



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, January 29, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the January 29, 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 - Preliminary Hearings**

1. 319 N. French St. Remodel and Addition (CK) 319 N. French St., PL-2018-0367 10

**6:40pm - Town Projects**

1. Stephen C. West Ice Arena Additions and Alterations (CL) 189 Boreas Pass Road; PL-2018-0608 45

**7:10pm - Other Matters**

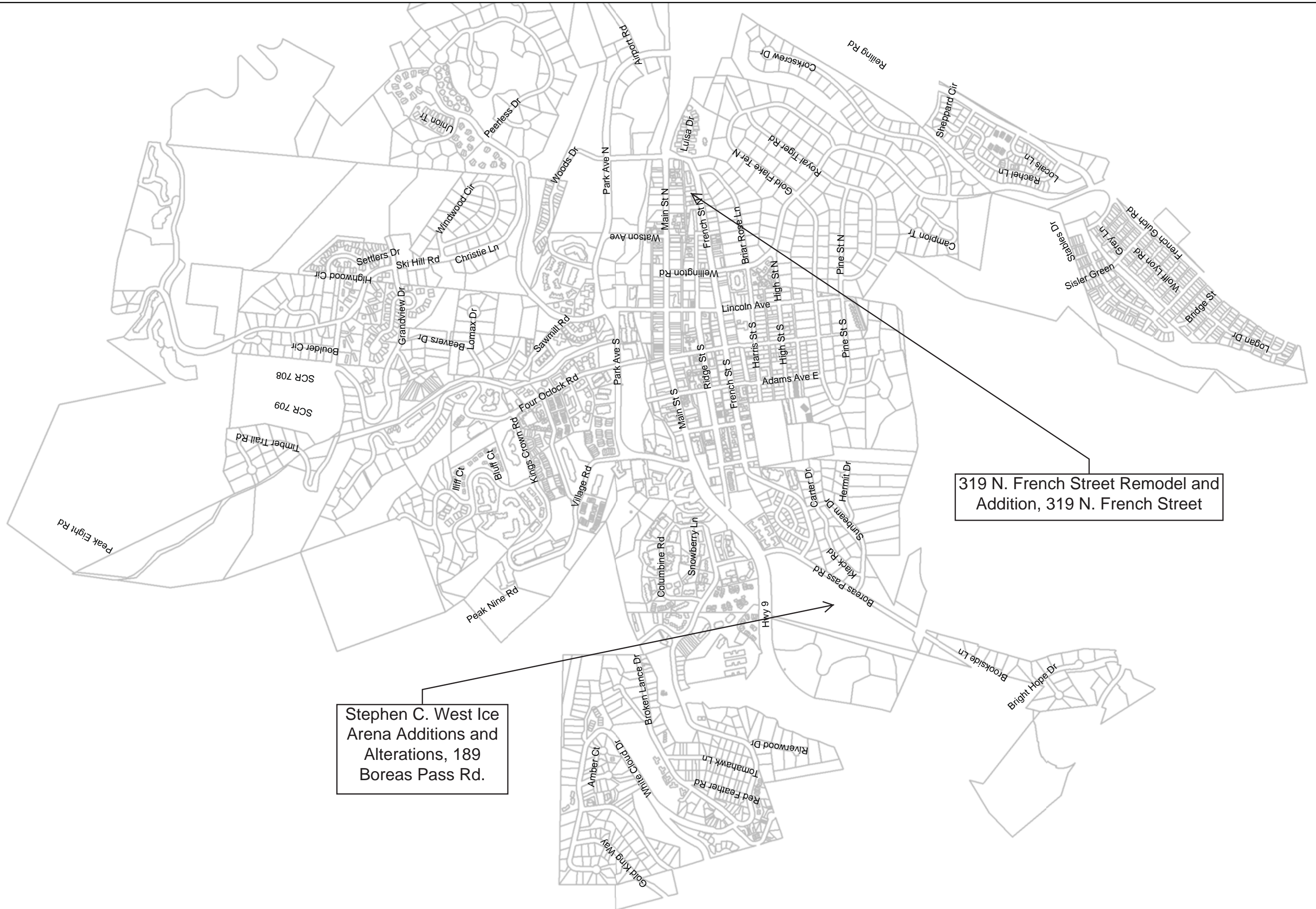
1. Town Council Summary (Memo Only) 66

2. Saving Places Conference Coordination

**7:15pm - Adjournment**

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

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



Stephen C. West Ice  
Arena Additions and  
Alterations, 189  
Boreas Pass Rd.

319 N. French Street Remodel and  
Addition, 319 N. French Street

## PLANNING COMMISSION MEETING

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

### ROLL CALL

Christie Mathews-Leidal  
Mike Giller  
Dan Schroder

Jim Lamb  
Steve Gerard  
Lowell Moore

Ron Schuman—arrived at 5:52

### APPROVAL OF MINUTES

With no changes, the January 2, 2019 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

Julia requested adding one item regarding the second April PC meeting and PC agreed. With no other changes, the January 15, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

### CONSENT CALENDAR:

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

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

### WORK SESSIONS:

1. Sign Code

Ms. Puester presented an overview of proposed code modifications in regards to signage on private property. A recent Supreme Court decision has prompted municipalities across the country to rewrite their sign code to eliminate content related references, and staff has been working with the Town Attorney to make modifications that keep key concepts similar to what exists today rather than making substantive changes to a Sign Code that staff believes is generally working well for the community and for property owners. The memo points out the primary changes. Ms. Puester reviewed the primary changes with the Commission, and asked for comments and questions.

#### *Commissioner Questions / Comments:*

Mr. Schroder: The renderings are a great addition. Helps explain signs well.

Mr. Giller: Real estate signs state owner or licensed agent or property owner. Add property management company.

Mr. Gerard: Prohibited signs, balloons are often used to mark an event, what is intent? Will this be an issue with weddings? (Ms. Puester: It is geared toward a commercial transaction; businesses. You need a permit for a permanent sign rather than balloons out at your business every weekend for example as an attention getting device.) Balloons at a storefront are not necessary. Signs on private property regulating actions in ROW? (Ms. Puester: That is proposed as prohibited. It is a new item.) So you couldn't have a sign that says no parking in the right of way? That is good to have in here. In the section for parked vehicles not to be used as signs, should say something about delivery vehicles being exempt. (Ms. Puester: Can add that. This is not intended to regulate delivery vehicles or if your home or office personal vehicles is parked at your home at night with your business

name wrapped on it.)  
Mr. Lamb: Santa on Fatty's ok? (Ms. Puester: That falls under holiday decorations.)  
Ms. Leidal: I thought it was very well done, thank you.

**PRELIMINARY HEARINGS:**

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

Mr. Kulick presented a proposal to construct a hotel and condominium project consisting of 58 for sale condominiums and a four star, 137 guest room hotel. The project also includes amenity spaces, back of house support spaces, common areas, a restaurant, bar, commercial kitchen, pool and spa, ski lockers, and outdoor dining and seating. The PC reviewed a conceptual fit test for this project last summer, prior to approval of Development Agreement by the Town Council.

Per master plan, ends of Peak 8 site should be smaller than buildings to the middle. Overall density of this structure is more than Ski Hill Place. However, the East Peak 8 Hotel is broken into three different modules, none of which is as large than Ski Hill Place. Staff requests PC input if they agree with staff interpretation.

View corridors shown and we believe it meets the intent of the master plan.

Building height: 62 feet allowed from finished grade. Finished grade has been determined and noted in staff report. 73' 10" proposed and warrants -10 points per code because more than 1/2 story above recommended but less than one story higher than Code. Staff looking for PC input on whether they agree with the height measurement methodology.

Master plan requires buildings on the edges to be subordinate in height to One Ski Hill Place, the middle building in master plan. In the development agreement the applicants agreed to not exceed USGS height of the east cross gable of One Ski Hill Place building.

Longest unbroken ridgeline exceeds 50' and thus warrants -1 point under Policy 6/R.

The project steps down nicely on east adjacent to the Four O'clock neighborhood and on the north side by Ski Hill Road. However, the building does not step down on the west adjacent to One Ski Hill Place so no positive or negative points are recommended.

Buffering: Most sides have good landscaping and buffering. However, western elevation adjacent to One Ski Hill Place has little buffering and so we recommend -4 points under Policy 7/R.

Retaining walls: 10 over 4' tall so -4 points recommended, one is 19 feet tall along the right of way. Total -8 under Policy 7R.

39,000 sq. ft. snowmelt so -3 points is the maximum point allocation here.

Trash incorporated into principal structure, +1 points.

Circulation: No access off Sawmill Road, which will reduce traffic in that neighborhood. Two entrances off Ski Hill Road. One for guests and one for delivery and loading on west. Skier access easement is provided for neighbors between main bldg. and townhomes. +3 points recommended under Policy 16/R for providing public access.

Parking: A surplus of parking is provided on site. Applicant responded to the Town Council's desire for more parking. Hotel includes a large restaurant and bar and parking meets this and beyond. Altogether, they have a surplus of 242 spaces over what's required per the master plan. Two competing goals: discourage traffic on

Ski Hill Road but also provide adequate parking. We feel they cancel out and thus no positive or negative points are recommended for excess parking under Policy 16/R.

Open space provided exceeds the Code requirements of Policy 21/R.

Landscaping: 140 Evergreens and 180 deciduous trees. Good job buffering along all property sides except to the west. Would like PC input on whether this landscaping plan deserves +2 points under Policy 22/R for an above average landscaping plan.

Policy 24R: Employee housing is beyond 10% and should be awarded +10 points. Over 20,000 sq. ft. of amenities provided so +6 points recommended.

25R: shuttle service will guaranteed in perpetuity via a covenant so +4 points recommended.

33R all walkways and driveways are snow melted so -3 points are warranted. Also, the project proposes 3 outdoor fire pits so -1 point for each. Total of -6 points are recommended under Policy 33R.

Overall preliminary point analysis +5 (+30 points and -25 points) We have some questions at the end of the report for the 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?

*Commissioner Questions / Comments:*

Mr. Lamb: Landscaping is in the tight area next to One Ski Hill Place? (Mr. Kulick: Yes.)

Ms. Leidal: You mentioned that additional shuttles required if ADT exceeds 1,600. How will it be counted? (Mr. Kulick: There will be counters on the garage doors.) Is proposed easement just for Four O'clock people or is it public? In the past we've awarded positive points for public easements. (Mr. Kulick: Need to look into it a little further. Yes, should only be positive points if public.)

Mr. Gerard: The easements should be shown on drawings. The one that abuts the development in Four O'Clock subdivision should be looked into further. (Mr. Kulick: We will make sure they are shown on the plans next time and it is clear who is entitled to access.)

Mr. Giller: December meeting talked about architecture a lot when we approved removing "rustic" from the master plan and changed to "transitional (between rustic and contemporary)". Then we stressed that this should not be contemporary as it is shown here. (Mr. Kulick: Found the design to be transitional since it utilizes natural materials found in rustic designs such as stone bases, gabled roof forms, natural stained wood. Some traditional elements but more modern take on them.) Mr. Giller: I think the proportions are very contemporary, large masses of glass under gables and the forms. No information on the materials so hard to tell there. (Mr. Kulick: This is similar to what they presented to the Town Council during the development agreement process.)

Mike Dudick, Applicant, presented:

First, I wanted to thank the staff for a great job. We started in fall 2017 and went through long process; March of last year we couldn't get a vote on the development agreement. With revisions, we received a 7-0 vote from Council. Did the fit test with Planning Commission on 58 additional units. Then received a development agreement with Council. We will have 137 keys for a 4-Star hotel, and about 50 condos that will have lock off units with them. The lock offs will be appointed similar to hotel rooms. There are a lot of economic benefits associated with this development agreement. For workforce housing, 20,000 sq. ft. will be deed restricted, and we are committed to new housing projects across from the distillery, which includes another 48 beds beyond the 20,000 sq. ft. that are net new to the community. The BOEC will get 1,500 square feet and have the ability to move vans into building and then take elevators to get directly to the snow. Compared to what they have to do today, this is easy access. Cucumber Gulch; \$125,000 cash at CO of the building and \$2 per paid guest night will go to preservation of the Gulch. We did a voluntary restriction on the height, which I don't know if it's ever been done before. One thing from the Fit Test was for us to work with neighbors. They have ski access, and we've also abandoned Sawmill Run Road. It's been a problem for neighbors for decades because access to the Admin building has been through the residential neighborhood. Hardscape needed on west side for deliveries and trash, so no delivery needed on Sawmill. Ski easement is for perpetual access for neighbors to get from the ski resort to their neighborhood.

Traffic safeguards were a big deal when we did the development agreement. There will be laser trip counters in and out of the garage. We needed to install the counters inside the garage because we can't control what's happening outside the building. We plan to be at less than 2 vehicular trips per day per vehicle. Guests will use shuttle and leave rental cars parked for the day. And the project is well in excess of the required parking.

Sarah Broughton, Architect, Presented:

The architecture is inspired by history and place, and also in response to the master plan, Breckenridge, and Peak 8. Camps and mining era buildings that talked to clustering of different scale buildings with varying roofs and roof forms. Also iconic alpine architecture that has evolved into transitional mountain style, bridges between traditional and modern. Natural materials; stone and wood, that is warm and aesthetically pleasing. We have Grand Colorado on one end, and One Ski Hill Place, so bookending should be transitional. We had multiple community outreach meetings. Very lively. Some of the main feedback we heard was an overall thanks for being transparent and including people in process. There was a lot of positive feedback on the architecture. Concerns were mainly traffic, and that was addressed in development agreement.

Mr. Dudick:

These were open houses for the community. We feel that this process has been the most complete out of all the building processes. The view corridors; PC saw red arrows (Mr. Dudick pointed out on plans) and they are maintained today. Showed elevations with floors that were eliminated before they ever came to PC to help with stepping down of roof forms. Extensive landscaping proposed around buildings. Breaking up of building mass, it's shown in 3 pods. In aggregate this project is larger than One Ski Hill Place but no individual pod is larger than One Ski Hill Place. Architecture: in their view it's moving to less rustic than One Ski Hill Place to transition out of rustic. We are here to listen to what you have and react in the next drawings.

*Commissioner Questions / Comments:*

- Mr. Schroder: Is it a public deck? (Mr. Dudick: Yes with a restaurant open to the public.)  
Mr. Schuman: Do you have panoramic photo/view of this building in comparison to the BGV buildings and One Ski Hill Place-long street view? (Mr. Dudick: No, but will bring it back to next meeting. The goal is to get design elements to work for next meeting. Want to get what this body wants.)  
Mr. Giller: Would you consider different types of railing and materials? (Mr. Dudick: Yes want to get there. We need to determine it's not contemporary.)

Public Comment:

Richard Himmelstein, I have a house at 19 Peak 8 Court and a condo at One Ski Hill Place. I just had some comments. I guess some of my biggest concerns are the truck loading. Right now if you really look at how One Ski Hill access is, it's got an arc to it, and it's really difficult for truck drivers to line up, especially new truck drivers, and sometimes doing it multiple times creates a real traffic jam, and when I look at their loading docks coming in, you've got the arc of Ski Hill Road, and they've got an arc proposed here in their driveway, and I think it's going to be a problem so I just wanted to mention that issue. A couple of other issues I want to mention; I strongly recommend that we really get sidewalk circulation in the plan; I was really disappointed with Grand Colorado 1 and 2 because there's no sidewalk installed along Ski Watch Drive, and Ski Watch Drive is quite steep, and usually snow packed, and lots of people are walking along that road; not only people from the gondola but to Ski Watch Condos; Ski Watch Condos has a lot of tenants and also Grand Colorado has a lot of dog walkers and they're all on that road. Sooner or later someone is going to get injured. Another issue I wanted to mention is that there's a lot of dog waste. And I know everyone cares about Cucumber Gulch but I just think that it's another thing you guys should focus on in Planning at this point is sidewalk circulation and also dog waste because, especially time share owners, they don't seem to pick it up. I believe the Planning department said this building measures out at 72 ft. and I believe the staff report for One Ski Hill including the cupola was at 76 feet so I'm really kind of surprised that the building steps down that much from the cupola if there's only a 4 foot difference. One of my biggest issues, and I've brought it before planning before and I've wrote a letter to the mayor and Town Council, is traffic. Our traffic has gotten terrible on Ski Hill road, the past high season traffic was backed up to the Nordic Center all the way down to Park Avenue and that's before the 804 building, or what the Grand Colorado calls their number three building, even opens. And when I see how much density is being put on this site, I think we really need to figure out the infrastructure because it's really become a nightmare. One other thing I wanted to mention is the Master Plan shows this site as 3 much smaller buildings than One Ski Hill Place, and it shows those buildings as 35 feet in height and this is obviously significantly larger. One other thing on the Master Plan is it does show an entry sign, "Welcome to the Base of Peak 8", and wanted to see if that could be incorporated into this plan at this time as well. Does anyone have any questions for me? Thank you.

Jane Hamilton, I am one of the neighbors: If the restaurant is open to public, are you also opening the spa and the workout facility to the public? (Mr. Dudick: The spa.) Just personally, I've had the opportunity to meet with BGV, specifically Mike and Graham, on several occasions and they've been a delight to work with. I'm just one neighbor, so I'll speak for myself, that they've been great to work with.

Steven Kneller, property owner at Crystal Peak lodge on Peak 7 and HOA board member, and a former owner at One Ski Hill Place. I've known Graham and some of these folks for quite some time. I commend them for the work they've done on this project. It's pretty remarkable to see it coming together. But I do echo Richard's concern about traffic and loading on Ski Hill Road. I know that's not Planning Commission directly, but the number of times coming up that road and encountering significant traffic, trucks trying to back into those driveways, the construction sites, everything else, trying to get into Crystal Peak; I wonder if there's anything that can be done through you folks or Town Council to try to address the traffic flow. I know they're working on shuttle busses to bring guests up and down during peak times but I know some of the busses from Crystal Peak take a long time to get down into town which is going to discourage people from using them. Ski Hill Road being a fairly narrow, two lane road, and a lot of truck traffic deliveries being brought up there creates an ongoing problem that is not going to get any better with this development, particularly during the construction period but even post-construction with deliveries being brought up for the large restaurants and everything else. Again, I don't know what can be done; there's not much room to put in a turning lane or anything like that there, I think when you're addressing the design for that access point, careful consideration for how those trucks are going to get in and out of there and make the turn to come back down, they need a little room. In the drawings, I'm not sure you've really got enough room there right now and I think that needs to be looked into very hard. Because there's times coming up that hill where you just

want to turn around and leave.

