44 9-15-14: Master Sign Plan

2019 SIGN CODE ORDINANCE



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**Part E – Sign Size and Location Rules**

- 9-15-15: Signs on Commercial Properties
- 9-15-16: Signs on Industrial Properties
- 9-15-17: Additional Signage Allowed

**Part F – Sign Design Standards**

- 9-15-18: Sign Design Standards – Generally
- 9-15-19: Sign Maintenance
- 9-15-20: Standards for Specific Types of Signs
- 9-15-21: Nonconforming Signs
- 9-15-22: Abandoned Signs

**Part G – Enforcement**

- 9-15-23: Enforcement; Lien
- 9-15-24: Penalties and Remedies

**Part H – Miscellaneous**

- 9-15-25: Disclaimer of Liability
- 9-15-26: Rules and Regulations

**Part A – Introduction**

**9-15-1: SHORT TITLE:** This Chapter is to be known and may be cited as the “Town Of Breckenridge 2019 Sign Code,” or the “Breckenridge Sign Code.”

**9-15-2: AUTHORITY:** This Chapter is adopted by the Town Council pursuant to the following authority:

- A. Section 31-15-103, C.R.S. (concerning municipal police powers);
- B. Section 31-15-401, C.R.S. (concerning general municipal police powers);
- C. Part 3 of Article 23 of Title 31, C.R.S. (concerning municipal zoning powers);
- D. The Local Government Land Use Control Enabling Act of 1974, Part 1 of Article 20 of Title 29, C.R.S.;
- E. The authority granted to home rule municipalities by Article XX of the Colorado Constitution; and

1  
2 F. The powers contained in the Breckenridge Town Charter.  
3

4 **9-15-3: LEGISLATIVE FINDINGS AND PURPOSE:**  
5

6 A. The Town Council finds and determines as follows:  
7

8 1. The Town is widely known for its high mountain setting, its natural beauty, and its  
9 aesthetic charm.

10  
11 2. The Town's economy is tourist-based, and it is essential to the continued economic  
12 vitality of the Town that the aesthetic appeal of the Town be preserved and enhanced.  
13

14 3. If not properly regulated, signs can create a distraction for motorists and pedestrians,  
15 impede traffic circulation, and contribute to accidents.  
16

17 B. The primary purpose of this Chapter is to create a legal framework for a  
18 comprehensive and balanced system of signage in the Town. These regulations are  
19 intended to provide an easy and pleasant communication between people and their  
20 environment, and to avoid visual clutter that is potentially harmful to traffic and  
21 pedestrian safety, property values, business opportunities, and community appearance.  
22

23 C. This Chapter is adopted specifically to serve the public interest by:  
24

25 1. Encouraging signs that maintain and enhance the unique aesthetics, beauty, and charm  
26 of the Town.  
27

28 2. Protecting and enhancing the economic viability of the Town's commercial areas by  
29 attempting to assure the Town's continued aesthetic appeal to the residents and the many  
30 tourists who annually visit the Town.  
31

32 3. Promoting the use of aesthetically pleasing sign materials, colors, designs, and types.  
33

34 4. Encouraging signs that are architecturally and cosmetically compatible with the  
35 surrounding area, and that are of a quality design and character that do not detract from  
36 the overall appearance of the Town.  
37

38 5. Enhancing traffic and pedestrian safety by attempting to ensure that signage does not  
39 distract motorists or pedestrians, or obstruct or otherwise impede traffic circulation.  
40

41 6. Protecting the Town's Historic District, including that portion of the Town designated  
42 by the Secretary of the Interior as a National Historic District, by avoiding damage to  
43 the Town's sense of history, and by reinforcing the character of the Town's Historic  
44 District and its visual elements.

1  
2 7. Assisting in wayfinding, and promoting the efficient communication of messages.

3  
4 8. Enhancing the overall property values in the Town by discouraging signs that  
5 contribute to the visual clutter of the streetscape.

6  
7 9. Implementing the Town of Breckenridge Comprehensive Plan, one goal of which is to  
8 protect the unique and highly valuable aesthetic character of the Town, as well as  
9 protecting the public by encouraging traffic safety.

10  
11 10. Providing fair and consistent enforcement of this Chapter.

12  
13 D. In adopting this Chapter it is the intent of the Town to address problems caused by  
14 signs wholly apart from any message conveyed by signs, and to protect and promote the  
15 Town's compelling governmental interests in a way that is unrelated to the topic  
16 discussed, the idea or message conveyed, the speaker's viewpoint, or any other content of  
17 the message displayed on a sign. It is neither the purpose nor the intent of this Chapter to  
18 stymie any sign because of the Town's disagreement with the message or idea it conveys.

19  
20 **9-15-4: REGULATORY SCOPE:**

21  
22 A. This Chapter applies to all signs and sign structures that are located on private  
23 property within the Town, except as otherwise provided in this Chapter.

24  
25 B. Signs and sign structures located on private property within the Town are subject to  
26 any safety and construction requirements of the Town's building and technical codes.

27  
28 C. Signs located on Town-owned property are regulated by Title 11, Chapter 8 of this  
29 Code.

30  
31 **Part B – Definitions and Interpretation**

32  
33 **9-15-5: DEFINITIONS:**

34  
35 A. Words or phrases defined in the Town's Development Code (Title 9, Chapter 1 of this  
36 Code) apply to this Chapter unless such definition conflicts with a definition in this  
37 Chapter.

38  
39 B. Where terms are not defined, they shall have their ordinary accepted meanings within  
40 the context that they are used.

41  
42 C. As used in this Chapter, the following words have the following meanings:

43  
ACCENT: Twenty five percent or less of the area of a sign.

**ADVERTISE:** The nonpersonal communication of information usually paid for and usually persuasive in nature about products, services, or ideas by identified persons.

**ATTENTION GETTING DEVICE:** Any flag, streamer, spinner, pennant, costumed character, light, balloon, continuous string of pennants, flags or fringe or similar device or ornamentation used primarily for the purpose of attracting attention to a commercial use if visible by the general public. “Bistro lights” and “Decorative Lights” as defined in Section 9-12-7 of this Code are not an attention getting device.

**BANNER SIGN:** A strip of cloth or other flexible material on which a sign or message is placed.

**BUILDING FRONTAGE:** The length of a building facing a street or alley or, where a mall exists, building frontage means that portion of the mall that is parallel to the street. In the case of a corner lot, the building frontage may be either of the street frontages, but not both, at the option of the property owner. Where a property is tandem with another lot and has no frontage on a public street, the adjacent tandem property shall be disregarded, and the building frontage means the facade of the building nearest the public street. A depiction of building frontage is as follows:



**BUILDING OFFICIAL:** The Building Official of the Town, or such person’s designee acting pursuant to Section 1-7-2 of this Code.

**BUILDING AND TECHNICAL CODES:** The Town’s building and technical codes adopted by Title 8, Chapter 1 of this Code.

**BUSINESS:** A commercial use of real property for which a valid business and occupational (BOLT) license has been issued under Title 4, Chapter 1 of this Code.

**COMMERCIAL MESSAGE SIGN:** A sign that contains primarily a commercial message.

**COMMERCIAL USE:** Has the meaning provided in Section 9-1-5 of this Code.

**CONSERVATION DISTRICT:** Has the meaning provided in Section 9-1-5 of this Code.

**COPY (MESSAGE OR CONTENT):** Any graphic, letter, numeral, symbol, insignia, text, sample, model, device, or combination thereof located on a sign.

**CORNER LOT:** A lot bounded on two sides by streets that intersect with each other.

**DAY:** A calendar day, unless a business day is specified. A “business day” is a day that the offices of the Town of Breckenridge are open for business.

**DIRECTORY SIGN:** A sign that serves as a common or collective identification of two (2) or more uses on the same property and which may contain a directory to the uses as an integral part thereof or may serve as a general identification for such developments as shopping centers, industrial parks, and similar uses. An example of a directory sign is as follows:



**DEPARTMENT:** The Town’s Department of Community Development.

**DIRECTOR:** The Town’s Director of Department of Community Development, or such person’s designee acting pursuant to Section 1-7-2 of this Code.

**DISPLAY BOX:** A freestanding or wall sign located immediately outside of or near

the entrance to a restaurant, bar, or lounge.

**ELECTRONIC MESSAGE SIGN:**

A sign that uses LEDs (light emitting diodes), CCDs (charge coupled devices), plasma, or functionally equivalent technologies to display a series of still images or full motion, usually remotely programmable and changeable. Also known as “electronic message centers,” “message centers,” and “electronic signs.”

**FLAG:**

A sign containing a noncommercial message that is typically made of cloth and is displayed outdoor by being hung on a pole or hung from a building.

**FLASHING SIGN:**

A sign that has lights or illumination that flashes, has a reflective surface, rotates, revolves, oscillates, blinks, flickers, varies in intensity of color, or uses intermittent electrical pulsations. An electronic message sign is not a flashing sign.

**FREESTANDING SIGN:**

A permanent sign that is supported by one or more columns, upright poles, or braces extended from the ground or from an object on the ground, or which is erected on the ground, where no part of the sign is attached to any part of a building, structure, or other sign. The term includes a “pole sign,” “pedestal sign,” and “ground sign.” An example of a freestanding sign is as follows:



**GARDEN LEVEL:**

The floor of a building located more than fifty percent below average grade with an exterior entry accessing such level as depicted below:



**GOVERNMENT SIGN:**

A sign that is the expression of the federal or any state or local governmental entity when erected and maintained according to law and includes, but is not limited to, traffic control devices that are erected and maintained to comply with the Manual of Uniform Traffic Control Devices adopted by the State of Colorado.

**GATEWAY ENTRANCE MONUMENT:**

Has the meaning provided in Section 9-1-5 of this Code.

**HISTORIC DISTRICT:**

Has the meaning provided in Section 9-1-5 of this Code.

**HISTORIC PLAQUE:**

A sign placed on the outside of a building or structure that has received designation as a landmark under the Town's Historic Preservation Ordinance (Title 9, Chapter 11 of this Code), or applicable federal law.

**INDUSTRIAL USE:**

Has the meaning provided in Section 9-1-5 of this Code.

**INTERNALLY LIT SIGN:**

An indirect source of light which illuminates a sign by shining through a translucent surface of a sign, lit from an internal light source or gas (e.g., neon, argon).

**LEANING SIGN:**

A one sided sandwich board sign support by another object such as a building or tree.

**LOT:**

A parcel of real property designated with a separate and distinct number or letter on a recorded plat filed with the Summit County Clerk and Recorder, or when not so platted, a parcel of real property occupied or intended to be occupied by a building and all allowed accessory structures, held in unified ownership in fee or co-tenancy, or under legal control tantamount to such ownership.



**MARQUEE SIGN:** A tall roof like projection above a theater entrance, usually containing the name of a currently featured play or film and its stars. An example of a marquee sign is as follows:



**MASTER SIGN PLAN:** A sign plan an office or commercial building that contains three or more separate businesses, which plan includes the number, size, description, and location (but not the content) of all signs located, or to be located, in or upon such property.

**MOBILE SIGN:** A sign or signage placed on or wrapped onto a vehicle or by other mobile means of travel.

**MONUMENT SIGN:** A freestanding sign with a base, including any portion of the sign or supporting structure that exceeds two (2) square feet in ground area. An example of a monument sign is as follows:



**MOVING SIGN:** A sign that moves or simulates motion.

**MURAL:** Has the meaning provided in Section 9-1-5 of this Code.

**NONCOMMERCIAL MESSAGE SIGN:** A sign that contains primarily a noncommercial message.

<b>NONCOMMERCIAL MESSAGE:</b>	Any message that is not a commercial message.
<b>ON-PREMISES SIGN:</b>	A commercial message sign that advertises a business, merchandise, product, service, or entertainment that is sold, produced, manufactured, furnished, or that is available on the property where the sign is located.
<b>OFF-PREMISES SIGN:</b>	A commercial message sign that does not advertise a business, merchandise, product, service, or entertainment that is sold, produced, manufactured, furnished, or that is available on the property where the sign is located.
<b>PERMANENT SIGN:</b>	A sign that is to be placed or erected for an indefinite period of time pursuant to a permit issued under this Chapter. Permanent signs are typically made of durable material such as wood, glass, or metal.
<b>PUBLIC AREA:</b>	Any outdoor place to which the public or a substantial number of the public has access, including, but not limited to, transportation facilities, schools, places of amusement, parks, playgrounds, and the outdoor common areas of public and private buildings and facilities.
<b>PUBLIC ENTRANCE:</b>	An entrance into a business that is unlocked and available for use by the general public for access to and egress from the business during regular business hours. A “deliveries only” entrance is not a public entrance.
<b>PUBLIC RIGHT OF WAY:</b>	A public street or alley.
<b>REFLECTIVE SURFACE:</b>	Any material or device that has the effect of intensifying reflected light, including, but not limited to, Scotchlite, Day-Glo, glass beads, mirrors, highly reflective metals and luminous paint.
<b>RESIDENTIAL USE:</b>	Has the meaning provided in Section 9-1-5 of this Code.
<b>REVIEWING AUTHORITY:</b>	The Director with respect to all permit application submitted under this Chapter, except an application for a Master Sign Plan permit. The reviewing authority for a Master Sign Plan permit application shall be the Planning Commission.
<b>ROOF SIGN:</b>	A sign painted on the roof of a building, or supported by poles,

uprights, or braces extending from the roof of a building, or projecting above the roof of a building, but not including a sign projecting from or attached to a wall.

**SANDWICH BOARD SIGN:** A sign that is constructed with two pieces of nonreflective metal, blackboard, whiteboard, or wood or similar material, connected at the top, which pieces form a triangular shape and are self-supporting; also known as an “A-frame” sign. An example of a sandwich board sign is as follows:



**SEASONAL DECORATION:** Temporary, noncommercial decorations or displays erected or displayed only on a seasonal basis, when such are clearly incidental to the primary use of the building.

**SEPARATE FRONTAGE:** A second building frontage, parallel and adjacent to a public right of way and on the opposite side of a building’s primary frontage, that includes a public entrance.

**SIGN:** A lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform, and includes the sign structure. Signs are either permanent or temporary, and may contain a noncommercial message or a commercial message. Clothing is not a sign. A mural painted on a structure is not a sign subject to this Chapter, but is regulated by the Development Code.

**SIGN AREA OR SURFACE AREA:** The surface area of a sign, as determined by the Director, including its facing, copy, insignia, background, and borders, that is described by a combination of plane geometric figures.

**SIGN ON PROPERTY UNDER DEVELOPMENT:** A sign erected in connection with the development of real property.

<b>SIGN OWNER:</b>	The permittee with respect to any sign for which a sign permit has been issued; or, with respect to a sign for which no sign permit is required, or for which no sign permit has been obtained, “sign owner” means the person entitled to possession of such sign, the owner, occupant, or agent of the property where the sign is located, and any person deriving a pecuniary benefit from the sign.
<b>SIGN STRUCTURE:</b>	All supports, uprights, braces, housings, mounting devices, and framework of a sign to the extent necessary to support the sign.
<b>STATUARY SIGN:</b>	Any sign which is a modeled or sculptured likeness of a living creature or inanimate object.
<b>STREET:</b>	The entire width of every dedicated public way owned or controlled by the Town.
<b>STRUCTURE:</b>	Anything that is built or constructed with a fixed location, but does not include utility poles, lines, cables or other transmission or distribution facilities of public utilities, or structures associated with a wireless communications facility as defined in the Town’s Development Code.
<b>TEMPORARY SIGN:</b>	A sign that is not a permanent sign.
<b>TOWN-OWNED PROPERTY:</b>	Has the meaning provided in Title 11, Chapter 8 of this Code.
<b>TRAFFIC CONTROL DEVICE:</b>	A sign, signal, marking, or other device used to regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway, pedestrian facility, or shared-use path by authority of a public agency having jurisdiction.
<b>WALKING SIGN:</b>	Any sign that is carried by any person while walking on a public street or sidewalk that is visible from a public right of way, adjacent property, or a public area.
<b>WALL SIGN:</b>	Any sign attached to, or erected against the building or structure, with the exposed face of the sign in a plane parallel to the plane of said wall.
<b>WINDOW SIGN:</b>	A sign that is painted on, applied, or attached to a window. Merchandise that is a part of a window display is not a window sign.

WINDOW SIGN  
WRAP:

A sign that extends horizontally across a business window or series of business windows that is placed towards the top or bottom of the window so as not to detract from the inside display of merchandise. An example of an allowed window wrap sign is as follows:



WOOD RELIEF  
SIGN:

A carved sign constructed of wood and other similar materials that replicate wood with a three-dimensional (3-D) textured surface that is integral to its design, such as extensively carved, routed, or sandblasted signs. A wood sign with a simple raised or routed border, or simple raised or routed letters, shall not constitute a wood sign with relief.

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**9-15-6: INTERPRETATION:**

- A. If there is a conflict between the general provisions of this Chapter and a specific sign regulation contained in this Chapter, the specific sign regulation shall control.
- B. If there is a conflict between the sign regulations of this Chapter and any other provision of this Code, the provisions of this Chapter shall control.

**Part C – General Policies**

**9-15-7: GENERAL POLICIES FOR SIGN REGULATION:**

- A. **Enforcement.** The Director is authorized and directed to enforce this Chapter.
- B. **Review and Approval.** All decisions, approvals, orders, and appeals regarding signs within the regulatory scope of this Chapter, including, but, not limited to, decisions on sign permits, shall be made pursuant to the procedures stated in this Chapter.
- C. **Regulatory Interpretations.** All regulatory and administrative interpretations of this Chapter are to be exercised in light of the Town’s message neutrality and message

1 substitution policies. Where a particular type of sign is proposed in a permit  
2 application, and the type is neither expressly allowed nor prohibited by this Chapter,  
3 then the Director shall approve, conditionally approve, or disapprove the application  
4 based on the most similar sign type that is expressly regulated by this Chapter.  
5

6 **D. Message Neutrality.** It is the Town’s policy and intent to regulate signs in a manner  
7 that is not affected by the topic, idea, or message expressed on the sign; the subject  
8 matter of the sign; or the specific motivating ideology, viewpoint, opinion, or  
9 perspective of the speaker. This Chapter shall be administered and enforced in  
10 accordance with such policy and intent. The sign permitting and enforcement process  
11 requirements of this Chapter shall be limited to the non-communicative aspects of the  
12 sign, such as size, height, orientation, location, setback, illumination, spacing, scale,  
13 and mass of the sign structure.  
14

15 **E. Message Substitution.** Subject to the landowner’s consent, a noncommercial message  
16 of any type may be substituted for any duly permitted or allowed commercial message or  
17 any duly permitted or allowed noncommercial message; provided, that the sign structure  
18 or mounting device is legal without consideration of message content. Such substitution  
19 of message may be made without any additional approval or permitting, but is subject to  
20 any applicable size limitation applicable to a message containing a noncommercial  
21 message. This provision prevails over any more specific provision to the contrary within  
22 this Chapter. The purpose of this provision is to prevent any inadvertent favoring of  
23 commercial speech over noncommercial speech, or the favoring of any particular  
24 noncommercial message over any other noncommercial message. This provision does not  
25 create a right to increase the total amount of signage on a parcel, nor does it affect the  
26 requirement that a sign structure or mounting device be properly permitted.  
27

28 **F. On-Site/Off-Premises Distinction.** Within this Chapter, the distinction between an  
29 on-premises sign and an off-premises sign applies only to commercial messages.  
30

31 **G. Legal Nature of Sign Rights.** As to all signs attached to real property, the signage  
32 rights, duties, and obligations arising from this Chapter attach to and run with the land  
33 or other property on which a sign is mounted or displayed. This provision does not  
34 modify or affect the law of fixtures, sign-related provisions in private leases regarding  
35 signs (so long as they are not in conflict with this Chapter or other law), or the  
36 ownership of sign structures. This provision does not apply to handheld signs or other  
37 images that are aspects of personal appearance.  
38

39 **H. Owner’s Consent.** No sign may be placed on private property without the consent of  
40 the property owner or other person holding the present right of possession and control.  
41

42 **I. No Fee May Be Accepted.** A property owner shall not accept a fee for posting or  
43 maintaining a sign allowed under this Chapter. Any sign that is posted or maintained in  
44 violation of this provision is not authorized and is in violation of this Chapter.

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2 **J. No Interference With Federally-Registered Trademark.** The Director shall not  
3 refuse to issue a permit under this Chapter for the reason that the colors of the proposed  
4 sign do not comply with the requirements of this Chapter if the colors reflect a  
5 federally-registered trademark.  
6

7 **K. Prospective Regulation.** This Chapter applies only to signs whose structure has not  
8 been permanently affixed to its intended premises on the date that the ordinance  
9 adopting this Chapter became effective.<sup>1</sup> Except as provided in Section 9-15-21, this  
10 Chapter does not affect signs that were legally installed and that existed as of the date  
11 this Chapter first takes effect.  
12

13 **L. Severability.** If any section, sentence, clause, phrase, word, portion, or provision of  
14 this Chapter is held invalid, unconstitutional, or unenforceable by any court of competent  
15 jurisdiction such holding shall not affect, impair, or invalidate any other section,  
16 sentence, clause, phrase, word, portion, or provision of this Chapter that can be given  
17 effect without the invalid portion. In adopting this Chapter, the Town Council  
18 affirmatively declares that it would have approved and adopted this Chapter even without  
19 any portion that may be held invalid or unenforceable.  
20

21 **9-15-8: SIGN PERMIT REQUIRED - GENERALLY:**  
22

23 A. Except as provided in Section 9-15-9, a sign permit shall be required for all permanent  
24 signs prior to the erection, relocation, alteration, or replacement of the sign.  
25

26 B. A sign permit shall not be required for those temporary signs that are allowed under  
27 this Chapter.  
28

29 **9-15-9: EXEMPT SIGNS:** The following signs do not require a sign permit and are exempt  
30 from the requirements of this Chapter:  
31

32 A. Government signs;  
33

34 B. Signs required by federal, state, or local law;  
35

36 C. Historic plaques on designated landmark properties;  
37

38 D. Cornerstones when carved into stone, concrete, bronze or other permanent material  
39 and made an integral part of a building or structure;  
40

41 E. Signs required by the Town's building and technical codes;  
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<sup>1</sup> The ordinance that adopted this Chapter became effective on [REDACTED], 2019.

1 F. Warning signs marking hazards on private property two (2) square feet or less in size;

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3 G. Merchandise. These displays may be subject to the rules on outdoor display of  
4 merchandise set forth in Title 9, Chapter 7 of this Code;

5  
6 H. Bumper stickers or similar expressions that are affixed to a motor vehicle;

7  
8 I. Seasonal decorations; provided that such decorations are maintained so as to not  
9 constitute a fire hazard and are removed after the season associated with the decoration  
10 has ended. Temporary winter holiday decorations must be removed by the  
11 day after the third Monday in February (when President's Day is celebrated);

12  
13 J. Flags;

14  
15 K. Signs on commercial vehicles, including trailers; provided that the vehicles/trailers are  
16 not in violation of Section 9-15-18:F;

17  
18 L. Walking signs; and

19  
20 M. Any other sign for which a permit is specifically not required by this Chapter.

21  
22 **9-15-10: ACTIONS THAT DO NOT REQUIRE A PERMIT:** A sign permit is not required  
23 for:

24  
25 A. A change of copy, text, or message that does not alter the material, size, location, or  
26 illumination of a sign (see Section 9-15-7(E) [Message Substitution]);

27  
28 B. The general maintenance of an existing and approved sign;

29  
30 C. Window signs placed pursuant to Section 9-15-15(D);

31  
32 D. Window wraps placed pursuant to Section 9-15-15(E); or

33  
34 E. Signs erected pursuant to Section 9-15-17.

35  
36 **9-15-11: PROHIBITED SIGNS:** The following signs and types of signs are inconsistent with  
37 the purposes and standards of this Chapter and, as such, are prohibited within the Town without  
38 reference to their content:

39  
40 A. Any sign for which a permit is required under this Chapter, but for which no valid  
41 permit has been issued or exists, or which violates the terms, conditions, and  
42 restrictions of this Chapter or the sign permit that approved the sign;

43  
44 B. Any sign that is specifically prohibited by the provisions of this Chapter;



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- C. Temporary signs, except as specifically authorized by this Chapter;
- D. Attention-getting devices;
- E. Flashing signs; moving signs; signs emitting audible sounds, smoke, fumes, odors, or visible matter; and signs that change copy electronically;
- F. Beacons, lasers, or searchlights used for a commercial purpose;
- G. Inflated signs, balloons, or inflatable party devices intended for short-term use;
- H. Electronic message signs;
- I. Internally lit signs placed on the exterior of a building, or within five feet (5') of a window of a building;
- J. Roof signs;
- K. Off-premises commercial message signs, except as provided in Section 9-1517(C);
- L. Signs affixed to trees or utility poles;
- M. Abandoned signs (see Section 9-15-22);
- N. Signs erected or displayed by a person involved in the business of general advertising for hire;
- O. Sandwich board signs;
- P. Leaning signs;
- Q. Marquee signs;
- R. Monument signs within the Conservation District;
- S. Gateway monuments signs within the Conservation District;
- T. Banner signs (unless authorized by a permit issued pursuant to Title 4, Chapter 13 of this Code or as authorized pursuant to Section 11-8-7 of this Code); and
- U. Signs on private property that can reasonably be interpreted as attempting to regulate uses on public property including, but not limited to, parking and speed limits.

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3 **Part D – Sign Permit Process**

4 **9-15-12: SIGN PERMIT PROCESS:**

5 **A. Sign Permit Applications Reviewed Under Development Code:** All applications for  
6 permits submitted pursuant to this Chapter, except an application for a Master Sign  
7 Permit, shall be Class D Minor development permit applications under the Development  
8 Code. An application for a Master Sign Permit shall be a Class C development permit  
9 application under the Development Code. An application to amend a Master Sign Plan  
10 shall be a Class D Minor development permit application. Those relevant provisions of  
11 the Development Code that are not inconsistent with this Chapter shall apply to permit  
12 applications submitted under this Chapter. In the event of a conflict between the  
13 provisions of the Development Code and the provisions of this Chapter, the provisions of  
14 this Chapter shall control.

15  
16 **B. Reviewing Authority to Decide Applications.** The reviewing authority as defined in  
17 Section 9-15-5 shall review and decide all sign permit applications that are filed pursuant  
18 to this Chapter.

19  
20 **C. Submittal Requirements for Sign Permit:** An application for a sign permit under  
21 this Chapter, except for an application for a Master Sign Plan (see Section 9-15-14(B))  
22 shall contain the following:

- 23  
24 1. Application form and required application fee for the class of permit being applied for  
25 as established in the Development Code.
- 26  
27 2. Two drawings showing details of construction and foundation, if applicable, of the  
28 proposed sign.
- 29  
30 3. A scaled drawing showing the size, shape, design, colors, materials, and lighting, of  
31 the proposed sign.
- 32  
33 4. A site plan of the proposed site and sign location of any freestanding sign.
- 34  
35 5. Elevation, site plan or other depiction of the premises for which the sign is to be  
36 located upon with length of premise called out.
- 37  
38 6. An elevation or photo depicting the proposed location of the sign on a building or a  
39 wall or window sign.
- 40  
41 7. A colored rendering of the sign (excluding sign content).
- 42  
43 8. The Reviewing Authority may require such other information as the Reviewing  
44 Authority shall deem necessary to properly evaluate the application; provided the

1 Reviewing Authority shall not require any information concerning the content of the sign.  
2 Any content information voluntarily provided by the applicant shall not be considered by  
3 the Reviewing Authority in deciding the application. Once filed with the Town, an  
4 application and any exhibits become the property of the Town.  
5

6 **D. Application Fee Not Refundable:** The application fee is nonrefundable.  
7

8 **E. Decision on Application:** The Reviewing Authority shall grant or conditionally grant  
9 an application if the application satisfies all of the requirements of this Chapter and any  
10 applicable provisions of the Development Code. The Reviewing Authority may impose  
11 such conditions on a permit as are required to protect the public health, safety, and  
12 welfare, and to obtain compliance with the requirements of this Chapter and other  
13 applicable law.  
14

15 **F. Provisions Deemed Inapplicable Or Irrelevant:** The Reviewing Authority may  
16 refuse to apply or require compliance with any provision of this Chapter or the  
17 Development Code that the Reviewing Authority determines to be inapplicable or  
18 irrelevant to an application for a sign permit.  
19

20 **G. When Permitted Sign Must Be Erected:** Signs for which permits have been issued  
21 shall be erected within one hundred eighty (180) days of the issuance of the permit.  
22 Failure to complete placement of the sign within such period shall require the sign owner  
23 to obtain a new permit before the sign can be erected. For good cause the Director may  
24 extend the deadline for erection of a permitted sign for up to an additional one hundred  
25 eighty (180) days.  
26

27 **H. Inspections For Permits:**  
28

29 1. All signs for which a building permit is required shall be subject to inspection by and  
30 approval of the Building Official. Inspections shall be conducted within seven  
31 business days of the request for an inspection.  
32

33 2. Footing inspections may be required for all signs having footings.  
34

35 3. All signs shall comply with the applicable provisions of the Town's building and  
36 technical codes. If a permit is required under a building or technical code, such permit  
37 must be obtained in addition to a sign permit.  
38

39 **9-15-13: VARIANCES:**  
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41 **A. Variances Authorized; Standards:** The Director may grant a variance from any of  
42 the regulations contained in this Chapter, except the maximum allowed sign area.<sup>2</sup>

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<sup>2</sup> But see Section 9-15-20(D)(3) which authorizes the Director to determine the maximum allowable sign area in a

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2 **B. Approval Standards.** The Director may grant a variance authorized by this Section if  
3 the variance requested is required by special or unique hardship because of:

4  
5 1. Exceptional narrowness, shallowness, or shape of the premise on which a  
6 sign is to be located; or

7  
8 2. Exceptional topographic conditions or physical features uniquely affecting the  
9 premise on which the sign is to be located.

10  
11 The Director may not grant a variance solely because the display of a sign would be more  
12 profitable or valuable if the variance were granted.

13  
14 **C. Additional Variance Standards:** The Director may grant a variance only if the  
15 Director determines that the variance is consistent with the Town's master plan<sup>3</sup>, and  
16 there are no other reasonable alternatives for displaying a sign permitted by this Chapter.

17  
18 **D. Factors Not To Be Considered:** In considering a request for a variance the Director  
19 shall not consider the topic, idea, or message expressed on the sign; the subject matter  
20 of the sign; or the specific motivating ideology, viewpoint, opinion, or perspective of  
21 the speaker.

22  
23 **9-15-14: MASTER SIGN PLAN:**

24  
25 **A. Master Sign Plans Required; When:** All buildings containing three (3) or more  
26 separate businesses must obtain approval of a master sign plan from the Director prior to  
27 any signs being erected in or upon any structure. All signs erected or maintained within  
28 the structure must conform at all times to the approved master sign plan. Any deviations  
29 from an approved master sign plan is unlawful unless and until a revised master sign  
30 plan is approved by the Director.

31  
32 **B. Application For Master Sign Plan:** An application for a master sign plan must  
33 include at least the following information:

34  
35 1. Class C application form and fee;

36  
37 2. Site plan and elevations, if applicable;

38  
39 3. Lineal front footage of the structure;

40  
41 4. The total amount of allowable sign area for the structure; and

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project that is subject to a master sign plan under certain circumstances.

<sup>3</sup> See Title 9, Chapter 4 of this Code.