*Commissioner Questions / Comments:*

- Ms. Leidal: Is a sidewalk required along Ski Hill Road in the master plan? (Mr. Kulick: Yes, it is required so no points are awarded.) Would a turning radius template help demonstrate if turn from Ski Hill Road can work? (Mr. Kulick: Yes, we'll check with Engineering.) Was there traffic study done? (Mr. Kulick: Yes, an intense study was done early on during the development agreement phase.) (Ms. Puester: Graham, was the additional parking now being proposed since then figured into that original traffic study?) (Mr. Graham Frank: The study considered all density in the master plan, proposed additional density and build out along Ski Hill Road.)
- Mr. Lamb: I like this a lot better than what we saw a year ago. Project broken up well into modules and meets master plan. Height measurement methodology is fine. Architecture, concerned but like it, railings and guard rails, need more details. We'll take a good look at next meeting. Kind of like the transition they are doing. Look at more details next meeting. Supports +2 points for parking and +2 landscaping but is so close to One Ski Hill Place it's more important to buffer on other areas and support +2. It has come a long way. Question 6, yes.
- Mr. Schroder: Yes, the design breaks into modules. Intent of master plan met by smaller modules. View corridors maintained for most part. One arrow overlapped roof at OSHP. Height measurement seems appropriate. Architecture, sees Breck forms to some degree but I like the transition. Parking, more parking is better. Smart strategic move and support +2. Landscaping, had to be toned down based on not in ROW support +2 in right places. I agree with the prelim point analysis.
- Ms. Leidal: Thanks for changes to plans. I appreciate you working with the 4 O'Clock subdivision and abandoning access from Sawmill Road. See density (modules) as two not three. Do not agree that it meets the view corridors. Now we have two modules because it's all connected. Used to be layers to look through to 4 O'Clock. I agree with the height analysis. Architecture, will need further discussion on. Same palate of materials and transition from what is out there now. Don't think it meets intent of master plan language of transitional. Show us streetscape view from Ski Hill Road mentioned by the other Commissioners. Not sure building has sense of place here in Breck. I look forward to more information. Onsite parking, not supportive of points, concerned about providing more parking up at the base. Aspen is trying to get rid of parking because it's too much. In conflict with the master plan. 200 extra spaces seems excessive. Maybe 50 extra would be ok. Landscaping, understand the loading but should provide a variety of heights not all 8' tall have some 10' and 12' to show some depth and would then consider some positive points. Also not sure positive points under 16 R for easement—needs to be public.
- Mr. Gerard: This is a tremendous improvement. The project has one big module and one little module which affects view corridors and size. Concerned. Concern that roof height has a 1/8 inch difference from max height per the Development Agreement. Couldn't we get a foot difference at least? Agrees with how height is measured. Architecture, it's interesting but too much glazing and frontage of glass, too reflective up there. Lots of modern features right now but we'll see how this progresses. Parking, do we need excessive parking up there? Traffic concern. Maybe better downtown. What's point of 200 extra parking spaces you are not going to need? Not sure on positive points for that. Landscaping fine +2 good. 4 O'Clock easement, yes it needs to be a public easement, need more information. 5' not wide enough could be chokepoint. Moving in right direction.
- Mr. Moore: Modules meet intent of master plan. View corridors—hard to build this size. Height, inch and 1/8 interesting to live with but ok. Architecture, the way it looks now like it stands alone, highly out of place. They should transition better. Parking, no problem with +2



- points. Exceeded the minimum. Landscaping with the footprints of project +2 is appropriate. Point analysis is close and support it.
- Mr. Schuman: Is broken up into 3 modules. Not really any view corridors, buildings are much higher than original 35' since the master plan so the view corridors are not there. Agrees with height measurement calculation. Staff should confirm that measurements are in comparison to One Ski Hill Place as mentioned by Mr. Himmelstien. Highest point of biggest building is only 4' higher sounds a bit silly. Architecture, beautiful on its own but wants to see streetscape and how it relates to the others up there. It is dissimilar enough to recommend negative points under 5R. Parking, could support +2 points. You're going to be reservoir for other owners and skiers needing parking. Landscaping, average job, maybe could warm up to +2 points down road as this plan develops further. Rest of points agree with. If trucks have to come up ramp with multiple deliveries at time that could be problem. Its already a problem at Buildings 1 and 2 up there. One connection to think about is to the gondola; that was what it was intended for.
- Mr. Giller: Thank you. You've worked hard on this since we saw it last. Peak 8 is special and has high quality work and want to finish it out the same. Thinks this is only 2 modules. Support height methodology. Architecture, it's contemporary and not the transition we talked about at December meeting and not like rest of Peak 8. Don't think contemporary design meets 5A or what Graham represented to us at the master plan modification in December when we allowed it to go from rustic to transitional (between rustic and contemporary). Architect could redesign to make it happen. Nothing says we can approve contemporary design and cannot approve. Parking would award +2 points. Landscaping would support +2. Agree with points analysis. Look forward with resubmittal and like you want to finish Peak 8 in high quality manner.

**OTHER MATTERS:**

1. Town Council Summary (Memo Only)  
Code changes approved. Great job Mark and staff.
2. Date Change for First Meeting in February  
Mr. Schroder made a motion to move the first February meeting from February 5<sup>th</sup> to January 29<sup>th</sup>; seconded by Mr. Schuman. The motion passed 7-0.
3. April 16 meeting conflicts with spring break. Proposes moving to Wednesday, April 10.  
Mr. Schroder made a motion to move the April 16<sup>th</sup> meeting to April 10<sup>th</sup>; seconded by Ms. Leidal. The motion passed 7-0.

**ADJOURNMENT:**

The meeting was adjourned at 8:00 pm.

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Mike Giller, Chair

**Planning Commission Staff Report**

**Subject:** 319 North French Street Restoration, Addition and Landmarking  
(Class B Historic, Second Preliminary Hearing; PL-2018-0367)

**Proposal:** Rehabilitate, locally landmark, and add connector and addition to existing historic residence on North French Street. The project proposes a total of 2,740 sq. ft. of new density in addition to the 700 sq. ft. historic home, consisting of 5 bedrooms and 5.5 bathrooms.

**Date:** January 22, 2019 (For meeting of January 29, 2019)

**Project Manager:** Chris Kulick, AICP

**Applicant/Owner:** Gus and Kathy Ploss

**Agent:** Andy Stabile, Allen Guerra Architecture

**Address:** 319 North French Street

**Legal Description:** Snider Addition, Lot 25

**Site Area:** 0.18 acres (7,841 sq. ft.)

**Land Use District:** 18 - Residential Single Family/Duplex - 12 Units per Acre (UPA)

**Historic District:** 2- North End Residential Character Area

**Site Conditions:** The lot is located on North French Street, in between the Jex Duplex and the Tinker and Bertaux Residences. The eastern portion of the lot along North French Street slopes gently at 10% and then drops at 21% to the western edge that borders the Ridge Street Alley. The lot contains the historic Murchie Harris House which is located in the northeastern third of the lot. One mature lodgepole pine tree is located on the property. The eastern and western portions of the lot adjacent to French Street and the Ridge Street alley are graded for parking and contain no vegetation. Since the historic home sits one foot over the northern property line a building encroachment easement was issued for the property by the neighboring property owner (Reception Number 488772).

**Adjacent Uses:**

North:	Jex Duplex (Residential)
South:	Tinker and Bertaux single family residences (Residential)
East:	Single-family residence (Residential)
West:	Red White and Blue Fire Department & Breckenridge Montessori (Governmental & Commercial)

**Density:**

Allowed under LUG at 12 UPA:	3,456 sq. ft.
Proposed density: (Excluding 700 sq. ft. Landmarked):	3,440 sq. ft.

**Above Ground Density:**

<b>Allowed:</b>	
At 9 UPA:	2,592 sq. ft.
Up to 10 UPA (with restoration/ negative points)	2,880 sq. ft.
Proposed, (8.3 UPA):	2,400 sq. ft.

<b>Mass:</b>	Allowed:	2,880 sq. ft.
	Proposed:	2,860 sq. ft.

<b>Total:</b>	<b>Historic House</b>	
	Lower Level (incl. 700 sq. ft. Landmarked:	700 sq. ft.
	Main Level:	700 sq. ft.
	Subtotal – Historic House:	1,400 sq. ft.

	<b>Addition</b>	
	Lower Level (Including 619 sq. ft. garage):	2,004 sq. ft.
	Main Level:	1,502 sq. ft.
	Subtotal- Addition:	3,506 sq. ft.

**Total** **4,906 sq. ft.**

<b>Height:</b>	Recommended:	23.0 ft. (mean); 26 ft. (max)
	Proposed:	21.75 ft. (mean); 24.6 ft.
	(overall)	

<b>Lot Coverage:</b>	Building / non-Permeable:	3,308 sq. ft. (42.1% of site)
	Hard Surface / non-Permeable:	796 sq. ft. (10.1% of site)
	Open Space / Permeable Area:	3,757 sq. ft. (47.8% of site)

<b>Parking:</b>	Required:	2 spaces
	Proposed:	4 spaces

<b>Snowstack:</b>	Required:	199 sq. ft. (25%)
	Proposed:	350 sq. ft. (44%)

<b>Setbacks:</b>	Front (15' recommended):	26.5 ft.
	Sides (5' recommended):	5 ft.
	Rear (15' recommended):	29.5 ft.

**Changes since the September 4, 2018 Preliminary Hearing**

Based on feedback from the Planning Commission and Staff, the following changes are proposed to the Ploss Residence plans since the Preliminary Hearing on September 4, 2018.

Architecture

- Glazing has been reduced on the west elevation by 21%.
  - (1) square window has been removed.
  - (4) diamond shaped windows have been removed.

- (1) 2/3 light door has been removed.
- Triple hung windows on north elevation have been eliminated.
- The two large stone chimneys on the north and south elevations have been eliminated. The stone chimney on the east façade (front) has been revised and moved to the south façade.
- The siding and trim of the addition and connector has been revised to more rustic finishes.
- The width of the deck was reduced to 39' from 46.5'.
- Decorative corbels have been eliminated from the project.
- Porch has been eliminated from the southeastern addition.
- Stone has been significantly reduced except on the exposed foundation of the historic structure.
- Metal siding and wainscoting was switched to a pre-rusted finish.

#### Building Height

- The mean building height was reduced from 25.3' to 21.75'

#### Building Width

- The width of the addition was increased from 39' to 44'.

#### Density

- Above-ground density was reduced to 8.3 UPA.

#### Mass

- Mass was reduced from 3,532 sq. ft. to 2,860 sq. ft.

#### Landscaping

- The landscape plan has been revised to include several Colorado Spruce and Cottonwood trees along French St to provide the desired street tree design. All trees and improvements have been removed from the Town ROW along North French Street at the request of Public Works.

### **Item History**

Summit County Assessor records, and Summit County Clerk and Recorder records indicate that this dwelling was constructed in 1940. The building's exterior has been minimally altered since that time. A shed-roofed extension to the north elevation may be part of the original construction. Emily T. Murchie Harris purchased this empty lot on which to build her mountain retirement home from Edward T. Stuard on August 5, 1940. Emily, a widow, and a close friend of Helen Rich and Belle Turnbull, lived quietly in this modest house for the rest of her life. (Helen Rich and Belle Turnbull were regionally prominent poets and authors who lived next door at 317 N. French Street.). Vida A. Thornsberry of Denver owned the property from June 8, 1979 through May 2, 2018. The property's current owners are Gus and Kathy Ploss.

The building's overall dimensions are approximately 27' N-S by 23' E-W, including a cross gabled main portion and a shed-roofed extension to the north. The house is supported by a concrete foundation, which appears to have been poured some years after the house was built. The foundation is considerably higher to the west (rear) because the building is constructed into a steep hillslope which descends to an alley and to Main Street. The exterior walls are painted yellow horizontal weatherboard siding, with painted dark green 1" by 4" corner boards, over wood frame construction. The cross gabled roof is covered with black asphalt shingles, and has painted dark green boxed eaves. There are no dormers or chimneys. Windows on the east elevation (facade), include one 1/1 double-hung sash, and one 2/2

double-hung sash. There are two 1x1 horizontal sliding windows on the south elevation, while on the north elevation, there are three small single-light fixed-pane or hopper windows. On the west, or rear, elevation, there is one 1x1 horizontal sliding window, and two 9-light hopper windows. There is also one 4-light basement window on the west elevation. All of the windows have painted green or white wood frames and surrounds. A painted yellow wood-paneled front door, with three upper sash lights, opens onto a concrete stoop on the east elevation. A secondary entrance is located on the south (side) elevation, where a painted dark green wood-paneled door, with one upper sash light, opens onto a wood stoop.



The Town's Cultural Resource Survey rates this house as "Contributing" to the District.

42. *Statement of significance:*

*This property is historically significant, relative to National Register of Historic Places Criterion A. In this regard, the property is notable for its association with the theme of community development in Breckenridge - from the end of the Depression-era years, through the end of World War II, and into the early 1950s. Architecturally, under National Register Criterion C, this building is locally notable for its vernacular cross gabled architectural design. Although its level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register, this property should be*



*regarded as contributing resource within the Breckenridge Historic District.*

**43.** *Assessment of historic physical integrity related to significance:*

*This property displays above average historical integrity. A shed-roofed extension to the north elevation appears to be part of the building's original design. Some window patterns may have been altered. No other additions or alterations to the original building were noted at the time of survey.*

September 4, 2018, the Planning Commission reviewed 319 North Ridge Street during a Preliminary Hearing. Below is a summary of the policies that achieved a majority consensus and remain unchanged from the previous preliminary hearing. These consensus items include:

- **Placement Of Structures (9/A & 9/R):** The proposal meets all absolute and relative setbacks.
- **Open Space (21/A & 21/R):** 3,757 sq. ft. of open space is proposed. This exceeds the required 2,352 sq. ft. of open space by 1,405 sq. ft.
- **Access / Circulation (16/A & 16/R; 17/A):** Vehicular access to the site is via the Ridge Street Alley. Pedestrian access is provided via North French Street and the Ridge Street Alley.
- **Parking (18/A & 18/R):** The four parking spaces proposed exceeds the required parking. All parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.

- **Snow Removal and Storage (13/R):** The applicants propose 350 sq. ft. (44%) of snow stacking for the 796 sq. ft. of proposed impervious surfaces.
- **Site Suitability (7/R):** Since this site is in the center of Town, has been previously developed, has the primary structure substantially set back from North French Street and proposes an adequate landscaping plan, all provisions of this policy have been adequately met.
- **Drainage (27/A & 27/R):** Positive drainage from the structure is proposed. Engineering staff has no concerns with the drainage plan.
- **Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are located in the adjacent ROWs.

### Historic Standards (24/R)

- **Policy 24/R, Social Community:** Positive six (+6) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure. The applicants propose to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house, restoring all historic window openings, siding, trim details and doors, adding new electrical, plumbing and mechanical systems. The building location is not proposed to change. Presently the home is on a failing, half wooden, half concrete foundation.
- **Priority Design Standard 5:** The design matches the Town grid.
- **Priority Design Standard 8:** The renovation will maintain the unity of the block.
- **Design Standards 136:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- **Design Standards 137:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- **Priority Design Standard 141:** The proposed roof forms reflect the angle, scale and proportion of historic buildings in the East Side Residential character area.

### Staff Comments

At this second preliminary review, staff would like to focus on key policies addressing staff's concerns and identify issues related to having this proposal meet all absolute policies and obtain a passing Point Analysis at a future meeting.

#### **The Social Community (24/A):**

*B. Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.*

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

**Building Scale & Architectural Compatibility (5/A):** *Historically, residential structures in the area were one or one-and-a-half stories in height. New buildings should encourage a sense of pedestrian scale*

*for the area as well as reinforce the historic building scale. The scale of the building should also be in proportion to typical lot sizes.*

*Historic buildings that survive range between 700 and 2,900 square feet.*

The historic house has 700 sq. ft. of above ground density and the addition proposes 1,700 sq. ft. of above ground density, both modules are within the range of surviving structures in Character Area 2. Additionally, the combined total of above ground density for the historic house, connector and addition is 2,400 sq. ft. which is 8.3 UPA, below the recommended 9 UPA.

Priority Design Standard 138 emphasizes the importance of 9 UPA, *“New buildings should be in scale with existing historic and supporting buildings in the North End.”* and specifies:

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

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

Staff appreciates the design’s strategy of breaking up the above ground density into multiple modules as recommended in Design Standard 139 and keeping the density below 9 UPA. However, due to the design of the project, specifically the proposed two-car garage, the project uses 460 sq. ft. of additional above ground density for additional mass. This brings the project up to within 20 sq. ft. of the allowed 10 UPA (2,880 sq. ft.) for historic buildings undergoing a restoration and therefore the project will incur negative six (-6) points under Policy 24/A.

**Mass (4/R): Per Policy 4;** *“In residential and mixed use developments within land use districts 18, and 19, no additional mass shall be allowed for the project and the total allowed mass shall be equal to the allowed density.”*

The revised design brings the total mass down from 3,532 sq. ft. to 2,860 sq. ft., 20 sq. ft. below the allowed 2,880 sq. ft. (10 UPA).

Previously the Commission found the southeastern addition along the French Street façade appeared as a second primary façade. Priority Design Standard 4 specifically states, *“site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area.”* Staff is not aware of any surviving historic properties within Town that feature two primary structures on a single lot, therefore we believe that the portion of the addition needs to be setback more from the historic home’s front façade and the addition’s façade redesigned to look more like a secondary structure design to comply with Priority Design Standard 4 as well as the Outbuildings policy for the Character Area. The Outbuildings policy also states, *“Smaller outbuildings are seen on many lots, usually located to the rear of the main house...This tradition of developing a site with a complex of buildings should be continued in new construction.”* As proposed, this application fails to meet these absolute policies.

**Building Height (6/A & 6/R):** Building height for residences within Character Area 2 are reviewed under both the Handbook of Design Standards and Policy 6 in the Development Code.

Under Policy 6, the maximum height of a single-family home in Land Use District 18 is 26’ and the recommended height is 23’ to the mean.

The tallest portion of the addition, the northwest ridgeline of the addition, measures 21’ 8” to the mean.



This is down from 25'3" to the mean from the previous application.

Previously the Commission had concerns with Priority Design Standards 37, 81, 82, 85, 86, 88, and 142 as they relate to height and perceived size of the addition as viewed from the alley. Staff believes these issues have been resolved since the height has been brought closer to 1-1/2 stories (19.5'), steps with the slope more and has some density tucked into the roof form.