1  
2 5. The location, materials, lighting, and maximum area of each sign that an individual  
3 business will be allowed to display including freestanding or directional signage.  
4

5 6. The Reviewing Authority may require such other information as the Reviewing  
6 Authority shall deem necessary to properly evaluate the application; provided the  
7 Reviewing Authority shall not require any information concerning the content of the sign.  
8 Any content information voluntarily provided by the applicant shall not be considered by  
9 the Reviewing Authority in deciding the application. Once filed with the Town, an  
10 application and any exhibits become the property of the Town.  
11

12 **C. Individual Sign Permits Still Required:** Individual sign permits are required for  
13 signs contained within an approved master sign plan with a Class D minor development  
14 permit.  
15

### 16 **Part E – Sign Size and Location Rules**

#### 17 **9-15-15: SIGNS ON COMMERCIAL PROPERTIES:**

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19  
20 **A. General:** Unless specifically excluded by this Chapter, all signs displayed shall be  
21 included in determining the total sign area for a building. The aggregate area of all signs,  
22 both temporary and permanent, displayed on a site shall not exceed the total allowable  
23 sign area established by this section. The total square footage of allowable sign area for  
24 any building shall be equal to sixty six percent (66%) of the building's frontage. Unless  
25 specifically excluded by this chapter, all signs displayed shall be included in determining  
26 the total sign area for a building.  
27

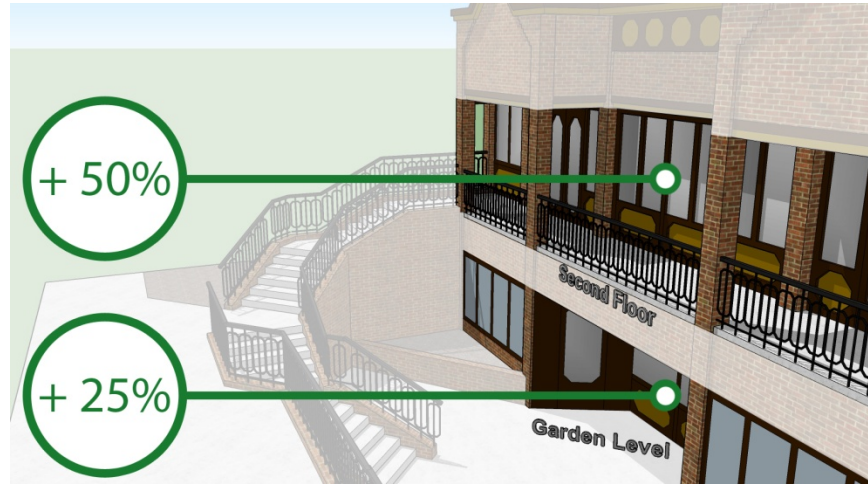
28 Example: (Linear feet of building frontage) x 0.66 = total square footage of allowable  
29 sign area.  
30

31 In those instances where a building has two (2) separate frontages and all of the allowable  
32 sign area can legally be displayed on the primary frontage, the commission may increase  
33 the total allowable sign area by up to one hundred percent (100%) as may be reasonably  
34 necessary to provide additional sign area needed to identify the building and/or tenant(s)  
35 when viewed from the public way adjacent to the separate frontage.  
36

37 **B. Sign Area Adjustments; Multiple Use Buildings:** Each multiple use building shall  
38 be permitted one hundred percent (100%) of the allowable sign area set forth above. In  
39 addition, the second floor, if any, shall be allowed an additional fifty percent (50%) of the  
40 allowable sign area and the garden level, if any, shall be allowed an additional twenty  
41 five percent (25%) of the allowable sign area. Additional signage will be allowed for the  
42 garden level and the second floor only if separate business is operating from each of these  
43 floors. Buildings that have no street level entrances and two (2) levels of commercial use  
44 are eligible for the garden level bonus only. These additional amounts of allowable sign

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area shall apply only to that portion of second floors and garden levels which are used as commercial space accessible to the public.



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**C. Other Adjustments To General Allowed Sign Area:**

- 1. Only sixty six percent (66%) of the surface area of each face of a double faced sign is counted against allowed sign area.
- 2. Only eighty five percent (85%) of the surface area of a wood relief sign is counted against the allowable sign area.

**D. Window Signs:** In addition to the signage allowed by Section B, each business in a commercial use property may display a maximum of four (4) window signs, whether such signs are temporary (not paper) or permanent. The total area of all allowed window signs, both temporary and permanent, shall not exceed five (5) square feet in area.

**E. Window Wrap:** In addition to the window signage square foot allowance provided in Section C, each business is entitled to one window sign wrap that may extend across the width of the storefront windows. The window sign wrap may be a maximum of twelve inches (12") in height and must be composed of materials that are affixed to the window in a semi-permanent manner that is not easily changed (e.g., paper cannot be used). The window sign wrap must be placed within six inches (6") of either the top or bottom of the window, so as not to detract from the inside display of merchandise.

**F. Separate Frontages:** In those instances where a building with a commercial use has two (2) separate frontages and all of the allowable sign area can legally be displayed on the primary frontage, the Director may increase the total allowable sign area by a maximum square footage double the calculated allowed as may be reasonably necessary.

1           **G. Limitations:**  
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3           1. No more than twenty (20) square feet of signage per business on a commercial use  
4           property may be visible from any one location after any sign bonus calculations have  
5           been applied, if applicable.  
6

7           2. Except as specifically provided in this Chapter, the area of any one sign on a building  
8           with a commercial use shall not exceed twenty (20) square feet after any sign bonuses  
9           have been applied, if applicable.  
10

11           **H. Display Boxes:** Each restaurant, bar, or lounge may have one display box sign. If the  
12           size of the display box is two (2) square feet or less the display box shall not count  
13           against the allowable sign area. If the size of the display box exceeds two (2) square feet,  
14           the area of the display box in excess of two (2) square feet counts against the allowable  
15           sign area.  
16

17           **I. Gas Stations:** In addition to the signage otherwise allowed by this Chapter, gas station  
18           shall be allowed an extra twenty (20) square feet of signage located near the gas pumps.  
19

20           **9-15-16: SIGNS ON INDUSTRIAL PROPERTIES:** The signage rules for properties with an  
21           industrial use<sup>4</sup> are the same as the rules for properties with a commercial use.  
22

23           **9-15-17: ADDITIONAL SIGNAGE ALLOWED; WHEN:** In addition to the signage allowed  
24           by this Chapter, the owner or lawful occupant of any property may place the following  
25           temporary signs on the owner's or occupant's property without a sign permit but subject to the  
26           limitations of this Section:  
27

28           A. Signs not to exceed a total of twelve (12) square feet in size for a period of up to forty  
29           five (45) days prior to an election involving candidates for a federal, state, or local office,  
30           or ballot question. No one sign shall exceed four (4) square feet in size. The signs shall be  
31           removed within five days following the election. The signs must not be placed in the  
32           public right of way.  
33

34           B. One sign on the property not larger than four (4) square feet in size when the property  
35           is being offered for sale through a licensed real estate agent or by the property owner;  
36           through the internet; or through advertising in a local newspaper of general circulation.  
37           The sign authorized pursuant to this Section B must be removed once the sale of the  
38           property has been concluded.  
39

40           C. At the time a sign is allowed to be displayed by a property owner pursuant to Section  
41           B a real estate agent representing the owner may temporarily place off-premises signs

---

<sup>4</sup> Storage, processing and shipping of agricultural or timber products; mineral extraction and production; storage, processing or shipping; fabrication; assembly, services, manufacturing; auto body repair shops; or storage of products. See definition of "industrial use" in Section 9-1-5 of this Code.

1 without a permit, subject to the following limitations:  
2

3 1. Location of Signs:  
4

5 a. No off-premises sign authorized by this Section C is allowed anywhere within the  
6 conservation and historic districts;  
7

8 b. No sign authorized by this Section C is allowed within the rights of way of Park  
9 Avenue and Main Street within the Town;  
10

11 c. No sign authorized by this Section C may be placed on the paved driving surface of  
12 any public right of way, or on any public sidewalk;  
13

14 d. No sign authorized by this Section C may obstruct any public street, alley,  
15 sidewalk, recreational path, or any public snow removal operations;  
16

17 e. No sign authorized by this Section C is allowed within any designated public  
18 pedestrian area;  
19

20 f. No sign authorized by this Section C may be located on private property without  
21 the consent of the property owner; and  
22

23 g. No sign authorized by this Section C may be placed so as to cause confusion by  
24 motorists observing the sign.  
25

26 2. Number of Signs: Not more than three (3) signs authorized by this Section C may be  
27 placed within any Town right of way or located at an off-premises private property;  
28

29 3. Maximum Sign Area: The maximum sign area of a sign authorized by this Section C  
30 is four (4) square feet;  
31

32 4. Height: The height of a sign authorized by this Section C may not exceed five feet (5')  
33 as measured from the top of the sign to the grade at the base of the sign;  
34

35 5. Display Duration:  
36

37 a. A sign authorized by this Section C may only be displayed beginning up to one  
38 hour before time when the owner's real property is open for viewing by potential  
39 buyers or renters with the realtor, broker, owner, or other similar agent present on  
40 the real property, and must be removed no later than one hour after the conclusion  
41 of the viewing;  
42

43 b. A sign authorized by this Section C may only be displayed between 8:00 A.M. and



1 8:00 P.M. of the same day; and

2  
3 c. A sign authorized by this Section C may not be displayed for more than three (3)  
4 consecutive days.

5  
6 6. Lighting: A sign authorized by this Section C may not be lit;

7  
8 7. No Attention Getting Devices: No attention getting device may be affixed to any sign  
9 authorized by this Section C; and

10  
11 8. Town Not liable: The Town is not liable for damage done to a temporary sign  
12 authorized by this Section C that is located within a public right of way.

13  
14 D. One sign on the property not larger than four (4) square feet in size when the property  
15 is being offered for rent or lease through a licensed real estate agent or by the property  
16 owner; through the internet; or through advertising in a local newspaper of general  
17 circulation. The sign authorized pursuant to this Section D must be removed once the  
18 property has been rented or leased.

19  
20 E. One sign not larger than twelve (12) square feet in size during the time when there is  
21 an active building permit for the construction of improvements on the property. The sign  
22 authorized pursuant to this Section E must be removed once the work authorized by the  
23 building permit has been completed.

24  
25 F. One sign not larger than four (4) square feet in size, subject to the terms of this  
26 Chapter and applicable law.

27  
28 **Part F – Sign Design Standards**

29  
30 **9-15-18: SIGN DESIGN STANDARDS – GENERALLY:** All signs for which a permit is  
31 required under this Chapter shall be subject to the following general limitations:

32  
33 A. **Sign Design And Materials:** Unless otherwise expressly provided in this Chapter,  
34 signs must be constructed predominantly of natural materials, such as rough cedar,  
35 redwood, pine, or other types of solid wood. Wood or alternative materials that mimic  
36 wood grain (e.g. high density urethane) are encouraged. Metal may be used as an accent  
37 (maximum of 25% of sign area) on wood relief signs.

38  
39 B. **Architectural Compatibility:** A sign (including its supporting structure and  
40 components, if any) shall be architecturally compatible with any building to which the  
41 sign is to be attached and with the surrounding structures.

42  
43 C. **Lighting Standards:**  
44

1 1. Shielded Lighting: Light bulbs or lighting tubes used for illuminating a sign shall not  
2 be visible from the vehicular travel lanes of adjacent public rights of way. The use of  
3 adequate shielding, designed so that light from sign illuminating devices does not  
4 shine directly into the eyes of passing motorists without first being reflected off the  
5 sign or its background, is required whenever sign lighting is used.  
6

7 2. Subdued Lighting: The intensity of sign lighting shall not exceed that necessary to  
8 illuminate and make legible a sign from the adjacent travel way or closest municipal  
9 street; and the illumination of a sign shall not be noticeably brighter than other lighting in  
10 the vicinity and shall comply with Title 9, Chapter 12 this Code.  
11

12 3. Direction Of Lighting: All lighting fixtures shall be placed above the sign and shall  
13 shine downward toward the sign. Illumination of signs shall not be directed toward  
14 adjacent properties.  
15

16 4. Internally Lit Signs: No sign that is placed on the exterior of a building or on the  
17 interior of the building within five feet (5') of a window shall be internally lit.  
18

19 **D. Component Painting:** All light fixtures, conduit, and shielding shall be painted a  
20 flat, dark color, or shall be painted to match either the building or the supporting structure  
21 that serves as the background of the sign.  
22

23 **E. Confusing Or Dangerous Signs:** No sign or sign structure shall:  
24

25 1. Obstruct the view of, resemble, or purport to be a device to control the operation of  
26 motor vehicles or pedestrians in the right of way, or any other official sign.  
27

28 2. Create an unsafe distraction for motor vehicle operators.  
29

30 3. Obstruct the view of motor vehicle operators entering a public roadway from any  
31 parking area, service drive, private driveway, alley, or other thoroughfare.  
32

33 4. Obstruct free ingress to or egress from required door, window, fire escape, or other  
34 required exit or standpipe.  
35

36 **F. Parked Vehicles Not To Be Used As Signs:** Notwithstanding Section 9-15-9K, no  
37 parked vehicle, including, but not limited to, an automobile, truck, bus, semi-truck  
38 (attached or detached), trailer, mobile home, motor home, boat, van, or other motor  
39 vehicle, shall be used as a sign or sign structure.  
40

41 **G. Clearance:** Signs shall not be located with less than three feet (3') horizontal or eight  
42 feet (8') vertical clearance from overhead electric conductors. No sign shall obstruct any  
43 window to such an extent that any light or ventilation is reduced to a point below that  
44 required by any law or ordinance.

1  
2 **9-15-19: SIGN MAINTENANCE:** All signs must be structurally sound, maintained in good  
3 repair and may not constitute a hazard to safety, health or public welfare by reason of inadequate  
4 maintenance, dilapidation or electrical shock. The display surfaces of all signs shall be kept  
5 neatly painted or posted at all times. In addition to other remedies provided for in this Chapter,  
6 the Director shall have the authority to order the painting, repainting, repair, maintenance, or  
7 removal of any sign that has become dilapidated or a hazard to safety, health or public welfare. If  
8 such a condition is determined by the Director to exist, the Director shall give notice to the sign  
9 owner at the address shown on the sign permit by certified mail, return receipt requested. If,  
10 within fifteen (15) days from service of the notice, the Director's order is not complied with, the  
11 Director may remove the sign, or cause it to be removed, and the cost of removal shall be  
12 charged against the sign owner and the sign owner's property as provided in Section 9-15-23.

13  
14 **9-15-20: STANDARDS FOR SPECIFIC TYPES OF SIGNS:** The following regulations shall  
15 apply to the specific types of signs as indicated.

16  
17 **A. Awnings:**

- 18  
19 1. No awning shall block the view of other signs or extend over the public right of way  
20 without Town approval.  
21  
22 2. There shall be a minimum clearance of at least eight feet (8') between the bottom of the  
23 awning and the ground at grade.  
24  
25 3. All awning supports must be set back a minimum of one foot (1') from the Town right  
26 of way.  
27

28 **B. Cutout Letters/Painted Letters:** Cutout letters mounted on a building surface, and  
29 letters painted on a building, are wall signs and the aggregate area of such signs shall be  
30 counted against the allowable sign area established by this Chapter. Measurements for  
31 cutout letters shall begin at the top of the first letter or logo, and end at the end and  
32 bottom of the last letter or logo. Spacing between letters and words shall count toward  
33 the sign area.  
34

35 **C. Double Faced Signs:** The two (2) sides of a double faced sign must be parallel back  
36 to back, and no thicker than twelve inches (12").  
37

38 **D. Freestanding Signs:**

- 39  
40 1. There shall be no more than one freestanding sign for each lot or building, except as  
41 otherwise provided in this Chapter.  
42  
43 2. A landscaped area equal to two (2) square feet for each one square foot of each side of  
44 a freestanding sign shall be maintained by the permit holder. Such area shall be kept in a

1 neat and clean condition, free of trash, weeds, and rubbish.

2  
3 3. No freestanding sign outside the Conservation District shall exceed ten feet (10') in  
4 height. No freestanding sign within the Conservation District shall exceed eight feet  
5 (8') in height.

6  
7 4. No freestanding sign shall extend over or into a public right of way.

8  
9 5. A freestanding sign located in a project with an approved master sign plan containing  
10 three (3) or more buildings or development sites may exceed the twenty (20) square foot  
11 limit established by Section 9-15-15(G)(2). The maximum allowable size of any such  
12 sign shall be determined by the Director based upon the following criteria:

13  
14 a. the number of buildings or development sites within the project that is subject to the  
15 master sign plan;

16  
17 b. the distance of such sign from any major arterial providing primary access to the  
18 project; and

19  
20 c. the necessity of facilitating traffic circulation.

21  
22 **E. Projecting or Hanging Signs:**

23  
24 1. Projecting or hanging signs may not extend above the ceiling of the second floor of  
25 any building.

26  
27 2. Projecting signs shall not be located above the eave line or parapet wall of any building  
28 and shall be a minimum of eight feet (8') above grade when located adjacent to or  
29 projecting over a public right of way.

30  
31 3. No projecting sign shall extend more than four feet (4') from a building wall.

32  
33 4. The two sides of a projecting or hanging sign must be parallel back to back and shall  
34 not exceed twelve inches (12") in thickness.

35  
36 5. The allowable size of any projecting or hanging sign shall not include the sign  
37 structure portion necessary to support the sign.

38  
39 **F. Wall Signs:** Wall signs shall not be mounted higher than the eave line or parapet wall  
40 of the principal building and no portions of such wall sign, including cutout letters, shall  
41 project more than six inches (6") from the building.

42  
43 **G. Monument Signs:** Monument signs are permitted only outside of the Conservation  
44 District. The allowable shall not include the sign structure portion necessary to support

1 the sign.

2 **H. Directory Signs:** Directory signs may be wall mounted or freestanding. The aggregate  
3 area of directory signs does not count towards each business's allowable sign area. The  
4 individual signs of a directory sign shall be of a coordinated design, with each of the  
5 individual signs sharing at least two (2) of the following as design elements in common:  
6 size, shape, materials, letter style and colors. Each individual business sign in a directory  
7 sign shall not exceed three (3) square feet in size. In no case may the aggregate area of a  
8 directory sign exceed twenty (20) square feet in size. Where the number of businesses  
9 served would not fit onto the maximum size allowed for a directory sign, then additional  
10 directory signs may be allowed. Additional directory signs must be located at least  
11 twenty five feet (25') from other directory signs to avoid creating a cluttered appearance.  
12

13 **I. Statuary Signs:**

14 1. Statuary elements of any sign shall not exceed thirty five percent (35% ) of the area of  
15 the proposed sign. In no case shall the statuary element of any sign exceed five (5) square  
16 feet. Two-dimensional silhouettes shall not be considered statuary signs for the purpose  
17 of this Chapter.  
18

19 2. The area of the statuary sign shall be calculated using the two largest dimensions  
20 (width, depth or height) of a three-dimensional element (rather than calculating the  
21 volume in cubic feet). For example, if a statuary element of a sign is thirty five inches  
22 (35") tall, thirty inches (30") wide, and ten inches (10") deep, the area of the sign shall be  
23 calculated using only the height and width of the statuary element.  
24

25 **J. Gateway Entrance Monuments:** Gateway entrance monuments are permitted only  
26 outside of the Conservation District. An application for a gateway entrance monument  
27 shall be evaluated based upon the requirements of Section 9-1-19-47A, "Policy 47  
28 (Absolute) Fences, Gates and Gateway Entrance Monuments" of this Code.  
29

30 **K. Hotel and Condominium Signs:**

31  
32 1. Signage not to exceed twenty (20) square feet shall be permitted for each hotel or  
33 condominium project.  
34

35 2. Such sign may exceed twenty (20) square feet if the Director determines that all of the  
36 following exist:  
37

38 a. the proposed sign is a single wall sign;  
39

40 b. a sign larger than twenty (20) square feet is necessary to fit proportionately within a  
41 large expanse of wall area not interrupted by windows or other architectural  
42 features, and to serve as an architecturally compatible building feature breaking

- up a large wall area that would otherwise be unbroken;
- c. the proposed sign is set back at least thirty (30) feet from the property line;
- d. the proposed sign is no larger than is reasonably necessary;
- e. the colors and design of the sign are compatible with those of the building; and
- f. the proposed wall sign is used in lieu of any other signage for the project.

3. Where a hotel or condominium project has linear frontage of one hundred (100) feet or more and multiple vehicular accesses all of which accesses are not visible from a single location, one sign may be permitted at each point of vehicular access to the project.

**L. Sign On Property Under Development:** One sign not to exceed sixteen (16) square feet in sign area may be erected when a valid development permit for the development of real property has been issued by the Director. Such sign must be removed at or prior to the issuance of the last certificate of occupancy, or when construction of the project is abandoned, whichever shall first occur.

**9-15-21: NONCONFORMING SIGNS:** Signs that were legally installed prior to the effective date of the ordinance adopting this Chapter, but are inconsistent with the requirements of this Chapter, are considered legal nonconforming uses, and are “grandfathered” by this Chapter. As such, they may continue to exist; provided, that they shall not be altered, modified, or changed in any way that would increase their nonconformity. When such modification, alteration, or change occurs or is proposed the sign shall be brought into compliance with this Chapter.

**9-15-22: ABANDONED SIGNS:**

**A. Signs Must Be Removed; When:** A commercial message sign shall be removed within fourteen (14) days after the activity, product, business, service or other use that is being advertised has ceased or vacated the premises.

Exceptions: The requirements of Section A shall not apply to: (i) permanent signs for businesses that are open only on a seasonal basis if there is clear intent to continue operation of the business, or (ii) noncommercial message signs.

**B. Signs May Be Removed By Director; When:** After fourteen (14) days and notice to the permit holder, a sign that has not been removed as required by this Section may be removed by the Director and the costs of such action may be collected as provided in Section 9-15-23(F).

**C. Date of Accrual of Abandonment:** As of the effective date of the ordinance adopting this Chapter, no legally established signs shall be considered abandoned. For

1 regulatory purposes, any factors indicating abandonment shall not begin accruing until  
2 ninety days after the effective date of the ordinance adopting this Chapter.

3  
4 **Part G – Enforcement**

5  
6 **9-15-23: ENFORCEMENT; LIEN:**

7  
8 A. Right Of Entry: Whenever necessary to make an inspection to enforce any of the  
9 provisions of this Chapter, or whenever the Director has reasonable cause to believe that  
10 there exists in any building or upon any premises any condition or violation which makes  
11 such building or premises unsafe, dangerous or hazardous, the Director may enter such  
12 building or premises at all reasonable times to inspect the same or to perform any duty  
13 imposed upon the Director by this Chapter; provided, that if such building or premises is  
14 occupied, the Director shall first present proper credentials and request entry; and if such  
15 building or premises is unoccupied, the Director shall first make a reasonable effort to  
16 locate the owner or other persons having charge or control of the building or premises  
17 and request entry. If such entry is refused, the Director shall have recourse to every  
18 remedy provided by law to secure entry, including, but not limited to, requesting that an  
19 inspection warrant be issued by the municipal court judge pursuant to Rule 241 of the  
20 Colorado Municipal Court Rules of Procedure. The municipal court judge may issue an  
21 inspection warrant authorizing the inspection of a structure in accordance with Rule  
22 241(b) of the Colorado Municipal Court Rules of Procedure. Any inspection warrant  
23 issued pursuant to this section shall fully comply with the applicable provisions of Rule  
24 241 of the Colorado Municipal Court Rules of Procedure. The municipal judge may  
25 impose such conditions on an inspection warrant as may be necessary in the judge's  
26 opinion to protect the private property rights of the landowner of the property to be  
27 inspected, or to otherwise make the warrant comply with applicable law. When the  
28 Director shall have first obtained a proper inspection warrant or other remedy provided  
29 by law to secure entry, no owner or occupant or any other persons having charge, care, or  
30 control of any building or premises shall fail or neglect, after proper request is made as  
31 herein provided, to promptly permit entry therein by the Director for the purpose of  
32 inspection and examination pursuant to this Chapter.

33  
34 B. **Authority to Issue Penalty Assessment Notices:** If permitted to do so by the  
35 Director, any employee of the Department is authorized, as part of his or her duties, to act  
36 as a Code enforcement officer of the Town for the limited purpose of issuing a penalty  
37 assessment notice for any alleged violation of this Chapter if the alleged offense is listed  
38 on the Municipal Judge's list of designated violations the penalties for which may be paid  
39 at the office of the Municipal Court Clerk as described in Rule 210(b)(5) of the Colorado  
40 Rules of Municipal Court Procedure. Any penalty assessment notice issued pursuant to  
41 the authority granted by this Section B shall comply with the requirements of Section 1-  
42 8-12(K) of the Code.

43  
44 C. **Lien; Collection:** Any amount that the Town is authorized to collect pursuant to this



Chapter, except a permit application fee, may be collected by the Town using the procedures set forth in Subsections C and D of this Section. The Town Clerk shall notify the person owed the Town money pursuant to this Chapter of the total amount alleged to be due, and if such person fails within thirty (30) days after the date of notification to pay such amount in full, or to make arrangements acceptable to the Director to pay such amount, then such amount due to the Town shall become a lien against and run with the property where the sign is located or such other property that gives rise to the amount owed to the Town. The Town Clerk shall certify such amount to the Summit County treasurer for collection in the same matter as delinquent charges, assessments or taxes are collected pursuant to Section 31-20-105, C.R.S.

**D. Amount Of Lien:** The amount certified by the Town Clerk to the Summit County treasurer for collection shall include the actual amount alleged to be due, plus twenty five percent (25%) to cover administrative costs, penalties, collection costs, and interest.

**E. Additional Remedies:** The enforcement procedures established in this Section are not the exclusive method of enforcement of the provisions of this Chapter, but may be exercised concurrently with, or in addition to, the imposition of the penalties pursuant to Section 9-15-24, or other civil remedies available to the Town pursuant to law.

**F. Authority To Remove Signs From Right Of Way or Other Town Property:** Notwithstanding anything contained in this Chapter to the contrary, any employee of the Department, the Police Department, or the Department or the Public Works may remove and destroy any sign that is illegally placed within a Town right of way or other Town-owned property in violation of the provisions of this Chapter.

**9-15-24: PENALTIES AND REMEDIES:**

**A. General:** It is an infraction as defined in Section 1-3-2 of this Code for any person to violate any of the provisions of this Chapter. Each such person shall be liable for a separate offense for each and every day during any portion of which any violation of any of the provisions of this Chapter is committed, continued, or permitted, and shall be punished accordingly.

**B. Fine Schedule:** Any person found to have violated any provision of this Chapter, or against whom a default judgment has been entered for any violation of this Chapter shall be punished by a fine as follows:

Offense No.	Fine Amount
First Offense	\$100
Second Offense	\$250
Third Offense and Each Subsequent Offense	As Determined By the Municipal Judge subject to the limits in Section 1-4-1-1

1  
2 **C. When Penalty Assessment Procedure May Be Used; When Mandatory Court**  
3 **Appearance Required:** A defendant's first two (2) alleged violations of this Chapter  
4 may be written as penalty assessments. A defendant's third and each subsequent alleged  
5 violation of this Chapter shall require a mandatory court appearance.  
6

7 **D. Injunctive Relief:** In addition to other remedies available to the Town, the Town may  
8 commence an action pursuant to Section 1-8-10 of this Code or other applicable law to  
9 enjoin the alleged violation of any provision of this Chapter, or to authorize and compel  
10 the removal, termination, or abatement of such violation.  
11

12 **E. Additional Remedies:** Any remedies provided for in this Chapter shall be cumulative  
13 and not exclusive, and shall be in addition to any other remedies provided by law.  
14

## 15 **Part H – Miscellaneous**

### 16 **9-15-25: DISCLAIMER OF LIABILITY:**

17  
18 **A. Sign Owner Liability:** The provisions of this Chapter do not relieve, diminish, or  
19 modify the liability of any person for any damages arising from the ownership,  
20 maintenance, use, construction, or placement of a sign.  
21  
22

23 **B. Town Liability:** The adoption of this Chapter does not create any duty to any person  
24 with regard to the enforcement or nonenforcement of this Chapter. No person shall have  
25 any civil remedy against the Town, or its officers, employees, or agents, for any damage  
26 arising out of or in any way connected with the adoption, enforcement, or  
27 nonenforcement of this Chapter. Nothing in this Chapter creates any liability on the part  
28 of the Town, or its officers, employees, or agents. Nothing in this Chapter waives any of  
29 the immunities, limitations on liability, or other provisions of the Colorado Governmental  
30 Immunity Act, Section 24-10-101 et seq., C.R.S., or any other immunity or limitation on  
31 liability otherwise available to the Town, or its officers, employees, or agents.  
32

33 **9-15-26: RULES AND REGULATIONS:** The Director may from time to time adopt, amend,  
34 alter, and repeal administrative rules and regulations as may be necessary for the proper  
35 administration of this Chapter. Such regulations shall be adopted in accordance with the  
36 procedures established by Title 1, Chapter 18 of this Code. A violation of such regulations may  
37 be enforced in the Town's Municipal Court.  
38

39 Section 2. Footnote 3 in Section 1-8-2 of the Breckenridge Town Code is amended to  
40 read as follows:  
41

42 <sup>3</sup>See title 89, chapter 215 of this Code  
43

44 Section 3. Section 4-14-23 of the Breckenridge Town Code is amended to read as

1 follows:

2  
3 4-14-23: SIGNAGE:

4  
5 All signage for a licensed premises shall comply with the requirements of title ~~89~~,  
6 chapter ~~215~~ of this code. In addition, no licensee shall display a sign for a licensed  
7 premises that contains the word "marijuana" or a graphic/image of any portion of  
8 a marijuana plant.  
9

10 Section 4. Section 5-12-10 of the Breckenridge Town Code is amended to read as  
11 follows:

12  
13 5-12-10: REQUIRED SIGNAGE:

14  
15 Every retail store required to collect the disposable bag fee shall display a sign in  
16 a location outside or inside of the store, viewable by customers, alerting  
17 customers to the town of Breckenridge's disposable bag fee. **The signage**  
18 **required by this section shall be deemed to be the speech of the Town.**  
19

20 Section 5. Title 8, Chapter 2 of the Breckenridge Town Code, entitled "Sign Code," is  
21 repealed.  
22

23 Section 6. The second unnumbered paragraph of Section 9-1-18-1(C)(2)(b)(1) of the  
24 Breckenridge Town Code is amended to read follows:  
25

26 The site plan shall be drawn at a scale of one inch equals twenty feet (1" = 20'), or one  
27 inch equals ten feet (1" = 10') for sites of ten thousand (10,000) square feet or less; shall  
28 be drawn on twenty four inch by thirty six inch (24" x 36") size paper; and shall depict  
29 the property corners and all permanent survey monuments. The site plan shall further  
30 include the title under which the proposed plan is to be filed; the date of drawing  
31 preparation and any revisions; a north arrow; the scale of drawing; the legal description  
32 for the property; signature blocks; phasing lines; a data block (to include tabulation in  
33 square feet of building mass and density, broken down by uses if more than 1 use is  
34 proposed, and accompanied by a statement of density used by this plan and any density  
35 remaining for this site); a tabulation in square feet of the total sign area allowed on the  
36 site, the sign area previously used, the sign area used by this application and the sign area  
37 remaining following the approval of this permit; the land area of site; dwelling area;  
38 common area; open space area, lot coverage and impervious surface area to be expressed  
39 in square feet and percent of the site; parking, both required and provided; the land use  
40 district; name of master plan, if applicable; the number and type of fireplaces; and the  
41 number of dwelling units and bedrooms. **The site plan shall not contain any**  
42 **information regarding signage.**  
43

44 Section 7. The second unnumbered paragraph of Section 9-1-18-1(D)(1)(c)(1) of the

1 Breckenridge Town Code is amended to read as follows:  
2

3 The site plan shall be drawn at a scale of one inch equals twenty feet (1" = 20'), or one  
4 inch equals ten feet (1" = 10') for sites of ten thousand (10,000) square feet or less; shall  
5 be drawn on twenty four inch by thirty six inch (24" x 36") size paper; and shall depict  
6 the property corners and all permanent survey monuments. The site plan shall further  
7 include the title under which the proposed plan is to be filed; the date of drawing  
8 preparation and any revisions; a north arrow; the scale of drawing; the legal description  
9 for the property; signature blocks; phasing lines; a data block (to include tabulation in  
10 square feet of building mass and density, broken down by uses if more than 1 use is  
11 proposed, and accompanied by a statement of density used by this plan and any density  
12 remaining for this site); a tabulation in square feet of the total sign area allowed on the  
13 site, the sign area previously used, the sign area used by this application and the sign area  
14 remaining following the approval of this permit; the land area of site; dwelling area;  
15 common area; open space area, lot coverage and impervious surface area to be expressed  
16 in square feet and percent of the site; parking, both required and provided; the land use  
17 district; name of master plan, if applicable; the number and type of fireplaces; and the  
18 number of dwelling units and bedrooms. **The site plan shall not contain any**  
19 **information regarding signage.**  
20

21 Section 8. The second unnumbered paragraph of Section 9-1-18-2(D)(1)(d)(3) of the  
22 Breckenridge Town Code is amended to read as follows:  
23

24 The site plan shall be drawn at a scale of one inch equals twenty feet (1" = 20') or one  
25 inch equals ten feet (1" = 10') for sites of ten thousand (10,000) square feet or less; shall  
26 be drawn on twenty four inch by thirty six inch (24" x 36") size paper; and shall depict  
27 the property corners and all permanent survey monuments. The site plan shall further  
28 include the title under which the proposed plan is to be filed; the date of drawing  
29 preparation and any revisions; a north arrow; the scale of drawing; the legal description  
30 for the property; signature blocks; phasing lines; a data block (to include tabulation in  
31 square feet of building mass and density, broken down by uses if more than 1 use is  
32 proposed, and accompanied by a statement of density used by this plan and any density  
33 remaining for this site); a tabulation in square feet of the total sign area allowed on the  
34 site, the sign area previously used, the sign area used by this application and the sign area  
35 remaining following the approval of this permit; the land area of site; dwelling area;  
36 common area; open space area, lot coverage, total site disturbance area and impervious  
37 surface area to be expressed in square feet and percent of site; snow stack area; parking,  
38 both required and provided; the land use district; name of master plan, if applicable; the  
39 number and type of fireplaces, and the number of dwelling units and bedrooms. **The site**  
40 **plan shall not contain any information concerning the content of any signage.**  
41

42 Section 9. Section 9-1-18-2(C)(3)(a)(1) of the Breckenridge Town Code is amended so  
43 as to read as follows:  
44

1 (1) The site plan shall be drawn at a scale of one inch equals twenty feet (1"= 20') or one  
2 inch equals ten feet (1"= 10') for sites of ten thousand (10,000) square feet or less; shall  
3 be drawn on twenty four inch by thirty six inch (24" x 36") size paper; and shall depict  
4 the property corners and all permanent survey monuments. It shall further include the title  
5 under which the proposed plan is to be filed; the date of drawing preparation and any  
6 revisions; a north arrow; the scale of drawing; the legal description for the property;  
7 signature blocks; phasing lines; a data block to include: tabulation in square feet of  
8 building mass and density (broken down by uses if more than 1 use is proposed, and  
9 accompanied by a statement of density used by this plan, and any density remaining for  
10 this site); a tabulation in square feet of the total sign area allowed on the site, the sign  
11 area previously used, the sign area used by this application and the sign area remaining  
12 following the approval of this permit; the land area of site; dwelling area; common area;  
13 open space area, lot coverage, total site disturbance area, and impervious surface area to  
14 be expressed in square feet and percent of site; snow stack area; parking, both required  
15 and provided; the land use district; name of master plan, if applicable; the number of  
16 dwelling units and bedrooms; and the number and type of fireplaces. **The site plan shall**  
17 **not contain any information concerning the content of any signage.**  
18

19 Section 10. Section 9-1-18-2(D)(1)(d)(3) of the Breckenridge Town Code is amended so  
20 as to read as follows:  
21

22 (3) The site plan shall be drawn at a scale of one inch equals twenty feet (1"= 20'), or  
23 one inch equals ten feet (1" = 10') for sites of ten thousand (10,000) square feet or less;  
24 shall be drawn on twenty four inch by thirty six inch (24" x 36") size paper; and shall  
25 depict the property corners and all permanent survey monuments. The site plan shall  
26 further include the title under which the proposed plan is to be filed; the date of drawing  
27 preparation and any revisions; a north arrow; the scale of drawing; the legal description  
28 for the property; signature blocks; phasing lines; a data block to include: tabulation in  
29 square feet of building mass and density (broken down by uses if more than one use is  
30 proposed, and accompanied by a statement of density used by this plan and any density  
31 remaining for this site); a tabulation in square feet of the total sign area allowed on the  
32 site, the sign area previously used, the sign area used by this application and the sign area  
33 remaining following the approval of this permit; the land area of site; dwelling area;  
34 common area; open space area, lot coverage, total site disturbance area, and impervious  
35 surface area to be expressed in square feet and percent of site; parking, both required and  
36 provided; snow stack area; the land use district; name of master plan, if applicable; the  
37 number and type of fireplaces, the number of dwelling units and bedrooms. **The site plan**  
38 **shall not contain any information concerning the content of any signage.**  
39

40 Section 11. Section 9-1-19-12A "Policy 12 (Absolute)(Signs)" of the Breckenridge Town  
41 Code is amended to read as follows:  
42

43 9-1-19-12A: POLICY 12 (ABSOLUTE) SIGNS:  
44

1 All signs shall be in compliance with the provisions of the Breckenridge Sign  
2 Ordinance Code<sup>1</sup>.

3  
4 <sup>1</sup>See Title ~~82~~, Chapter ~~215~~ of this Code.

5  
6 Section 12. Section (A)(9) of Section 9-1-19-38A “Policy 38 (Absolute) (Home  
7 Occupations,” of the Breckenridge Town Code is deleted, and the subsequent subsections of  
8 Section A are renumbered accordingly.

9  
10 Section 13. Section (E)(4) of Section 9-1-19-40A “Policy 40 (Absolute) (Chalet  
11 Houses)” of the Breckenridge Town Code is deleted, and the subsequent subsections of Section  
12 E are renumbered accordingly.

13  
14 Section 14. Section (B)(3)(a)(11) of Section 9-1-19-49A “Policy 49 (Absolute) (Vendor  
15 Carts)” of the Breckenridge Town Code is amended to read as follows:

16  
17 11. All signs for a large vendor cart shall be subject to the Breckenridge Sign  
18 Code<sup>1</sup> ~~One permanent freestanding sign is allowed for a large vendor cart, unless~~  
19 ~~otherwise prohibited by the Breckenridge Sign Code.~~

20  
21 <sup>1</sup>See Title ~~82~~, Chapter ~~215~~ of this Code.

22  
23 Section 15. Section (B)(3)(b)(14) of Section 9-1-19-49A “Policy 47 (Absolute) (Vendor  
24 Carts)” of the Breckenridge Town Code is amended to read as follows:

25  
26 14. All signs for a small vendor cart shall be subject to the Breckenridge Sign  
27 Code. ~~The maximum sign area for a small vendor cart is sixty six percent (66%)~~  
28 ~~of the linear frontage of the cart.~~

29  
30 Section 16. Footnote 8 of Title 9, Chapter 1 of the Breckenridge Town Code is amended  
31 to read as follows:

32  
33 <sup>8</sup>See Title ~~82~~, Chapter ~~215~~ of this Code.

34  
35 Section 17. Section 9-2-3-5(C)(11) of the Breckenridge Town Code is amended to read  
36 as follows:

37  
38 11. Final lighting and signage plans without reference to the content of the  
39 signs.

40  
41 Section 18. Section 9-3-9(L) of the Breckenridge Town Code is amended to read as  
42 follows:

43  
44 L. Signs: ~~The placement of~~ Appropriate signage directing traffic shall be placed in

1 any off street parking facility pursuant to the Breckenridge Sign Code<sup>1</sup> ~~Parking~~  
2 ~~lot and circulation directional signs must be approved pursuant to the Town's sign~~  
3 ~~ordinance. All signs relating to off street parking facilities shall be reviewed~~  
4 ~~according to the development code.~~

5  
6 <sup>1</sup> See Title ~~89~~, Chapter ~~215~~ of this Code.

7  
8 Section 19. Footnote 5 of Title 9, Chapter 3 of the Breckenridge Town Code is amended  
9 to read as follows:

10  
11 <sup>5</sup>See Title ~~89~~, Chapter ~~215~~ of this Code.

12  
13 Section 20. Section 9-12-8(H) of the Breckenridge Town Code is amended to read as  
14 follows:

15  
16 H. Sign Lighting: The lighting of a sign when done in accordance with the  
17 requirements of title ~~89~~, chapter ~~215~~ of this code.

18  
19 Section 21. Section 9-12-12(A)(6) of the Breckenridge Town Code is amended to read as  
20 follows:

21  
22 6. Signage Illumination: All signage in LZ-1, LZ-2 and LZ-3 shall comply with of  
23 title ~~89~~, chapter ~~215~~ this code. Signage utilizing lighting shall have fixtures  
24 mounted to the top of the sign structure aimed downward onto the sign from  
25 above. Fixtures shall be fully shielded so that light is directed only onto the sign  
26 facade and not aimed at the sky, adjacent streets, roads or properties.

27  
28 Section 22. Section E of the definition of “Commercial Handbill” in Section 11-5-2 of the  
29 Breckenridge Town Code is amended to read as follows:

30  
31 E. Which is not covered by the definition of a sign in section ~~8-2-39-15-5~~ of this  
32 Code..

33  
34 Section 23. Section 11-8-3 of the Breckenridge Town Code is amended to read as  
35 follows:

36  
37 11-8-3: Regulatory Scope: This Chapter primarily regulates signs and other  
38 forms of government speech conveyed by the Town and other governmental  
39 entities. Signs that may lawfully be placed on Town-owned property by the Town  
40 or other governmental entities pursuant to this Chapter do not require a sign  
41 permit issued pursuant to Title ~~89~~, Chapter ~~215~~ of this Code, or other formal  
42 approval by the Town. Signage on property other than Town-owned property is  
43 regulated by Title ~~89~~, Chapter ~~215~~ of this Code.

1           Section 24. The definition of “Subdivision Entrance Sign” in Section 11-8-4 of the  
2 Breckenridge Town Code is repealed.

3  
4           Section 25. Section 11-8-4 of the Breckenridge Town Code is amended by the addition of  
5 the following definition:  
6

**GATEWAY**                   **Has the meaning provided in Section 9-1-5 of this Code.**  
**ENTRANCE**  
**MONUMENT:**

7  
8           Section 26. Section 11-8-5 of the Breckenridge Town Code is amended to read as  
9 follows:  
10

11           11-8-5 PRIVATE SIGNS PROHIBITED ON TOWN-OWNED PROPERTY;  
12 EXCEPTIONS:

- 13  
14           A.     Except as specifically authorized in this Section, it is unlawful for any person to  
15 place a private sign on any Town-owned property.
- 16           B.     The following private signs may lawfully be placed on Town-owned property:
- 17                   1.     Private signs when authorized by a special events permit issued by the  
18 Town pursuant to Title 4, Chapter 13 of this Code.
- 19                   2.     Private ~~subdivision entrance signs~~ **gateway entrance monuments** when  
20 authorized by the Director under the following conditions:
- 21                           (a)     The ~~sign~~**monument** owner shall demonstrate that it is not feasible  
22 to place the sign on private property due to site constraints, poor  
23 topography, or other similar conditions.
- 24                           (b)     The ~~sign~~**monument** owner shall enter into an encroachment  
25 license agreement, or similar contractual agreement, with the  
26 Town, which agreement shall contain provisions concerning  
27 insurance and indemnification so as to adequately protect the  
28 Town from liability in the event of a claim or loss arising from the  
29 placement of the ~~sign~~**monument** on such Town-owned property.
- 30                           (c)     The ~~sign~~**monument** shall be maintained as required by the terms  
31 of the encroachment license agreement and this Chapter. If the  
32 ~~sign~~**monument** is not so maintained the Town may order the  
33 ~~sign~~**monument** removed from the Town-owned property, and if  
34 the ~~sign~~**monument** owner refuses to remove the sign, the Town  
35 may remove the ~~sign~~**monument** and may recover the costs thereof  
36 from the ~~sign~~**monument** owner.



- (d) The sign monument shall not be placed so as to substantially interfere with the Town’s use of the Town-owned property, or create an unsafe or hazardous condition. Without limiting the generality of the foregoing, the sign monument shall not obstruct the sight triangle, impede drainage or interfere with utilities, pedestrian ways, snow stack areas, or snowplowing.
  - (e) The Director shall review and approve as to form and content any request to place a private ~~subdivision entrance signs~~ gateway entrance monuments on Town-owned property pursuant to this Section before the sign monument is placed. The Director may impose any reasonable conditions of approval on the placement of any private ~~subdivision entrance signs~~ gateway entrance monuments on Town-owned property .
3. Private signs placed by a real estate agent on Town-owned property as authorized by Title 89, Chapter 215 of this Code.
  4. **When approved by the Director, signs, including but not limited to sandwich board signs as defined in Section 9-15-5 of this Code, providing information about events, activities, or museums which are open to the general public, regardless of whether a fee is required to gain admission, if such event, activity or museum is conducted, sponsored, or provided by a Colorado non-profit corporation.**

Section 27. Except as specifically amended hereby, the Breckenridge Town Code, and the various secondary Codes adopted by reference therein, continue in full force and effect.

Section 28. This Chapter is to be published as required by Section 5.9 of the Breckenridge Town Charter, and shall become effective on

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2019. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of \_\_\_\_\_, 2019, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: \_\_\_\_\_  
Eric S. Mamula, Mayor



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ATTEST:

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Helen Cospolich, CMC,  
Town Clerk

Brk 500-29-1\2019 Sign Ordinance (01-09-19)

**Planning Commission Staff Report**

**Subject:** East Peak 8 Hotel  
(Class A, Preliminary Hearing; PL-2018-0576)

**Proposal:** To construct a hotel and condominium project, consisting of 58 for-sale condominiums and a four star, 137 guest room hotel. The project will also include amenity spaces, back of house support spaces, common areas, restaurant, bar, commercial kitchen, pool and spa, ski lockers and outdoor dining and seating.

**Date:** January 1, 2019 (For meeting of January 15, 2019)

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

**Applicants/Owners:** Lionheart – BGV Ventures, LLC; Graham Frank  
Vail Resorts Development Company (VRDC), Kyle Griffin

**Agent:** Brent Carr; Rowland and Broughton

**Address:** 1599 Ski Hill Road

**Legal Description:** Lot 4, Peak 8 Subdivision, Filing 1

**Site Area:** 181,925 sq. ft., 4.18 acres

**Land Use District:** Development is subject to the Eighth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2018-546, previous amendments to this Master Plan and the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Lionheart – BGV Ventures, LLC.

**Underlying Land Use District:**  
*LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums,  
Condo-hotels, Hotels and Lodges @ 4 UPA*

**Site Conditions:** The building is to be located at the current administration building site, between One Ski Hill Place and the Four O'clock subdivision. The Cucumber Gulch Preventative Management Area (PMA) is to the north of the development site. None of the project site is within the PMA or the Cucumber Gulch Overlay Protection District. The site is laced with multiple existing buried utilities.

**Adjacent Uses:** North: Ski Hill Road, Cucumber Gulch Preventative  
Management Area  
East: Four O'clock Subdivision  
South: Peak 8 Ski Area  
West: One Ski Hill Place

**Allowed Density:** Per the Eighth Amendment to the Amended Peak 7 & 8 Master Plan and Development Agreement with Town of Breckenridge, Reception Number 1181305:

Maximum TDRs allowed (per Development Agreement):  
 TDRs 58.00 Residential SFEs, of which up to 2 SFEs may be used for Commercial.

Existing on Master Plan to be utilized by applicants:  
 VRDC 71.60 Residential SFEs  
 9.00 Commercial SFEs  
 7.20 Guest Services SFEs

**Total Allowed:**

Hotel	40.40 SFEs =	55,752 sq. ft.
Condominium	89.20 SFEs =	107,040 sq. ft.
Commercial	9.00 SFEs =	9,000 sq. ft.
Guest Services	7.20 SFEs =	10,104 sq. ft.*
<b>Total</b>	<b>145.8 SFEs =</b>	<b>181,896 sq. ft.</b>

\*Includes 2,904 sq. ft. of allowed support services

**Total Proposed:**

Hotel	39.99 SFEs =	55,187 sq. ft.
Condominium	88.04 SFEs =	105,648 sq. ft.
Commercial	8.95 SFEs =	8,948 sq. ft.
Guest Services	5.94 SFEs =	8,842 sq. ft.*
<b>Total</b>	<b>142.92 SFEs =</b>	<b>178,626 sq. ft.</b>

Note: Per the Master Plan, *the Guest Services of First Aid and Employee Lockers do not count as density or mass. Per the Development Agreement, public restrooms, storage areas, and lift and lift personnel facilities do not count as density or mass.*

Amenities Required:  
 (1/35 of proposed residential density): 4,651 sq. ft.  
 Proposed Amenities: 20,399 sq. ft.

Note: Per 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).*

**Mass:**

**Total Allowed:**

Hotel	69,690 sq. ft.
Condominium	133,800 sq. ft.
Commercial	9,000 sq. ft.
Guest Services	10,104 sq. ft.*
<u>Amenity (600%)</u>	<u>27,907 sq. ft.</u>
<b>Total:</b>	<b>250,501 sq. ft.</b>

<b>Total Proposed:</b>	
Hotel	53,819 sq. ft.
Condominium	102,514 sq. ft.
Commercial	6,966 sq. ft.
Guest Services	89 sq. ft.*
Amenity (600%)	20,399 sq. ft.
Common Area	40,391 sq. ft.
<b>Total:</b>	<b>224,178 sq. ft.</b> (26,323 sq. ft. under)

**Height:** Per LUD 39 and Master Plan: 62'-0" (Five stories)  
Proposed Height: 73'-10" (Negative -10 points)

**Lot Coverage:** Building / non-Permeable: 77,400 sq. ft. (43% of site)  
Hard Surface / non-Permeable: 51,460 sq. ft. (28% of site)  
Open Space / Permeable Area: 53,065 sq. ft. (29% of site)

**Parking:** Required on-site - Per Master Plan  
Residential (Condo, lock-offs & hotel) - 221 units: 221 spaces  
Commercial & Guest Services: Covered separately through Peak 7 & 8 MP  
Vail Resorts (Per Agreement): 38 spaces  
Total required: 258 spaces  
Total on-site proposed: 500 spaces (242 over)

**Snow stack:** All exterior areas snow-melted, 39,935 sq. ft. (Negative -3 points)

**Setbacks (Perimeter Setbacks):**

**Required:**

Absolute Residential:	Front:	10 ft.
	Side:	3 ft.
	Rear:	10 ft.
Relative Residential:	Front:	15 ft.
	Side:	5 ft.
	Rear:	15 ft.

**Proposed:**

Residential:	Front:	20 ft.
	Side (West):	12 ft.
	Side (East):	20 ft.
	Rear:	15 ft.

**Employee Housing:** 10% of residential density provided for offsite (Positive +10 points)

**Refuse:** Trash/recycling enclosure is proposed within the west side of the P2 Level of the building. (Positive +1 point)

**Loading Areas:** A loading area is proposed within the west side of the P2 Level of the building and has access that is separate from the public entrance.

This development is subject to the Amendment of the original May 2003 Peaks 7&8 Master Plan and all subsequent Master Plan amendments. The Eighth Amendment to the Amended Peak 7 & 8 Master Plan, PL-2018-0546, was approved by the Planning Commission on December 4, 2018 and by the Town Council on December 11, 2018.

On July 10, 2018 the applicants obtained an approval for a Development Agreement associated with this application (Council Bill NO. 16, Series 2016). Prior to the approval of the Development Agreement the Planning Commission held a work session on January 16<sup>th</sup> to conduct a “Fit Test” for the request based on a conceptual plan. At the work session the Commission answered questions on several items listed below. (Note: One Commissioner has been replaced with a new Commissioner not present at the work session for this item).

- Six out of seven of the Commission were comfortable with the general building locations and proposed connection above grade to each of the building modules as well as the site buffering.
- Six out of seven of the Commission believed the proposed building height could comply with Land Use District 39 and be subordinate in height to the eastern cross gable of One Ski Hill Place (one felt more information was needed).
- Three Commissioners did not feel they had enough information to weigh-in on the parking reduction request. Three other Commissioners were not supportive of the reduction of parking spaces and one Commissioner was supportive of a reduction in parking spaces. (This request for a parking reduction has been withdrawn from the application.)
- The Commission found the circulation off of Ski Hill Road may be achievable as proposed but all were strongly against the secondary access for deliveries and garbage from Sawmill Run Road.
- Six of seven of the Commission found the commitment to lowering the eastern façade height, by averaging 2.5 stories and breaking-up the buildings into modules, allows for better transitions to the eastern single-family neighborhoods and improves the view corridors as identified by the Sheet 5-Fit Test and Sheet 8 - View Corridor Study (one felt more information was needed).
- Six of seven of the Commission found the proposal’s density, broken into multiple building modules, could comply with the Development Plan of the Peak 8 Base section of the Master Plan if the “peach colored” connector height was low enough (one felt more information was needed).
- All Commissioners emphasized to the applicants to work with the neighbors and provide skier access to the Four O’ Clock Subdivision and keep the plaza and building connection low.
- Based on the information provided, five out of seven of the Commission believed there is reasonable possibility the proposal, with up to an additional 62 SFEs of TDRs could pass a point analysis at a future formal review process. One Commissioner thought 62 SFEs of additional density was too much and another thought there wasn’t enough information provided to make a determination.

Additionally, beyond the Commission’s comments, the Commission received both written and public comments from three property owners in the Four O’ Clock Subdivision. The main concerns from the neighbors included:

- Concern over continued skier access from the neighborhood.

- Opposition to vehicular access to the development from Sawmill Run Road.
- Concern over light and noise from potential patios and the building along the eastern façade.
- Concern over building design affecting views.
- Loss of tree buffer between the neighborhood and building along the eastern property line.

Ultimately the approved Development Agreement identifies and allows for the review of:

- Transfer of up to 58 Residential SFEs (69,600 sq. ft. for condo or 80,040 sq. ft. of hotel, depending on specific use) and 2 Commercial SFEs (2,000 sq. ft. Commercial) from the density included under the Gondola Lots Master Plan. This square footage would be in addition to the existing entitled density on the site of 71.6 Residential SFEs, 9.0 Commercial SFEs and 7.2 Guest Services SFEs.
- Commence infrastructure improvements including demolition of the current administration building, relocation of deep utilities, construction of storm water management systems, and mass excavation during the spring and summer of 2019 prior to the issuance of a building permit.
- Allow one or more temporary structures accommodating Owner’s administration functions necessary or appropriate for the operation of the Breckenridge Ski Resort to be placed in locations acceptable to Owner, Developer and Town on the Sale Parcel or elsewhere within the Property as determined by Owner and Developer and maintained in such locations until the proposed Guest Services Spaces are completed and ready for occupancy by Owner.
- Establish building height regulations that are in accordance with the Master Plan.

The approved community benefits for this development agreement include.

- \$125,000 toward the continued preservation of Cucumber Gulch or other public benefits as determined by the Town Council.
- Provide employee housing restrictions on 20,000 square feet of existing residential units, which is in excess of employee housing required under the Town’s Development Code for the Proposed Development.
- Provide approximately 1,500 square feet of space in the Proposed Development for the Breckenridge Outdoor Education Center (“BOEC”) to use for lockers, storage and other similar uses.
- Establish with the Town an environmental improvement fund dedicated to drainage and similar improvements to protect the Town’s Cucumber Gulch property with a fee of \$2.00 per paid room night to be added to the amount paid for hotel room rentals for a period of 20 years from the date a certificate of occupancy is issued for the hotel component of the Proposed Development.
- Limit the height of the Proposed Development to a maximum height equal to the elevation of the existing east gable of One Ski Hill Place.
- Abandon the right of access to the Sale Parcel from Saw Mill Run Road upon issuance of the final certificate of occupancy for the Proposed Development.
- Master lease the entire Barton Landing Apartments project pursuant to the terms of the Lease previously entered into with Barton Creek Development, LLC, subject to actual completion of such project by Barton Creek Development, LLC.



- Purchase additional shuttles for the Breckenridge Mountain Master Association if vehicular traffic exceeds 1,600 trips per day from the development for any single calendar month in the first five years after a certificate of occupancy is issued.

On July 10, 2018, a portion of Tract C was subdivided to create Lot 4, Peak 8 Subdivision. This subdivision was carried out to accommodate a property transfer and development of the Lionheart BGV Ventures Hotel and Condominiums.

### Staff Comments

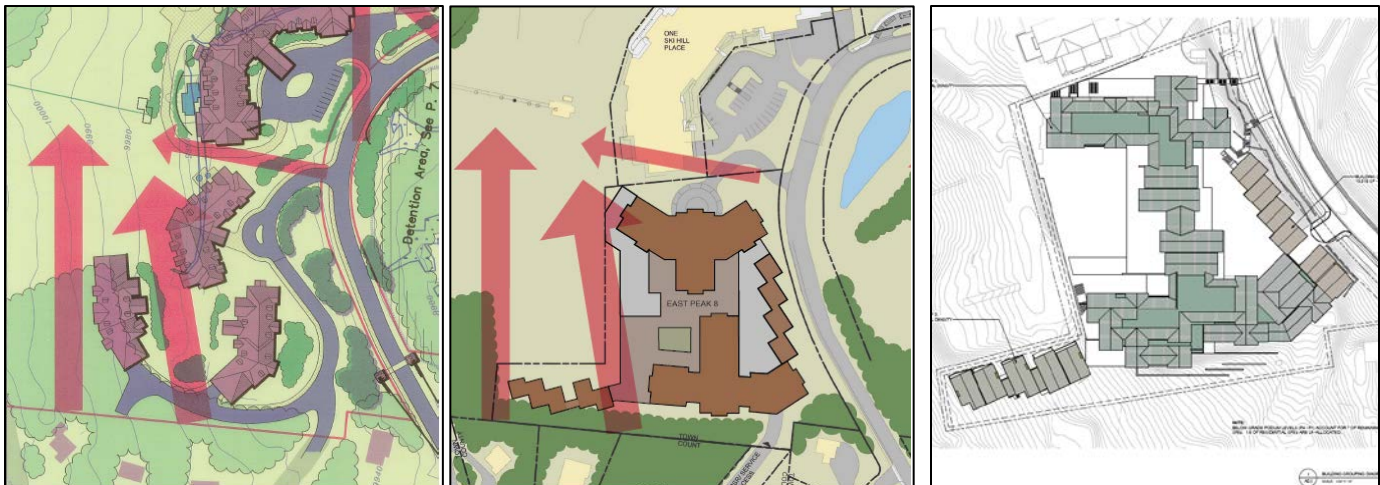
**Land Use (Policies 2/A & 2/R):** Per the Land Use Guidelines for District 39 and the Peaks 7 and 8 Master Plan, residential and lodging uses are recommended. The proposed hotel and condominium uses and associated amenities, commercial and guest services uses are allowed and consistent with adjacent development to the west. On the east side the project is adjacent to the Single-Family homes that are located in Land Use District 10. With this in mind, the east side of the project is limited to 2.5 stories and has minimized the number of exterior balconies. Staff has no concerns.

**Density/Intensity (3/A & 3/R):** Based on the current plans, the proposed density falls 3,270 sq. ft. below that allowed by the Master Plan with the addition of the TDRs allowed in the Development Agreement between the Town of Breckenridge, and Lionheart BGV Ventures, LLC.

In addition to the Master Plan’s permitted density, the Master Plan also specifies One Ski Hill Place shall be the center for the largest buildings.

*“...at the ends of the Peak 8 Base area the buildings will be lesser in height and density as compared to the center core of the Peak 8 Base.”*

As proposed, the project’s total density is approximately 39% above the One Ski Hill Place parcel’s



Original View Corridor Exhibit from 2003 Master Plan: Previous Design from Fit Test in January 2018: Proposed Design January 2019:

density. However, the project is broken into multiple building modules similar to the design of the connected buildings of the Grand Colorado on Peak 8, Buildings 1, 2. And 3, which totaled 205,736 sq. ft. but was broken up into three interconnected modules, with the largest module being 95,882 sq. ft. This kept One Ski Hill Place as the single largest building. For reference:

This Proposal:

Density: 178,626 sq. ft.

3 modules = 52,528 sq. ft. average of the modules, 123,274 sq. ft. being the largest module.

One Ski Hill Place:

Density: 128,247 sq. ft. (in one module)

Grand Colorado on Peak 8, Buildings 1, 2 and 3:

Density: 205,736 sq. ft.

3 modules = 68,579 sq. ft. average of the modules, 95,882 sq. ft. being the largest module.

Just as the Grand Colorado did, the applicants have designed the project to break the density up into three connected modules, where no single module is greater than One Ski Hill Place (Sheet A0.5). Based on staff's interpretation and past precedent we believe this design meets the intent of the Development Plan of the Peak 8 Base section of the Master Plan, as did the project's previous and different design from the Fit Test. Does the Commission agree with Staff's conclusion?

9) *PLAN COMPONENTS:*

*... 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...*

Additionally, the layout of the building maintains the view corridor alignment that was originally presented in the original view corridor exhibit and fit test. Staff finds the design of the project meets the Plan Components section of the Master Plan that addresses view corridors. Does the Commission agree?

**Mass (4/R):** Per the Master Plan and similar to other recent resort projects, the mass allowance for amenities may be increased up to 600% without incurring any negative points. Also, under the current Master Plan certain uses under Guest Services are exempt from density and mass calculations:

- Patrol And First Aid Facilities
- Employee Lockers
- Public Restrooms
- Storage Areas
- Lift And Lift Personnel Facilities

Using these guidelines, at 224,178 square feet, the proposed building is 26,323 square feet less than the allowed 250,501 square feet of mass.

**Building Height (6/A & 6/R):** As specified in the Master Plan, and per Land Use District 39, building heights are recommended at 5-stories. Per the Development Code, the first two stories are counted as 13-foot tall each and subsequent stories are counted at 12-foot tall each. Hence, a 5-story multi-family building will have a height of 62 feet, measured from the mean (mid-point between ridge and eave) of the roof to the finished grade below. In addition, the relative portion of this policy allows this height to be exceeded with negative points being incurred:

(2) *Outside The Historic District:*

a. For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the land use guidelines, as follows:

<b>-10 points</b>		<b>Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation. *</b>
<b>1 x (-1/+1)</b>	<b>1. It is encouraged that buildings incorporate the uppermost story density into the roof of the structure, where no additional height impacts are created.</b>	<b>b. For all structures except single-family and duplex units outside the historic district: Additional negative or positive points may be assessed or awarded based upon the planning commission's findings of compliance with the following:</b>
<b>1 x (-1/+1)</b>		<b>2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.</b>

\*Highlight added

The finished grade as described in the Master Plan is shown on Sheets A0.1, A0.6, A4.1, A4.2 and H1.0. The Peak 7&8 Master Plan and Development Agreement allows for the applicant to establish finished grade, as agreed upon by planning staff and the applicant, at the base of Peak 8 since the administration building, parking lots and driveways were placed into the natural hillside destroying the natural slope with new cut and fill. The finished grade proposed has been determined by drawing a continued line of grading across the historic topographic slope, as agreed upon by Town Staff and the applicant and illustrated on sheets A0.1, A0.6, A4.1, A4.2 and H1.0.

Once finished grade is established then building height is measured the same way as described in the Development Code. The height of a building as measured from any point from within a building's foundation or around a building's foundation perimeter to a point *directly below*. In the case of multi-family buildings (including this building), measurement is taken from points around the outside edge of the building's perimeter to proposed grade and from within the building's foundation perimeter to the established finished grade. We also note that in every case, building height is measured per the Development Code from the grade directly below, not by any U.S.G.S. elevation.

The height of the tallest portion of this building is 73'10", as illustrated on the "Maximum Height Diagram", sheet A0.6, measured from the mean to the finished grade below. This exceeds the building height recommended in the land use guidelines by more than one-half (1/2) story but less than one story. This warrants negative (-10) ten points under Policy 6/R: Building Height.

As noted above, negative points may be awarded to buildings that have unbroken ridgelines exceeding 50'. At its longest point, the project has an unbroken ridgeline of 73', this warrants negative (-1) one point. Additionally points may be awarded to buildings that show broken, interesting roof forms that step down at the edges and for providing density in the roof forms. Staff does not recommend awarding negative or positive points for this design for placing density into the roof forms. Also staff does not support awarding the project positive or negative points for the building forms stepping down at the edges because areas along the western façade are above the height recommendation for Land Use District 39. Despite the tall appearance along the western façade, the project does a nice job of stepping

down in the majority of areas adjacent to Ski Hill Road and the Four O'clock Subdivision. The eastern façade adjacent to the Four O'clock Subdivision does not exceed 2.5 stories, as promised by the developer during the Fit Test.

As noted in the Master Plan, *"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."* This is further codified in the Peak 7 & 8 Master Plan and Development Agreement which states: *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.* As proposed, the project does not exceed the east cross gable height in USGS of One Ski Hill Place, Staff believes the proposed height of the building adheres to the Development Agreement, Master Plan, Development Code and Land Use Guidelines. However, staff notes that the USGS height of the east cross gable is only 1/8 inch higher than the five tallest ridgeline heights of the proposed East Peak 8 Hotel. This leaves no room for error and staff has some concerns about the ability to execute this plan in the field. Does the Commission agree with the height measurement methodology and analysis?

**Architectural Compatibility (Policy 5/A & 5/R):** Since this is the first Preliminary Hearing and there are more macro level questions the applicants wanted feedback on before going to the level of detail associated with developing a full material board, the applicants have only included a single rendering previously used during the Development Agreement review that gives the concept of materials and architecture. Architecture and building materials will be reviewed in greater depth at a future meeting. In the meantime, staff would like to hear initial feedback on the architecture of the building.

Similar to the neighboring Grand Colorado at Peak 8 buildings, large amounts of glass are shown throughout the building, particularly at plaza level on the east elevation. The large expanses of glass are covered with a deep roofs and porches to shade the interior and reduce glare. Does the Commission have any initial comments pertaining to architecture?

**Site and Environmental Design (7/R):** As described in the Master Plan and in the Land Use Guidelines, the base of the ski area is encouraged to have high intensity development. So, site buffering will apply around the perimeter of the development. Additionally, to reduce the massing and screening needs, portions of the building have been buried below grade to reduce the visual and physical impacts and make any landscaping more effective.

Lot 4 is currently developed with the Ski Resort's Administration Building and existing paved parking lot. Due to this previous development, the site has been disturbed with significant changes to the natural grade as noted above. There are minimal natural features to preserve onsite.

Throughout the Master Plan, beginning with the 2003 Amendment and carried through to the most recent 2018 Master Plan Amendment, there has been clear direction to transition the intensity of the eastern most buildings down so they are compatible with the adjacent Four O'Clock Subdivision.

*Visual Impacts adjacent to the 4 O'Clock Subdivision and Skiwatch will be minimized by utilizing roof forms that step down at the edges, while maintaining steeply pitched roofs, which are characteristics of mountain architecture." – 2018 Breckenridge Ski Resort Peaks 7 and 8 Master Plan Amendment*

As proposed, the eastern portion of buildings are sited against the mature stand of lodgepole pine trees. At their closest point, the buildings are set approximately 20' from the eastern property line of Lot 1, Boulder Ridge and are shown at distances ranging from 55' to 127' to the adjacent homes in the Four O'clock and Boulder Ridge Subdivisions. Staff overall feels the general placement of the buildings makes good use of the mature stand of trees to visually separate it from the adjacent neighborhoods and exceeds the relative setbacks. The applicants have also stated the tallest points of the eastern facade will be subordinate in height to the neighboring mature lodgepole pine trees, are below 2.5 stories from finished grade, and decks and patios have been minimized. Does the Commission have any comments related to site buffering of the structure from the adjacent single-family neighborhoods?