*Priority Design Standard 37: Additions should be compatible in size and scale with the main building.*

- *They should be visually subordinate to the main building.*
- *They also should be compatible with the scale of the character area.*
- *If it is necessary to design additions that are taller than the main building, set them back substantially from primary character defining facades. See also the discussion of scale in the standards for new construction.*

*Priority Design Standard 81: Build to Heights that are similar to those found historically.*

- *This is an important standard which should be met on all projects.*
- *Primary facades should be one or two stories in height, no more.*
- *Secondary structures must be subordinate in height to the primary building. (Ord. 32, Series 2010)*
- *The purpose of this standard is to help preserve the historic scale of the block and the character area.*
- *Note that the typical historic building height will vary for each character area (1 to 1-1/2 stories for the East Side character area).*

*Priority Design Standard 82: The back side of a building may be taller than the established norm if the change in scale will not be perceived from majority of public view points.*

- *This may be appropriate only where the taller portions will not be seen from a public way.*
- *The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distances will be considered.*
- *As pedestrians use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear.*

*Priority Design Standard 86: Design new buildings to be similar in mass with the historic character are context.*

- *The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.*
- *This is an important standard which should be met on all projects.*

*Priority Design Standard 88: Maintain the perceived width of nearby historic buildings in new construction.*

- *This is an extremely important standard, which should be met.*
- *The proposed new building should appear to be similar in width with its historic context, as perceived from public ways.*
- *It is especially important that new buildings be in scale with historic buildings in the immediate vicinity. In some cases, a new project may abut a single-family structure. In this case, the project*

*should be especially sensitive to that edge. In other situations, a collection of historic buildings in the block may establish a broader context of scale that should be respected.*

*Priority Design Standard 142: Building height should be similar to nearby historic buildings.*

- *Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)*
- *Refer to height limits in ordinance. (Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. Visually appropriate buildings are often ones which are less than the maximum height allowed by ordinance.)*

Based on the above Priority Design Standards, staff is comfortable with the height of the addition in the rear. Staff is also supportive of how the height is addressed from French Street and acknowledges there is precedent for some additions being taller than 1-1/2 stories. Previously, staff reviewed precedent for the height of additions connected with historic buildings. Below is a list of previously approved additions connected to historic structures:

1. Harris Residence Restoration, Rehabilitation and Landmarking, PC#2012020. Addition height to mean 22’.
2. Searle Residence Restoration, Rehabilitation and Landmarking, PL-2017-0070. Addition height to the mean 21’.
3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054. Addition height to mean 23’.
4. Old Enyeart Place Restoration, Addition and Landmarking, PL-2015-0361. Addition height to mean 23’.
5. Marvel House Restoration, Addition and Landmarking, PL-2017-0083. Addition height to mean 23’.
6. Casey Residence, PL-2018-0262. Addition height to mean 22’ 6”.

Staff acknowledges all of these projects additions are higher than 1 ½ stories and none of them exceeded the recommended Land Use District height of 23’, therefore staff believes this design at 21’ 8” complies with Priority Design Standards 81, 82, 86, 88 and 142. Does the Commission concur?

In addition to the previous concerns over height, the Commission also had concerns with the perceived width of the addition and deck as viewed from the rear. The addition is 44’ wide in the rear, an increase of 5’ from the previous design. The lower garage and living structure remains 45.5’ wide but features a 5’ offset between the inner garage bay and the bedroom to break up the module. Overall the design is wide compared to surviving historic homes with additions in the area and the perceived mass appears large when viewed from the rear. Staff reviewed precedent for the width of additions connected with historic buildings. At 44’, this project would be the widest of the projects reviewed. Below is a list of previously approved additions connected to historic structures:

1. Harris Residence Restoration, Rehabilitation and Landmarking, PC#2012020. Addition width 43.5’
2. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054. Addition width 41.9’
3. Old Enyeart Place Restoration, Addition and Landmarking, PL-2015-0361. Addition width 33’
4. Marvel House Restoration, Addition and Landmarking, PL-2017-0083. Addition width 25’
5. Casey Residence, PL-2018-0262. Addition width 38’

Since the previous review, the applicants have reduced the width of the deck from 46.5' to 39'. Staff acknowledges there is precedent for rear decks in the north end residential character area, most recently the Ploss Residence. Staff appreciates the deck width being reduced so that it is now 3' narrower than the nearby Ploss Residence's 42' wide deck. Since the width of addition would be the new outlier for precedent, staff believes the overall width should be reduced to align closer with other additions to historic structures and thus fails Priority Design Standards 37, 86 and 88 as presented. Does the Commission agree?

Staff also previously reviewed Priority Design Standards 36, 80 and 144 as they relate to the perceived scale of the project.

*Priority Design Standard 36: Design Additions to historic buildings such that they will not destroy any significant historic architectural or cultural material.*

- *Additions also should not obscure significant features.*
- *Set back additions from primary facades in order to allow the original proportions and character to remain prominent, or set them apart from the main building and connect them with a "link."*
- *They should be "reversible," such that a future owner may be able to restore the building to its historic condition if they so desire.*

*Priority Design Standard 80: Respect perceived building scale established by historic structures within the relevant character area.*

- *An abrupt change in scale within the historic district is inappropriate, especially where a new larger structure would directly abut smaller historic buildings.*
- *Locating some space below grade is encouraged to minimize the scale of new buildings.*
- *Historically secondary structures at the rear of the property were generally subordinate in scale to the primary building façade. This relationship should be contained in new development. (Ord. 32, Series 2010).*

*Priority Design Standard 144: Reinforce typical narrow front façade widths that are typical of historic buildings in the area.*

- *Projects that incorporate no more than 50 feet of lot frontage are preferred.*
- *The front façade of a building may not exceed 30 feet in width.*

The new addition will be attached by a connector that minimizes removal of historic fabric from the structure and is also setback 5.5' behind and is separated 11' 1 3/8" from the front façade of the historic structure. To abide with Priority Design Standard 36, the Commission found the addition should be setback further and be separated at least half of the width of the front façade (11.5") from the historic structure. This would allow the original proportions and character of the historic structure to remain prominent and not have the primary structure obscured. The Commission further believed the addition should be set back so that it does not appear there are two primary structures onsite.

Priority Design Standard 144 states: "*Projects that incorporate no more than 50 feet of lot frontage are preferred and the front façade of a building may not exceed 30 feet in width*". The revised design uses 51' 1 3/8" of lot frontage



which exceeds 50' and does not comply with Priority Design Standard 144. Also, the southeastern addition is set back at least 5' proposed at 5.5' behind the front façade of the historic home, so the width of both structures does not count toward the total of the front façade and thereby does not exceed the recommended 30'. Based on staff's interpretation, the design does not comply with Priority Policies 36 and 144. Does the Commission concur?

The development's module size is within the range of surviving historic buildings in the area and with the density and mass reduction from the previous design the addition does not appear as large in scale when viewed from French St. relative to other conforming structures in the character area. However, the addition is wide compared with other additions when viewed from the alley which does not conform to Priority Design Standard 80.

**Connector:** A connector is required for this project since the addition is greater than 50% of the floor area of the historic structure.



Per this policy:

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

- *The width of the connector should not exceed two-thirds the façade of the smaller of the two modules to be linked.*
- *The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.*
- *The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal original mass is preferred. (In addition, as the mass of the addition increases, the distance between the original building and the addition should increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector should increase by two feet).*
- *The height of the connector should be clearly lower than that of the masses to be linked. The connector shall not exceed one story in height and be two feet lower than the ridgeline of the modules to be connected.*
- *A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.*
- *When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building.*

The historic home is 28.5' long and the addition is lower than the historic structure. The proposed connector is 12' long. Based on recent connector discussions with our Handbook of Design Standards consultant Norre Winter, who believes we have been getting connectors that are too long and cover too much of the site, staff feels 12' is an appropriate connector length.

The connector design was revised so it is now setback 2' from the façade of the addition and historic home. It also features an unequal gable roof form and simple detailing.

Additionally, the connector's ridge height is 7' lower than the historic home's ridge height and 4.1' lower than the addition. This meets the recommended 2' lower than the modules to be connected.

Previously, the Commission could not form a consensus about how to treat the height of the connector on such a steep lot. The revised connector is 14' at its highest point, 3.15' lower than the previous design and but still above the one-story, 13' limit. Staff believes this design meets the intent of Priority Design Standard 80/A given the steep grade of the site (it slopes 23' from front to back). Does the Commission concur?

**Building Materials:** The historic home will have its siding, doors, windows, trim, details restored and roofed with composite shingles and non-reflective standing seam metal roofing. The addition; including connector, garage and bunk house, is designed to reflect secondary structures and feature rustic materials that were common for outbuildings. The addition features dark stained 2 x 10 cedar siding with chinking, 1 x 6 vertical reclaimed Wyoming snow fence, 1 x cedar trim and pre-rusted metal siding and wainscoting, 1 x 6 vertical reclaimed Wyoming snow fence clad garage doors, Douglas Fir post and 2 x cedar trim.

Building materials within the North End Residential Character Area are reviewed under Priority Design Standards 90, 91, 145 and 146, and Design Standard 147.

Priority Design Standard 90: *Use Materials that appear to be the same as those used historically.*

- *New materials that appear to be the same in scale, texture and finish as those used historically may be considered.*
- *Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.*
- *For secondary structures, stain or paint in appearance similar to natural wood is appropriate. Materials such as stone, brick or masonry wainscoting is inappropriate.*

Design Standard 91: *Use Building components that are similar in size and shape to those found historically along the street.*

- *These include windows, doors and porches.*
- *Building components on secondary structures should be similar to those on historic secondary structures.*

Priority Design Standard 145: *Maintain the present balance of building materials found in the Character Area.*

- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings*

*similar to that found historically.*

- *Contemporary interpretations of historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age well in the Breckenridge climate. The long-term durability of siding materials will be considered.*
- *Modular panel materials are inappropriate.*
- *Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.*
- *Logs are discouraged.*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*

Design Standard 147: Use secondary structures in new development.

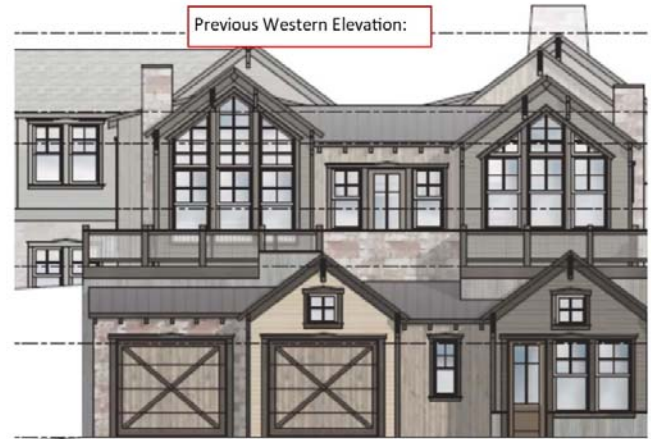
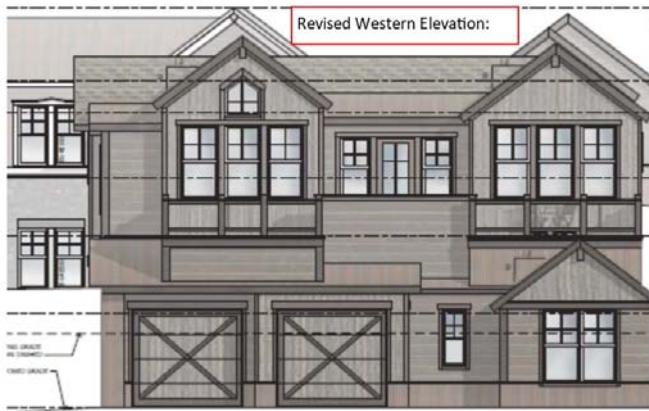
- *Consider housing utilitarian functions, such as parking, storage and waste receptacles in secondary structures.*
- *Using secondary structures for utilitarian functions (not living area) will help reduce the perceived scale of the development by dividing the total floor area into a cluster of smaller structures rather than one large building.*
- *Use simple forms and materials for these structures.*

Staff finds the rustic materials proposed on the addition, connector, garage and living space adjacent to the alley appropriate but finds that the mix of materials on individual modules should be simplified and stained a single, darker color. We appreciate the change of materials on the southeastern portion of the addition from the first preliminary hearing to now feature, darker, more rustic materials which differentiates it from the adjacent historic home and lessens the impression there are two primary structures onsite. This differentiation in materials also breaks up the massing and helps give the impression there are a collection of different modules. As proposed, staff does not believe the design complies with Priority Design Standard 90 due to the mix of rustic materials that reflect the style of a newer, large-lot single-family home out of character with the historic district. However, staff finds the restoration of the historic structure abides with Priority Design Standard 145. Does the Commission agree?

Staff also believes the blend of materials on the addition, connector, garage and living space adjacent to the alley should be simplified to appear more as out-buildings. Staff recommends negative three (-3) points each under Design Standards 91 & 147. Does the Commission concur?

The proposed roofing materials consist of composite shingles on the primary roof elements and non-reflective, standing seam metal on the shed roof elements, all of which comply with Priority Design Standard 146. Staff has no concerns with the proposed roofing materials.

**Windows:** Staff has continued to express concern to the applicants about the amount of glazing on the western façade of the main house and the use of the irregularly shaped and placed windows.



Priority Design Standard 95 states *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”*

Staff believes there should be a further reduction in the amount of windows on the western elevation. Staff believes the banks of three double-hung windows under each gable should be reduced. Glazing surrounding the door should be reduced as well and mullions should drop down the entirety of all windows to be more historically accurate. Staff also recommends a reduction to the three square windows on the east side of the addition and the square windows on the north and south facades to something more historically sympathetic to abide with Priority Design Standards 80A, 95 and 96. Does the Commission agree?

The design also features a single diamond shaped upper level window on the western elevations, rather than a simple rectangle. Diamond shaped windows do exist in limited applications on new construction in the Historic District, but simple rectangular windows are generally the most prevalent. Diamond shaped windows are seen on some new additions in the historic district such as the Giller Residence (306 South Ridge Street) and on new homes such as the Ploss Residence (305 N. French St.) however, staff does not find that these should be a standard for setting precedent and does not support the diamond shaped window. Does the Commission concur?

Design Standard 148 states: *“Use windows and doors similar in size and shape to those used traditionally.”*

- *“Windows should be similar in size and shape to those used historically.”*
- *“Double hung windows are appropriate.”*

Staff is not comfortable with the configuration of glazing on the western facade and the three square windows on the east side of the addition. Staff believes these should be representative of historic vertical windows and door size and shapes and deserves negative three points under Design Standard 148. Does the Commission concur?

**Ornament and Detail:** The elevations shows exposed ridge beams under the gables of the addition. Staff believes the use of exposed ridge beams on this project needs to be eliminated, to blend in with the modest character of the area. Design Standard 150 which suggests to *“Avoid elaborately ornate details that would confuse the genuine history of the area.”* Design Standard 93 further states to *“Avoid the use of non-functional or ornamental brick-a-brac that is out of character with the area.”* Based on these

policies staff recommends negative three (-3) points under both Design Standard 93 and 150, does the Commission agree?

**Site Plan:** The project matches the Town grid (Priority Design Standard 5) and that the new construction reinforces the unity of the block (Priority Design Standard 8). All parking is located at the rear of the lot accessed from the Ridge Street Alley.

### **Plant Material & Landscaping (22/A & 22/R):**

Design Standard 151 states: *“Use evergreen trees in front yards where feasible.”*

- *“Begin with a tree, or cluster of trees, large enough in scale to have immediate visual impact.”*

Design Standard 152 states: *Reinforce the alignment of street trees along property lines.*

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

Design Standard 154: *Use landscaping to mitigate undesirable visual impacts.*

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

The plans show four, 14’ spruce trees and four, 10’ narrow leaf cottonwood trees in the front yard (North French). Further, the plan proposes a total of 27, 1.5”-2.5” aspen trees that are planted around the perimeter of the property which gives the plan a solid landscaping plan.

Staff appreciates the applicant’s robust landscaping proposal that complies with Policy 22 and Design Standards 151, 152 and 154. Additionally, based on the quantity of the landscaping proposed, positive points may be warranted under Policy 22R if the caliper of the deciduous trees was increased.

### Past Precedent

1. Ploss Residence, PL-2017-0153, August 1, 2017, 305 North French Street: (+4 points) ten, 12’-14’ spruce trees, four 3” caliper, narrow leaf cottonwood trees and ten, 3” caliper, aspen trees.
2. Kelly Residence, PC#2013111, June 2, 2015, 210 North Ridge Street: (+2 points) (1) Colorado Spruce - 12-14’ tall, (5) Aspen Trees - 3” caliper (50% multi-stem), (3) Sensation Boxelder - 3” caliper, (5) Fernbush - 5 gal. and 8 Yarrow - 5 gal.
3. The Elk, PL-2014-0041, January 15, 2014, 103.5 North Main Street: (+2 points) Preservation of two mature Conifers (14-inch and 16-inch caliper) (2) Cottonwood trees - 3-inch caliper, (2) Spruce - 8 feet tall, (6) Aspen - 2.5 inch caliper and (4) Native shrubs 5-gallon.
4. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054, May 15, 2012, 306 South Ridge Street: (+2 points) The mature cottonwood trees lining the west side of the property remain. (1) Spruce tree 8-feet or taller and (7) aspen (2.5-inch caliper and larger - 50% multi-stemmed) were proposed along with (13) mixed 5-galen shrubs in Xeriscape planting beds.

Based on past precedent, the landscape plan also exceeds the requirements of Policy 22/R and could earn positive 2 points under Policy 22/R if the caliper of the deciduous trees was increased to minimum of 2.5”. Does the Commission concur?



**Ridgeline and Hillside Development (8/A):** The property is situated on a ridge and the design does step the building down the hillside so there is no unnecessary cut or fill. Since the project is located in the Historic District and vehicular access is taken off the alley, there is no need for a long driveway. The design also uses dark natural colors to blend the building in with the backdrop. Based on this policy, the elevations should use non-reflective glass on the house. Staff has expressed concern with the amount of glass proposed on the west elevation as it relates to Handbook of Design Standards. Policy 8/A offers further justification to reduce the amount of glazing to comply with this standard.

Staff believes the design of the house could comply with this policy with a reduction in glass to the western elevation that is also necessitated by the Priority Design Standards 95 and 96. Does the Commission concur?

**Local Landmarking:** The applicant is seeking to locally landmark the structure with this proposal. The property is over 50 years old and is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth, dating from circa 1885 to 1942, so it is probably a good candidate for this designation. Given the magnitude of the other issues with this application, landmarking of the structure will be further reviewed in a subsequent hearing with the Planning Commission.