Beyond the Master Plan, Policy 7/R (B) also encourages new developments to be adequately buffered from neighboring properties. Specifically the policy states:

*“Site Buffering: Developments **should be buffered from adjacent properties and public rights of way.** To achieve this, buildings and other development impacts should be located in a manner that allows for site buffering (existing or proposed). Buffering between the developments and neighboring properties may include, but are not limited to:*

- *Existing mature tree stands.*
- ***The physical distance from property edge to the development.***
- *New landscaping.*
- ***Landscaped berms at the property perimeter.” (emphasis added).***

The proposed design shows the Trash/Receiving/Loading Employee driveway along the west side of the project within five feet (5') of the north property line and without any buffering. The driveway then crosses over onto the adjacent Tract C. Beyond the absence of buffering along the Trash/Receiving/Loading Employee driveway, minimal landscaping is proposed along the west side of the building on the other side of the driveway to make up for the lack of buffering along the property line.

#### Past Precedent

1. Broken Compass Brewery and Workforce Housing Project, PI-2017-0051, 1910 Denison Placer Road: (-4 points) Inadequate site buffering along the property edge.
2. Homes at Maggie Point, PC#2013050, 9525 Colorado Highway 9: (-4 points) Inadequate site buffering along the property edge.
3. Silverthorne House, PC#2007004, 300 North Main Street: (-4 points) Inadequate site buffering along the rear property edge.

This project proposes very good site buffering on the east side, adjacent to the Four O'clock Subdivision and on the north side, adjacent to Ski Hill Road. However, there is minimal site buffering along the west property line, adjacent to One Ski Hill Place so staff recommends negative four (-4) points for not providing an adequate site buffer to the western property line.

The project proposes 12 retaining walls around the buildings, 10 of which are above 4' in height with the tallest being 19' tall. The retaining walls are proposed to be sided with natural stone (see diagram on page A0.7).

Per Policy 7/R, Section C. 2X(-2/+2): *Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged to be provided to retain slopes and make up changes in grade rather than cut/fill areas for slope retention. Retaining wall systems made of, or faced with, natural materials*

*such as rock or timbers are preferred. Other materials that are similar in the nature of the finishes may be considered on a case by case basis, but are not recommended for use in highly visible locations. Smaller retaining wall systems, up to four feet (4') tall, that incorporate vegetation between walls without creating excessive site disturbance are preferred. It is understood that, depending on the slope of the site, the height of retaining walls may vary to minimize site disruption. If an alternative site layout that causes less site grading and complies with all other relevant development code policies is viable, then it should be strongly considered.*

Staff believes there are two issues to consider regarding the retaining walls. First this policy encourages the wall to be faced with natural materials if located in highly visible locations.

The retaining walls are located all around the project, some are concealed and some are highly visible from Ski Hill Road, One Ski Hill Place and the Breckenridge Ski Resort. The retaining walls are sided with natural stone, matching the proposed stone on the building. Since this policy encourages retaining walls to be “faced with, natural materials such as rock...”, staff does not have any concerns.

Smaller retaining wall systems, up to four feet (4') tall that incorporate vegetation between walls without creating excessive site disturbance are preferred.

#### Past Precedent

1. Pinewood Village II, PL-2014-0170, (-4 points) For having a section of sixteen foot (16') tall unfinished retaining wall.
2. Huron Landing, PL-2015-0498, (-4 points) For having a section of seven foot (7') tall retaining wall.

Staff believes that based on past precedent and the number retaining walls exceeding the recommended 4' in height the proposal should earn negative four (-4) points under Policy 7/R. Staff also recommends negative four (-4) points under the policy for the lack of site buffering along the western property line, for a total of negative eight (-8) points under this policy. Does the Commission concur?

**Placement of Structures (9/A & 9/R):** According to Section 9-1-19-9 (Absolute) (2) (d), *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.*

Staff has treated the frontage along Ski Hill Road as the front yard setback and the east frontage adjacent to the Four O'clock Subdivision and west frontage adjacent to One Ski Hill Place as the side yard setbacks and the south frontage bordering the ski slope as the rear setback. Staff has no concerns with the placement of the buildings since all absolute and relative setbacks have been met.

**Snow Removal and Storage (13/R):** All exterior hardscape and paving (39,935 sq. ft.) for the project is proposed to be snow melted. As a result, negative three (-3) points are shown on the Point Analysis under Policy 33 (Relative) Energy Conservation and discussed in this report below.

**Refuse (9/A & 9/R):** Per this section of the Code: *All developments are encouraged to provide for the safe, functional and aesthetic management of refuse beyond that required by title 5, chapter 6, "Trash Dumpsters And Compactors", of this code.*

A. *The following trash dumpster enclosure design features are encouraged to be incorporated in the enclosure design: 1 x (+1) Incorporation of trash dumpster enclosure into a principal structure.*

### Past Precedent

1. Ten Mile Conference Room, PL-2018-0071, 505 South Park Avenue: (+1 point) Refuse Storage integrated into building .
2. Breckenridge Mountain Lodge Redevelopment, PC#2014034, 600 South Ridge Street: (+1 point) Refuse Storage within main building.
3. Shock Hill Tract E, PC#2013095, 260 Shock Hill Drive: (+1 point) Refuse Storage within main building.
4. Shock Hill Cottages, PC#2013040, 12 Regent Drive: (+1 point) Refuse Storage integrated into building. BGV Lodge at Peak 8, PC#2012075, 1593 Ski Hill Road: (+1 point) Refuse Storage integrated into building

Staff is supportive of the refuse plan and recommends positive one (+1) point for incorporating waste and recycling storage into the principle structure.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** In general, the circulation proposed is consistent with the feedback the applicants received from the Town Council and Planning Commission during the Development Agreement process. Specifically, access is limited to two separate circulation areas along Ski Hill Road and not through the Four O'clock subdivision. Also, a 5' public access easement and heated walkway is proposed through the project for the Four O'Clock Subdivision.

The Main Check-in and Guest Parking Entrance (East) is where all of the guests will initially check in. With this application, the drawings show 8 additional short-term parking spaces at the Porte de Cochère area to accommodate increased check-in needs at peak times. The area will be staffed with valet/ bell staff to ensure the area will not become overwhelmed with vehicles.

The Trash/Receiving/Loading Employee Entrance is separate from any driveway used by the public.

Staff supports the separation of uses and general circulation. We welcome any Commissioner comments.

Pedestrian circulation is provided by a sidewalk parallel to Ski Hill Road and several snow melted walkways throughout the project. As mentioned above, a public access easement is proposed on the eastside, between the main complex and the five separate condominiums to the south.

### Past Precedent

1. Village Hotel Exterior Remodel, PL-2018-0482, (+3 points) Provided a public pedestrian access easement.
2. Lincoln Grill, PL-2017-0030, (+3 points) Provided a mid-block access easement.
3. Huron Landing, PL-2015-0498, (+3 points) Provided a section of a public rec path.
4. Fifth Amendment to the Amended Peak 7 & 8 Master Plan, PC#2013006, (+3 points) Provided a sidewalk along Ski Hill Road.
5. Pinewood Village II, PL-2014-0170, 1/6/2015. (+3 points) Provided a sidewalk connection along Airport Road.

Based on past precedent for providing a public access connections, staff recommends positive three (+3) points under Policy 16/R.

The applicants received specific comments from Public Works related to circulation uses along Ski Hill Road. These comments will need to be addressed prior to a final hearing.

- Driveway widths appear larger than allowed by code.
- ADA ramps will be needed at high volume driveways.
- Roadway/sidewalk improvements along Ski Hill Rd are not shown. The roadway width needs to be reduced to a typical section with 12' drive lanes and curb and gutter/pan.
- Temporary bus stop location adjacent to the project needs to be functional in 2019 while the bus stop at GC Peak 8 East is completed.
- Temporary asphalt sidewalk, installed previously by developer, shall be finished as a concrete sidewalk.
- Pedestrian level, street lights for ROW sidewalk need to be shown. Spacing and fixture per TOB standard practice.
- Footers and/or retaining walls should not extend into ROW.

**Parking (18/A & 18/R):** As directed under the Master Plan, 1.0 parking spaces per unit (or 2.0 total with a lock-off unit) are required. As a result, for the 52 condominium units, 31 lock-off units and 137 hotel rooms, 220 residential parking spaces are required. Additionally, 38 parking spaces are required onsite per an agreement with Vail Resorts. Therefore, the total required parking spaces is 258. The plans show 500 spaces (242 spaces more than required).

Parking for the commercial uses will be accommodated by a portion of the 200 common parking spaces within the master plan area of Peak 7&8. For comparison, if parking were required beyond the 200 common spaces for the project's commercial and restaurant uses approximately 55 spaces would be required. With a surplus of 242 spaces, parking for all uses are easily accommodated on site.

Per Master Plan - *Commercial: 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.*

100% of the parking is being provided underground. Consistent with other developments at Peaks 7 and 8, staff is suggesting positive four (+4) points for locating all parking away from public view.

Per the Development Code: *2 x (-2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.*

As noted above, 241 extra parking spaces are being provided with this application. The Code encourages developments to provide parking that exceeds the minimum requirements. However, the Master Plan also seeks to limit vehicular trips on Ski Hill Road through reducing the required commercial parking.

Per the Development Code: *1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:*



Based on these two conflicting narratives staff would like input from the Planning Commission whether this project should be awarded positive points for providing significant onsite parking beyond the required minimum?

**Loading (19/A):** It is required that loading areas be provided for all developments containing other than one and two-family residential uses. These loading areas shall provide adequate space suited to the loading and unloading of persons, materials and goods in relationship to the needs and requirements of the project. In no event shall such spaces infringe upon any public space or in any way decrease the safety and efficiency thereof.

This development addresses two different loading areas for guests of the development and for trash, receiving and employees. Staff believes the circulation and loading areas are separated well and have been well thought out. We have no concerns.

**Open Space (21/A & 21/R):** For residential uses and commercial uses there is a 30% and 15% open space requirement respectively. Since this is a mixed used development, the amount of open space required is pro-rated based on the proposed density. The residential space accounts for 90% of the project's density and commercial component makes up 10%. Based on this formula 51,849 sq. ft. of open space is required. The applicants propose 53,065 sq. ft. of open space. The primary areas of open space include the eastside of the property adjacent to the Four O'clock Subdivision and north side of the property adjacent to Ski Hill Road. This application meets the open space requirement, staff has no concerns.

**Landscaping (22/A & 22/R):** The current plan shows 150 evergreen trees and 195 deciduous trees. Sheet L100 shows the preliminary Planting Plan with the following:

**PLANTING SCHEDULE**

SYM.	COMMON NAME	BOTANICAL NAME
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**DECIDUOUS TREES (196)**

ASP	QUAKING ASPEN	POPULUS TREMULOIDES
LAN	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA
BPO	BALSAM POPLAR	POPULUS BALSAMIFERA
MAL	THINLEAF ALDER	ALNUS INCANA TENUIFOLIA
RIB	RIVER BIRCH	BETULA NIGRA
BTM	ROCK MOUNTAIN GLOW BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'
SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
AMM	AMUR MAPLE	ACER GINNALA 'FLAME'
PKP	SCHUBERT CHOKECHERRY	FRAXINUS VIRGINIANA 'SCHUBERT'

**EVERGREEN TREES (150)**

FOX	BRISTLECOONE PINE	PINUS ARISTATA
ENG	ENGELMANN SPRUCE	PICEA ENGELMANNII
SAF	SUBALPINE FIR	ABIES LASIOCARPA
BES	BABY BLUE EYES COLORADO SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
BOS	BAKERI COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'
FBS	FAT ALBERT BLUE COLORADO SPRUCE	PICEA PUNGENS GLAUCA FAT ALBERT'
CBS	COLORADO BLUE SPRUCE	PICEA GLAUCA
DGF	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
LIP	LIMBER PINE	PINUS FLEXILIS

**DECIDUOUS SHRUBS**

CAC	PEKING COTONEASTER	COTONEASTER ACUTIFOLIA
RBE	NATIVE RED BERRIED ELDER	SAMBUCUS PUBENS
DAW	DWARF ARCTIC WILLOW	SALIX PURPUREA NANA
RWO	WOODS ROSE	ROSA WOODSII
KDP	KATHRYN DYKES POTENTILLA	POTENTILLA FRUTICOSA 'KATHRYN DYKES'
PBP	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'
APC	ALPINE CURRANT	RIBES ALPINUM
FSP	FALSE SPIREA	SORBARIA SORBIFOLIA
DOG	BAILEY REDTWIN DOGWOOD	CORNUS SERICEA 'BAILEY'
TBH	TWINBERRY HONEYSUCKLE	LONICERA INVOLUCRATA
VBE	HIGHBUSH CRANBERRY	VIORNUM EDULE

**EVERGREEN SHRUBS**

BTM	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
DGB	DWARF GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'
MMP	MINIATURE MUGO PINE	PINUS MUGO 'MOPS'
BUF	BUFFALO JUNIPER	JUNIPEROUS SABINA 'BUFFALO'
SMM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'

**ORNAMENTAL GRASSES**

THG	TUFTED HAIR GRASS	DESCHAMPSIA CESPIITOGA
IRG	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES
BIG	SISKIYOU BLUE IDAHO FESCUE	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'
FUG	PRAIRIE JUNEGRASS	KOeleria MACRANTHA
BBS	BIG BLUESTEM	ANDROPOGON GERARDII

**PERENNIALS & GROUNDCOVERS**

MRE	CREeping CRESON GRAPE HOLLY	MAHONIA ACUIFOLIUM 'COMPACTA'
PBS	CREeping WESTERN SANDCHERRY	FRAXINUS BESSEYI 'PAMNEE BUTTES'
KIN	KINKINICK	ARCTOSTAPHYLOS UVA-URSI
SMB	SILVER MOUND SAGE	ARTEMISIA SCHMIDTIANA
ALA	ALPINE ASTER	ASTER ALPINE 'GOLIATH'
HBL	BLUE HARBELL	CAMPANULA ROTUNDFOLIA
LUP	LUPINE	XXX
MIN	MINT	XXX
PWR	PINELSAF PENSTEMON	PENSTEMON PINIFOLIUS
DCT	DWARF CREeping THYME	THYMUS PRAECOX 'MINUS'
WOO	WOOLLY THYME	THYMUS PRAECOX 'PSEUDOLANUGINOSUS'
SB	SNOW IN SUMMER	CERASTIUM TOMENTOSUM
GMS	GOLDMOSS-UTAH STONEDROP	SEDUM ACRE EVERGREEN
DGC	DENVER GOLD COLUMBINE	AQUILEGIA CHRYSANTHA 'DENVER GOLD'
ICD	CHIEF QUINABY BEARDED IRIS	IRIS X GERMANICA 'CHIEF QUINABY'
ICD	CHINA DRAGON BEARDED IRIS	IRIS X GERMANICA 'CHINA DRAGON'
GAY	GAYFEATHER	LIATRIS SPICATA
PJT	PUSSYTOES	ANTENNARIA PARVIFOLIA
RMC	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CAERULEA
DCB	DIXIE CHIP BUGLEWEED	AJUUGA REPTANS 'DIXIE CHIP'
DGP	PETITE DIANTHUS	DIANTHUS GRATIANOPOLITANUS 'PETITE'
PMR	PURPLE MAZUS	MAZUS REPTANS
DWY	DWARF WOOLLY YARROW	ACHILLEA TOMENTOSA 'LEMON'
ESS	SUNNY-SIDE UP FLEABANE	ERIGERON SCOPULINUS 'SUNNY SIDE UP'
WRA	WOOTON'S RAGWORT	SENECIO WOOTONII

**R.O.W. TREE REQUIREMENTS**

REQUIRED QUANTITY (1 TREE EVERY 15 LF)	27
REQUIRED SIZES	MIN. 8' HEIGHT OR 3" CALIPER
PROVIDED QUANTITY (1 TREE EVERY 15 LF)	27
PROVIDED SIZES	MIN. 8' HEIGHT OR 3" CALIPER

Staff compared the landscaping that was provided by Grand Colorado at Peak 8 East Building (under construction) which proposed 35 evergreens (12'-16' tall) and 142 deciduous trees (2"-3" caliper 50% multi-stem) and the Grand Colorado at Peak 8 west building which proposed 56 evergreens (8'-10' tall) and 164 deciduous trees (2"-3" caliper 50% multi-stem). Both projects were awarded two positive (+2) points for the proposed landscaping.

Staff notes that at the request of Public Works, no landscaping should be installed in the Ski Hill Road Right of Way. With no landscaping in the right of way, this would reduce the total number of evergreen trees to 140 and deciduous trees to 184. Even with these reductions, the project still has an above average landscaping in terms of the quantity of plantings. However, staff questions if the project should be awarded positive points since there is minimal landscaping along the west side of the property adjacent to One Ski Place as noted in the Policy 7/R buffering discussion. Additionally staff questions if amount of landscaping proposed is feasible due to the many large retaining walls.

Per Policy 22/R: *A layered landscape consistent with the town's mountain character, achieved through the use of ground covers, shrubs, and trees that utilize diverse species and larger sizes **where structures are screened from viewsheds, public rights of way and other structures, is strongly encouraged.** The resulting landscape plan should contribute to a more beautiful, safe, and environmentally sound community.*

Staff requests the Commission weigh in on whether the proposed landscaping warrants positive two (+2) points based on past precedent. Additionally, if positive points are supported by the Planning Commission, we will need height and caliper information prior to the next meeting to insure what is proposed is consistent with the sizes approved in previous projects.

**Social Community (24/A & 24/R):** At this time, the applicants are proposing to provide 10% of the total residential and commercial density (17,863 sq. ft.) in off-site employee housing. This is beyond 2,137 sq. ft. that is required by the applicants in the Development Agreement. This amount will incur positive ten (+10) points at final review.

**Amenities:** The proposed plan intends to provide an outstanding amenities package for the guests beyond what is required by the Development Code and what typical condominiums and hotels provide in Breckenridge. Proposed amenities include:

- Restaurant/ Beer Hall
- Public fire pits/gathering place on plazas
- Guest lockers for ski/snowboard gear
- Indoor/outdoor family aquatics area
- Bath/locker room facilities
- Spa/ Fitness area
- Private theaters
- Arcade
- Kid Club space
- Library/community room
- Private owner storage
- Permanent Breckenridge Outdoor Education Center space

Per the Master Plan:

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).*

Past Precedent

1. Grand Colorado at Peak 8 East Building, PL-2015-0215, (+6 points) Provided public escalators from garden to plaza level, public fire pit/gathering place on skier plaza, guest lockers for

ski/snowboard gear, indoor/outdoor family aquatics area, bath/locker room facilities, adult oriented rooftop aquatics area, private theaters, media lab/gaming area, library/community room, long-term owner storage, permanent BSR ski school space.

2. Welk Riverfront Resort, PC#2012044, (+6 points) Provided 13,691 sq. ft. in amenities space including a fitness facility, dedicated lounge for timeshare owners, multi-purpose games room for family use, indoor/outdoor swimming pool facility that will link directly to an outdoor leisure style swimming pool and expansive deck, separate changing areas with showers, lockers and toilet facilities, theater, multi-purpose room and five flex-use Spaces
3. Breckenridge Grand Vacations Lodge at Peak 8, PC#2012075, (+6 points) Outstanding amenities package provided well in excess of Town requirements. 600% of required amenities provided.
4. Peak 8 Grand Lodge Building 801, PC#2007001, (+6 points) The Conference and Amenities included: a media room and game room, two-lane bowling alley, fitness room, spa, hot tubs, pools, 7 Conference rooms w/ prep-kitchen, kitchen and food court, bar and restrooms overall amenity space well over the minimum required.
5. Grand Timber Lodge on Peak 7, PC#2006014, (+6 points) The Planning Commission appreciated the extra amenities offered and believed the square footage and variety was worthy of positive six (+6) points under policy 24/R. As a condition of approval, the applicants recorded a covenant securing this space in perpetuity for the project.

The drawings indicate 20,399 sq. ft. in added amenities are proposed. With a minimum of 4,651 sq. ft. required, the plans show over four times the required amount of amenity space. The planned amenities are similar to those on the other properties developed by the applicants. Past projects that have exceeded the requirements by similar amounts received positive six (+6) points at final review. As a Condition of Approval, the applicants would also record a covenant securing this space as amenities in perpetuity for the project.

Would the Commission support awarding positive six (+6) points for the added amenities for this proposal?

**Transit (25/R):** The updated plan for Shuttle services under this policy is that the applicants will need to provide an additional shuttle van for this building. A covenant shall be recorded requiring the owner to operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property. The transit system shall be specifically designed, equipped and operated to facilitate the prompt and efficient movement of such residents and guests to and from the core of the Town of Breckenridge and otherwise within the Town in order to minimize, insofar as practicable, the need for such residents and guests to use their private motor vehicles to drive to Town for activities such as entertainment, meals and shopping. A standard covenant will be added as a Condition of Approval. As noted above, the applicants have consented in the Development Agreement to purchase additional shuttles for the Breckenridge Mountain Master Association if vehicular traffic exceeds 1,600 trips per day from the development for any single calendar month in the first five years after a certificate of occupancy is issued.

#### Past Precedent

1. Grand Colorado on Peak 8, East Building, PL-2015-0215, (+4 points) The owner agreed to operate a permanent, year-round, motorized transit system.
2. Breckenridge Grand Vacations Lodge at Peak 8, PC2012075, (+4 points) The owner agreed to operate a permanent, year-round, motorized transit system.
3. Grand Timber Lodge Peak 7, PC2006014, (+4 points) The owner agreed to operate a permanent, year-round, motorized transit system.

Based on past precedent, we suggest positive four (+4) points for providing a non-auto transit system.

**Infrastructure (26/A & 26/R):** All public utilities are available in the Ski Hill Road right of way. Some existing utilities cross the development area and will be relocated. Staff has no concerns.

**Drainage (27/A & 27R) and Water Quality (31/A & 31/R):**

A preliminary Grading and Drainage Plan has been reviewed by the Engineering Department. Per the Master Plan: *“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.”*

Surface and Ground Water: It is anticipated that there may be excavation deep enough to potentially affect ground water with this building. The project is not within the PMA, however, its detention facilities and water quality treatment facilities will be designed to integrate with those of the Subdivision improvements. The end result will be that the detention facilities and water quality treatment facilities will exceed the Town’s Water Quality and Sediment Control Standards of 90% trap efficiency for all sediments of 0.005 mm or larger.

The applicant has retained a water quality consultant to prepare a report summarizing projected impacts on groundwater that may impact Cucumber Gulch, along with potential mitigation measures.

Prior to issuance of the Building Permit, the applicant will need to submit to and obtain approval from the Town Engineer of a final hydro-geological report, mitigation plan and drawings identifying all impacts to the Cucumber Gulch PMA as a result of this development. Final details of the Stormwater Management Plan/Best Management Practices (BMPs) plan shall be submitted to and approved by the Town Engineer. In addition, the applicant shall submit to the Town Engineer a drainage design memo updating any proposed revisions to previous accepted drainage concepts for Peak 8 prior to any construction.

The applicants received specific comments from Public Works related to the project’s drainage. These comments will need to be addressed prior to a final hearing.

- Private storm water line should be removed from ROW.
- Maintenance of all drainage facilities needs to be detailed on plat or in a covenant.
- “Outfall pipe to roadside swale” note for Basin 1.1 is concerning. Where are these flows going? Water quality must be detained prior to release to the gulch. Topo does not indicate an existing swale on the roadside.
- Does Basin 1.2 drainage include improved areas of coaster/summer activities?
- Basin 2.2 looks to be developed landscape areas and not “mountain drainage”. Please clarify.
- In other Peak 8 developments, all run-off from the development was detained and treated in the regional pond, not just the impervious areas. This would include landscape areas due to the use of fertilizers, etc.
- Include hydraulics/hydrology of existing 18” culvert under Ski Hill Rd in drainage memo. Where does it drain to?
- Snowmelt drainage must be isolated and captured before contacting R.O.W improvements.

**Energy Conservation (33/R):** *The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy is not*

*applicable to an application for a master plan. This policy seeks to reduce the community's carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.*

*C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:*

*1x(-3/0) Heated driveway, sidewalk, plaza, etc.*

The vehicular access areas, all of the plazas and all walkways are proposed to be snow-melted, 39,935 sq. ft. This earns the project negative three (-3) points for snow-melting an area larger than 1,500 sq. ft..

Additionally, the plans show three outdoor gas fireplaces. Per this section of the Code:

*1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)*

An additional negative three (-3) points are earned for the three outdoor gas fireplaces, for a total of negative six (-6) points under this policy.

**Exterior Lighting (Sec. 9-12):** Prior to the final hearing, the applicants must submit elevations designating fixture locations, lighting fixture cut sheets, and a photometric plan that complies with the Town's Exterior Lighting chapter.

**Point Analysis (Section: 9-1-17-3):** Staff is working with the applicant to address the remaining drainage, architecture and lighting items. Staff finds all Absolute Policies that have been reviewed are met and recommends several points be awarded under the Relative policies. Staff has prepared a preliminary point analysis with a recommended cumulative score of positive seven (+7) points.

Negative Points recommended:

- Policy 6/R, Building Height (-10) The height of the tallest portion of this building is 73'10", measured from the mean to the finished grade below. This exceeds the building height recommended in the land use guidelines by more than one-half ( $1/2$ ) story but less than one story.
- Policy 6/R, Building Height (-1) for a long unbroken ridgeline greater than 50' in length.
- Policy 7/R, Site and Environmental Design (-4) for inadequate site buffering along the west side of the property.
- Policy 7/R, Site and Environmental Design (-4) for multiple, tall retaining walls.
- Policy 33/R, Energy Conservation (-3) for snow-melting an area larger than 1,500 sq. ft.
- Policy 33/R, Energy Conservation (-3) for 3 outdoor gas fire places.

Total Negative Points (-25)

Positive Points recommended:

- Policy 15/R, Refuse (+1) for integrating refuse storage into a primary building.
- Policy 16/R, Internal Circulation (+3) for providing a public access connection
- Policy 18/R, Parking (+4) for locating all parking away from public view.

- Policy 22/R, Landscaping (+2) for providing 140 evergreen trees and 184 deciduous trees.
- Policy 24/R, Social Community (+10) for 10% of the project consisting of workforce housing.
- Policy 24/R, Social Community (+6) for 20,399 sq. ft. in added amenities.
- Policy 25/R, Transit (+4) for providing a non-auto transit system.

Total Positive Points (+30)

Total Score (+5)

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

1. Does the Commission believe the design, which breaks the project up into 3 modules, meets the intent of the Development Plan of the Peak 8 Base section of the Master Plan as it relates to density and the Plan Components section of the Peak 8 Base section of the Master Plan as it relates to view corridors?
2. Does the Commission agree with the height measurement methodology and analysis?
3. Does the Commission have any initial comments pertaining to architecture?
4. Would the Commission support awarding positive two (+2) points for providing significant onsite parking beyond the required minimum?
5. Does the Commission support awarding positive two (+2) points for providing above average landscaping?
6. Does the Commission agree with the remaining points in the Preliminary Point Analysis?

We welcome any additional Commissioner comments.

<b>Preliminary Hearing Impact Analysis</b>				
Project:	East Peak 8 Hotel		<b>Positive Points</b>	<b>+30</b>
PC#:	PL-2018-0576			
Date:	12/31/2018		<b>Negative Points</b>	<b>- 25</b>
Staff:	Chris Kulick, AICP, Planner III			
			<b>Total Allocation:</b>	<b>+5</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
<b>2/A</b>	<b>Land Use Guidelines</b>	Complies		Complies with underlying Amended Master Plan for Peak 7&8
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)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Total Allowed: Condo-Hotel 129.6 SFEs = 162,792 SF; Commercial 9 SFEs = 9,000 SF; Guest Services 7.2 SFEs = 10,104 SF - Total Proposed: Condo-Hotel 128.03 SFEs = 160,835 SF; Commercial 8.95 SFEs = 8,948 SF; Guest Services 5.94 SFEs = 8,842 SF
4/R	Mass	5x (-2>-20)	0	Total Allowed: Residential (Condo-hotel): 203,490 SF; Commercial: 9,000 SF; Guest Services: 10,104 SF; Amenity (600%) 27,907 SF; Total: 250,501 SF - Total Proposed: Residential (Condo-hotel): 156,333 SF; Commercial: 6,966 SF; Guest Services: 89 SF; Amenities: 20,399 SF; Common Area 40,391 SF; Total: 224,178 SF (26,323 SF under)
<b>5/A</b>	<b>Architectural Compatibility</b>	N/A		Will be reviewed at a future meeting.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	The height of the tallest portion of this building is 73'-10", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by more than 1/2 story and less than one story and will incur negative ten (-10) points.
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	Has an unbroken ridgeline >50'.
	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)	- 4	Inadequate buffering on west side of building adjacent to One Ski Hill Place.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	- 4	Multiple retaining walls exceeding 4' in height.
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)	0	Will comply with all restrictions identified in PMA criteria
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		



<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	Complies		Signs will be reviewed separate from this application.
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		All driveways and walkways are snow melted.
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	+1	The drawings show the refuse and recycling located within the building mass.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)	+3	Provides a public access through the development to the ski area.
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+4	100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	140 evergreen trees, 184 deciduous trees.
<b>24/A</b>	<b>Social Community</b>	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	For providing 10% of the project's square footage in deed restricted workforce housing.
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 Or Recreation And Leisure Amenities	3x(0/+2)	+6	20,399 sq. ft. total • Restaurant/ Beer Hall • Public fire pits/gathering place on plazas • Guest lockers for ski/snowboard gear • Indoor/outdoor family aquatics area • Bath/locker room facilities • Spa/ Fitness area • Private theaters • Arcade • Kid Club space • Library/community room • Private owner storage • Permanent Breckenridge Outdoor Education Center space
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)	+4	The owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property.
<b>26/A</b>	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
<b>27/A</b>	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
<b>28/A</b>	<b>Utilities - Power lines</b>	Complies		
<b>29/A</b>	<b>Construction Activities</b>	Complies		
<b>30/A</b>	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
<b>31/A</b>	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
<b>32/A</b>	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 3	The vehicular access, pedestrian walkways and all of the plazas are proposed to be snow-melted. We will be showing negative three (-3) points for extent of the snowmelt for the project.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	- 3	Additionally, the plans are showing three outdoor gas fireplaces. Per this section of the Code: 1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	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)		
37/R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	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		

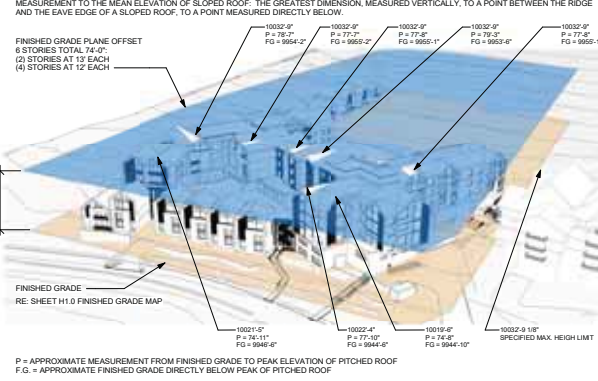
**PROJECT IMAGE**

THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.

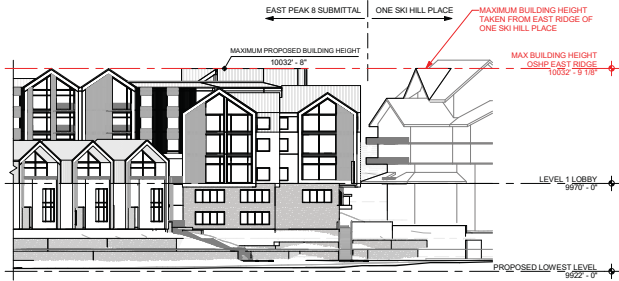


**FINISHED GRADE PLANE ANALYSIS (N.T.S.)**

PER CHAPTER 1, BRECKENRIDGE DEVELOPMENT CODE, DEFINITION OF BUILDING HEIGHT MEASUREMENT: MEASUREMENT TO THE MEAN ELEVATION OF SLOPED ROOF: THE GREATEST DIMENSION, MEASURED VERTICALLY, TO A POINT BETWEEN THE RIDGE AND THE EAVE EDGE OF A SLOPED ROOF, TO A POINT MEASURED DIRECTLY BELOW.



**BUILDING HEIGHT ANALYSIS (N.T.S.)**



**PROJECT DIRECTORY**

**DEVELOPER:** LIONHEART - BOV VENTURES, LLC  
 100 S. MAIN STREET  
 PO BOX 6879  
 BRECKENRIDGE, CO 80424  
 PHONE: 303.517.0419  
 CONTACT: GRAMM FRANK  
 email: gfrank@BreckenridgeGrandVacations.com

**ARCHITECT:** ROWLAND+BROUGHTON  
 ARCHITECTURE AND URBAN DESIGN  
 234 E. HOPKINS STREET  
 ASPEN, CO 81611  
 PHONE: 970.544.9000  
 FAX: 970.544.3473  
 CONTACT: BRENT CARR  
 email: bcarr@rowlandbroughton.com  
 cell: 303.886.5036

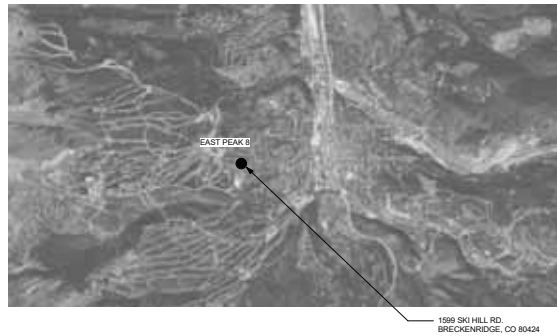
**LANDSCAPE ARCHITECT:** NORRIS DESIGN  
 LANDSCAPE ARCHITECTURE  
 409 EAST MAIN STREET, SUITE 207  
 PO BOX 2320  
 FRISCO, CO 80443  
 PHONE: 970.368.7099  
 CONTACT: ELENA SCOTT  
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 email: escott@norris-design.com

**SURVEYOR:** BASELINE SURVEYS, LLC  
 PO BOX 7278  
 13641 COLO. HWY 99  
 BRECKENRIDGE, CO 80424  
 PHONE: 970.453.7155  
 CONTACT: DENNIS ONEIL  
 email: baselinesurveys@gmail.com

**CIVIL ENGINEER:** MARTIN/MARTIN, INC.  
 CONSULTING ENGINEERS  
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 PO BOX 8898  
 AVON, CO 81602  
 PHONE: 303.431.6100  
 CONTACT: MARK LUNA  
 cell: 970.926.5750  
 email: MLuna@martinmartin-mtn.com

**CONTRACTOR:** TBD

**VICINITY MAP (N.T.S.)**



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- A0.4 AREA & USE DIAGRAMS-2
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- A0.7 SITE WALL DIAGRAM
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- SC-A2 SALES CABIN FLOOR PLAN

**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW BOUTIQUE HOTEL, FULFILLING THE IDENTIFIED NEED FOR A SKI-IN, SKI-OUT HOTEL AT THE BASE OF THE SKI RESORT, LOCATED IN THE PEAK 8 BASE AREA AT THE BRECKENRIDGE SKI RESORT, IN BRECKENRIDGE, CO. THE PROJECT IS ANTICIPATED TO INCLUDE 58 FOR-SALE CONDOMINIUMS AND 107 HOTEL GUESTROOMS. THE HOTEL IS ANTICIPATED TO BE FLAGGED, FOUR-STAR (PLUS) BOUTIQUE HOTEL, AMENITIES, BACK OF HOUSE SUPPORT SPACES, COMMON AREAS/ COMMUNITY LIVING ROOM/LOUNGE, RESTAURANT, BAR, COMMERCIAL KITCHEN, POOL & SPA, SKI LOCKERS, OUTDOOR DINING AND SEATING AREAS W/ AMENITIES.

**PROJECT INFORMATION**

**PROJECT:** 1599 SKI HILL RD. BRECKENRIDGE, CO 80424

**LEGAL DESCRIPTION:** LOT 4, FOURTH RESUBDIVISION THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1 TOWN OF BRECKENRIDGE SUMMIT COUNTY, COLORADO

**ZONE DISTRICT:** DISTRICT 39

**CODE REQUIREMENTS:** PER 2012 IBC SUMMIT COUNTY - CLIMATE ZONE 7

**PROPOSED PARKING:** 500 SPACES

**TOB GROSS BUILDING AREA:** 556,652 SF

**SITE FIREPLACES:** (QTY 5) GAS TYPE

**SNOW STACK AREAS:** SNOW STACK AREAS MITIGATED BY SNOWMELTED LOBBY LEVEL PATIOS, DECKS, DRIVEWAYS AND PATHWAYS.

**SETBACK INFORMATION**

	REQ. PER TOWN OF BRECKENRIDGE	PROPOSED BUILDING SETBACK
<b>FRONT:</b>	15'-0"	± 20'-0"
<b>REAR:</b>	15'-0"	± 20'-0"
<b>WEST SIDE:</b>	5'-0"	± 15'-0"
<b>EAST SIDE:</b>	5'-0"	± 30'-0"

**SITE CALCULATIONS TABLE**

AREA	SQUARE FEET	% OF TOTAL SITE
BUILDING NON-PERMEABLE	77,400	42.5%
HARD SURFACE NON-PERMEABLE	51,460	28.3%
OPEN SPACE PERMEABLE	53,065	29.2%
<b>TOTAL SITE</b>	<b>181,925</b>	<b>100%</b>

**SIGNATURE BLOCK**

Upon the issuance of a development permit by the Town of Breckenridge, this site plan shall be binding upon the applicant, and the applicant's successors and assigns, until such time as the Town has issued a final certificate of occupancy or a certificate of compliance. Prior to the issuance of a final certificate of occupancy or certificate of compliance, this plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein and in the development permit for this site. Abandonment, withdrawal or amendment of this plan may be permitted only in accordance with the Breckenridge Development Code. This document represents the entire understanding between the applicant and the Town of Breckenridge with regard to development rights and density remaining on this site.



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Consultants:

Issuances and Revisions:  
 11.16.2018 TOB PLANNING - CLASS A  
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 12.21.2018 TOB PLANNING - REVISIONS

NOT FOR CONSTRUCTION

**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**SHEET INDEX AND PROJECT DATA**

SCALE: As indicated

**A0.1**

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CONDO COUNT AND MIX

CONDO COUNT BY LVL				
Level	Type	Count	LO	
P2	4BR (A)	1	D	
LEVEL 1 LOBBY	2BR (A)	1	1	
P1	2BR (T) (LVL-1)	4	D	
	4BR (A)	1	D	
TOTAL CONDO COUNT: 8				

1-BR CONDOS				
Type	Count	LO		
1BR (A)	3	0		
1BR (B)	2	0		
1BR (C)	3	0		
TOTAL CONDO COUNT: 8				

2-BR CONDOS				
Type	Count	LO		
2BR (A)	3	3		
2BR (B)	1	1		
2BR (C)	1	0		
2BR (D)	1	1		
2BR (E)	3	3		
2BR (T) (LVL-1)	4	0		
TOTAL CONDO COUNT: 14				

3-BR CONDOS				
Type	Count	LO		
3BR (A)	1	0		
3BR (B)	2	2		
3BR (C)	1	1		
3BR (D)	2	2		
3BR (E)	2	2		
3BR (F)	2	2		
3BR (P)	1	1		
TOTAL CONDO COUNT: 14				

4-BR CONDOS				
Type	Count	LO		
4BR (A)	2	0		
4BR (B)	2	2		
4BR (C)	3	3		
4BR (D)	3	3		
4BR (E)	3	3		
4BR (LVL-1)	5	0		
TOTAL CONDO COUNT: 16				

CONDO STORAGE UNITS				
Type	Count	LO		
4BR (SS) (LVL-1)	3	0		
TOTAL CONDO COUNT: 52				

CONDOS - 52 UNITS

1BR = 8 TOTAL = 15%

2BR = 14 TOTAL = 27%

3BR = 14 TOTAL = 27%

4BR = 16 TOTAL = 31%

HOTEL ROOM COUNT AND MIX

HOTEL ROOM COUNTS		
LEVEL	Name	Count
P2	K	9
P2	Q/O	8
P2	Q/O BUNK	4
P1	K	8
P1	Q/O	4
LEVEL 1 LOBBY	K	12
LEVEL 1 LOBBY	Q/O	11
LEVEL 2	K	15
LEVEL 2	Q/O	12
LEVEL 2	K/B	1
LEVEL 2	K/B	1
LEVEL 3	K	15
LEVEL 3	K/B	2
LEVEL 3	Q/O	11
LEVEL 4	K	15
LEVEL 4	K/B	2
LEVEL 4	Q/O	8
TOTAL HOTEL ROOM COUNT: 137		

KING ROOM COUNT		
Level	Name	Count
P2	K	9
P1	K	8
LEVEL 1 LOBBY	K	12
LEVEL 1 LOBBY	K	15
LEVEL 2	K/B	1
LEVEL 2	K/B	2
LEVEL 3	K	15
LEVEL 3	K/B	2
LEVEL 4	K	15
LEVEL 4	K/B	2
LEVEL 4	Q/O	8
TOTAL: 79		

QUEEN ROOM COUNTS		
Level	Name	Count
P2	Q/O	8
P2	Q/O BUNK	4
P1	Q/O	4
LEVEL 1 LOBBY	Q/O	11
LEVEL 2	Q/O	12
LEVEL 3	Q/O	11
LEVEL 4	Q/O	8
TOTAL: 58		

HOTEL 137 KEYS 31 LOCKOFFS		
STANDARD KING = 79 TOTAL = 58%		
TYP. 390 SF NET, 390 SF GROSS		
Q/O AND Q/OA-B = 58 TOTAL = 42%		
TYP. 390 SF NET, 428 SF GROSS		

**NOTE:** PER HOTEL STANDARDS, 7.9% KEY COUNT SHALL BE MULTI-BAY SUITES. NO HOTEL SUITES CURRENTLY PROPOSED. CONDO LOCKOFF SUITES SHALL SERVE AS RENTABLE SUITES PER SUITE POLICY NOTED BY BOV.

**ADA ROOM REQUIREMENTS:**

151-200 ROOM HOTEL (HOTEL ROOMS + LOCK-OFFS)  
 SEE TABLE 224 GUESTROOMS W/ MOBILITY FEATURES FOR HOTELS

6 ADA COMPLIANT GUEST ROOMS W/ TUB  
 2 ADA COMPLIANT GUEST ROOMS W/ ROLL-IN SHOWERS  
 14 GUEST ROOMS W/ COMMUNICATION FEATURES

MASS, DENSITY, AND PARKING CALCULATIONS

**9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:**

For purposes of this policy, the term "net density" shall mean the total number of approved residential dwelling units per acre contained within the land area covered by a site plan development permit.

C. General Provisions:  
 (2) Square footage shall be calculated by counting the following floor areas against the density calculations: (Ord. 24, Series 2001)

Commercial Density shall be calculated by adding the total square footage of each floor of the building. Except as provided below, this shall include any basement areas or storage areas, no matter what the proposed use shall be, and shall be measured from the outside of the exterior walls. Exceptions to any portion of a basement area of a "town designated landmark" as defined in chapter 11 of this title, which is: 1) located directly underneath the existing building, and 2) completely or partially buried below grade, shall not be counted toward allowed density for such building so long as the historic USGS floor elevation of the building is maintained; and b) any underground portion of a building which is used to provide required or approved parking for the project. These exceptions shall not apply to any other provision of this code. (Ord. 16, Series 2011)

Residential:  
 "Multi-family" - the total square footage of the residential portions of the building from the outside of the exterior wall to the outside of the interior wall, if adjacent to a common area, or to the outside of the other exterior wall. Common areas such as lobbies, hallways, and amenity areas shall not be counted against the density.  
 "Hotels, lodges, etc." - same as for multi-family.  
 In those instances where commercial uses are being proposed within a multi-family building, hotel, etc., the density of those uses shall be counted against the allowed density, and, where the allowed density is calculated in units rather than floor area ratio, the one thousand (1,000) square foot equals one unit calculation shall be utilized. (Ord. 24, Series 2001)

Link: [http://sterlingcodifiers.com/codebook/index.php?book\\_id=87&chapter\\_id=67610&716192](http://sterlingcodifiers.com/codebook/index.php?book_id=87&chapter_id=67610&716192)

**DENSITY CALCULATION DIAGRAM - GROSS FLOOR AREA MEASURED TO EXTERIOR FACE OF WALLS**

**9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:**

PER TOB 9-1-19-3A, DENSITY CALCULATIONS

1. TOB AREA CALCULATIONS										
	COMMON	AMENITY	HOTEL	COND	GUEST SVCS	COMMERCIAL	TOTAL			
P4	66083 SF	0 SF	0 SF	0 SF	0 SF	66083 SF				
P3	67640 SF	0 SF	0 SF	8842 SF	186 SF	76668 SF				
P2	90773 SF	763 SF	8477 SF	2538 SF	0 SF	103572 SF				
P1	74554 SF	16357 SF	4652 SF	6989 SF	0 SF	102552 SF				
LEVEL 1 LOBBY	20062 SF	13787 SF	9156 SF	15039 SF	89 SF	6481 SF	64813 SF			
LEVEL 2	12047 SF	1600 SF	11443 SF	3008 SF	0 SF	15299 SF				
LEVEL 3	8317 SF	0 SF	10883 SF	3030 SF	0 SF	0 SF	49660 SF			
LEVEL 4	7463 SF	0 SF	9774 SF	2039 SF	0 SF	0 SF	37877 SF			
TOTAL	345139 SF	32736 SF	85187 SF	10649 SF	8539 SF	8847 SF	550689 SF			

2. ALLOWED DENSITY			
RESIDENTIAL DENSITY:	per TOB planning dept. regulations	SFEs	Conversion Factor
			SQ. FT.
a. Original Residential SFE's per Peak 7 & 8 Master Plan		58	71.9
b. Incremental Approved Residential SFE's transferred from Colorado Lot		58	71.9
c. Total Residential Density		116	143.8
d. SFEs dedicated to Hotel (eg. B)		89.2	1,097.9
e. SFEs dedicated to Condo (eg. F)		26.8	331.1
Total Residential Density Allowed		192.0	2,373.7

COMMERCIAL DENSITY:			
	SFEs	Conversion Factor	SQ. FT.
a. Commercial SFEs	9.0	1,000	9,000
Total Commercial Density Allowed	9.0		9,000

GUEST SERVICES:			
	SFEs	Conversion Factor	SQ. FT.
a. Guest Services SFEs	7.2	1,000	7,200
b. Support Facilities (eg. F, to be applied to guest services program)			2,904
Total Guest Services Density Allowed			10,104

K. Total Allowed Density: (hotel, condo, commercial, guest services, support facilities)			181,896
--	--	--	---------

**3. PROPOSED DENSITY** (per TOB planning dept. regulations)

LEVEL	COMMON	AMENITY	HOTEL	COND	GUEST SVCS / SUPPORT FACILITY	COMMERCIAL	TOTAL	ALLOWED MASS
P4	0	0	0	0	0	0	0	0
P3	0	0	0	0	8842	186	9028	3292
P2	0	0	8477	2538	0	0	13553	15922
P1	0	0	4652	6989	0	0	11641	13922
LEVEL 1 LOBBY	0	0	9156	15039	0	0	24195	30672
LEVEL 2	0	0	11443	3008	0	0	14451	17759
LEVEL 3	0	0	10883	3030	0	0	13913	17143
LEVEL 4	0	0	9774	2039	0	0	11813	14552
TOTAL	0	0	55487	10568	8842	8948	176963	216562
MAX. ALLOWED PER TOB		55752	107040	9000	181896	9000	181896	ALLOWED
DIFFERENTIAL (SQ FT)		563	396	3262	52	3278	3278	OVER/UNDER
PROPOSED AS % ALLOWED		98.99%	98.70%	87.51%	95.42%	98.20%	98.20%	OVER/UNDER

**4. ALLOWED MASS** (per TOB planning dept. regulations)

	Mass	Multiplier	Allowable Mass
a. Mass allowed for condo-hotel use (125% of allowed residential density)	192,792	125%	240,990
b. Additional Mass for amenity areas (500% of TOB mass density, per amended Peak 7 & 8 MMP)	4,517.2	600%	27,103
c. Mass for commercial density (100% of proposed density)	9,000	100%	9,000
d. Mass for guest services (100% of proposed density)	10,104	100%	10,104
Total Allowed Mass			287,197

**5. PROPOSED MASS** (per TOB planning dept. regulations)

CALCULATED VIA OFFSET LINE / PERCEIVABLE MASS PER DIAGRAMS  
 MASS LINE OFFSET (PER SHEET A0.3, A0.4, AREA USE DIAGRAMS FOR OFFSET)  
 MASS LINE CALCULATION BASED ON TOWN APPROVED OFFSET METHOD FOR GRAND COLORADO BUILDING 3. IDENTIFIES AND CALCULATES PERCEIVABLE BUILDING MASS.

LEVEL	COMMON	AMENITY	HOTEL	COND	GUEST SVCS / SUPPORT FACILITY	COMMERCIAL	TOTAL	
P4	0	0	0	0	0	0	0	0
P3	0	0	0	0	0	0	0	0
P2	4673	0	8109	2538	0	0	15320	
P1	2928	4804	4652	6989	0	0	19373	
LEVEL 1 LOBBY	19133	13787	9156	17568	89	0	64813	
LEVEL 2	9760	1600	11443	3030	0	0	30233	
LEVEL 3	8317	0	10883	3030	0	0	24230	
LEVEL 4	7463	0	9774	2039	0	0	19286	
TOTAL	52176	30400	53819	102515	89	0	239639	

REQUIRED PARKING (PER TOB)		
RESIDENTIAL	109	52 units x 1.5 = 78 + 31 LD (Lock-Offs)
HOTEL	137	1 per key
COMMERCIAL (W/ LAND)	0	covered separately through Peak 7 & 8 MP
COMMERCIAL	0	covered separately through Peak 7 & 8 MP
GUEST SERVICES/SUPPORT	0	covered separately through Peak 7 & 8 MP
VAIL RESORTS	38	per agreement
TOTAL	284	

PROPOSED PARKING	
LEVEL	PARKING COUNT
P4	135
P3	108
P2	152
P1	152
TOTAL PARKING	500



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Consultants:

Issuances and Revisions:  
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 12.21.2018 TOB PLANNING - REVISIONS

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EAST PEAK 8

EAST PEAK 8  
 1589 SKILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

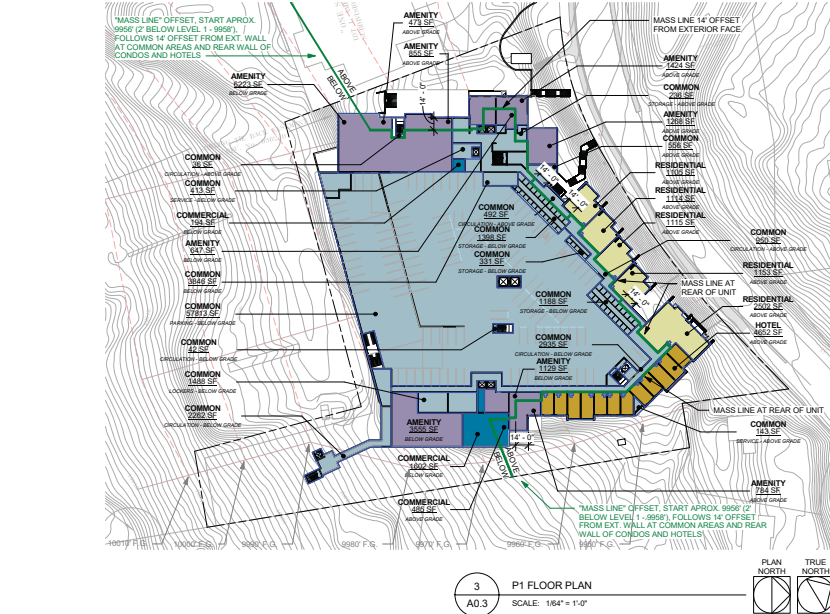
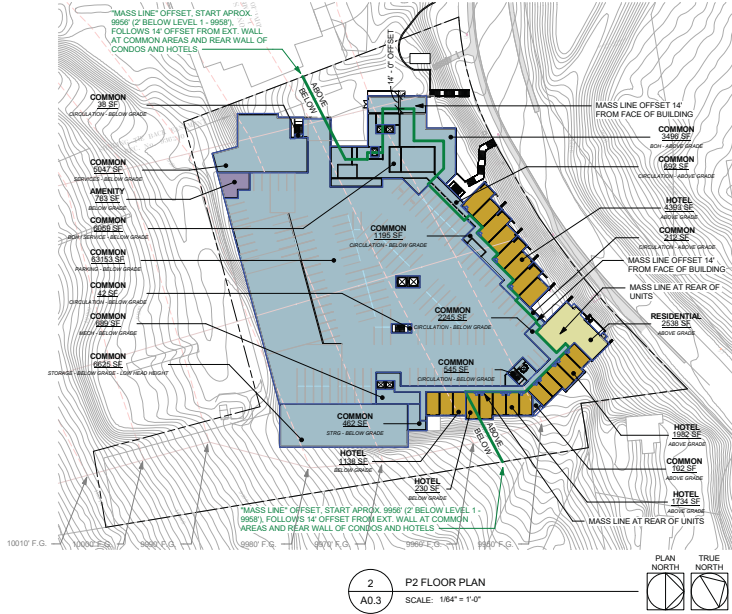
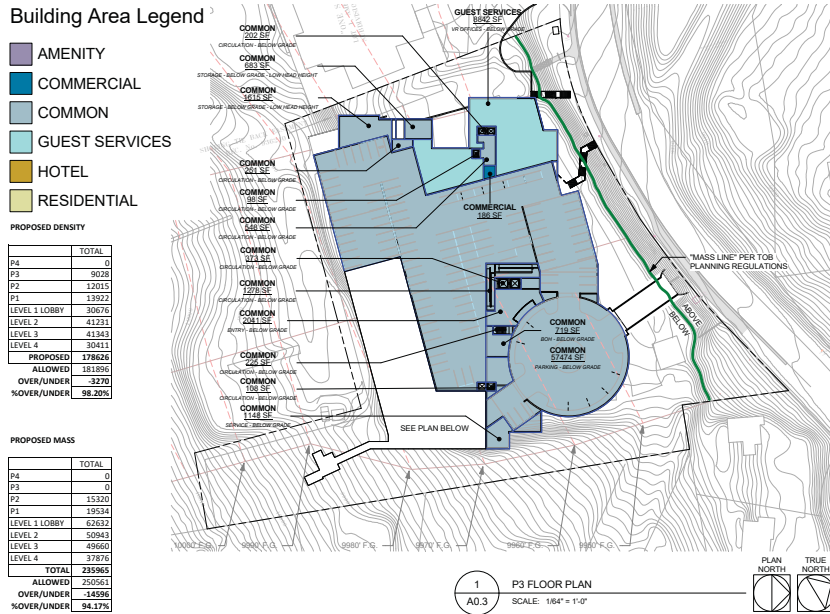
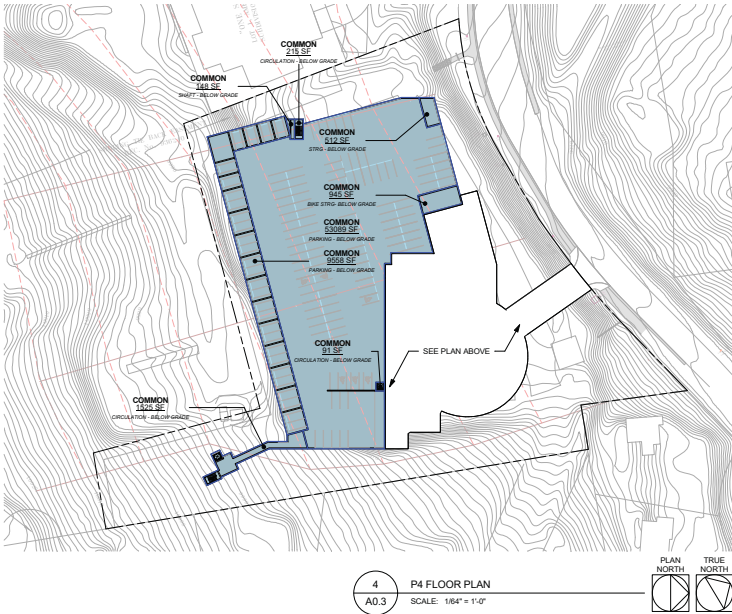
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 ALLOWABLE DENSITY  
 AND MASS ANALYSIS

SCALE: As indicated

**A0.2**

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EAST PEAK 8

EAST PEAK 8  
1599 SKI HILL RD.  
BRECKENRIDGE, CO 80424

PROJECT NO:  
21729.00

SHEET TITLE:  
AREA & USE  
DIAGRAMS-1

SCALE: 1/8" = 1'-0"

**A0.3**

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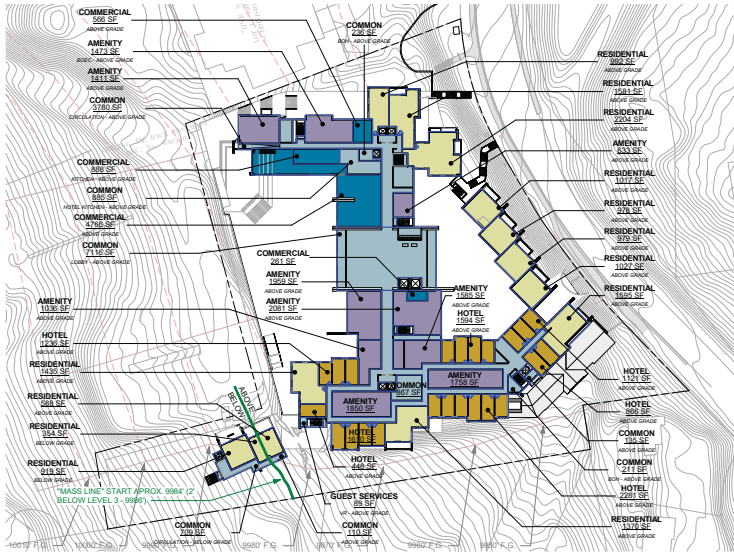




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4 LEVEL 1 LOBBY FLOOR PLAN  
 A0.4 SCALE: 1/8" = 1'-0"

Building Area Legend

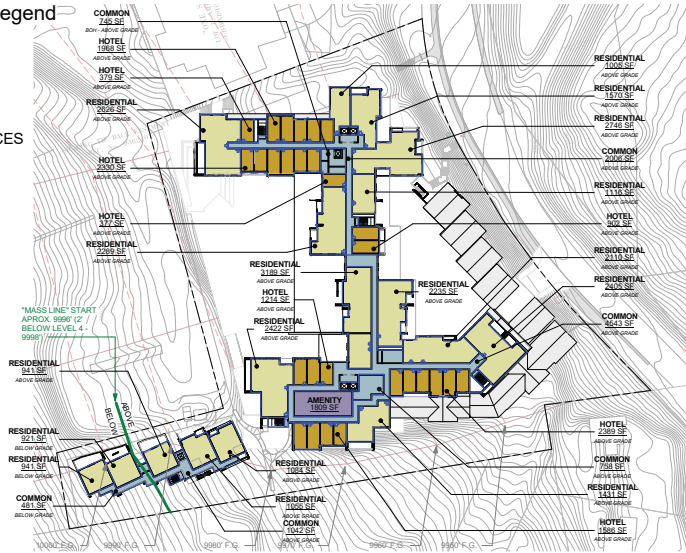
- AMENITY
- COMMERCIAL
- COMMON
- GUEST SERVICES
- HOTEL
- RESIDENTIAL

PROPOSED DENSITY

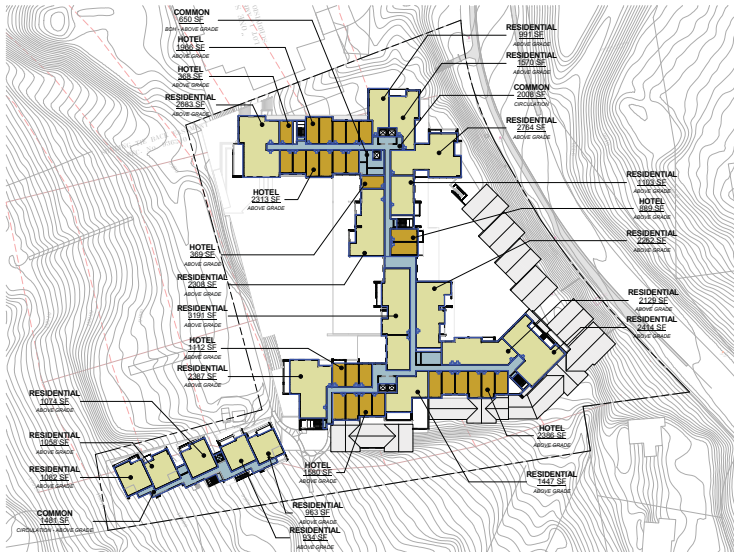
	TOTAL
P4	0
P3	9028
P2	12015
P1	13923
LEVEL 1 LOBBY	30670
LEVEL 2	41231
LEVEL 3	41343
LEVEL 4	20413
PROPOSED	178626
ALLOWED	181894
OVER/UNDER	-3270
%OVER/UNDER	-98.20%

PROPOSED MASS

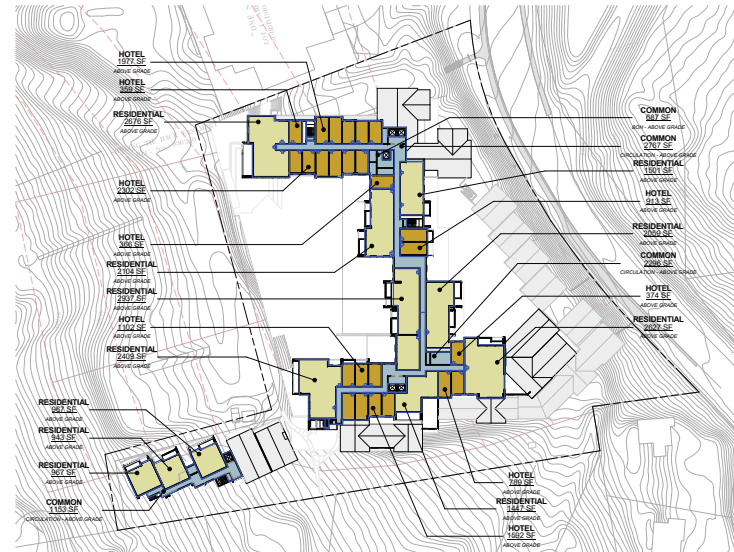
	TOTAL
P4	0
P3	0
P2	15320
P1	19534
LEVEL 1 LOBBY	62632
LEVEL 2	92943
LEVEL 3	49660
LEVEL 4	37875
TOTAL	235965
ALLOWED	250561
OVER/UNDER	-14596
%OVER/UNDER	-94.37%



1 LEVEL 2 FLOOR PLAN  
 A0.4 SCALE: 1/8" = 1'-0"



2 LEVEL 3 FLOOR PLAN  
 A0.4 SCALE: 1/8" = 1'-0"



3 LEVEL 4 FLOOR PLAN  
 A0.4 SCALE: 1/8" = 1'-0"

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EAST PEAK 8

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
 AREA & USE  
 DIAGRAMS-2

SCALE: 1/8" = 1'-0"

A0.4

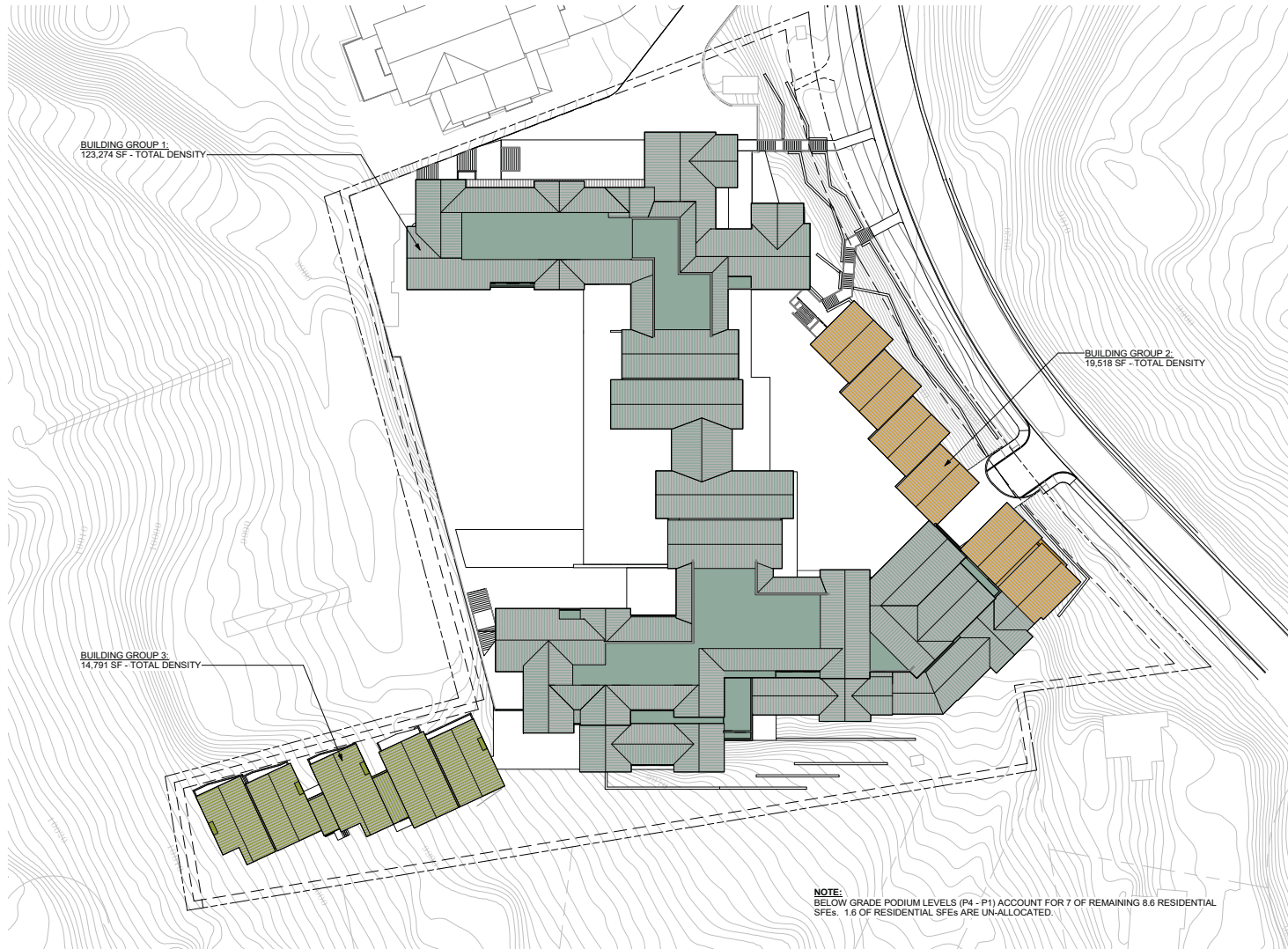
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Consultants:

Issuances and Revisions:  
 12.07.2018 TOB PLANNING - REVISIONS  
 12.21.2018 TOB PLANNING - REVISIONS



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**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**BUILDING GROUP  
 DIAGRAM**

SCALE: 1/32" = 1'-0"

**A0.5**

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1 BUILDING GROUPING DIAGRAM  
 A0.5 SCALE: 1/32" = 1'-0"







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Issues and Revisions:  
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**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

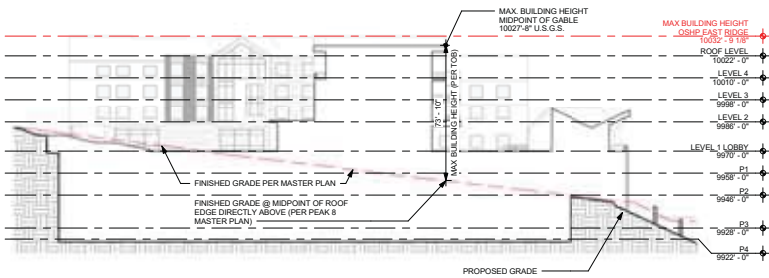
PROJECT NO:  
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SHEET TITLE:  
**MAXIMUM HEIGHT  
 DIAGRAM**

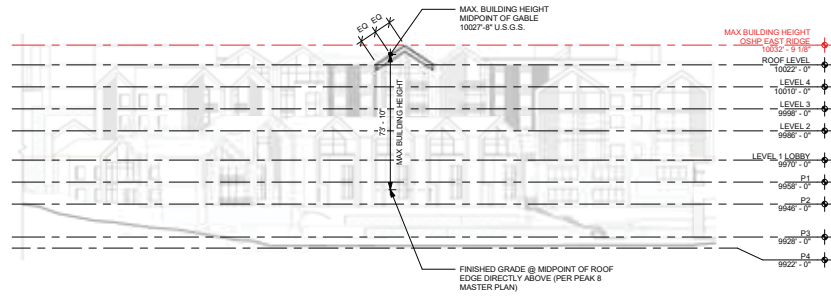
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**A0.6**

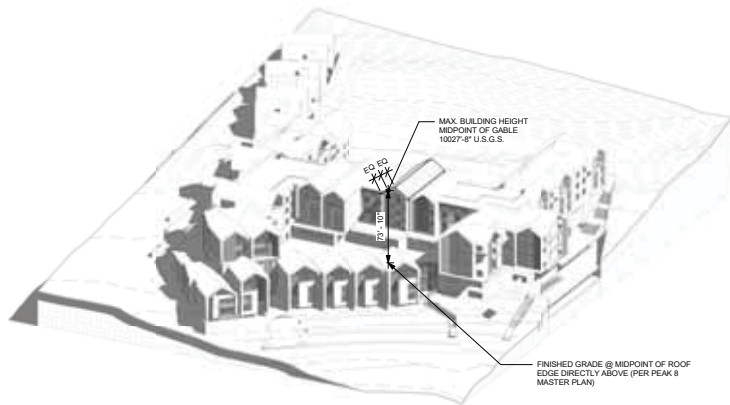
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1 SECTION AT MAX BUILDING HEIGHT  
 A0.6 SCALE: 1/32" = 1'-0"



2 MAX HEIGHT ELEVATION  
 A0.6 SCALE: 1/32" = 1'-0"



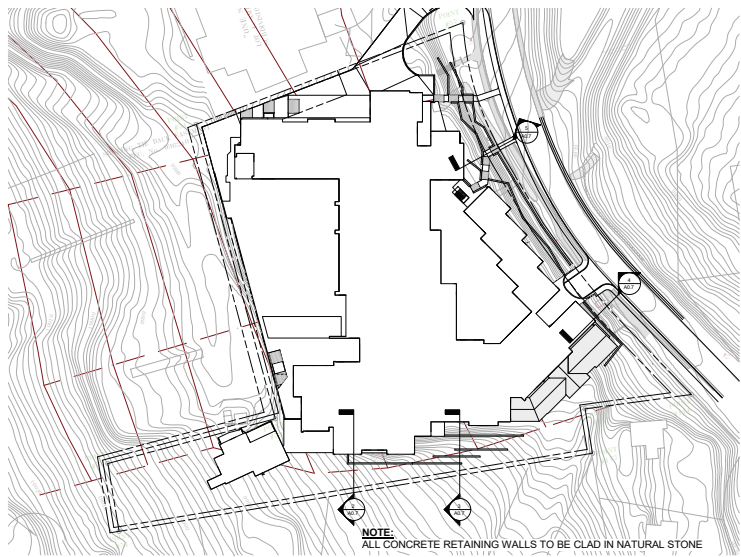
3 MAX BUILDING HEIGHT  
 A0.6 SCALE:



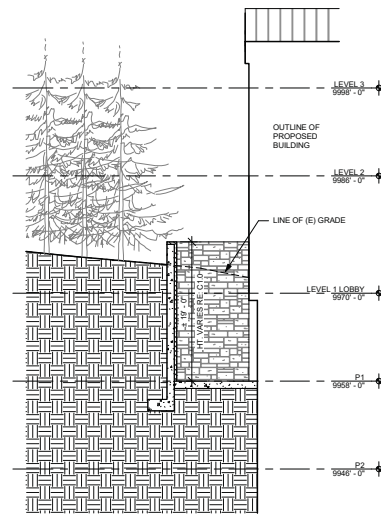
4 ROOF PLAN  
 A0.6 SCALE: 1/64" = 1'-0"

**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:

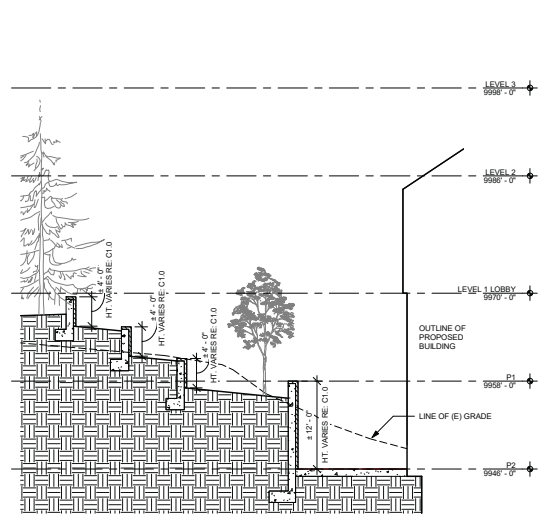
- A. That, for buildings at the Peak 8 Base area only, the measurement to be made in accordance with the definition of Building Height in Section 9-1-5 of the Development Code, to account for the lack of natural grades and the anticipated filling of the lowered and generally flat grades currently existing at the Peak 8 Base area, shall be made to the proposed finished grade elevation at the exterior wall below and within the building's foundation perimeter to the proposed 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 berms or fill. Artificial appearing berms 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 is shown in an exhibit to be approved by the Town at the time of the approval of the site specific development permits 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 foregoing 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.



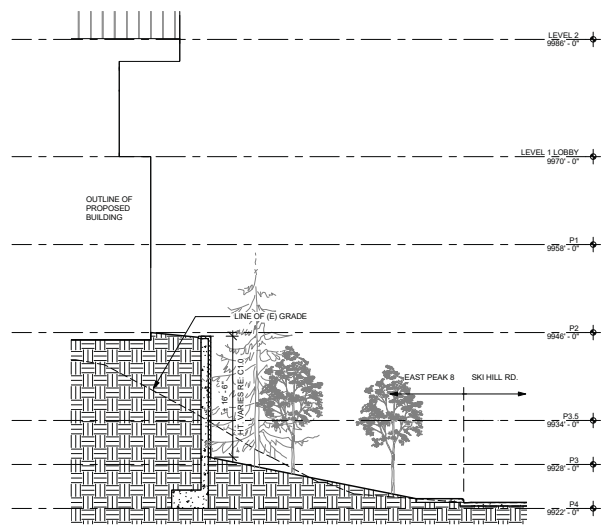
1 SITE WALL PLAN  
SCALE: 1/64" = 1'-0"  
PLAN NORTH TRUE NORTH



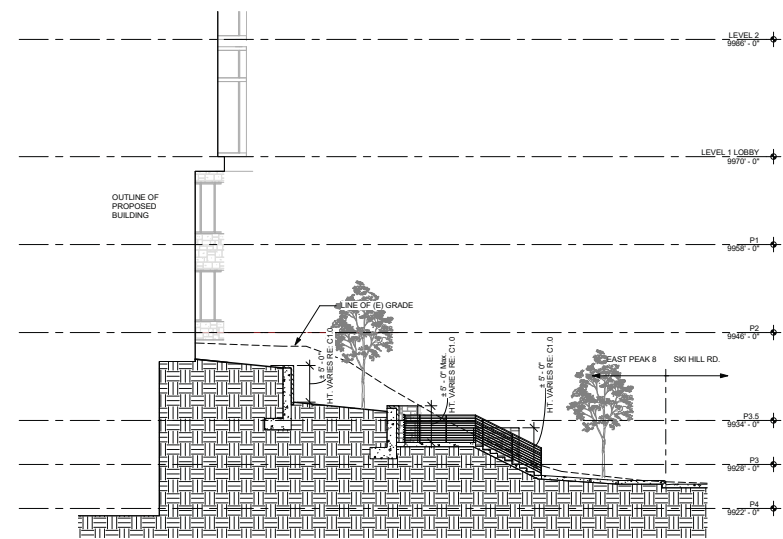
2 EAST RETAINING WALLS  
SCALE: 1/8" = 1'-0"



3 EAST RETAINING WALLS  
SCALE: 1/8" = 1'-0"



4 NORTH RETAINING WALLS  
SCALE: 1/8" = 1'-0"



5 NORTH RETAINING WALLS  
SCALE: 1/8" = 1'-0"



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Consultants:

Issues and Revisions:  
12.21.2019 TOB PLANNING - REVISIONS

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8  
1599 SKI HILL RD.  
BRECKENRIDGE, CO 80424

PROJECT NO:  
21729.00

SHEET TITLE:  
SITE WALL DIAGRAM

SCALE: As indicated

A0.7

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**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
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SHEET TITLE:  
**EXISTING  
 NEIGHBORHOOD  
 ADJACENCIES PLAN**  
 SCALE: 1" = 80'-0"

**A1.1**

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1  
 A1.1 EXISTING SITE NEIGHBORHOOD ADJ  
 SCALE: 1" = 80'-0"

PLAN NORTH TRUE NORTH





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PROJECT NO:  
 21729.00

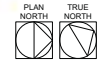
SHEET TITLE:  
**PROPOSED  
 NEIGHBORHOOD  
 ADJACENCIES PLAN**  
 SCALE: 1" = 60'-0"

**A1.2**

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PROPOSED NEIGHBORHOOD ADJACENCIES  
 PLAN  
 SCALE: 1" = 60'-0"





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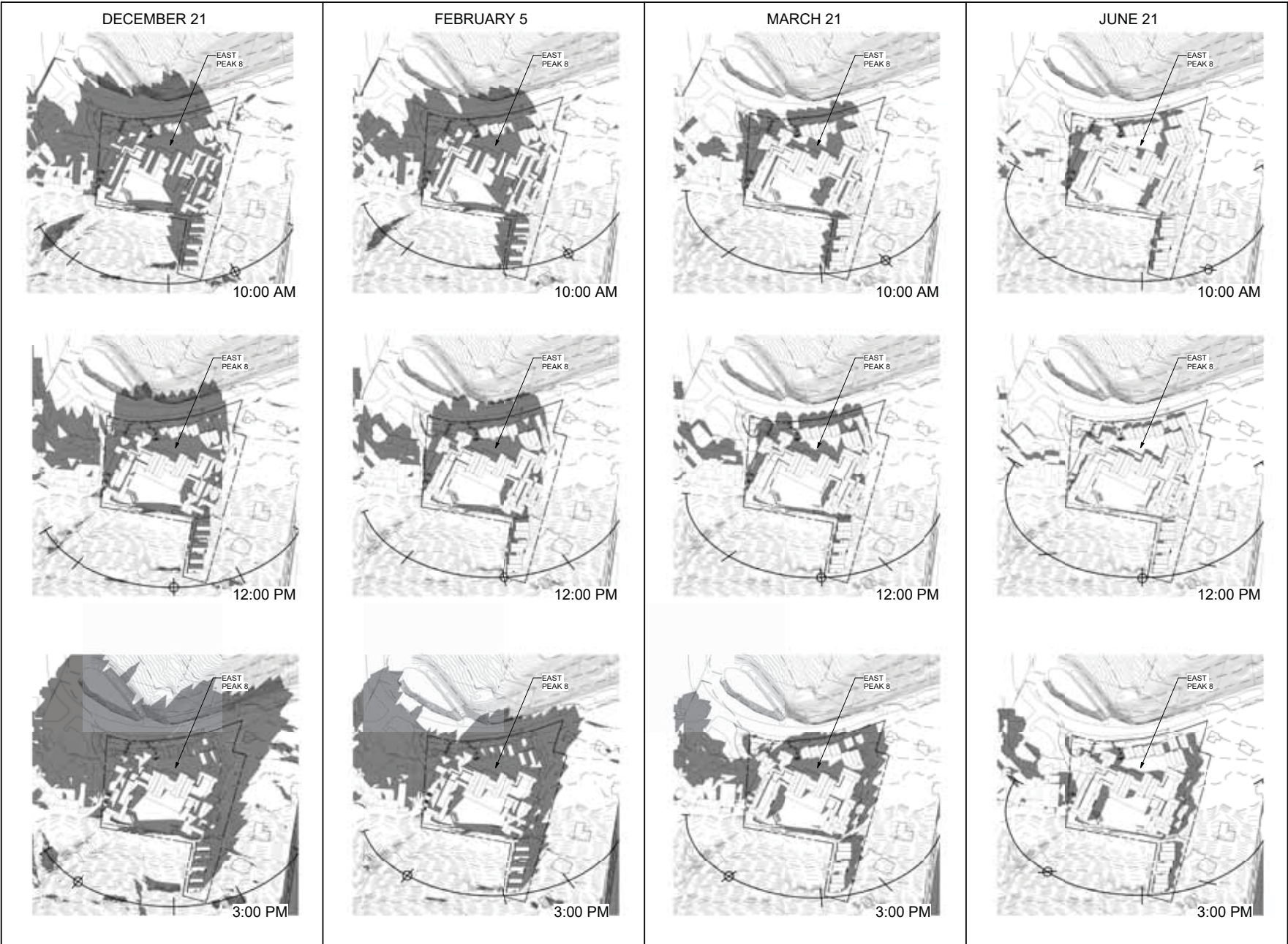
PROJECT NO:  
 21729.00

SHEET TITLE:  
**SOLAR STUDIES**

SCALE: 1 : 1800

**A1.3**

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VIEW NORTH, ALONG EASTERN TREE BUFFER



VIEW WEST, ALONG NORTHERN PROPERTY LINE



NORTH WESTERLY VIEW OF EXISTING ON SITE BUILDINGS



VIEW NORTH OF SOUTHERN PROPERTY LINE AND EXISTING SKI ACCESS



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**EAST PEAK 8**

EAST PEAK 8  
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 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**SITE PHOTOGRAPHS**

SCALE: 12" = 1'-0"

**A1.4**

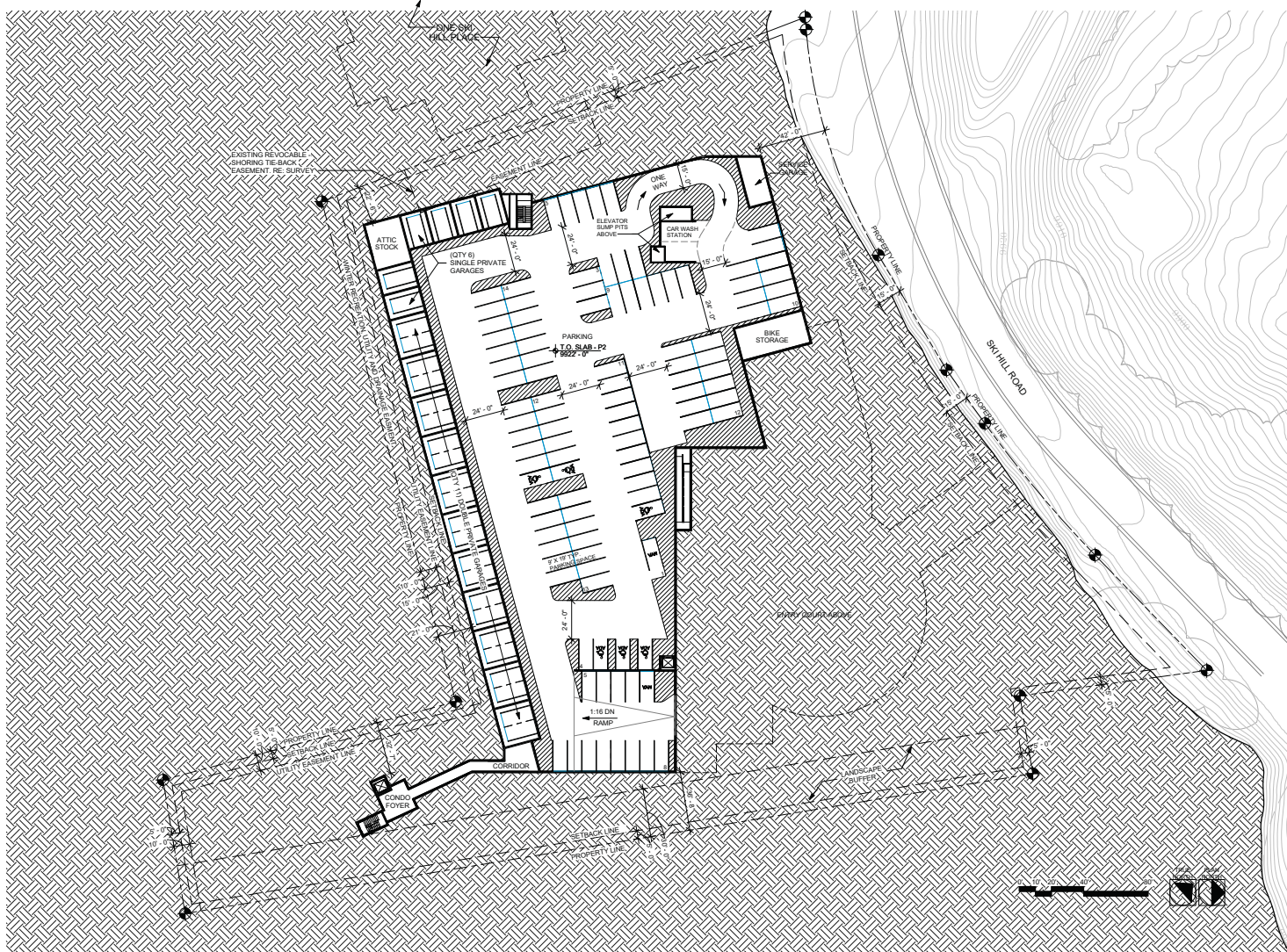
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1 P4 FLOOR PLAN (+22)  
 A2.1 SCALE: 1/32" = 1'-0"

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EAST PEAK 8

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SHEET TITLE:  
 LEVEL P4 FLOOR  
 PLAN

SCALE: 1/32" = 1'-0"

A2.1

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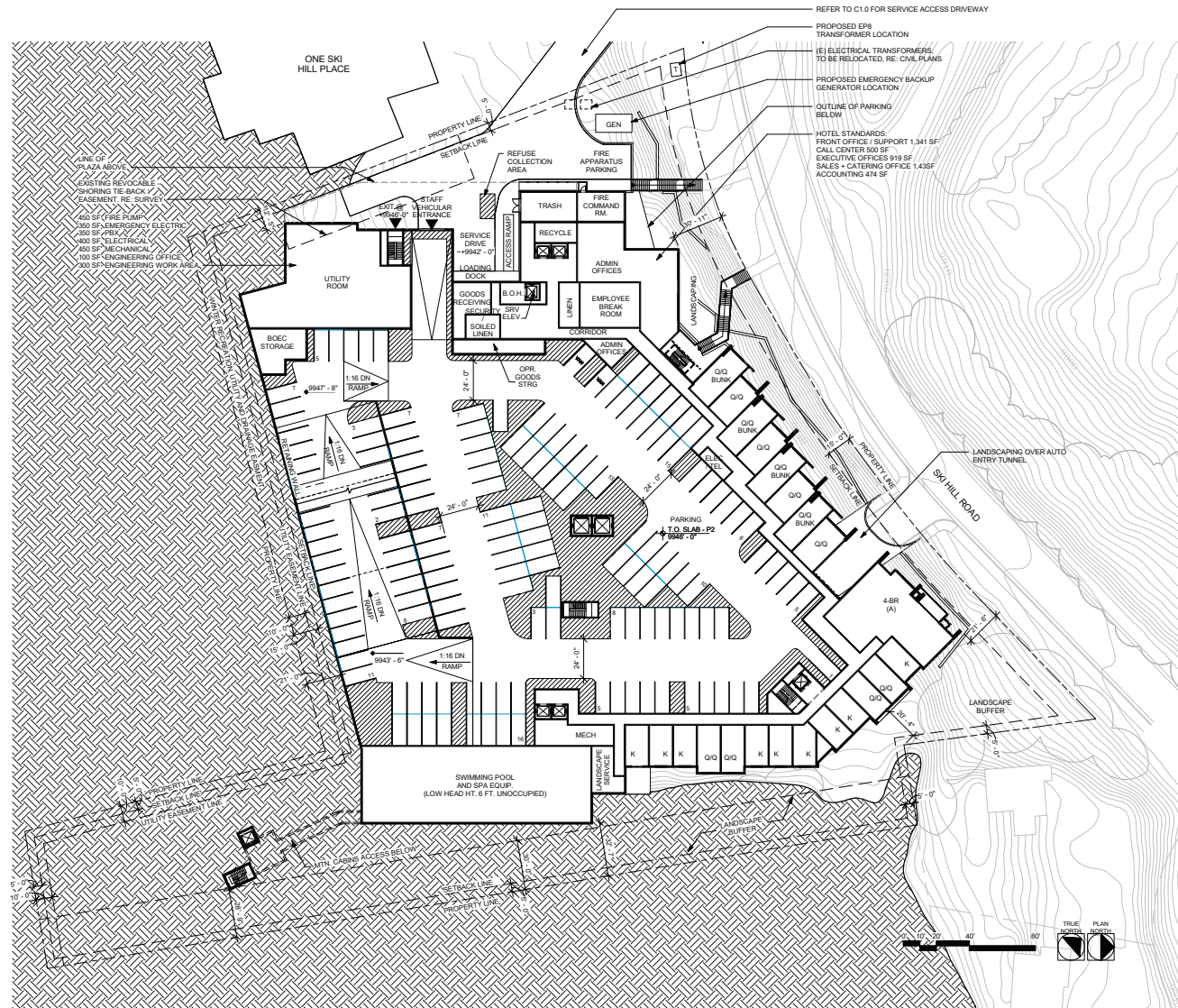




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- REFER TO C1.0 FOR SERVICE ACCESS DRIVEWAY
- PROPOSED EPR TRANSFORMER LOCATION
- (E) ELECTRICAL TRANSFORMERS TO BE RELOCATED. RE: CIVIL PLANS
- PROPOSED EMERGENCY BACKUP GENERATOR LOCATION
- OUTLINE OF PARKING BELOW
- HOTEL STANDARDS:  
 FRONT OFFICE / SUPPORT 1,341 SF  
 CALL CENTER 699 SF  
 EXECUTIVE OFFICES 919 SF  
 SALES + CATERING OFFICE 1,435 SF  
 ACCOUNTING 474 SF

- LINE OF SLAB REVISIONS
- EXISTING RECYCLABLE SHIPPING TO BACK
- EASEMENT RE: SURVEY
- 600 SF FIRE PUMP
- 200 SF EMERGENCY ELECTRICAL
- 600 SF ELECTRICAL
- 600 SF MECHANICAL
- 100 SF ENGINEERING OFFICE
- 200 SF ENGINEERING WORK AREA

**1** P2 FLOOR PLAN (+46')  
**A2.3** SCALE: 1/32" = 1'-0"

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**EAST PEAK 8**

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SHEET TITLE:  
**LEVEL P2 FLOOR PLAN**

SCALE: 1/32" = 1'-0"

**A2.3**

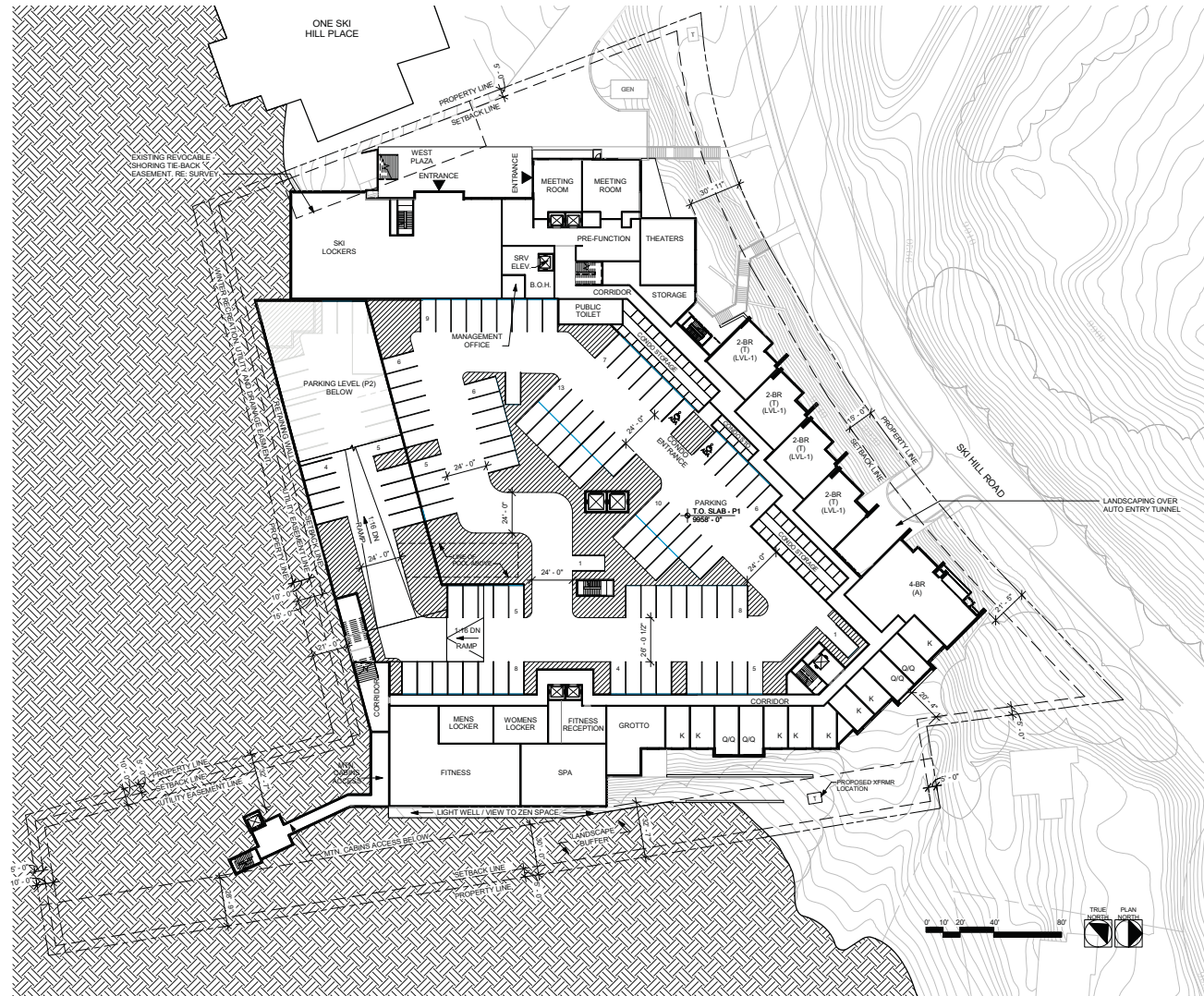
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1 P1 FLOOR PLAN (+58')  
 A2.4 SCALE: 1/32" = 1'-0"

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SHEET TITLE:  
 LEVEL P1 FLOOR  
 PLAN

SCALE: 1/32" = 1'-0"

A2.4

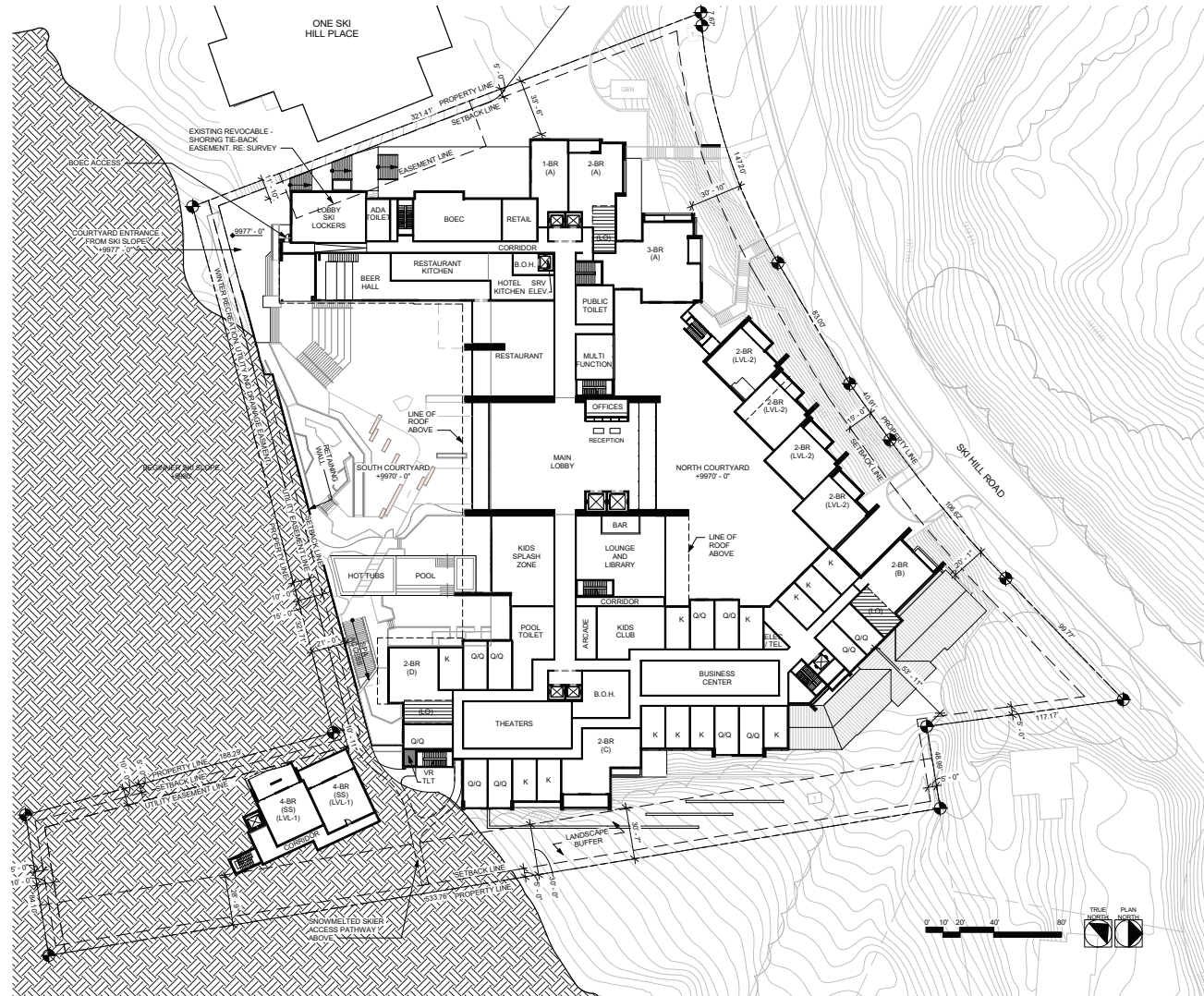
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1 LEVEL 1 FLOOR PLAN (LOBBY +70')  
 A2.5 SCALE: 1/32" = 1'-0"