**Point Analysis (Section: 9-1-17-3):** At this second preliminary review, staff has identified several absolute, relative and priority policies that will need to be corrected to have an approvable project. We have identified the following with this report:

From the Development Code:

- Policy 8/A Ridgeline and Hillside Development: Fail – The amount of glazing on the western elevation needs to be reduced.
- Policy 24/A Social Community: Negative three (-6) points - The proposed above ground density is 9.93 UPA (Uses Density for Mass).
- Policy 24/R, Social Community: Positive six (+6) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.

Historic Standards (24/R)

- Priority Design Standard 4: Fail - The project appears to have two primary structures and does not follow the historic settlement pattern for this block.
- Priority Design Standard 36: Fail – The addition should be further set back on the lot so that it does not appear there are two primary structures.
- Priority Design Standard 37: Fail – The proposed addition's width needs to be reduced to be compatible with the character area.
- Priority Design Standard 80: Fail – The width of the proposed addition needs to be reduced to be more compatible with the surviving historic structures of the character area.
- Priority Design Standard 86: Fail – The width of the proposed addition needs to be reduced to be more compatible with the surviving historic structures of the character area.
- Priority Design Standard 88: Fail – The overall design of the addition is wide compared with surviving historic homes in the area.
- Priority Design Standard 90: Fail – The mix of rustic materials and colors on the additions is too much and not in keeping with the utilitarian character of outbuildings.

- Design Standard 91: Negative three (-3) points – The mix of rustic materials and colors on the additions is too much and not in keeping with the utilitarian character of outbuildings.
- Priority Design Standard 95: Fail – The design of the windows on the western elevation have more glazing than what is typically found in the character area. Additionally, the three square windows banked together on the east elevation are not appropriate. Square windows on the north and south elevations should be reduced as well and mullions should drop down the entirety of all windows.
- Priority Design Standard 96: Fail – The solid to void ratio on the western elevation is inconsistent with what is typically found in the character area.
- Priority Design Standard 144: Fail – The front façade of the building exceeds 50’ of lot frontage.
- Design Standard 147: Negative three (-3) points – The mix of rustic materials and colors on the additions is too much and not in keeping with the utilitarian character of outbuildings.
- Design Standard 148: Negative three (-3) points - The configuration of glazing on the western facade and the three square windows on the east side of the addition are not the typical size or shape found in the character area. Square windows on the north and south elevations should be reduced as well and mullions should drop down the entirety of all windows.
- Design Standard 150: Negative three (-3) points – The exposed ridge beams on each of the gables needs to be eliminated.

At this initial review, the proposal is showing a failure of nine (9) Priority Design Standards and one (1) absolute policy, along with a total of negative twelve (-12) points.

### **Staff Recommendation**

Staff acknowledges there is a long list of policies that need to be addressed. Many of these policies are overlapping and therefore can be brought into compliance by adjustments to three main categories.

Based on staff’s recommendations, we have the following questions for the Commission:

1. **Southeastern Addition** – Staff believes the southeastern addition needs to be significantly reduced in length to abide with Priority Design Standards 4, 36 and 144. Does the Commission concur?
2. **Width and Scale** - Staff believes the scale and width of the proposed addition fails Priority Policies 36, 37, 80, 86, 88, and 144. Does the Commission concur?
3. **Connector** – Staff believes the design of the connector complies with the intent of Priority Design Standard 80A. Does the Commission concur?
4. **Materials, Ornament and Detail** - Staff finds the proposed materials and ornament of the connector and addition does not comply with Design Standards 90, 91, 147 and 150. Does the Commission agree?
5. **Windows and Doors** - Staff recommends a reduction of glazing to the western elevation, and reduction of the three square windows on the east side of the addition to comply with Design Standards 95, 96, 148 and Policy 8/A. Does the Commission support this recommendation?

The Planning Department recommends this proposal return for a third review after the applicant has addressed the above issues and any other concerns expressed by the Commission.

<b>Preliminary Hearing Impact Analysis</b>				
Project:	319 N. French St.	<b>Positive Points</b>	<b>+6</b>	
PC#:	PL-2018-0367			
Date:	8/30/2018	<b>Negative Points</b>	<b>- 18</b>	
Staff:	Chris Kulick, AICP			
		<b>Total Allocation:</b>	<b>- 12</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		The proposed mean height of 21' 8" is below the recommended mean height limit of 23'
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	<b>Site and Environmental Design - General Provisions</b>	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Fail		The amount of glazing on the western elevation needs to be reduced.
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		

17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Fails Priority Design Standards 4, 36, 37, 80, 86, 88, 90, 95, 96, 144	- 18	The total above density is 9.93 UPA and therefore will incur negative six (-6) points under Policy 24/A. • Design Standard 91: Negative three (-3) points – The mix of rustic materials and colors on the additions is too much and not in keeping with the utilitarian character of outbuildings. Design Standard 147: Negative three (-3) points – The mix of rustic materials and colors on the additions is too much and not in keeping with the utilitarian character of outbuildings. • Design Standard 148: Negative three (-3) points - The configuration of glazing on the western facade and the three square windows on the east side of the addition are not the typical size or shape found in the character area. • Design Standard 150: Negative three (-3) points – The exposed ridge beams on each of the gables needs to be eliminated.
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+6	For onsite historic preservation/ restoration effort of above average public benefit for a primary and secondary structure.
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			

33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		

# 319 NORTH FRENCH STREET

LOT 25 . SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
BRECKENRIDGE . COLORADO



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319 NORTH FRENCH STREET  
LOT 25 SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE COVER SHEET

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DATE	ISSUE
5 JUL 2018	PRELIM
16 JUL 2018	PLANNING
8 JAN 2019	UPDATE

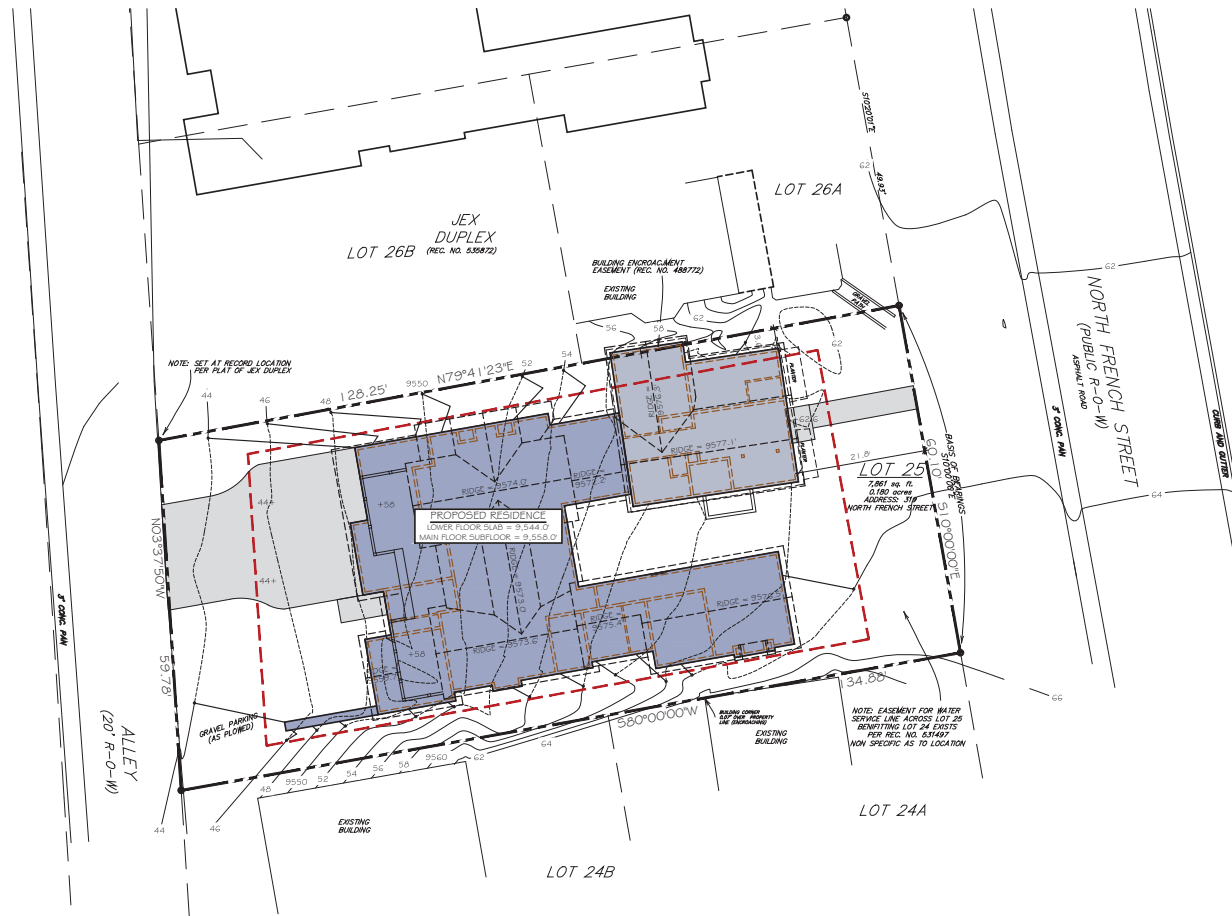
PROJECT # 018







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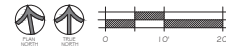
319 NORTH FRENCH STREET  
LOT 25 ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO

SITE PLAN

DATE	DATE
PRELIM	1 JUN 2015
PLANNING	16 JUL 2015
UPDATE	8 JAN 2019

PROJECT # 829

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





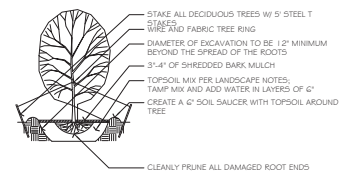
### PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	26	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	27	POPULUS TREMULOIDES	ASPEN	(16) 1.5' CAL (16) 2' CAL
	8	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	10'
	5	PICEA PUNGENS	COLORADO SPRUCE	14'
		NATIVE SEED MIX (SEE LANDSCAPE NOTES)		

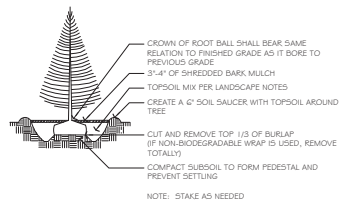
### LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLE OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, Silt FENCING, DIVERSION SWALES, AND DICES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 12' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- REMOVE ALL EXISTING BEECHES AND TREES, PER HOA GUIDELINES.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
  - 30% SLENDER WHEATGRASS
  - 15% CANBY BLUEGRASS
  - 10% BIG BLUEGRASS
  - 10% DAHO FESCUE
  - 10% SHEEP FESCUE
  - 10% WESTERN WHEATGRASS
  - 5% BLUE WILDRYE
  - 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

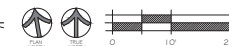
### DECIDUOUS TREE PLANTING



### CONIFEROUS TREE PLANTING



LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



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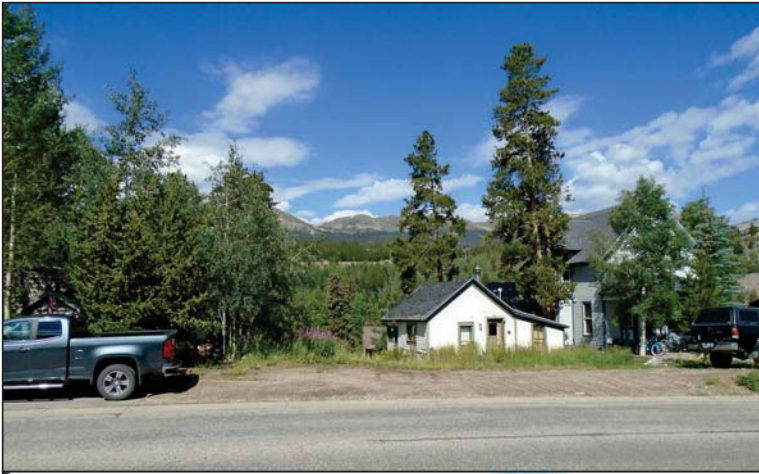
319 NORTH FRENCH STREET  
LOT 25 ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO  
LANDSCAPE PLAN

DATE	ISSUE
1 JUN 2018	PRELIM
16 JUL 2018	PLANNING
8 JAN 2019	UPDATE

PROJECT # 829

L.I.I.





VIEW FROM  
FRENCH  
STREET

CURRENT

PROPOSED



VIEW FROM  
ALLEY  
LOOKING  
SOUTHEAST

CURRENT

PROPOSED



VIEW FROM  
ALLEY  
LOOKING  
NORTHEAST

CURRENT

PROPOSED



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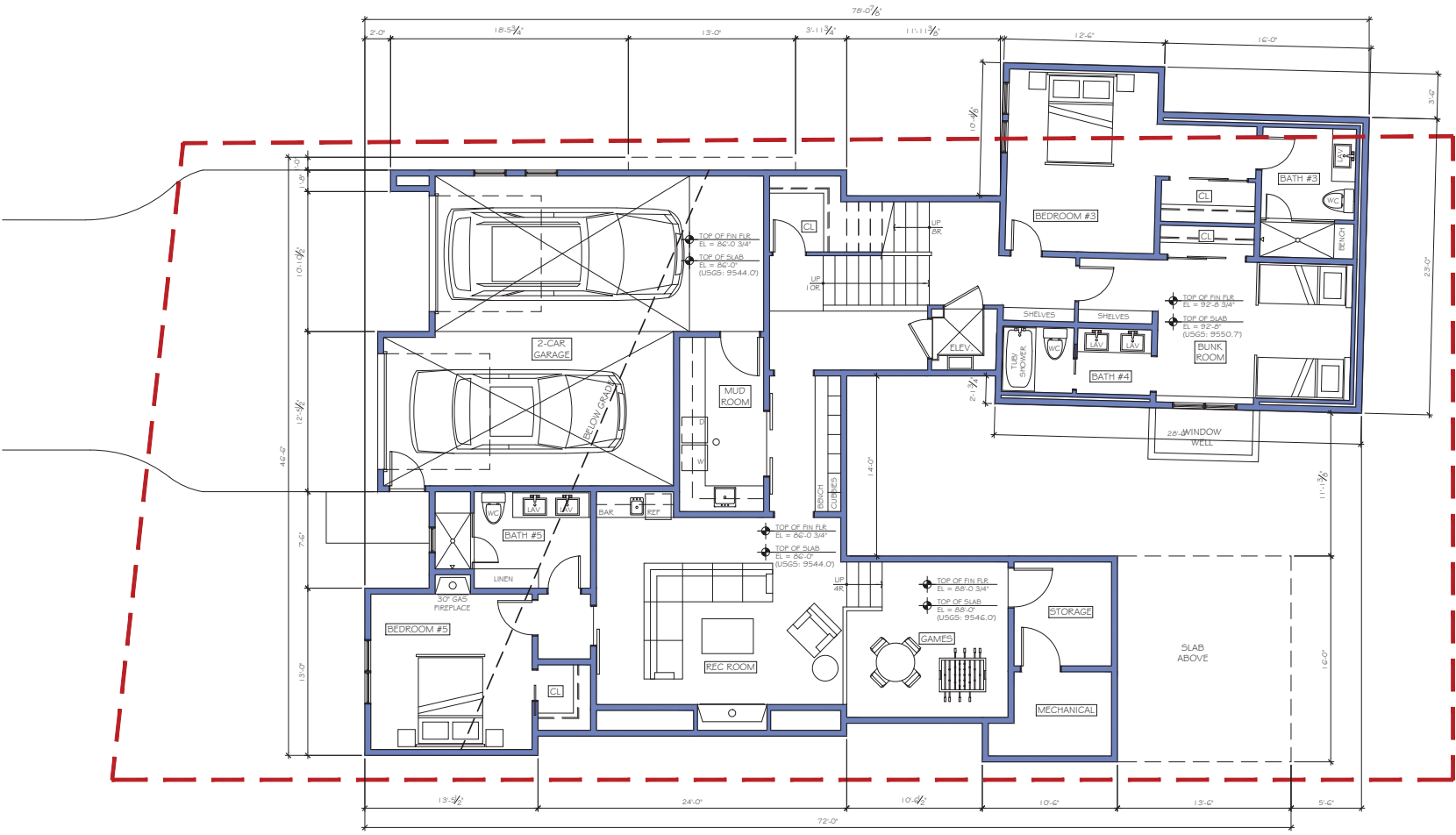
319 NORTH FRENCH STREET  
LOT 25 - UNDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

STREET VIEWS

DATE	ISSUE
1 JUN 2018	PRELIM
16 JUL 2018	PLANNING
8 JAN 2019	UPDATE

PROJECT # 1829

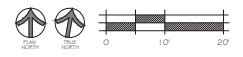
SV



	FINISHED	UNFINISHED	TOTAL
MAIN LEVEL (HISTORIC)	700	0	700
MAIN LEVEL (ADDITION)	1,502	0	1,502
LOWER LEVEL (ABOVE GRADE)	198	460	658
LOWER LEVEL (BELOW GRADE)	1,040	306	1,346
LOWER LEVEL (BELOW HIST.)	700	0	700
<b>TOTAL</b>	<b>4,140</b>	<b>766</b>	<b>4,906</b>

DENSITY (EXCLUDING 700sf LANDMARK)	3,440	(3,456 ALLOWED)
ABOVEGROUND DENSITY	2,400	(2,880 ALLOWED)
MASS	2,860	(2,880 ALLOWED)