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EAST PEAK 8

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SHEET TITLE:  
 LEVEL 1 (LOBBY)  
 FLOOR PLAN

SCALE: 1/32" = 1'-0"

A2.5

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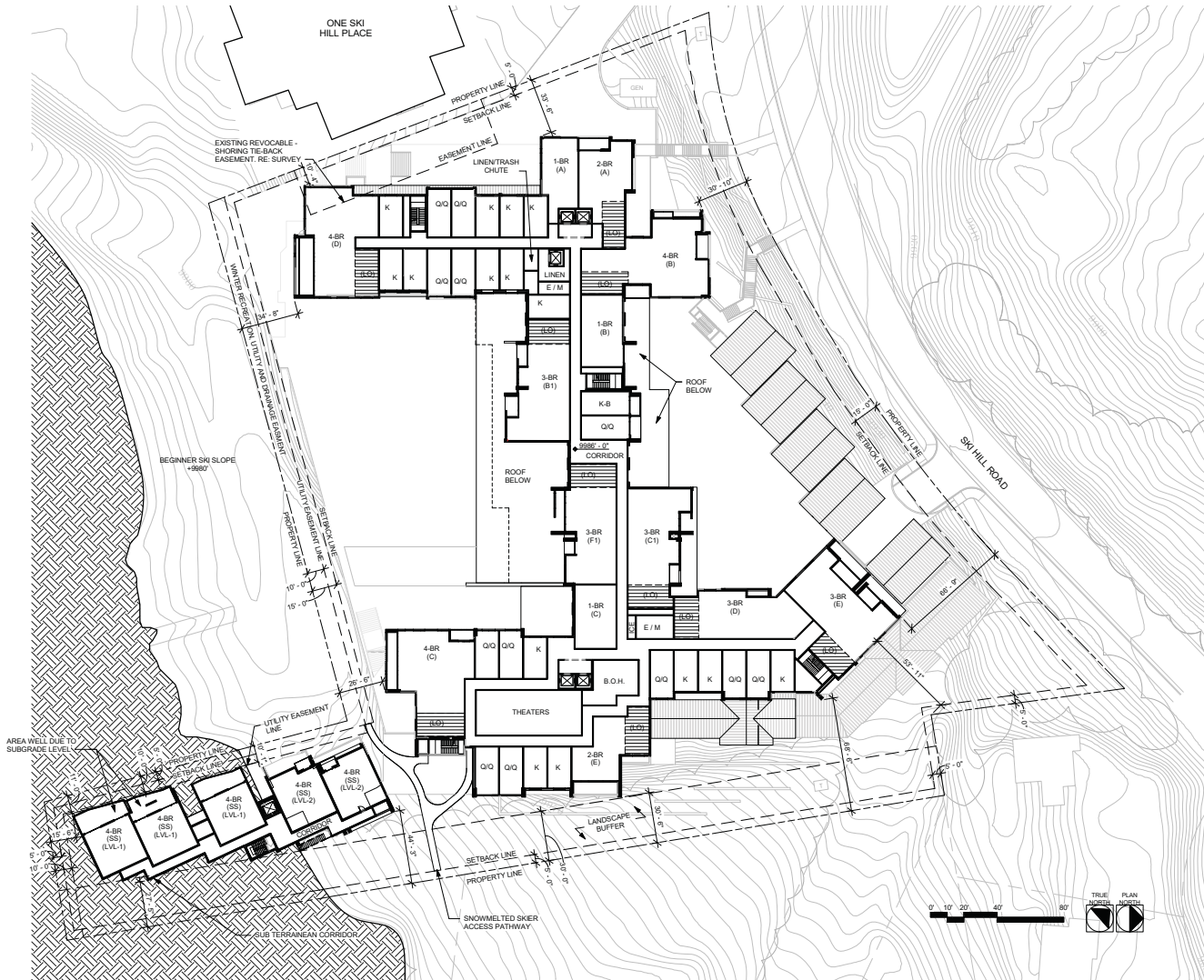




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1  
 A2.6 LEVEL 2 FLOOR PLAN (+86)  
 SCALE: 1/32" = 1'-0"

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EAST PEAK 8

EAST PEAK 8  
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PROJECT NO:  
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SHEET TITLE:  
 LEVEL 2 FLOOR PLAN

SCALE: 1/32" = 1'-0"

A2.6

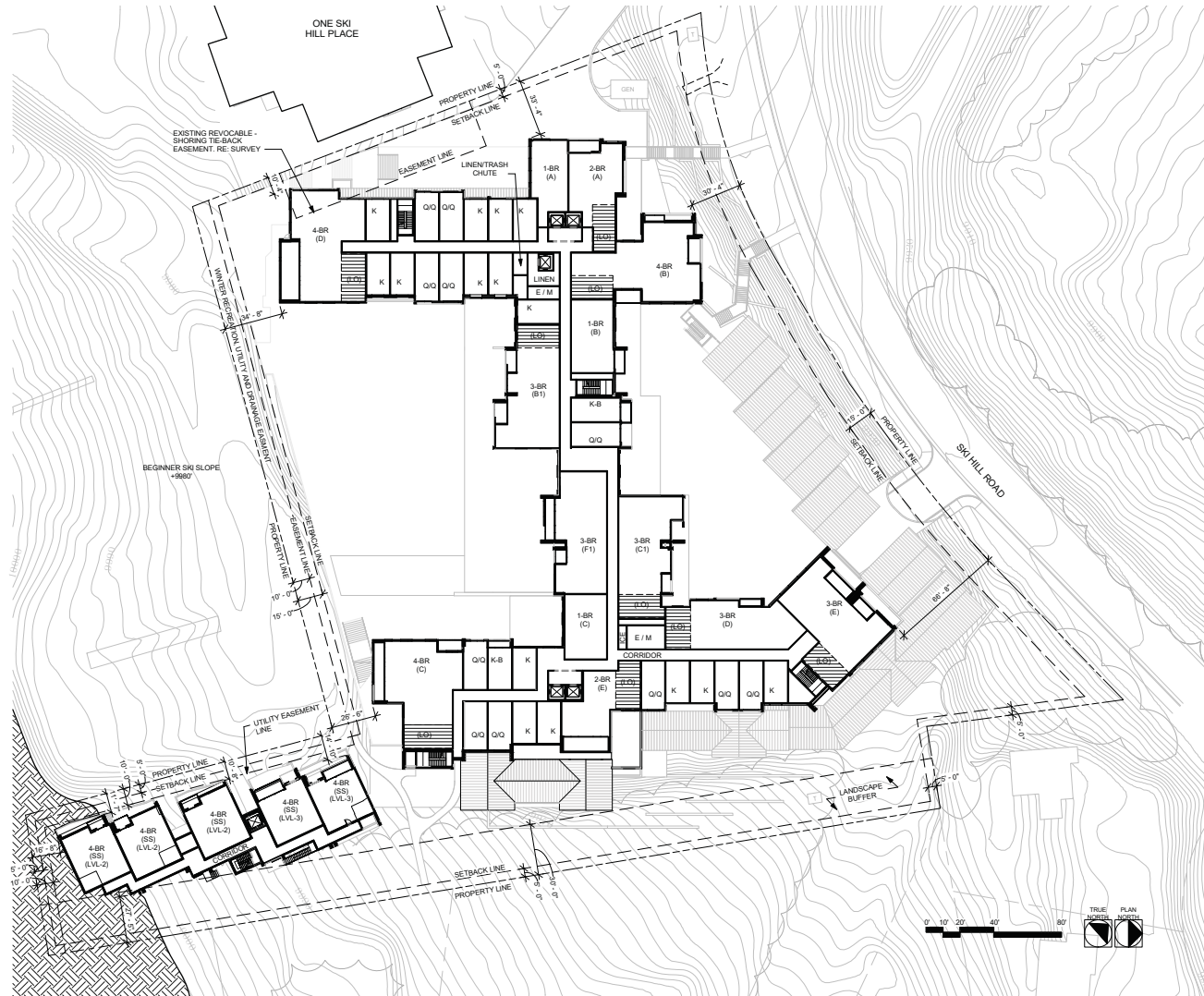
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1  
A2.7

LEVEL 3 FLOOR PLAN (+96')  
 SCALE: 1/32" = 1'-0"

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EAST PEAK 8

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SHEET TITLE:  
 LEVEL 3 FLOOR PLAN

SCALE: 1/32" = 1'-0"

A2.7

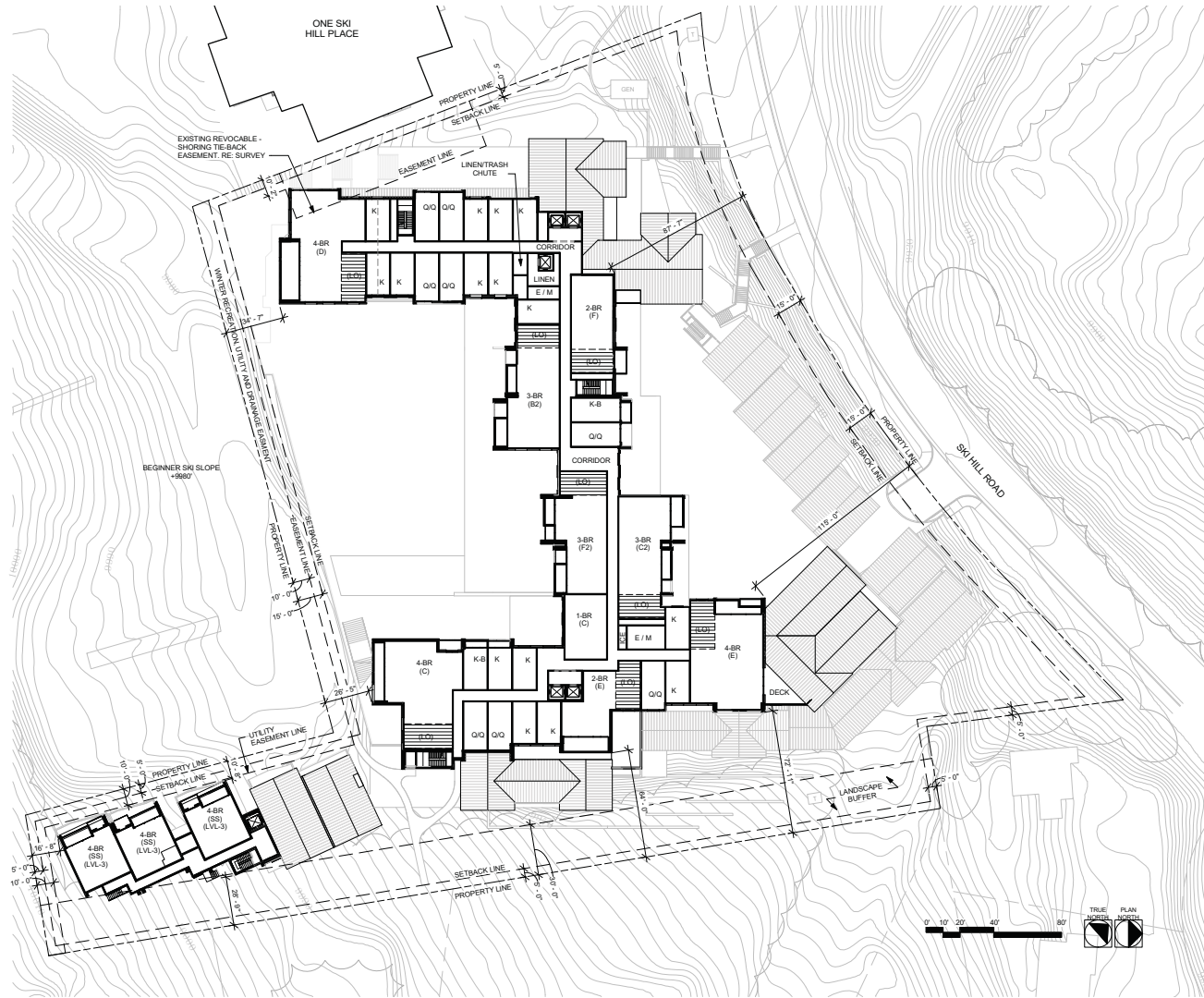
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1  
A2.8

LEVEL 4 FLOOR PLAN (+110')  
 SCALE: 1/32" = 1'-0"

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**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
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SHEET TITLE:  
**LEVEL 4 FLOOR PLAN**

SCALE: 1/32" = 1'-0"

**A2.8**

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SHEET TITLE:  
**ROOF PLAN**

SCALE: 1/32" = 1'-0"

**A2.9**

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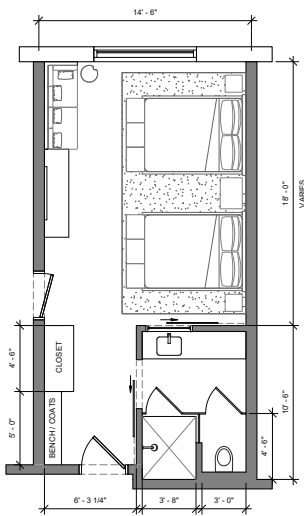
1 ROOF PLAN  
 A2.9 SCALE: 1/32" = 1'-0"



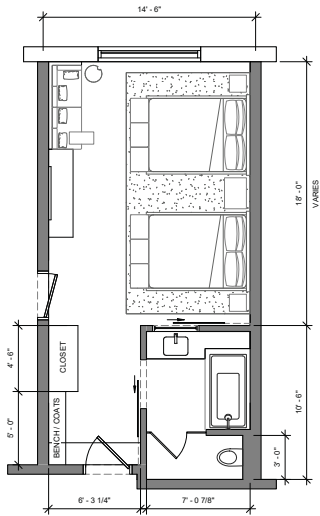
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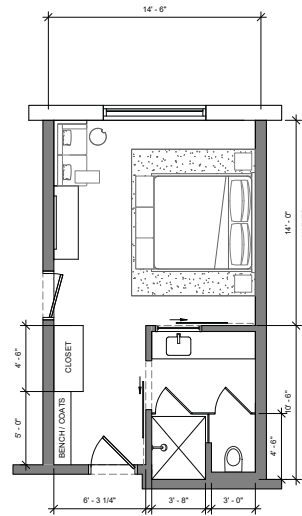
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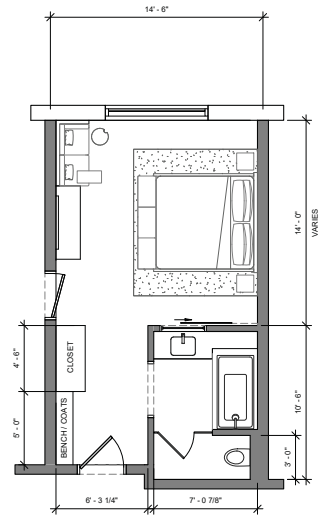
1 DOUBLE ROOM WITH SHOWER 390 SF NET, 428 SF GROSS  
 SCALE: 1/4" = 1'-0"



2 DOUBLE ROOM WITH BATHTUB 390 SF NET, 428 SF GROSS  
 SCALE: 1/4" = 1'-0"



3 KING ROOM WITH SHOWER 336 SF NET, 370 SF GROSS  
 SCALE: 1/4" = 1'-0"



4 KING ROOM WITH BATHTUB 336 SF NET, 370 SF GROSS  
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8  
 1599 SKI HILL RD.  
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SHEET TITLE:  
 PROTOTYPE HOTEL  
 ROOM LAYOUTS

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

A3.1

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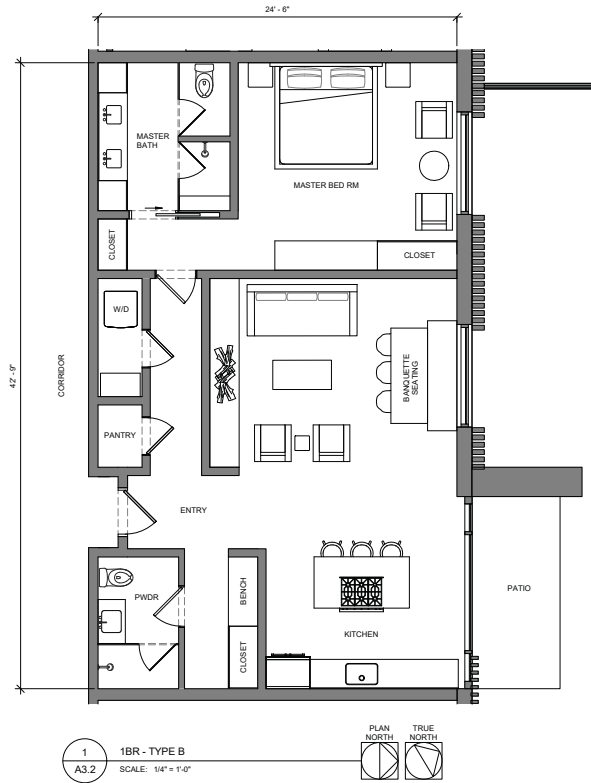
PROJECT NO:  
 21729.00

SHEET TITLE:  
**PROTOTYPE 1BR  
 UNIT LAYOUTS**

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

**A3.2**

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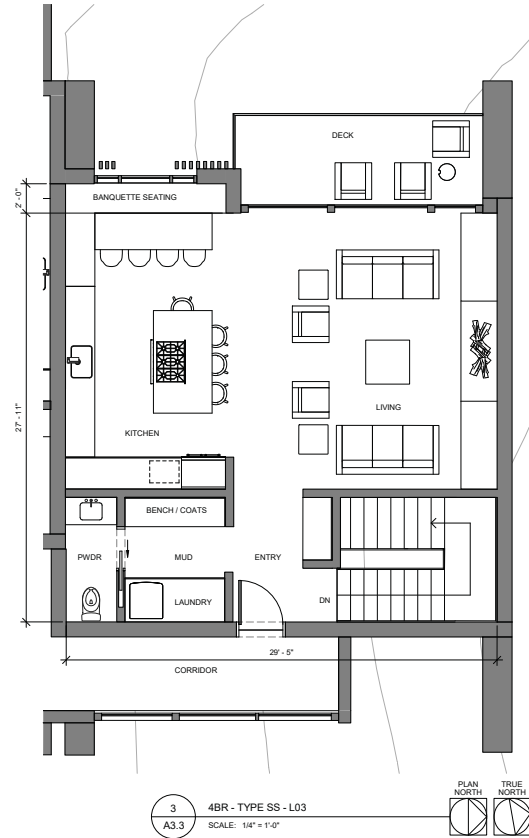
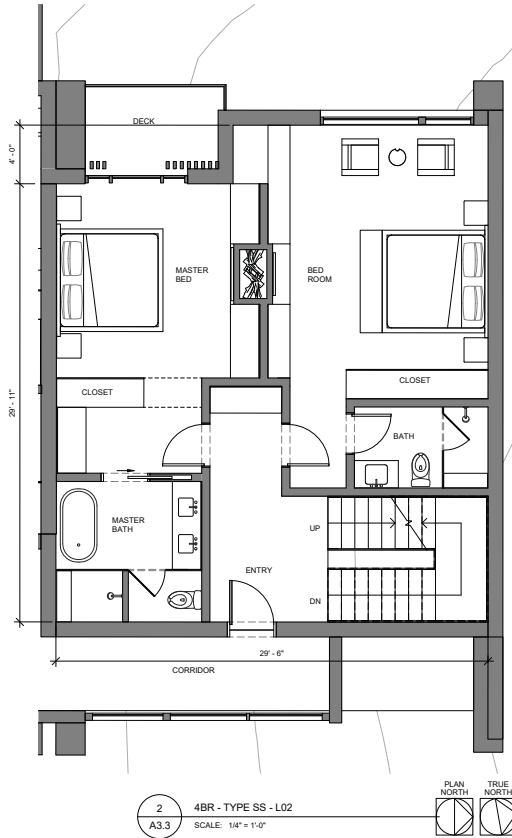
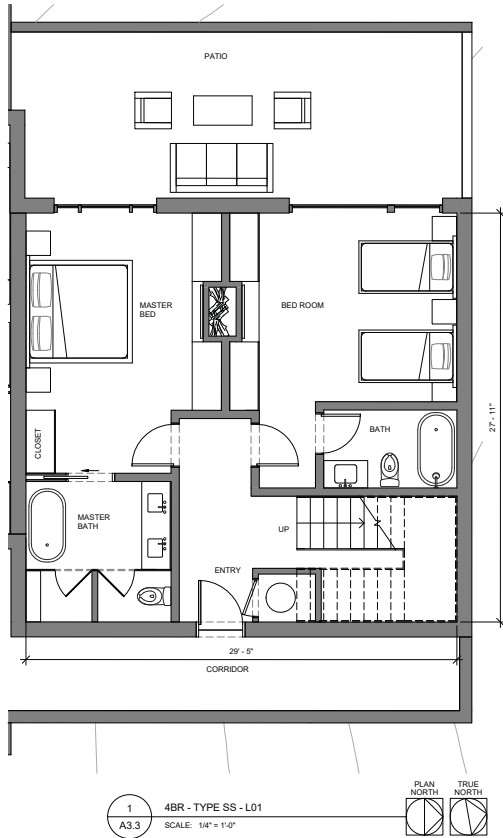




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Consultants:

Issuances and Revisions:  
 11.16.2018 TOB PLANNING - CLASS A  
 1ST PRELIMINARY



NOT FOR CONSTRUCTION

EAST PEAK 8

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

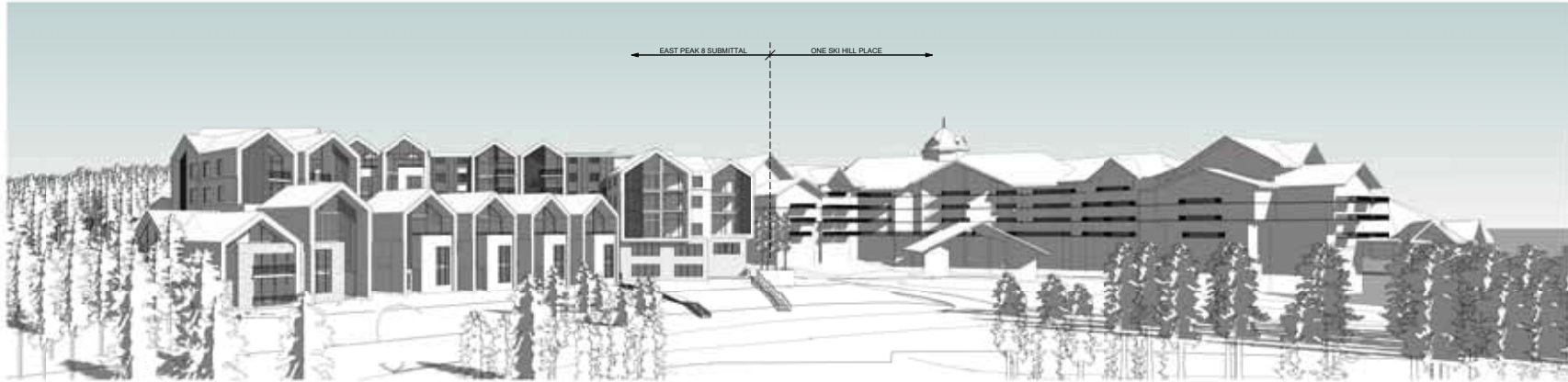
PROJECT NO:  
 21729.00

SHEET TITLE:  
 PROTOTYPE 4BR  
 UNIT LAYOUTS

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

A3.3

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VIEW #1- SOUTHWEST VIEW OF PROPOSED EAST PEAK 8 AND EXISTING ONE SKI HILL PLACE

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



VIEW #2- VIEW OF EAST PEAK 8 SOUTH COURTYARD

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



VIEW #3- SOUTHEAST VIEW OF PROPOSED EAST PEAK 8 AND EXISTING ONE SKI HILL PLACE

NOTE: THESE IMAGES AND IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. REFER TO DRAWINGS FOR ACCURATE DESIGN.



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**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**CONCEPT  
 PANORAMIC IMAGES**

SCALE:  
**A4.0**

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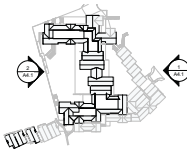


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EAST PEAK 8

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PROJECT NO:  
21729.00

SHEET TITLE:  
BUILDING  
ELEVATIONS

SCALE: As indicated

A4.1

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1 TRUE NORTH ELEVATION - TOBDR  
A4.1 SCALE: 1" = 20'-0"



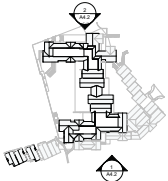
2 TRUE SOUTH ELEVATION - TOBDR  
A4.1 SCALE: 1" = 20'-0"



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**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**BUILDING  
 ELEVATIONS**

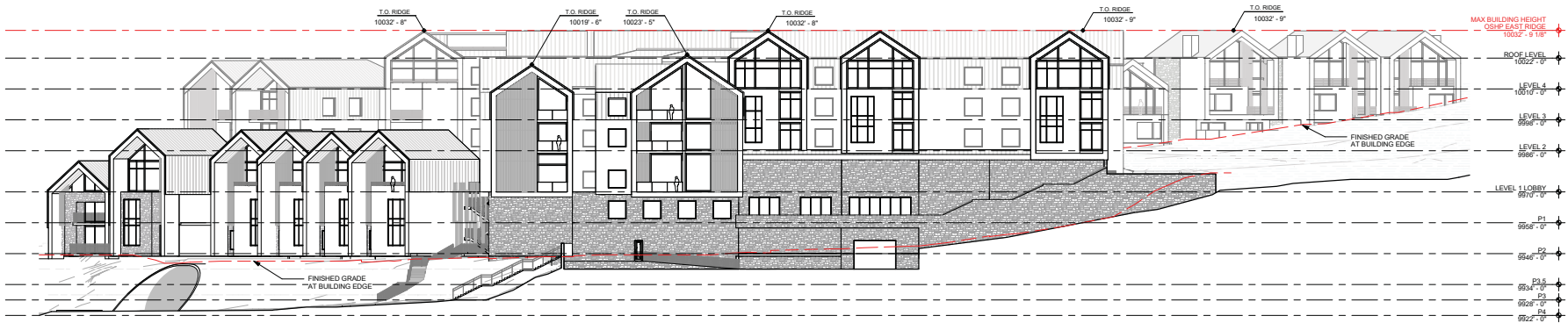
SCALE: As indicated

**A4.2**

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1 TRUE EAST ELEVATION - TOBDR  
 SCALE: 1" = 20'-0"



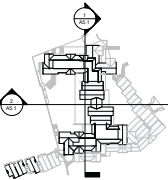
2 TRUE WEST ELEVATION - TOBDR  
 SCALE: 1" = 20'-0"



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**NOT FOR CONSTRUCTION**

**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

SHEET TITLE:  
**BUILDING SECTIONS**

SCALE: As indicated

**A5.1**

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1 BUILDING SECTION - E/W  
 A5.1 SCALE: 1" = 20'-0"



2 BUILDING SECTION - N/S  
 A5.1 SCALE: 1" = 20'-0"





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NOT FOR CONSTRUCTION

**EAST PEAK 8**

EAST PEAK 8  
 1599 SKI HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21729.00

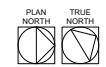
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**FINISHED GRADE  
 EXHIBIT**

SCALE: 1" = 50'-0"

**H1.0**

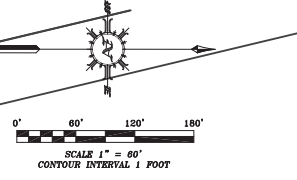
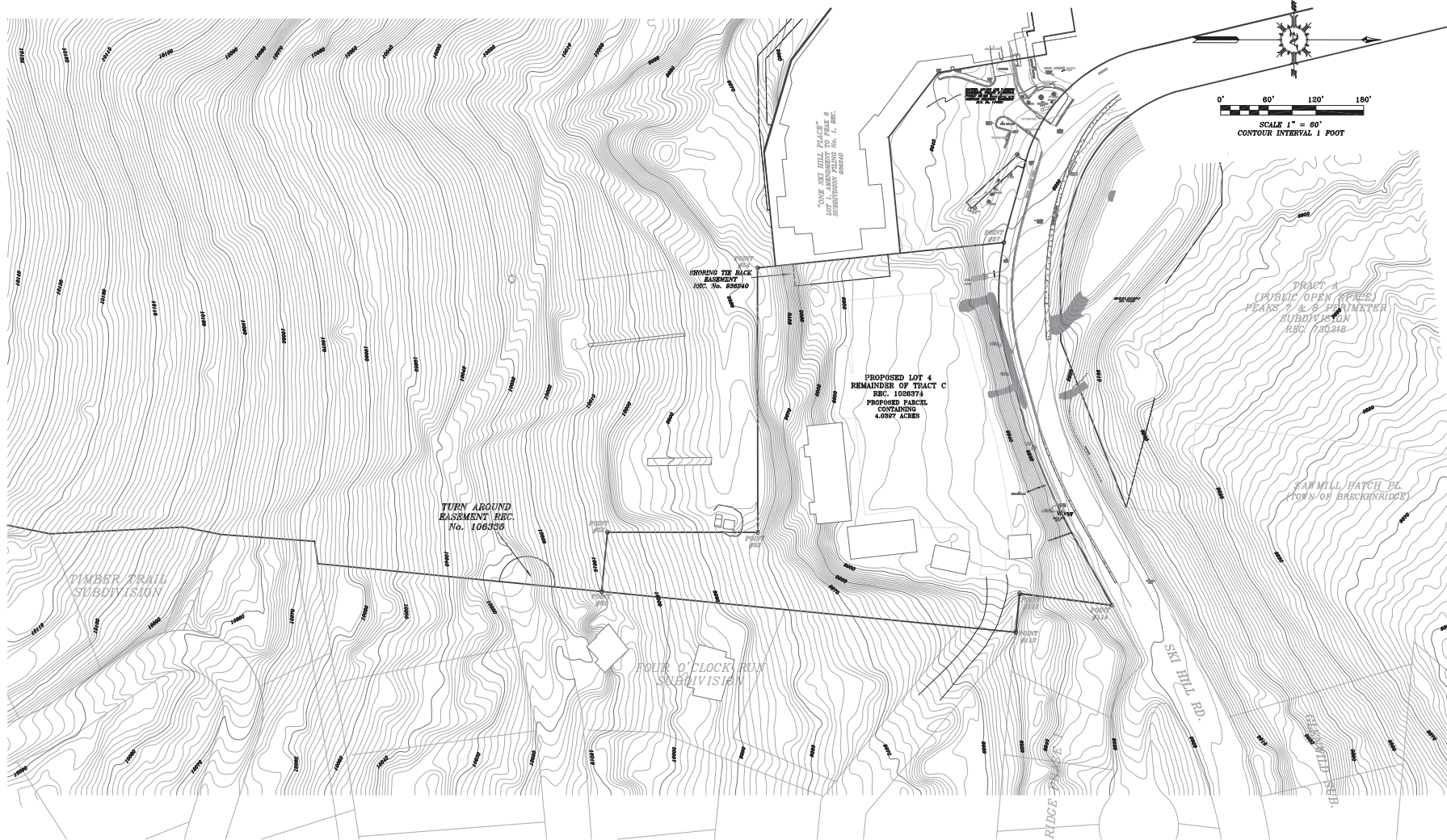
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1 FINISHED GRADE EXHIBIT  
 H1.0 SCALE: 1" = 50'-0"





**TOPOGRAPHIC MAP PROPOSED LOT 4  
THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1  
TOWN OF BRECKENRIDGE  
SUMMIT COUNTY COLORADO**



TURN AROUND EASEMENT REC. No. 106336

PROPOSED LOT 4  
REMAINDER OF TRACT C  
REC. 1026374  
PROPOSED PARCELS  
CONTAINING  
4.0007 ACRES

TRACT A  
(PUBLIC OPEN SPACE)  
PEAKS 7 & 8 PERIMETER  
SUBDIVISION  
REC. 730318

SANMILL PATCH PL.  
(TOWN OF BRECKENRIDGE)

FOUR O'CLOCK RUN  
SUBDIVISION

SUNNYSIDE BL.  
SUNNYSIDE DR.  
SUNNYSIDE LN.  
SUNNYSIDE ST.  
SUNNYSIDE TRL.  
SUNNYSIDE WAY

**SURVEY NOTES**

1. THE CONTOUR LINES ON LAYERS Breek\_Contours141.ctb and Breek\_INDEX Contours TOPO were PROVIDED BY NORTHEAST GIS AND WERE DERIVED FROM LIDAR DATA COLLECTED IN THE FALL OF 2017. THIS INFORMATION WAS AND NOT THE RESULT OF A FIELD SURVEY BY BASELINE SURVEYS LLC AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.
2. THE CONTOUR LINES ON LAYERS CTR AND CTR INDEX (FROZEN) WERE FROM A FIELD SURVEY BY BASELINE SURVEYS LLC IN THE FALL OF 2018 AND WERE USED FOR ORIENTATION AND VERIFICATION OF THE LIDAR DATA.
3. THE VERTICAL DATUM OF THE MAPPING IS NAVD 1988. COORDINATE SYSTEM IS LOCAL.