1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

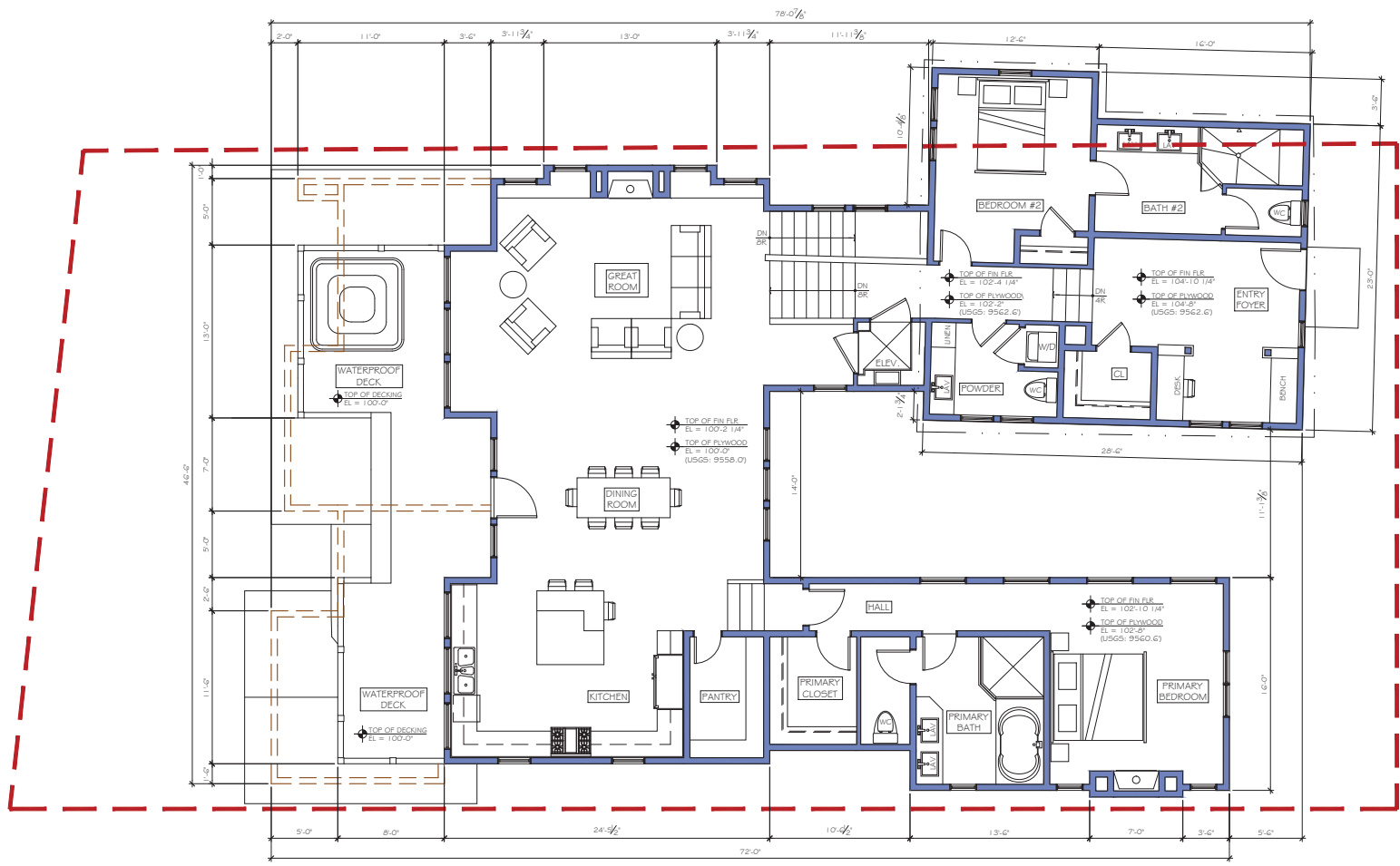


319 NORTH FRENCH STREET  
LOT 25 - SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE - SUMMIT COUNTY - COLORADO  
TITLE: LOWER LEVEL FLOOR PLAN

DATE	DESCRIPTION
1 JUN 2015	PRELIM
16 JUL 2016	PLANNING
8 JAN 2019	UPDATE

PROJECT # 829

A2.1

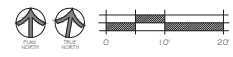


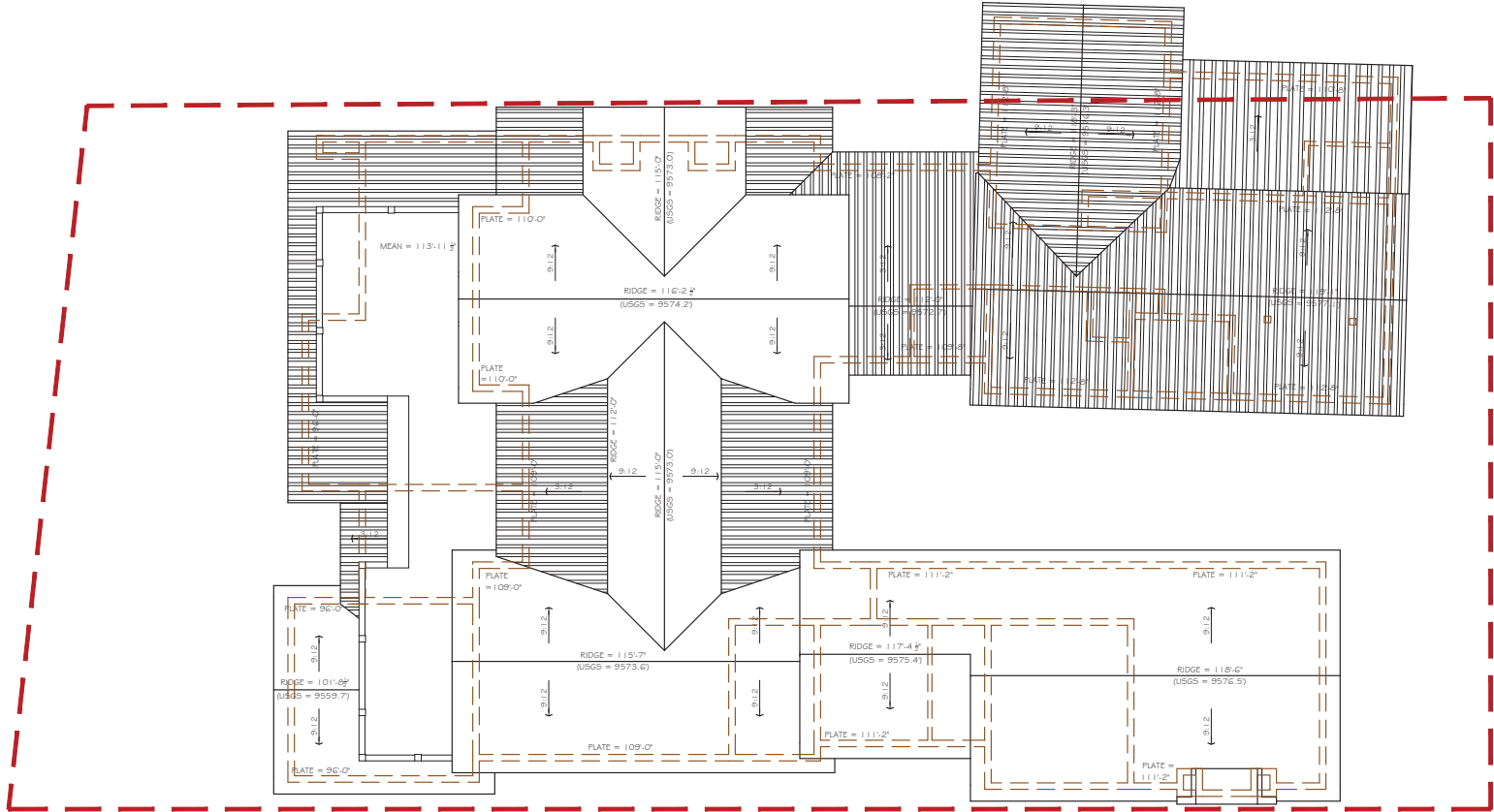
319 NORTH FRENCH STREET  
 LOT 25 SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE  
 TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO  
 TITLE: MAIN LEVEL FLOOR PLAN  
FOR PROJECT NO. 1800000010 FOR WORK. 100% OF DESIGN FOR PERMIT ONLY. WITHOUT LIABILITY OF ARCHITECT.

DATE	ISSUE
1 JUN 2018	PRELIM
16 JUN 2018	PLANNING
8 JAN 2019	UPDATE

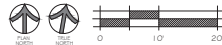
PROJECT # 1829

1 MAIN LEVEL FLOOR PLAN  
 A2.2 SCALE: 1/8"=1'-0"





**A2.3** ROOF PLAN  
SCALE: 1/8"=1'-0"



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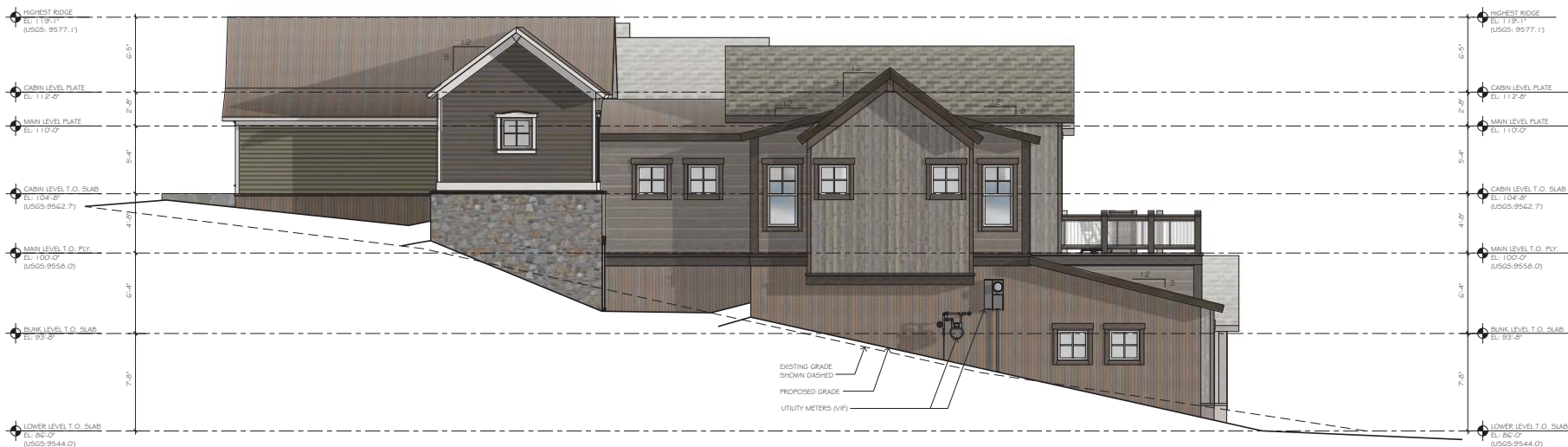
319 NORTH FRENCH STREET  
LOT 25 ADDITION TO THE TOWN OF BRECKENRIDGE  
TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO

TITLE  
ROOF PLAN

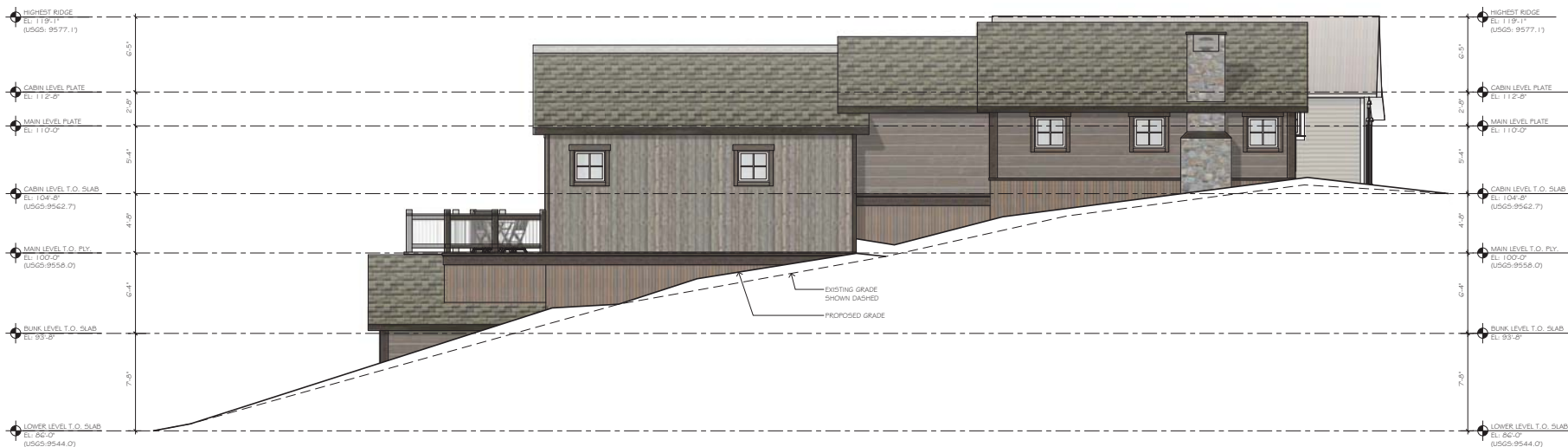
DATE	DESCRIPTION
1 JUN 2018	PRELIM
16 JUL 2018	PLANNING
8 JAN 2019	UPDATE

PROJECT # 829

A2.3



1 NORTH ELEVATION  
 1/4" = 1'-0"



2 SOUTH ELEVATION  
 1/4" = 1'-0"

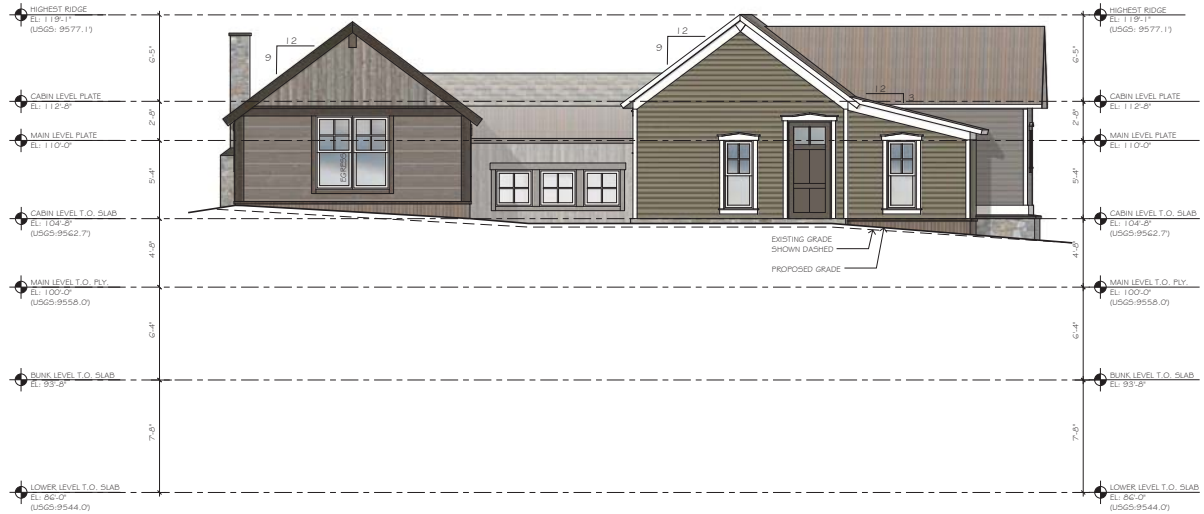
319 NORTH FRENCH STREET  
 LOT 25 -SINDER ADDITION TO THE TOWN OF BRECKENRIDGE-  
 TOWN OF BRECKENRIDGE- SUMMIT COUNTY, COLORADO

TITLE: EXTERIOR ELEVATIONS

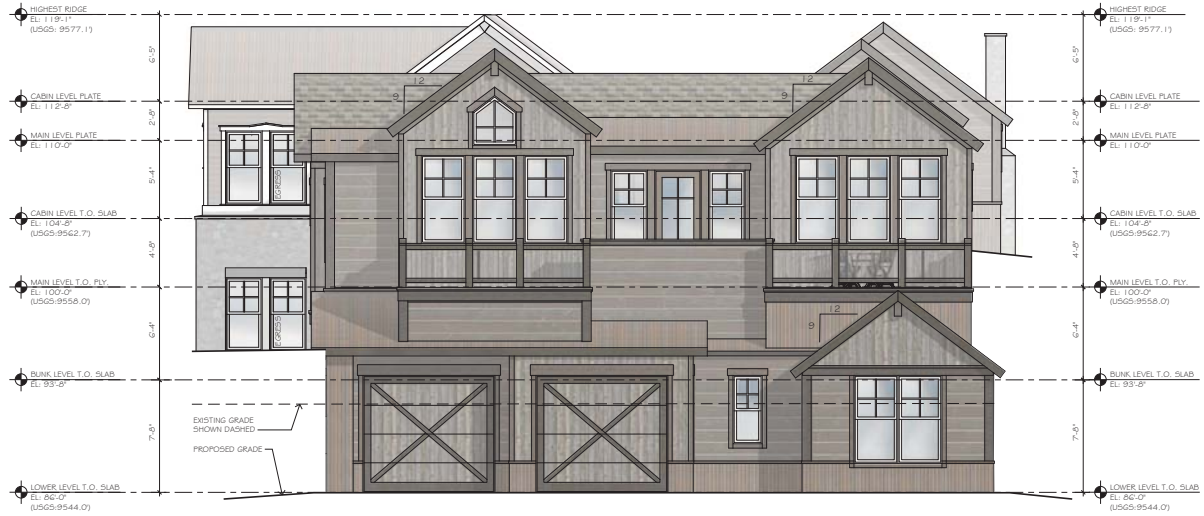
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DATE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018
UPDATE	8 JAN 2019
PROJECT# 058	

A3.1



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



**2 WEST ELEVATION**  
 1/4" = 1'-0"

**319 NORTH FRENCH STREET**  
**LOT 25 -SIDER ADDITION TO THE TOWN OF BRECKENRIDGE-**  
**TOWN OF BRECKENRIDGE - JUMMIT COUNTY, COLORADO**  
**EXTERIOR ELEVATIONS**

DATE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018
UPDATE	8 JAN 2019

PROJECT# 158

# A3.2





2  
A3.4  
SOUTHEAST PERSPECTIVE



1  
A3.4  
NORTHEAST PERSPECTIVE



4  
A3.4  
NORTHWEST PERSPECTIVE



3  
A3.4  
SOUTHWEST PERSPECTIVE



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319 NORTH FRENCH STREET  
 LOT 25 -SINDER ADDITION TO THE TOWN OF BRECKENRIDGE-  
 TOWN OF BRECKENRIDGE- SUMMIT COUNTY, COLORADO  
**PERSPECTIVE RENDERINGS**  
COURTESY AS AN UNBIDDABLE WORK. REFS OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018
UPDATE	8 JAN 2019


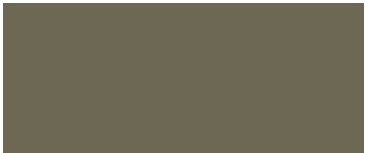

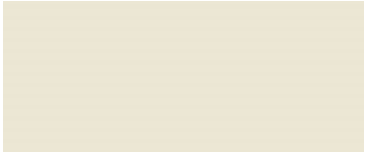

PROJECT# 158

A3.4

# 319 NORTH FRENCH STREET

## EXTERIOR MATERIALS SCHEDULE


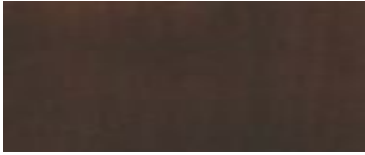



DATE: 8 JANUARY 2019

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF – SHINGLE, TYPICAL		ASPHALT SHINGLES – GAF TIMBERLINE HD – COLOR “WEATHERED WOOD”
M2	ROOF – METAL, TYPICAL		1 1/2” CORRUGATED METAL – COLOR TO BE “PRE-RUSTED”
M3	FASCIA/FRIEZE BOARD/TRIM AT HISTORIC STRUCTURE		2x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “BRILLIANT WHITE”
M4	SOFFIT AT HISTORIC STRUCTURE		1x T&G CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “KHAKI”
M5	HORIZONTAL SIDING AT HISTORIC STRUCTURE		1x CEDAR LAP SIDING, 4 1/2” EXPOSURE, STAIN W/ SUPERDECK SOLID – 9600 “LICHEN”
M6	DOORS/WINDOWS AT HISTORIC STRUCTURE		SIERRA PACIFIC WINDOW COMPANY – WOOD EXTERIOR, STAIN W/ SUPERDECK SEMI-TRANSPARENT– 2101 “SEASHELL”
M7	DOOR/WINDOW TRIM AT HISTORIC STRUCTURE		2x CEDAR PER DETAILS - STAIN W/ SUPERDECK SOLID – 9600 “BRILLIANT WHITE”
M8	STONE VENEER, TYPICAL		GALLEGOS STONE – RANDOM ASHLAR FLAGSTONE VENEER

# 319 NORTH FRENCH STREET

## EXTERIOR MATERIALS SCHEDULE

DATE: 8 JANUARY 2019

LABEL	ITEM	COLOR	DESCRIPTION
M9	FASCIA/FRIEZE BOARD/TRIM AT ADDITION		2x CEDAR PER DETAILS - STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2320 "CAPE BLACKWOOD"
M10	SOFFIT AT ADDITION		1x T&G CEDAR PER DETAILS - STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2320 "CAPE BLACKWOOD"
M11	VERTICAL SIDING AT ADDITION		1x6 RECLAIMED WYOMING SNOW FENCE, NATURAL FINISH
M12	HORIZONTAL SIDING AT ADDITION		2x10 CEDAR WITH CHINKING PER DETAILS, STAIN W/ SUPERDECK SEMI-TRANSPARENT - 2320 "CAPE BLACKWOOD" (DILUTED TO 25%)
M13	CHINKING AT ADDITION		SASHCO LOG JAM - COLOR "MEDIUM GRAY"
M14	DOORS/WINDOWS AT ADDITION		SIERRA PACIFIC WINDOW COMPANY - WOOD EXTERIOR, STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2101 "SEASHELL"
M15	DOOR/WINDOW TRIM AT ADDITION		2x3x CEDAR PER DETAILS - STAIN W/ SUPERDECK SEMI-SOLID - 5200 "CHESTNUT"
M16	METAL SIDING, TYPICAL		1 1/2" CORRUGATED METAL - COLOR TO BE "PRE-RUSTED"

# 319 NORTH FRENCH STREET

EXTERIOR MATERIALS SCHEDULE

DATE: 8 JANUARY 2019

LABEL	ITEM	COLOR	DESCRIPTION
M17	EXPOSED POSTS/BEAMS/ DECK RAILS AT ADDITION		RS DOUG FIR, STAIN W/ SUPERDECK SEMI-TRANSPARENT- 2320 "CAPE BLACKWOOD"
M18	GARAGE DOOR SIDING, TYPICAL		1x6 RECLAIMED WYOMING SNOW FENCE, NATURAL FINISH

## Planning Commission Staff Report

**Subject:** Stephen C. West Ice Arena Additions and Alterations  
(Town Project; PL-2018-0608)

**Date:** January 23, 2019 (for the meeting of January 29, 2019)

**Proposal:** Addition of two new locker rooms with attached restroom facilities, one "referee room" with restroom facilities, one storage room, one mechanical room, two new office rooms on the second floor of the building, new lockers, new exterior stairs and egress path, site/landscaping work, and mechanical, electrical, plumbing additions/alterations.

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

**Property Owner:** Town of Breckenridge

**Applicant:** Chris McGinnis, Civil Engineer (Town of Breckenridge Public Works Dept.)

**Address:** 189 Boreas Pass Rd.

**Legal Description:** Block 2, Rodeo Grounds Subdivision

**Land Use District:** 28: Residential, 10 UPA, Residential; Lodging

**Area:** 23.215 acres (approximately 1,006,516 sq. ft)

**Site Conditions:** The property is developed with two public ice rinks, playground, train park, and two paved parking lots. There is a platted 52 ft. wide Utilities and Open Space Stream Easement along the western property boundary. The site slope gently towards the west, and contains wetlands in its western portions. The southern portion of the property is densely wooded, and mature tree stands exist throughout the property.

**Adjacent Uses:** **North:** Residential condominium, and single family residential  
**South:** Public open space, single family residential (Southside Estates)  
**East:** Single family residential, Public open space  
**West:** Highway 9, residential condominiums and townhomes

**Density:** **Allowed:** 232.15 SFEs (232,150 sq. ft.) @ 10 UPA per LUD 28  
**Existing:** 41.8 SFEs. (41,803 sq. ft.)  
**Proposed:** 2.9 SFEs additional, 44.73 SFEs total (41,803 sq. ft. existing + 2,928 sq. ft. additional = 44,731 sq. ft.)

**Mass:** **Allowed:** 232,150 sq. ft.  
**Existing:** 41,803 sq. ft.  
**Proposed:** 44,731 sq. ft. (41,803 sq. ft existing + 2,928 sq. ft. additional)

- FAR:** 1:22
- Parking:** **Required:** by special Review  
**Existing:** 249 spaces  
**Proposed:** No change
- Height:** No change.
- Setbacks:** **Required:** 1 ft.  
**Existing:**
- Front (north): 113 ft.
  - Side (west): 298 ft.
  - Rear (south): 325 ft.
- Proposed:**
- Front (north): no change
  - Side (west): 280 ft.
  - Rear (south): no change

### **Policy Discussion**

**Architectural Compatibility (Policy 5/A & 5/R):** A large one-story addition is proposed to the northwest corner of the building, which will feature shed roof forms. The existing secondary gable roof at the northwest corner will be removed for the addition. The proposed shed roof forms are consistent with the existing shed roof forms along the northern side of the ice rink, which create a stepped-down appearance and help reduce the massing of this already very large building. The proposed concrete walkway on the west side of the addition will be covered and protected by the extended roof above it.

Materials are proposed to match existing, which will include standing seam metal roofing, 1x8 horizontal rough sawn Cedar siding, vertical corrugated metal panels (non-reflective), rough sawn Douglas Fir, and painted steel tube beams. Staff has concerns with the amount of non-natural material (corrugated metal siding) proposed. The existing corrugated metal siding on the west elevation of the existing building exceeds 25% non-natural materials, but negative points were not assigned for this with the building's original 1999 approval. The staff report for the original Town Project Permit (PC# 1999-049) for the ice area stated *"Exterior materials consists of a mix of... corrugated metal and horizontal lap cedar siding. All in all, the visible sides have a good balance of materials to provide interested and break up the façade. The rear of the building, however, is somewhat plain metal in the interest of cost savings. This is mitigated in that the rear is minimally visible."* As the proposed addition is furthering a non-conforming situation by introducing additional corrugated metal siding, staff recommends negative three (-3) points for the project exceeding 25% non-natural materials on the west elevation. The proposed second story office additions are interior to the building, but will require new windows on the north and east elevations

Precedent for negative three (-3) points:

- Village Hotel Exterior Remodel, 605 S. Park Ave., PL-2018-0482
- Bonenberger Residence, 203 Marksberry Way, PC# 2013018

- Preservation Homes at Maggie Placer, 9525 CO Highway 9, PC# 2008024

**Does the Commissioner concur with negative three (-3) points?**

**Recreation (Policy 20/R):** The ice arena received positive six (+6) points under this Policy when it was originally approved in 1999 (PC# 1999-049), and positive three (+3) points for the outdoor ice rink roof addition in 2016 (PL-2016-0143). Staff finds that the proposed additional locker rooms will significantly improve this recreational amenity in the community and recommends positive three (+3) points under this Policy, consistent with the past precedent listed below. Does the Commission concur?

Precedent for positive three (+3) points:

- River Park, 470 Flora Dora Dr., PL-2018-0012
- Kingdom Park Playground, 880 Airport Rd., PL-2016-0050
- Breckenridge Nordic Center Lodge, 9 Grandview Dr., PC# 2011050

**Land Use (Policy 2/A and 2/R):** The ice arena is an existing use and we do not find that this use is in conflict with any existing or desired uses for this area. Staff does not have any concerns with the continued use of the ice arena.

**Site and Environmental Design (Policy 7/R):** The proposed addition to the northwest corner of the building is well buffered from Highway 9 and Boreas Pass Rd. by both the physical distance and the existing mature trees along the western and northern property boundary. The applicant proposes to demolish and relocate the existing concrete path to the west of the proposed addition, in order to provide necessary egress to the existing and proposed exits along the western façade. All development is proposed at least 25' from the existing and recently delineated wetlands on the property. Staff does not have any concerns.

**Snow Removal and Storage (Policy 13/A & 13/R):** The applicant proposes 694 sq. ft. of new hardscape, for the concrete path on the west side of the addition, and shows ample snow storage alongside the path which exceeds the recommended 25%. Staff does not have any concerns.

**Parking (Policy 18/A & 18/R):** There are not any additional parking spaces proposed with this application. The parking requirement for Indoor and Outdoor Commercial Recreation use is "by special review of the Director and Planning Commission." The 1999 staff report for construction of the arena stated "*The east lot is estimated to provide 125 to 175 additional spaces, for a total of roughly 225-275. This amount of parking is intended to serve events of 500 people, and at a rate of one space per 2 people, this is more than sufficient for the intended ice event uses. The extra spaces will be used as overflow and public/employee parking...*" There are 249 existing parking spaces on the property. Staff does not have any concerns, as the proposed additions will not significantly increase the capacity for events, but rather enhance the experience for the existing capacity.

**Landscaping: (Policy 22/A & 22/R):** The applicant proposes to transplant or replace five (5) existing Aspens which are currently planted in the location of the proposed addition. The property has ample landscaping along its perimeter boundary and throughout the site. Staff does not have any concerns.

**Drainage (Policy 27/A & 27/R):** The site slopes gently towards the west, and the submitted site plan shows positive drainage away from the addition. Staff does not have any concerns.

**Exterior Lighting (Policy 46/A):** The applicant has submitted specifications for a proposed exterior light fixture, which is fully shielded, downcast, with no portion of bulb visible, and is proposed to be installed less than 15' above grade. Staff does not have any concerns.

### Other

**Title 10 - Flood Control, Chapter 4 - Water Quality And Sediment Transport Control Standards, Section 7 - Performance Standards:** There is not any disturbance proposed within the required 25' setback of the existing wetlands on the property, which were delineated in 2018. Staff does not have any concerns.

### Point Analysis

Staff has found the proposed development to comply with all Absolute Policies, and recommends points under the Relative Policies as follows:

Negative three (-3) points for exceeding 25% of non-natural materials under Architectural Compatibility (Policy 5/R)

Positive three (+3) points for the provision of on site, public recreational facilities under Recreation (Policy 20/R)

Total: Zero (0) points (PASSING).

### Staff Recommendation

Should the Planning Commission support the point analysis, the Community Development Department recommends that the Planning Commission recommend approval to the Town Council of the Stephen C. West Ice Arena Additions and Alterations Town Project (PL-2018-0608), located at 189 Boreas Pass Road with a passing point analysis of zero (0) points, along with the attached Findings.



<b>Final Hearing Impact Analysis</b>				
Project:	Stephen C. West Ice Arena Additions and Alterations	<b>Positive</b>	<b>Points</b>	<b>+3</b>
PC#:	PL-2018-0608			
Date:	1/23/2019	<b>Negative</b>	<b>Points</b>	<b>- 3</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>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		There are not any applicable plat notes.
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		No change in use is proposed.
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	<b>Allowed:</b> 232.15 SFEs (232,150 sq. ft.) <b>Existing:</b> 41.8 SFEs. (41,803 sq. ft.) <b>Proposed:</b> 2.9 SFEs additional, 44.73 SFEs total (41,803 sq. ft existing + 2,928 sq. ft. additional = 44,731 sq. ft.)
4/R	Mass	5x (-2>-20)	0	<b>Allowed:</b> 232,150 sq. ft. <b>Existing:</b> 41,803 sq. ft. <b>Proposed:</b> 44,731 sq. ft. (41,803 sq. ft. existing + 2,928 sq. ft. additional)
5/A	<b>Architectural Compatibility / (Historic Above Ground Density)</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 3	The existing siding on the west elevation exceeds 25% non-natural materials, but negative points were not assigned for this with the building's original 1999 approval. Because the proposed additional corrugated metal siding is furthering a non-conforming situation, staff recommends negative three (-3) points for the project exceeding 25% non-natural materials on the west elevation.
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		No change.
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		The applicant proposes to demolish and relocate the existing concrete path to the west of the proposed addition, in order to provide necessary egress to the existing and proposed exits along the western façade.

7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		The proposed addition to the northwest corner of the building is well buffered from Highway 9 and Boreas Pass Rd. by both the physical distance and the existing mature trees along the western and northern property boundary.
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)		All development is proposed at least 25' from the existing and recently delineated wetlands on the property.
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		<b>Required:</b> 1 ft. <b>Existing:</b> Front (north): 113 ft. Side (west): 298 ft. Rear (south): 325 ft. <b>Proposed:</b> Front (north): no change Side (west): 280 ft. Rear (south): no change
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		Ample functional snow storage is provided for the proposed walkway, which exceeds the recommended 25%.
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		There are not any additional parking spaces proposed with this application. The parking requirement for Indoor and Outdoor Commercial Recreation use is "by special review of the Director and Planning Commission." There are 249 existing parking spaces on the property, which are intended to serve events of 500 people at a rate of one space per 2 people. Staff does not have any concerns, as the proposed additions will not significantly increase the capacity for events, but rather enhance the experience for the existing capacity.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		

	Recreation Facilities	3x(-2/+2)	+3	The proposed additions will improve recreation in the community by providing additional locker rooms, two additional offices, and a storage room. The ice arena received positive six (+6) points when it was originally approved in 1999 (PC# 1999-049), and positive three (+3) points for the outdoor ice rink roof addition in 2016 (PL-2016-0143).  <b>Precedent for (+3) points:</b> River Park, 470 Floradora Dr., PL-2018-0012  Outdoor Ice Arena Roof, 189 Boreas Pass Rd., PL-2016-0143  Kingdom Park Playground, 880 Airport Rd., PL-2016-0050
20/R				
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		5 existing Aspens will be transplanted or replaced.
22/R	Landscaping	2x(-1/+3)		
24/A	<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 - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		

33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		Proposed exterior light fixture is fully shielded, downcast, with no portion of bulb visible, and is proposed to be installed less than 15' above grade.
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

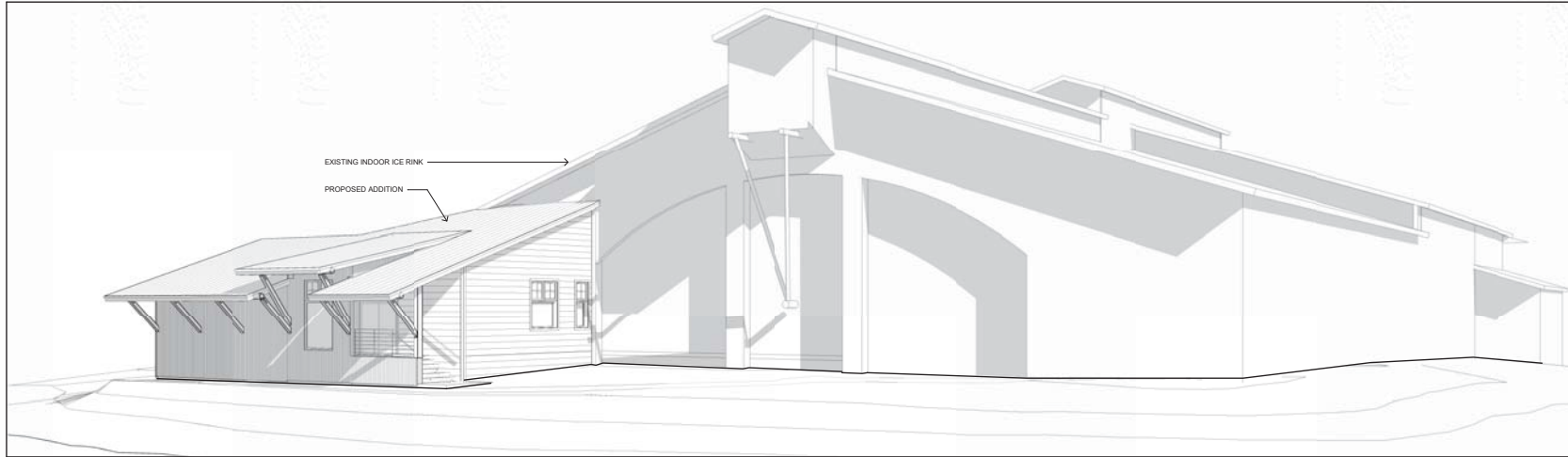
**Stephen C. West Ice Arena Additions and Alterations  
Block 2, Rodeo Grounds Subdivision  
189 Boreas Pass Rd.  
PL-2018-0608**

### FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **January 29, 2019**. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on **January 29, 2019**, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on **February 12, 2019**. This Town Project was listed on the Town Council’s agenda for the **February 12, 2019** agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A Development Permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



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 970 453 0444



[RENDERING NOT FOR CONSTRUCTION]

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# STEPHEN C. WEST ICE ARENA ADDITIONS & ALTERATIONS

BRECKENRIDGE TOWN PROJECT # 302105007

189 BOREAS PASS RD  
 BRECKENRIDGE, COLORADO

TOWN PLANNING SUBMITTAL . REVISED

**stephen c west ice  
 arena addition**

T06 project #302105007  
 189 boreas pass rd  
 breckenridge, colorado

MSA PROJECT # 1835

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50% des dev1	30 oct 2018
planning	11 dec 2018
100% des dev1	20 dec 2018
planning rev 1	17 jan 2019

SHEET INDEX

CS	COVER SHEET	A101	NEIGHBORHOOD MAP	A201	MAIN FLOOR PLAN - WEST	A301	NORTH ELEVATIONS	A311	EXTERIOR PERSPECTIVES
	TOPOGRAPHIC SURVEY	A111	PROPOSED SITE PLAN	A202	UPPER FLOOR PLAN - EAST	A302	WEST ELEVATIONS	A312	EXTERIOR PERSPECTIVES
				A220	ROOF PLAN - WEST	A303	SOUTH ELEVATIONS		