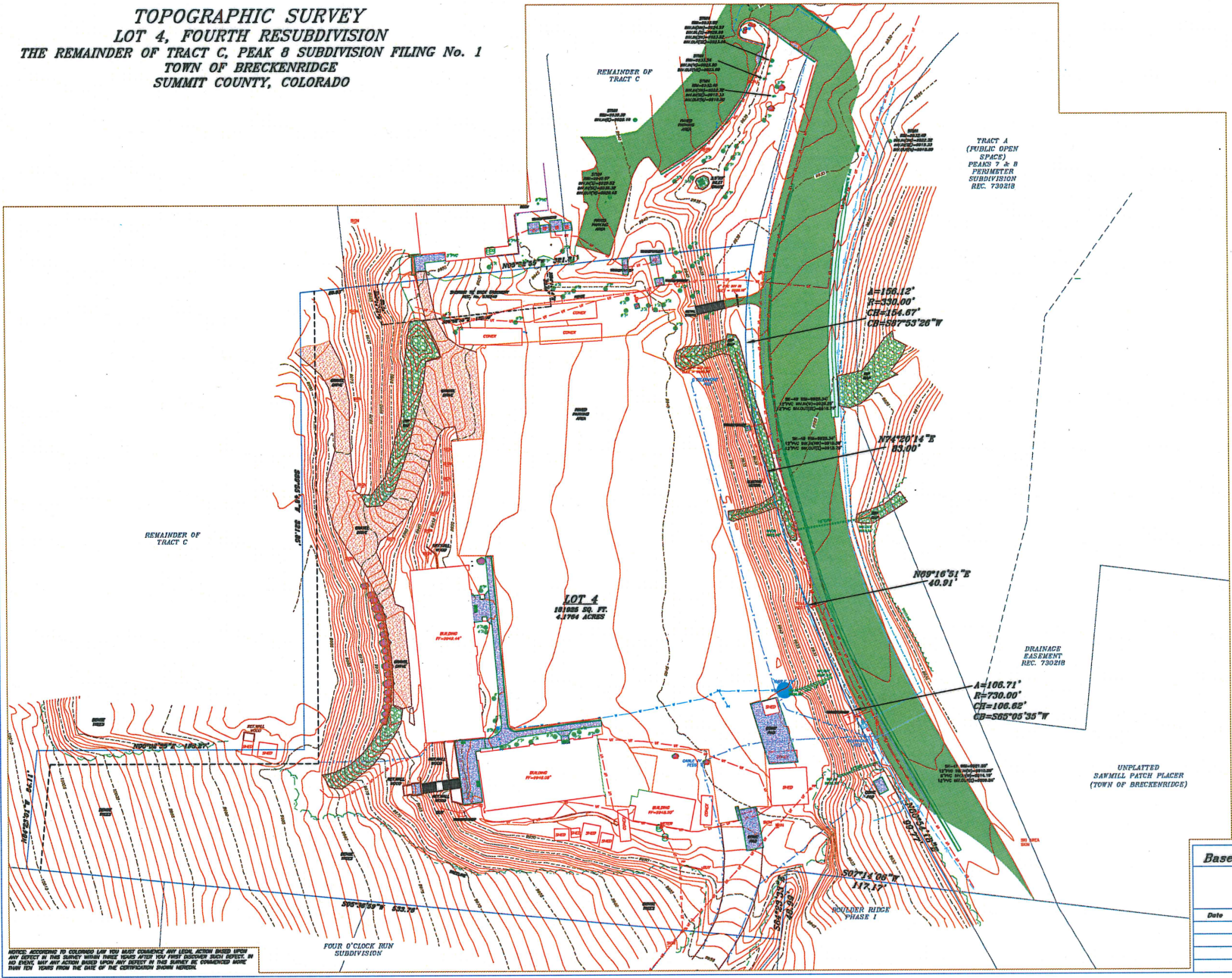
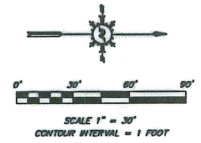
Baseline Surveys LLC

TOPOGRAPHIC MAP PROPOSED LOT 4  
THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1  
TOWN OF BRECKENRIDGE  
SUMMIT COUNTY COLORADO

Date	Revisions	Date: 01-11-18	Scale Horiz. 1"=60'
		Drawn By: D.E.O.	
		Job File: 4017	DWG 4017 LOT 4 MAP



**TOPOGRAPHIC SURVEY**  
**LOT 4, FOURTH RESUBDIVISION**  
**THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1**  
**TOWN OF BRECKENRIDGE**  
**SUMMIT COUNTY, COLORADO**



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BESED UPON AND BROUGHT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FOUR O'CLOCK RUN  
 SUBDIVISION

<b>Baseline Surveys LLC</b>		<small>BASED UPON THIS SURVEY AND RECORDING TO BE MADE THEREON</small>	
<b>TOPOGRAPHIC SURVEY</b>			
<b>LOT 4, FOURTH RESUBDIVISION</b>			
<b>THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1</b>			
<b>TOWN OF BRECKENRIDGE</b>			
<b>SUMMIT COUNTY, COLORADO</b>			
Date	Revisions	<b>SHEET 1 of 1</b>	
Date: 6/27/19		Scale Horiz:	1"=50'
Drawn By: B.B.S.		Checked By:	B.E.
Job No.: 6917		DWG File:	6917-01





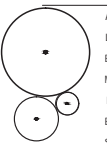




**GENERAL NOTES**

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.

17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.



**PLANTING SCHEDULE**

SYM.	COMMON NAME	BOTANICAL NAME
------	-------------	----------------

**DECIDUOUS TREES (193)**

ASP	QUAKING ASPEN	POPULUS TREMULOIDES
LAN	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA
BPO	BALSAM POPLAR	POPULUS BALSAMIFERA
IMAL	THINLEAF ALDER	ALNUS INCANA TENUFOLIA
RIB	RIVER BIRCH	BETULA NIGRA
BTM	ROCK MOUNTAIN GLOW BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'
SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
AMM	AMUR MAPLE	ACER GINNALA 'FLAME'
PKP	SCHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SCHUBERT'

**EVERGREEN TREES (150)**

FOX	BRISTLECONE PINE	PINUS ARISTATA
ENG	ENGLISH SPRUCE	PICEA ENGELMANNII
SF	SUBALPINE FIR	ABIES LASIOCARPA
BES	BABY BLUE EYES COLORADO SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
BKS	BAKERI COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'
FBS	FAT ALBERT BLUE COLORADO SPRUCE	PICEA PUNGENS GLAUCA 'FAT ALBERT'
CBS	COLORADO BLUE SPRUCE	PICEA GLAUCA
DGF	DOUGLAS FIR	PSEUDOTSUGA MENZIESI
LIP	LIMBER PINE	PINUS FLEXILIS

**DECIDUOUS SHRUBS**

CAC	PEKING COTONEASTER	COTONEASTER ACUTIFOLIA
RBE	NATIVE RED BERRIED ELDER	SAMBUCUS PUBENS
DAW	DWARF ARCTIC WILLOW	SALIX PURPUREA NANA
RWO	WOODS ROSE	ROSA WOODSII
KDP	KATHRYN DYKES POTENTILLA	POTENTILLA FRUTICOSA 'KATHRYN DYKES'
PBP	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'
APC	ALPINE CURRANT	RIBES ALPINUM
FSP	FALSE SPIREA	SORBARIA SORBIFOLIA
DOG	BAILEY REDTONG DOGWOOD	CORNUS SERICEA 'BAILEY'
TBH	TWINBERRY HONEYSUCKLE	LONICERA INVOLUCRATA
VBE	HIGHBUSH CRANBERRY	VIBURNUM EDULE

**EVERGREEN SHRUBS**

BTM	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
DGS	DWARF GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'
MMP	MINIATURE MUGO PINE	PINUS MUGO 'MOPS'
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
SMM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'

**ORNAMENTAL GRASSES**

THG	TUFFED HAIR GRASS	DESCHAMPSIA CESPIITOSA
IRG	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES
SIG	SISKIYOU BLUE IDAHO FESCUE	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'
PJG	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA
BBS	BIG BLUESTEM	ANDROPOGON GERARDII

**PERENNIALS & GROUNDCOVERS**

MRE	CREeping OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'
PBS	CREeping WESTERN SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'
KIN	KINKINIKWICK	ARCTOSTAPHYLOS UVA-URSI
SMS	SILVER MOUND SAGE	ARTEMISIA SCHMIDTIANA
ALA	ALPINE ASTER	ASTER ALPINE 'GOLIATH'
HBL	BLUE HAREBELL	CAMPANULA ROTUNDIFOLIA
LUP	LUPINE	XXX
MIN	MINT	XXX
PWR	PINELEAF PENSTEMON	PENSTEMON PINIFOLIUS
DCT	DWARF CREEPING THYME	THYMUS PRAECOX 'MINUS'
WOO	WOOLLY THYME	THYMUS PRAECOX 'PSEUDOLANUGINOSUS'
SIS	SNOW IN SUMMER	CERASTIUM TOMENTOSUM
GMS	GOLDMOSS-UTAH STONECROP	SEDUM ACRE EVERGREEN
DGC	DENVER GOLD COLUMBINE	AQUILEGIA CHRYSANTHA 'DENVER GOLD'
ICQ	CHIEF QUINABY BEARDED IRIS	IRIS X GERMANICA 'CHIEF QUINABY'
ICD	CHINA DRAGON BEARDED IRIS	IRIS X GERMANICA 'CHINA DRAGON'
GAY	GAYFEATHER	LIATRIS SPICATA
PUT	PUSSTYODES	ANTENNARIA PARVIFOLIA
RMC	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CAERULEA
DCB	DIXIE CHIP BUGLEWEED	AJUGA REPTANS 'DIXIE CHIP'
DGP	PETITE DIANTHUS	DIANTHUS GRATIANOPOLITANUS 'PETITE'
PMR	PURPLE MAZUS	MAZUS REPTANS
DWB	DWARF WOOLLY YARROW	ACHILLEA TOMENTOSA 'LEMON'
ESS	SUNNY-SIDE UP FLEABANE	ERIGERON SCOPULINUS 'SUNNY SIDE UP'
WRA	WOOTON'S RAGWORT	SENECIO WOOTONII

**R.O.W. TREE REQUIREMENTS**

REQUIRED QUANTITY (1 TREE EVERY 15 LF)	27
REQUIRED SIZES	MIN. 8" HEIGHT OR 3" CALIPER
PROVIDED QUANTITY (1 TREE EVERY 15 LF)	27
PROVIDED SIZES	MIN. 8" HEIGHT OR 3" CALIPER



rowland+broughton  
architecture / urban design / interior design  
234 e. hopkins ave. 1830 shale st. ste. 200  
denver, co 80202 303.308.1373  
970.544.9306  
970.544.3473

Consultants: JJJJ



409 Main Street  
Suite 207  
P.O. Box 2320  
Frisco, CO 80443  
P 970.485.4478  
www.norris-design.com

Issuances and Revisions:  
11.16.2019 TOB PLANNING - CLASS A PRELIMINARY  
12.05.2019 TOB PLANNING - CLASS A PRELIMINARY  
12.20.2019 TOB PLANNING - CLASS A PRELIMINARY

**EAST PEAK 8**

EAST PEAK 8  
1599 SKI HILL RD.  
BRECKENRIDGE, CO 80424

PROJECT NO:  
21729.00

SHEET TITLE:  
**LANDSCAPE SCHEDULE**

SCALE:

**L-100**



811  
Call before you dig

NOT FOR CONSTRUCTION





**LEGEND**

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PROPERTY BOUNDARY
- EASEMENT
- WALL
- FENCE
- EXISTING TREE CANOPY TO REMAIN
- PEDESTRIAN CIRCULATION
- LANDSCAPE AREA
- FIREPITS, 5' TOTAL

- NOTES**
1. IRRIGATION
    - 1.1. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
    - 1.2. ALL PERENNIAL BEDS, GROUND COVERS, NATIVE SEED AND/OR TURF AREA TO BE SPAY IRRIGATED.
  2. ALL PAVED WALKWAYS, DRIVES AND NON-GRATED STAIRS SHALL BE HEATED FOR SNOW MELT. REFERENCE CIVIL FOR DRAINAGE.
  3. PEDESTRIAN LEVEL STREET LIGHTS SHALL BE INSTALLED ALONG ROW SIDEWALK. SPACING AND FIXTURE PER TOWN OF BRECKENRIDGE STANDARD PRACTICE.

**PLAN NORTH**

**TRUE NORTH**

**SCALE: 1" = 30'**

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 234 S. Ingleton Ave., 1930 Main St., Ste. 200  
 Aspen, CO 81611 Denver, CO 80202  
 970.544.2022 303.282.1573  
 970.544.2473 303.282.1574

Consultants:  
**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding

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 www.norris-design.com

**Issuances and Revisions:**

1.0	10/18/2018	100% / LANDSCAPE PLAN & PROVISIONS
1.0	10/24/2018	FOR PERENNIAL BEDS, GROUND COVERS, NATIVE SEED AND/OR TURF AREA
1.0	11/20/2018	FOR PEDESTRIAN CIRCULATION
1.0	12/10/2018	FOR PEDESTRIAN CIRCULATION

**EAST PEAK 8**

EAST PEAK 8  
 1599 SIX HILL RD.  
 BRECKENRIDGE, CO 80424

PROJECT NO:  
 21720.00

SHEET TITLE:  
**LANDSCAPE PLAN**

SCALE:  
**L-104**

NOT FOR CONSTRUCTION



# EAST PEAK 8

PRELIMINARY CLASS A SUBMITTAL



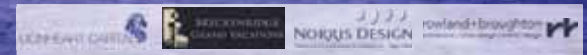
L-105 | SITE PLAN  
DECEMBER 5, 2018











**EAST PEAK 8**

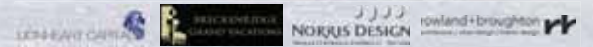
EAST PEAK 8  
 SKI HILL RD.  
 BRECKENRIDGE, CO 80424  
 12/20/18

**SUPPORTING DOCUMENTATION**

1ST PRELIMINARY PLANNING SUBMISSION - CLASS A



NOTE: IMAGES ARE ARTISTS INTERPRETATION, PRELIMINARY IN NATURE AND MAY NOT REPRESENT THE FINAL DESIGN







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## EAST PEAK 8

EAST PEAK 8  
 SKI HILL RD.  
 BRECKENRIDGE, CO 80424  
 12/07/18

- Areas of Building Mass Reduction from Town Council Plan Amendment
- Areas of Building Mass Increase from Town Council Plan Amendment

SUPPORTING DOCUMENTATION  
 1ST PRELIMINARY PLANNING SUBMISSION - CLASS A



NOTE: IMAGES ARE ARTISTS INTERPRETATION, PRELIMINARY IN NATURE AND MAY NOT REPRESENT THE FINAL DESIGN

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SUPPORTING DOCUMENTATION  
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## EAST PEAK 8

EAST PEAK 8  
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 BRECKENRIDGE, CO 80424  
 12/07/18

- Areas of Building Mass Reduction from Town Council Plan Amendment
- Areas of Building Mass Increase from Town Council Plan Amendment

## SUPPORTING DOCUMENTATION

1ST PRELIMINARY PLANNING SUBMISSION - CLASS A

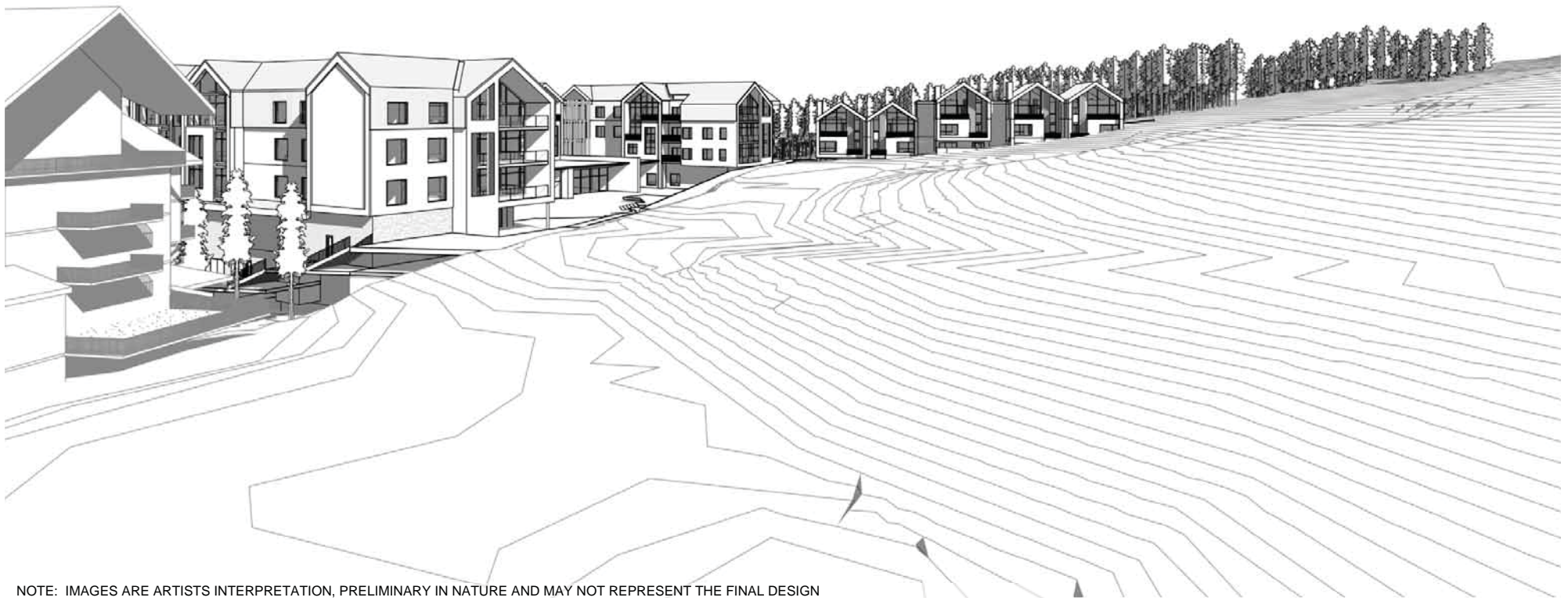




NOTE: IMAGES ARE ARTISTS INTERPRETATION, PRELIMINARY IN NATURE AND MAY NOT REPRESENT THE FINAL DESIGN



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- Areas of Building Mass Reduction from Town Council Plan Amendment
- Areas of Building Mass Increase from Town Council Plan Amendment



AMENDMENT TO MAY 2003 MASTER PLAN  
AUGUST 15, 2005



PREVIOUS PROPOSED NEIGHBORHOOD MAP  
JANUARY 04, 2018



CURRENT PROPOSED NEIGHBORHOOD MAP  
NOVEMBER 13, 2018

### EAST PEAK 8

EAST PEAK 8  
SKI HILL RD.  
BRECKENRIDGE, CO 80424  
12/07/18

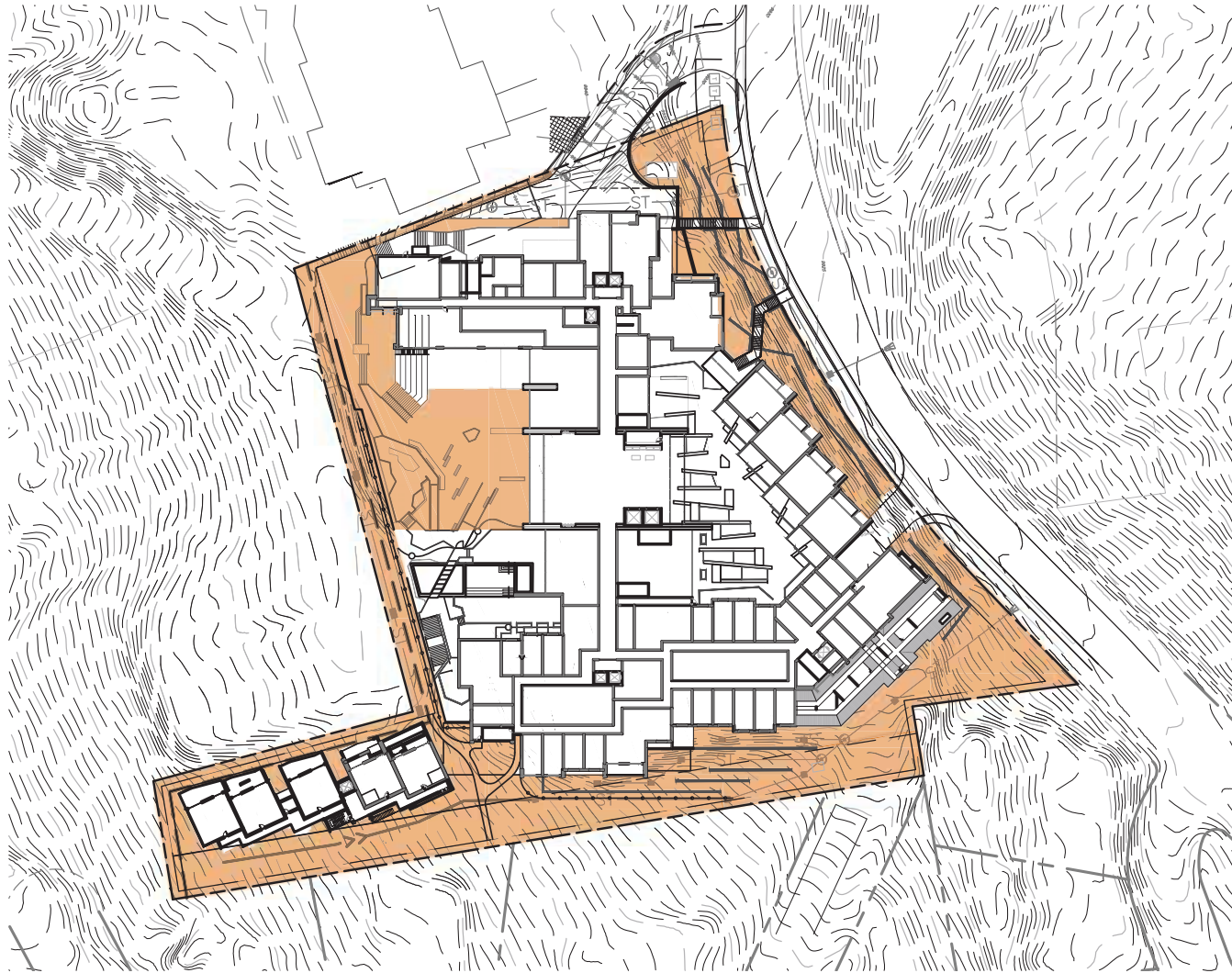


### NEIGHBORHOOD MAP - VIEW CORRIDOR COMPARISON

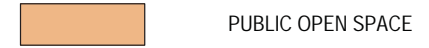
SUPPORTING DOCUMENTATION  
1ST PRELIMINARY PLANNING SUBMISSION - CLASS A



OPEN SPACE EXHIBIT



LEGEND

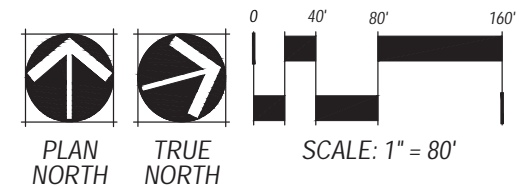


OPEN SPACE CALCULATIONS TABLE

AREA	SQUARE FEET	% OF TOTAL SITE
PUBLIC OPEN SPACE	68,382	38%
TOTAL SITE	181,925	100%

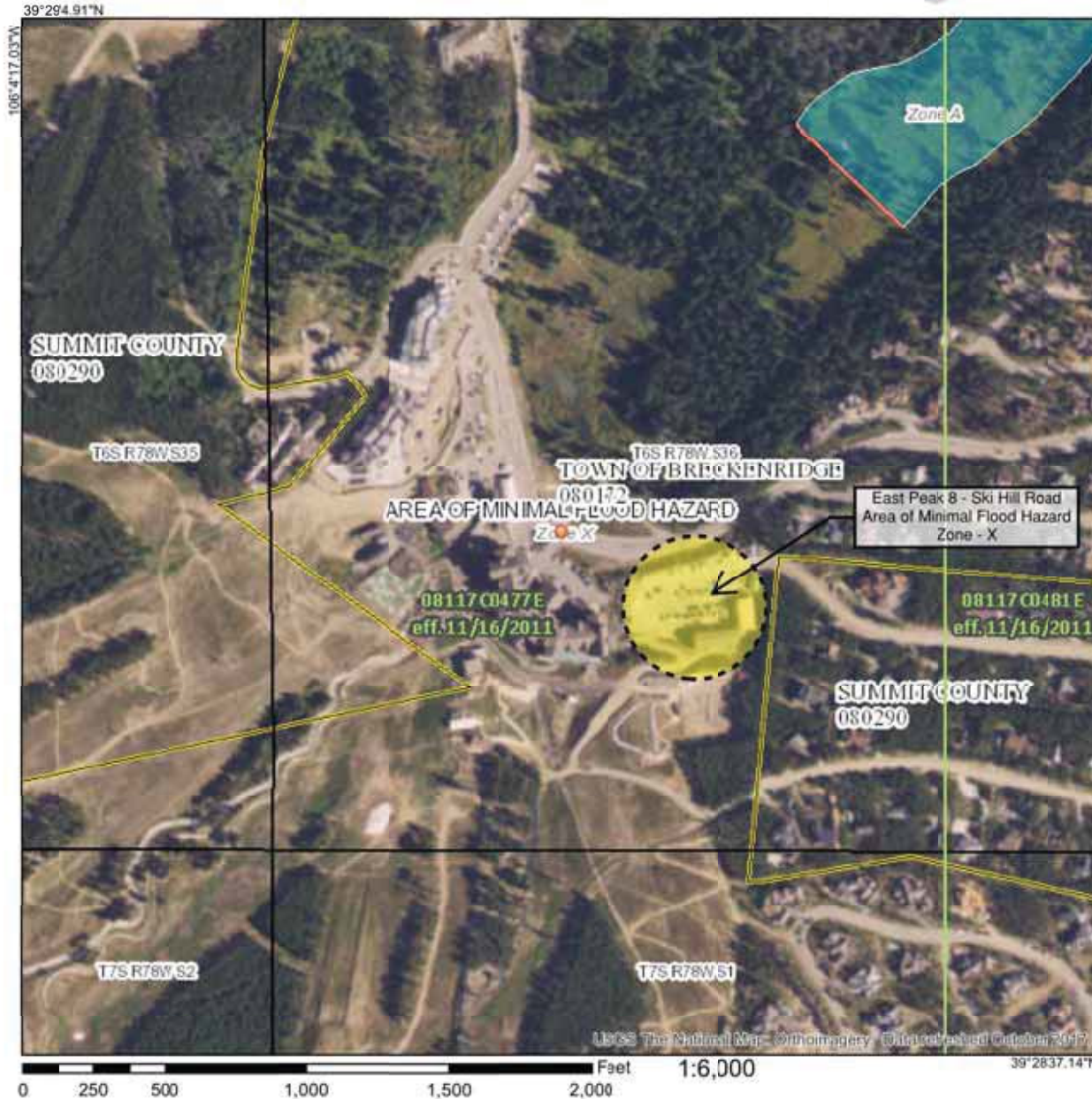
NOTES:

1. NO SNOW STACK PROVIDED. ALL WALKWAYS AND DRIVEWAYS TO BE SNOW MELTED.





# National Flood Hazard Layer FIRMette



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 1.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/12/2018 at 4:16:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## TOWN OF BRECKENRIDGE TOWN COUNCIL

### January 8 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

- Ice Arena Locker Room: Staff has recently awarded the Construction Manager/General Contractor (CMGC) contract for the Ice Arena Addition to MW Golden Constructors. Matthew Stais Architects has completed the design development plans and will now begin the construction documents phase. MW Golden is currently reviewing the DD plan set and developing a cost estimate for the project.

#### Parking & Transportation

- December ridership is up 25% over last December, with 179,843 passengers compared to 143,666 in 2017. The largest contributor to the jump in ridership is the Brown route, which has seen increased traffic in Warriors Mark and Peak 9. The Trolley route ridership increase is due in part from the addition of the second Trolley last summer. This year, Town merged the early morning employee shuttle routes from the Ice Rink and Satellite lot into one route with just one bus compared to two buses last year.
- Overall Ridership for 2018 shattered the previous Free Ride record with 1,177,164 passengers, or 16.6% higher than 2017's 1.009 million!

### Housing

- The Town currently has guidelines for buy downs and periodically looks into these opportunities. After more discussion, the goal is to revise the buy down guidelines and look to implement a more flexible program that will serve a wide demographic in Breckenridge, this will also include marketing the program more to users.

## Other Presentations

### Shared Mobility

- The discussion was focused on council's philosophy (short term and long term) on shared mobility services like bike and car sharing.
- "Shared mobility options are becoming more and more popular in many jurisdictions from large cities to college campuses to smaller tourist locales. There are pros and cons associated with the integration of shared mobility options to meet the needs for middle and last mile travel. Generally, bike sharing (and possibly scooter sharing) supports a reduction of vehicles on the road thereby reducing Vehicle Miles Traveled (VMT) and carbon emissions. Since bike share has demonstrated effectiveness as a first/last mile strategy near transit hubs and in walkable corridors with high pedestrian traffic, it does have the potential to be effective in Breckenridge. It is important to note that the implementation of bike share and scooter share have also hindered pedestrian movement (blocking sidewalks, riding on sidewalks), resulted in theft and destruction of property, and littering."
- There was a council discussion on whether long term shared mobility services should become a part of the Town's master transit plan. Examples of incorporation to long range planning could be:
  - Developing a long-term mobility vision that includes shared-use mobility.
  - Create goals around the percentage of travelers utilizing each particular type of transportation or the number of trips using each type (Modal Split).
  - Assign a staff member as mobility lead
- With the example of UrBike, there were issues with clutter, impeding pedestrian walkways, and operating in areas that do not allow electric vehicles. "We believe that these options are getting people

the last mile of travel outside of cars," Shannon Haynes. There is discussion about the pricing options and how to incentivize people to use these options instead of cars.

- "If council is open to this idea, staff can go back and explore what other bigger cities have done around these options and what types of services could be in Breckenridge. We can come back with recommendations for operations and safety." - Shannon Haynes. **Council agreed (prefers bike, safety focus, concern with clutter) and staff will return with more information.**

#### **Field House Feasibility Study**

- The Town agreed to partner with Summit County Government, the Town of Frisco, and the Town of Silverthorne to equally cost share on a needs analysis and feasibility study for a field house somewhere in Summit County.
- There is a moderate amount of support for the construction of an indoor field house in Summit (48% of voters), with a minority (31%) opposing the potential expense of a field house. Support was strongest among people with kids (86%), younger people (83% of age 18-34) and people who rented their home (83%). There was a significant amount of interest and support depending on conditional factors (like cost, location, services provided, and appearance).
- Staff sought Town Council direction regarding whether to participate with Summit County, the Town of Frisco, and the Town of Silverthorne to complete phases 2 and 3 of the indoor field house needs assessment/feasibility study. The total additional cost for the Town would not exceed \$9,500. **Council agreed (6-1) to finish the study with the other communities.**

#### **BTO Contract Renewal**

- The Contract for Services with the Breckenridge Tourism Office (BTO) expired on December 31, 2018. This contract originated in January of 2016 and was for a 3-year period. BTO is requesting this contract be for a 5-year period which staff supports. There is still language in the contract that allows for annual appropriations of funds and also the ability to terminate the contract without cause with 30 days advanced written notice. Under this new contract for services, BTO will still be required to submit a marketing plan each year and provide monthly verbal reports to the Council. Written reports will be made available upon request from the Town. **Council approved.**

**Regular Council Meeting**

## Legislative Review

- **Comprehensive Code Amendments (Second Reading):** The Council reviewed and held a first reading on the Comprehensive Code Amendments on December 11. These amendments are the result of a lengthy process that involved months of review by the Code Steering Group and the Planning Commission, along with a public open house that was held on November 6. **(Passed 7-0)**
  - **Casey Residence (112 North French Street) Landmarking Ordinance (First Reading):** This one-story miner's cottage was built by 1886. The Town's Cultural Resource Survey has rated this house as "Contributing" to the district. The Planning Commission recommends approval (with a vote of 6-0). **(Passed 7-0)**
  - **Advance Funding for Parking Structure (Resolution):** The purpose of the resolution is to ensure the Town can choose to be reimbursed by a future debt issue for costs incurred related to the planned parking structure on the south gondola lot. As we have done for some other capital projects, the Town is anticipating issuing debt to cover the costs of a potential future parking structure. By approving an advanced funding resolution, the Town can declare its intent to include any current capital design/construction costs in a future debt issue. **(Passed 7-0)**
  - **Law Enforcement Cooperation Agreement (Resolution):** This resolution continues an existing Intergovernmental Agreement between the Breckenridge Police Department and the Summit County Sheriff's Office. This agreement grants full peace officer authority to sworn police officers of the Breckenridge Police Department when acting outside the Town of Breckenridge but inside the jurisdiction of the Summit County Sheriff's Office. This authority permits Breckenridge Police Officers to enforce State of Colorado traffic laws and criminal laws including the authority to make arrests. **(Passed 7-0)**
-