PROJECT TEAM

<b>OWNER:</b>	<b>SURVEYOR:</b>	<b>ARCHITECT:</b>	<b>STRUCTURAL ENGINEER:</b>	<b>MEP ENGINEER:</b>
TOWN OF BRECKENRIDGE P.O. BOX 188 150 SKI HILL ROAD BRECKENRIDGE, COLORADO 80424 970.547.3183	SCHMIDT LAND SURVEYONG, INC. P.O. BOX 5781 FRISCO, COLORADO 970.409.9993	MATTHEW STAIS ARCHITECTS P.O. BOX 135 108 N. RIDGE ST BRECKENRIDGE, COLORADO 80424 970.453.0444	ENGINEERING DESIGNWORKS, INC. P.O. BOX 775726 1825 SKI TIMES SQUARE, UNIT E2C STEAMBOAT SPRINGS, COLORADO 80447 970.879.4890	BG BUILDINGWORKS, INC. P.O. BOX 9690 222 CHAPEL PLACE, UNIT AC-201 AVON, COLORADO 81620 970.919.6108

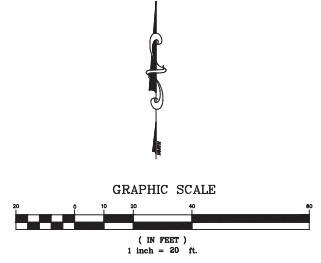
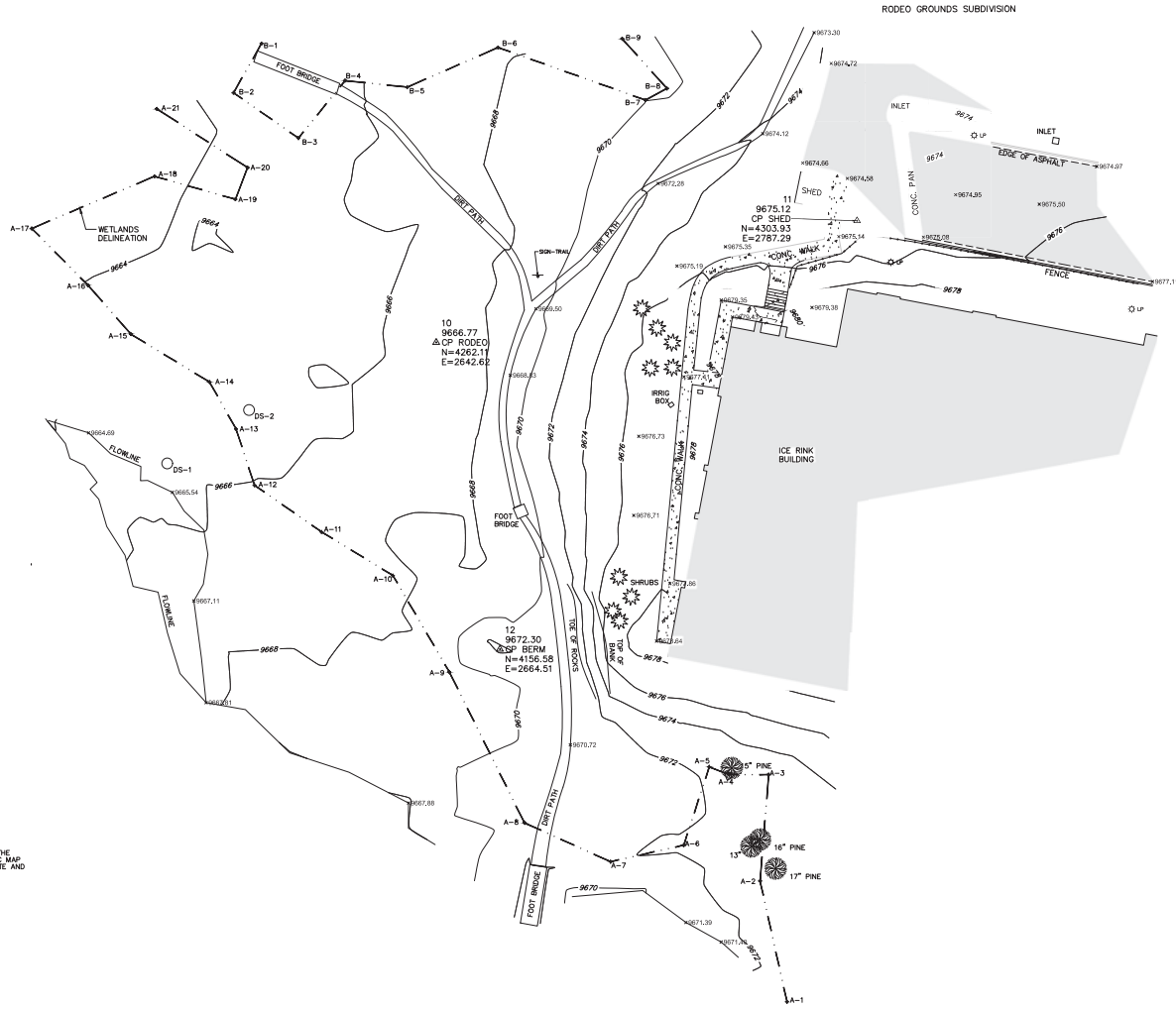
COVER SHEET

**draft**

CS

11/16/2019 10:57:52 PM I:\11858 stais arch\msa files\REV\T\Building\0303 stais arch\locators\3D MODEL - TOWN PLANNING.rvt

A TOPOGRAPHIC MAP OF A PORTION OF  
 RODEO GROUNDS SUBDIVISION  
 SECTION 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



**SURVEYOR'S CERTIFICATE**  
 I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE  
 LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP  
 WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THIS MAP IS ACCURATE, AND  
 CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: \_\_\_\_\_

ELIZABETH K. SCHMIDT  
 COLORADO P.L.S. 37047


**GENERAL NOTES**

1. DATE OF SURVEY: SEPTEMBER 2008
2. RODEO GROUNDS SUBDIVISION, SECTION 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH P.M. WAS RECORDED JUNE 19, 1989 UNDER RECEPTION NO. 371782 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
3. PROJECT BENCHMARK: HELD ELEVATION 9.705.00 FEET AT RANDOM SURVEY CONTROL POINT "C.P. ILLINOIS CREEK"
4. BASIS OF BEARINGS: RIGHT OF WAY BOREAS PASS ROAD BEING S 57°45' 07"E
5. CONTOUR INTERVAL - TWO FEET.
6. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

**LEGEND**

- ▲ RANDOM SURVEY CONTROL POINT
- + WETLANDS MARKING - BY OTHERS
- SHRUB/MALLOW
- \* SPOT ELEVATION
- WETLAND

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 DEFECTS. IN NO EVENT MAY ANY ACTION BASED UPON ANY  
 DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Drawn EKS	Dep 2008TP.DWG	Project 2006
Date 10/2/18	Scale 1" = 20'	Sheet 1 of 1
 <b>SCHMIDT</b> LAND SURVEYING, INC. P.O. Box 5767 FRISCO, CO 80443 970-409-9963		

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1  
A101 NEIGHBORHOOD MAP  
SCALE: 1"=50'

NORTH  
PLAN NORTH



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arena addition

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NEIGHBORHOOD MAP

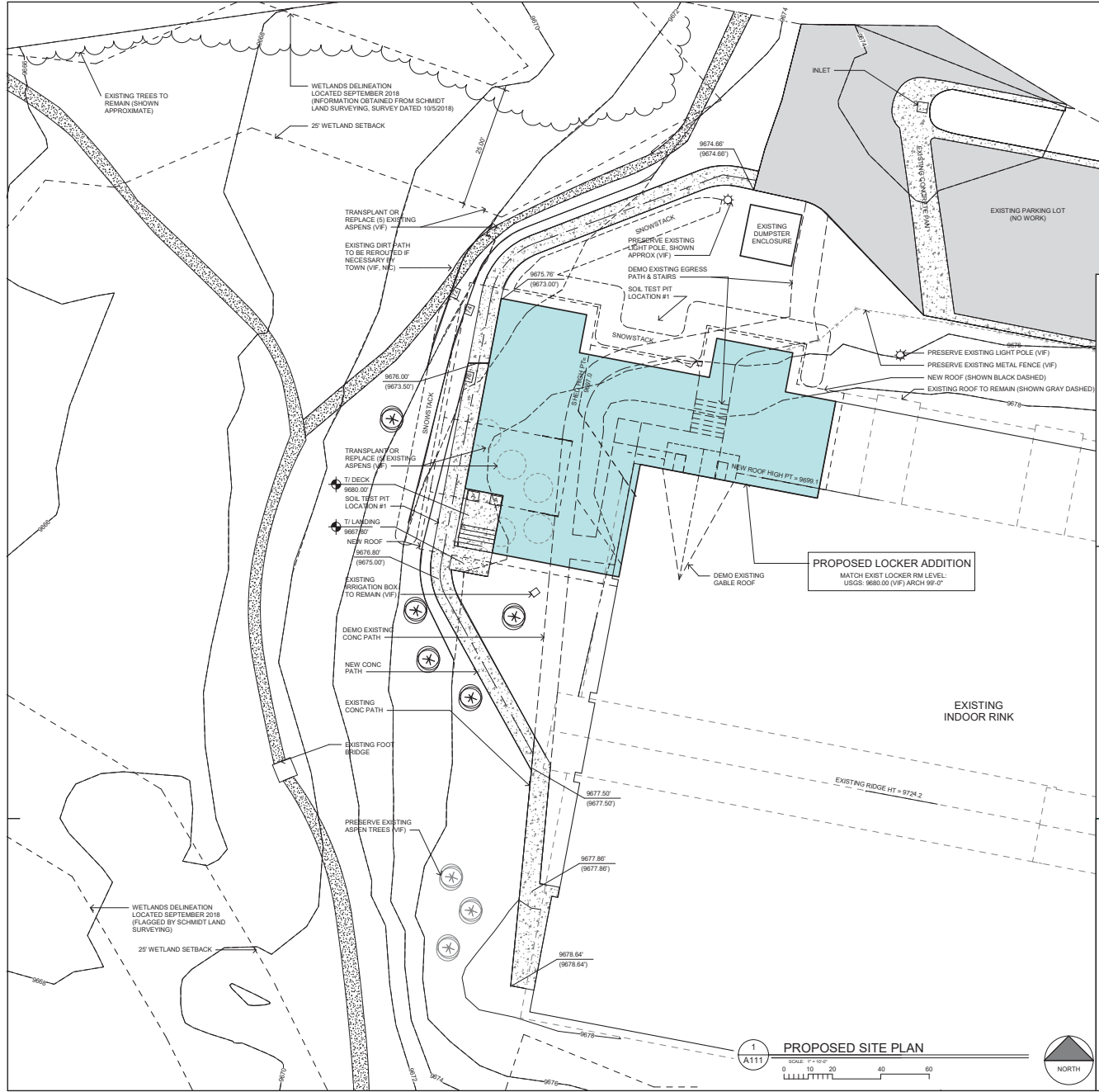
draft

A101





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**AREA CALCULATIONS**

**SITE CALCS:**

DESCRIPTION	AREA (ACRES)
1. NEW BUILDING FOUNDATION BELOW ENCL AREAS	2,482 SF
2. NEW BUILDING FOOTPRINT (1) + DECKS AND PORCHES	2,241 SF
3. NEW PAVING @ DRIVES, WALKS, & DECKS	694 SF
4. NEW SNOW STACK	816 SF
<b>5. TOTAL</b>	<b>1,008,516 SF (23.10)</b>

**BUILDING CALCS:**

	EXISTING INDOOR RINK (SF)	EXISTING OUTDOOR RINK (SF)	PROPOSED (SF)	TOTAL (SF)
1. LOWER FLOOR	34,188	4,575	2,440	41,203
2. MAIN FLOOR	3,040	-	488	3,528
<b>3. TOTAL</b>	<b>37,228</b>	<b>4,575</b>	<b>2,928</b>	<b>44,731</b>

- NOTES:**
- BUILDING AREAS CALCD IN ACCORDANCE W/ BUILDING CODE REQUIREMENTS.
  - UNCONDITIONED AREA INCLUDES GARAGE, MECHANICAL & STORAGE (WITH OVER 5'-0" HEADROOM).
  - STAIRS & LANDINGS NOT COUNTED WITH UPPERMOST FLOOR SQUARE FOOTAGES.

**EXTERIOR LIGHTING SCHEDULE**

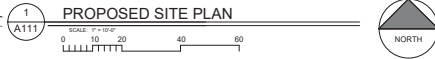
- NOTES:**
- TOP OF LIGHT TO BE LESS THAN 15' ABOVE GRADE PER TOB REGS.
  - VERIFY QUANTITIES AND LOCATIONS WITH OWNER PRIOR TO ORDERING FIXTURES.

TAG	TYPE	MFR/MODEL	LAMPS	NOTES
A	WALL MOUNT	CANO 1-LIGHT OUTDOOR SCENE	(1) 60W	DARK SKY RATED



**SITE PLAN NOTES**

- BOUNDARY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY SCHMIDT LAND SURVEYING, INC. DATED 5 OCTOBER 2018. VERIFY IN FIELD AND BACK-CHECK ALL INFORMATION PRIOR TO CONSTRUCTION STAKING.
- UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. CONTACT APPROPRIATE AUTHORITIES TO FIELD LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL IDENTIFY ALL EXISTING TREES, WHICH ARE SPECIFIED ON THE SITE PLAN TO BE RETAINED BY ERECTING TEMPORARY FENCE BARRIERS AROUND THE TREES TO PREVENT UNNECESSARY ROOT COMPACTION DURING CONSTRUCTION. CONSTRUCTION DISTURBANCE SHALL NOT OCCUR BEYOND THE FENCE BARRIERS, AND DIRT AND CONSTRUCTION MATERIALS OR DEBRIS SHALL NOT BE PLACED ON THE FENCING. THE TEMPORARY FENCE BARRIERS ARE TO REMAIN IN PLACE UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL FROM THE TOWN. A CONSTRUCTION STAGING PLAN INDICATING THE LOCATION OF ALL CONSTRUCTION MATERIAL STORAGE, FILL AND EXCAVATION MATERIAL, STORAGE AREAS, PORTOLET AND DUMPSTER LOCATIONS, AND EMPLOYEE VEHICLE PARKING AREAS. NO STAGING IS PERMITTED WITHIN PUBLIC RIGHT OF WAY. ANY DIRT TRACKS UPON THE PUBLIC ROAD AND CARS MUST BE MOVED FOR SNOW REMOVAL. A PROJECT CONTACT PERSON IS TO BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- REVEGETATE ALL DISTURBED AREAS PER LANDSCAPE NOTES.
- FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION @ ALL AREAS.
- PLANTING BEDS SHOWN HATCHED ON LANDSCAPE PLAN. REFER TO LANDSCAPE SCHEDULE & NOTES.
- USGS DATUM PER SURVEY.
- SPOT ELEVATIONS NOTE PROPOSED GRADE (A STATION # IF APPLICABLE) ABOVE LEADER LINE, WITH EXISTING GRADE NOTED BELOW LEADER LINE (IN PARENTHESES).
- NEW CONTOURS ARE LABELED ON HIGH SIDE OF CONTOUR LINE.
- REFER TO ARCHITECTURAL DRAWINGS FOR RETAINING WALL DETAILS.



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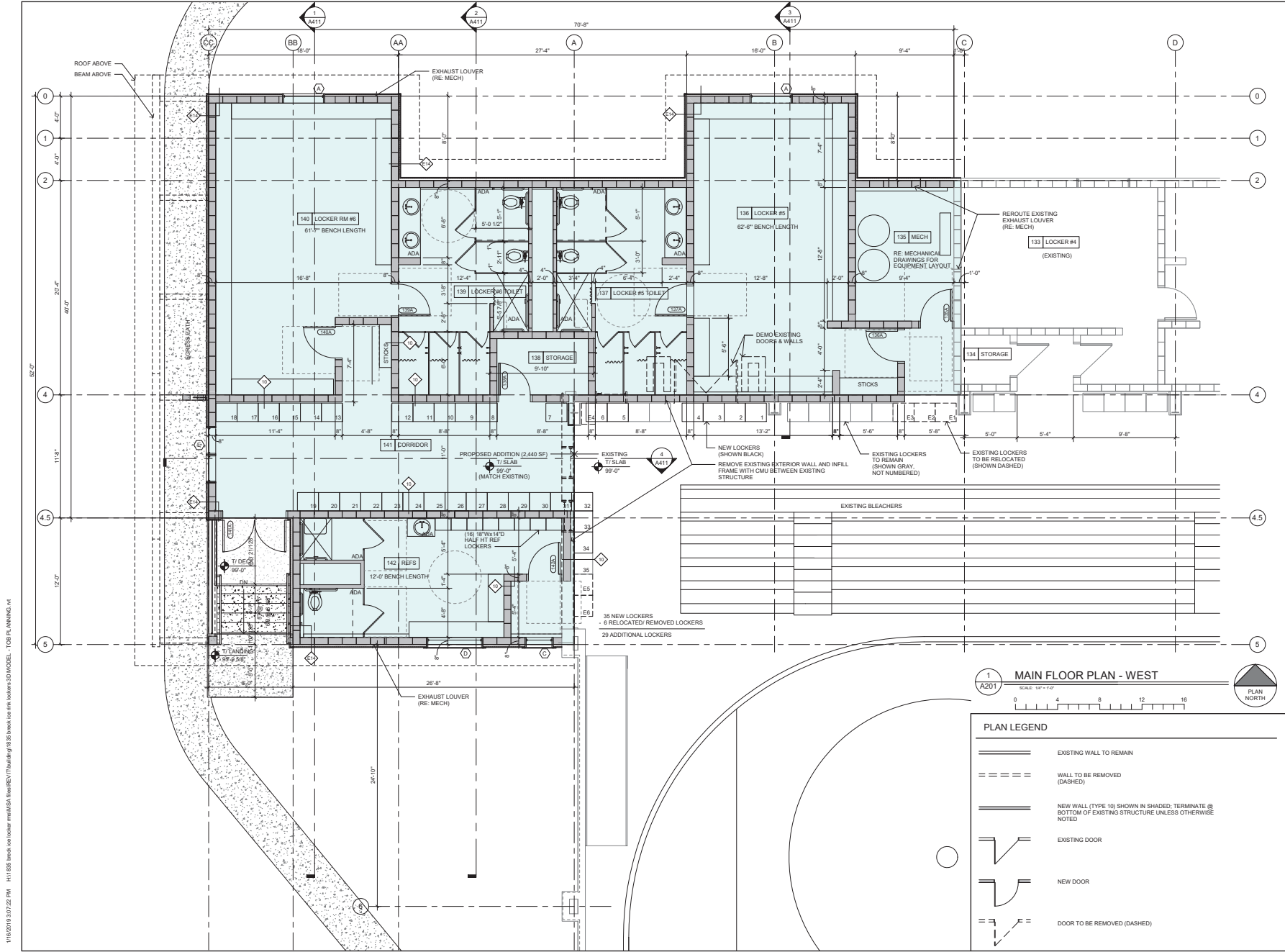
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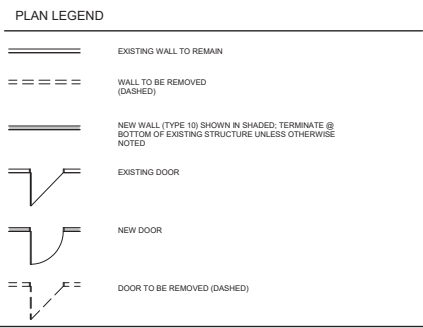
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PROPOSED SITE PLAN  
**draft**  
A111

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**1 MAIN FLOOR PLAN - WEST**  
 SCALE: 1/4" = 1'-0"  
 PLAN NORTH



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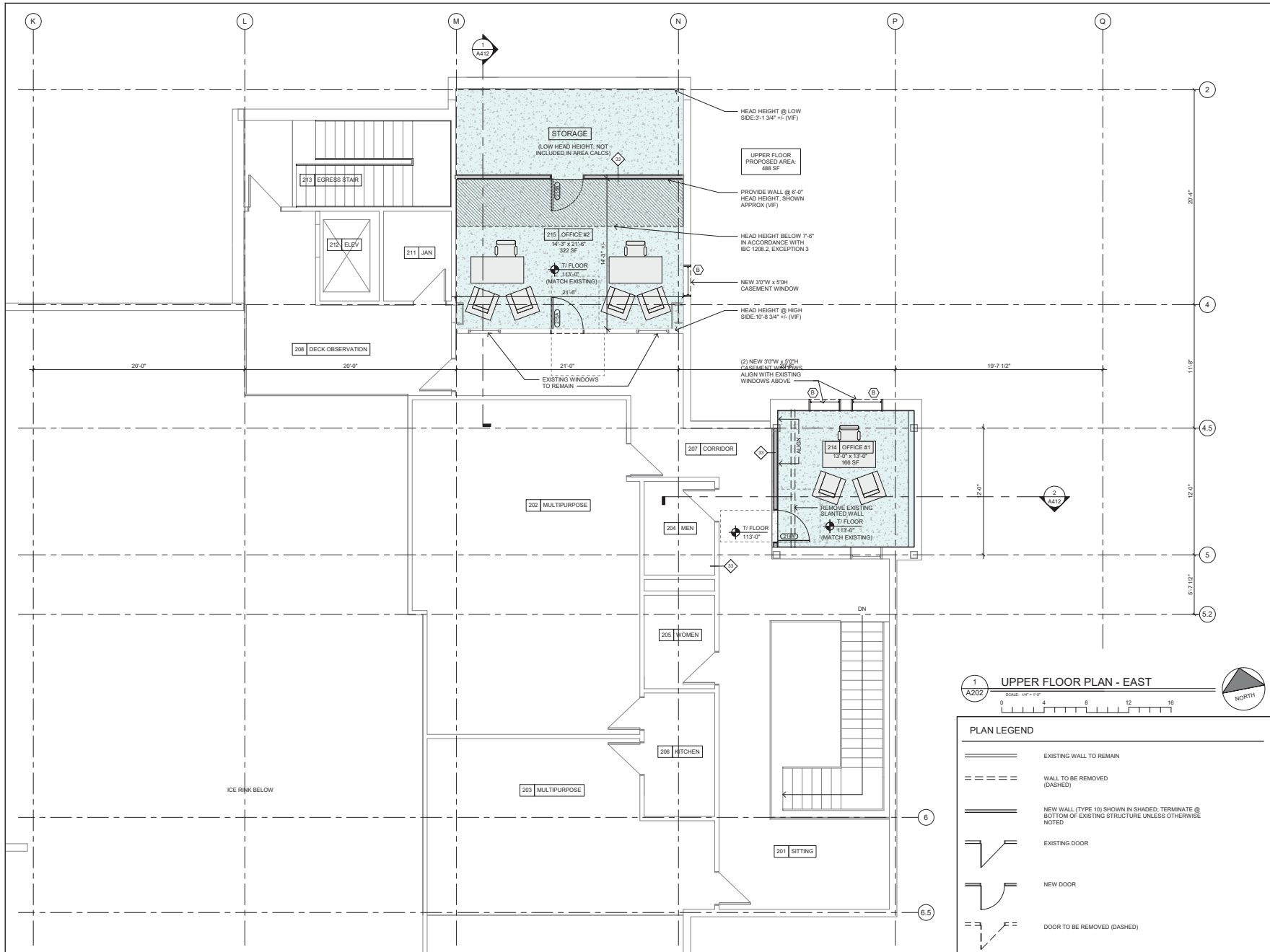
**MAIN FLOOR PLAN - WEST**

**draft**

A201

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1 UPPER FLOOR PLAN - EAST  
 SCALE: 1/4" = 1'-0"  
 0 4 8 12 16  
 NORTH

**PLAN LEGEND**

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED (DASHED)
- NEW WALL (TYPE 10) SHOWN IN SHADED; TERMINATE @ BOTTOM OF EXISTING STRUCTURE UNLESS OTHERWISE NOTED
- EXISTING DOOR
- NEW DOOR
- DOOR TO BE REMOVED (DASHED)



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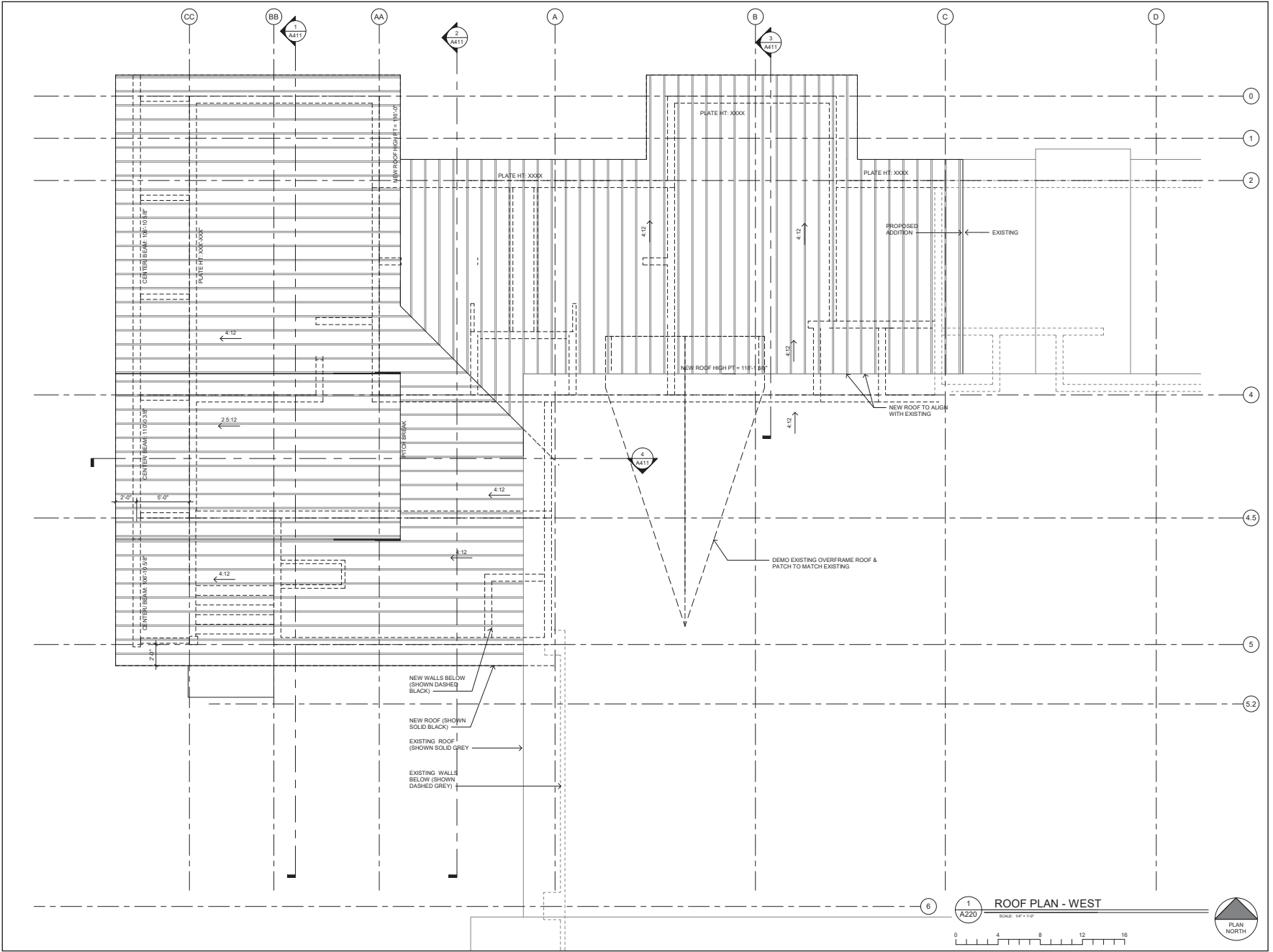
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UPPER FLOOR PLAN - EAST  
**draft**  
 A202

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1  
A220  
ROOF PLAN - WEST  
SCALE: 1/8" = 1'-0"



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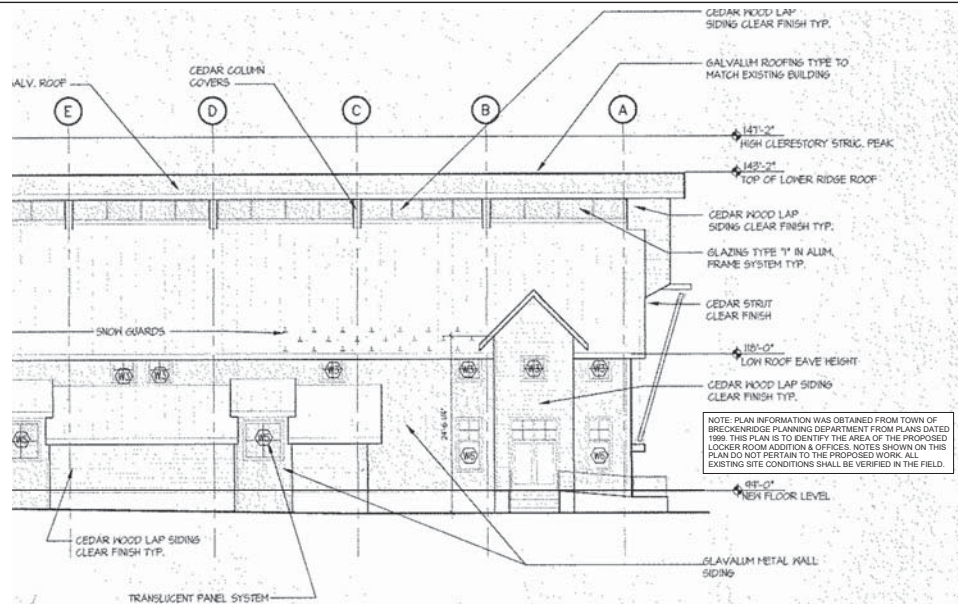
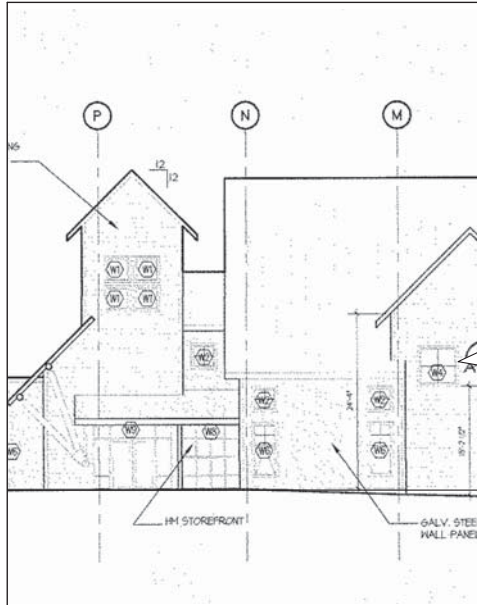
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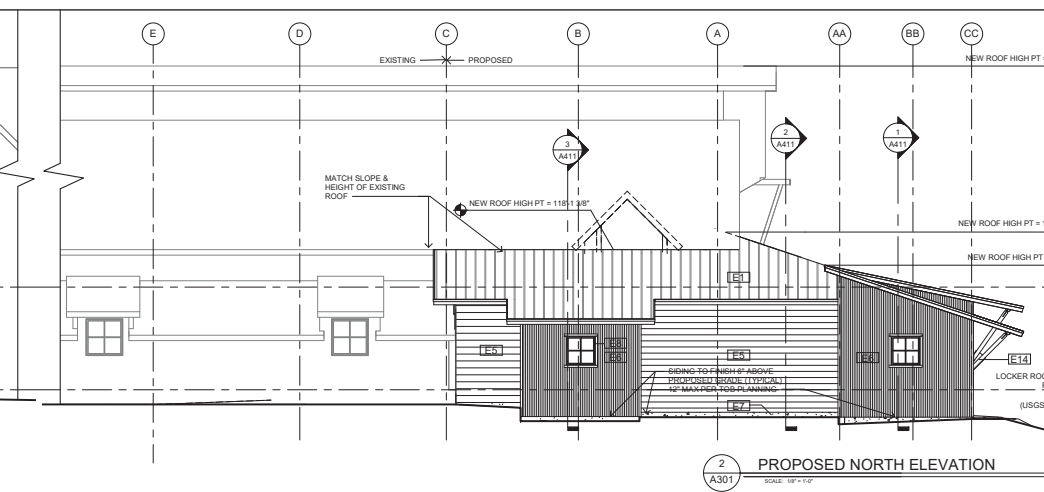
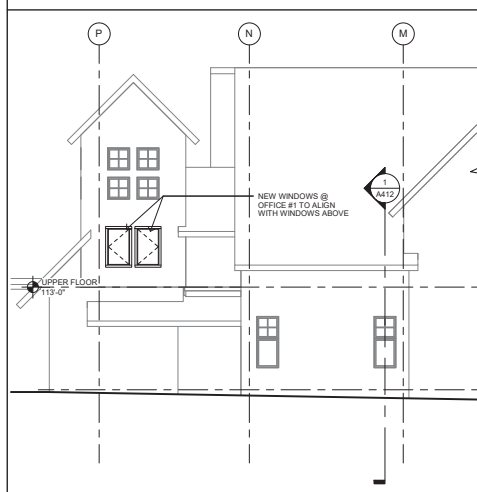
ROOF PLAN - WEST

**draft**

A220



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



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

**NORTH ELEVATION SIDING CALCULATIONS**

	NATURAL SF (%)	NONNATURAL SF (%)	TOTAL SF (%)
1. PROPOSED NORTH ELEVATION	513 SF (51.6)	481 SF (48.4)	994 (100)
2. TOTAL NORTH ELEVATION	2,682 SF (66.5)	1,349 SF (33.5)	4,031 (100)

NOTES: 1. SIDING AREAS CALC'D IN ACCORDANCE W/ BRECKENRIDGE DEVELOPMENT CODE.  
2. EXISTING AREAS ARE APPROXIMATE BASED ON CONSTRUCTION DRAWINGS OBTAINED FROM TOWN OF BRECKENRIDGE PLANNING DEPARTMENT, DATED 7/2/1999

**EXTERIOR MATERIALS KEY**



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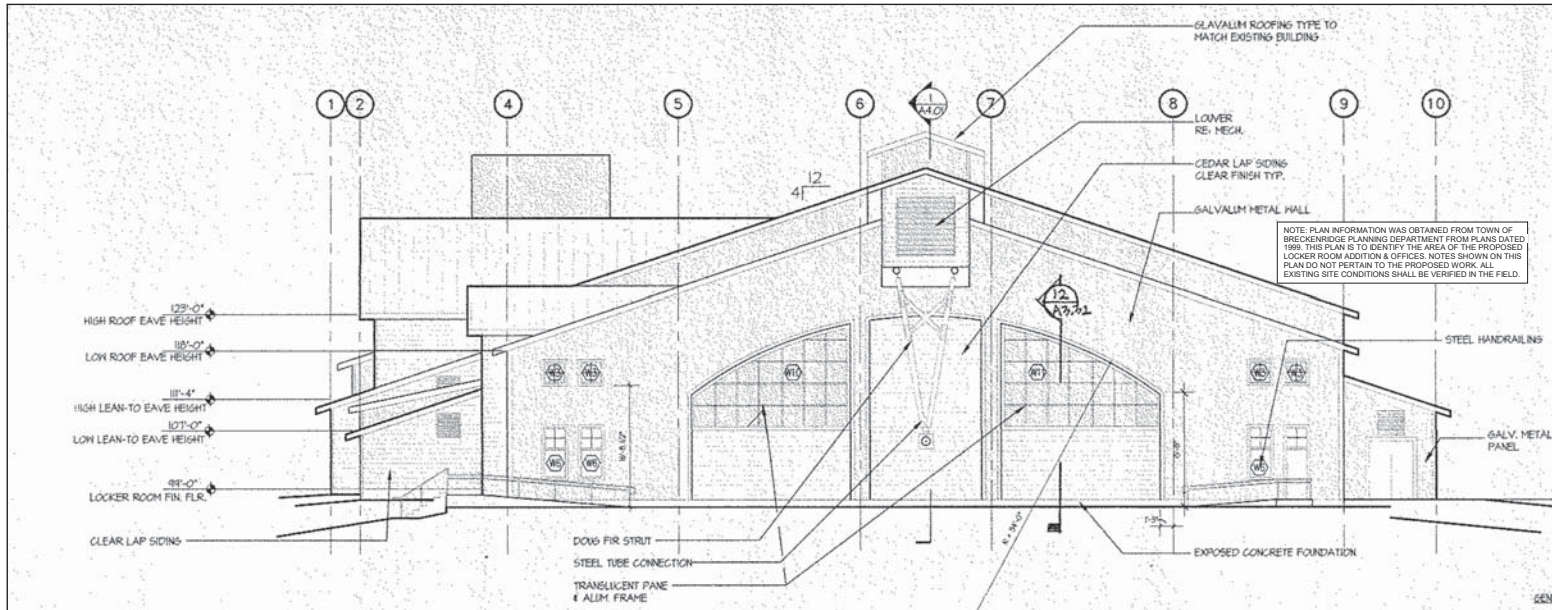
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**NORTH ELEVATIONS**

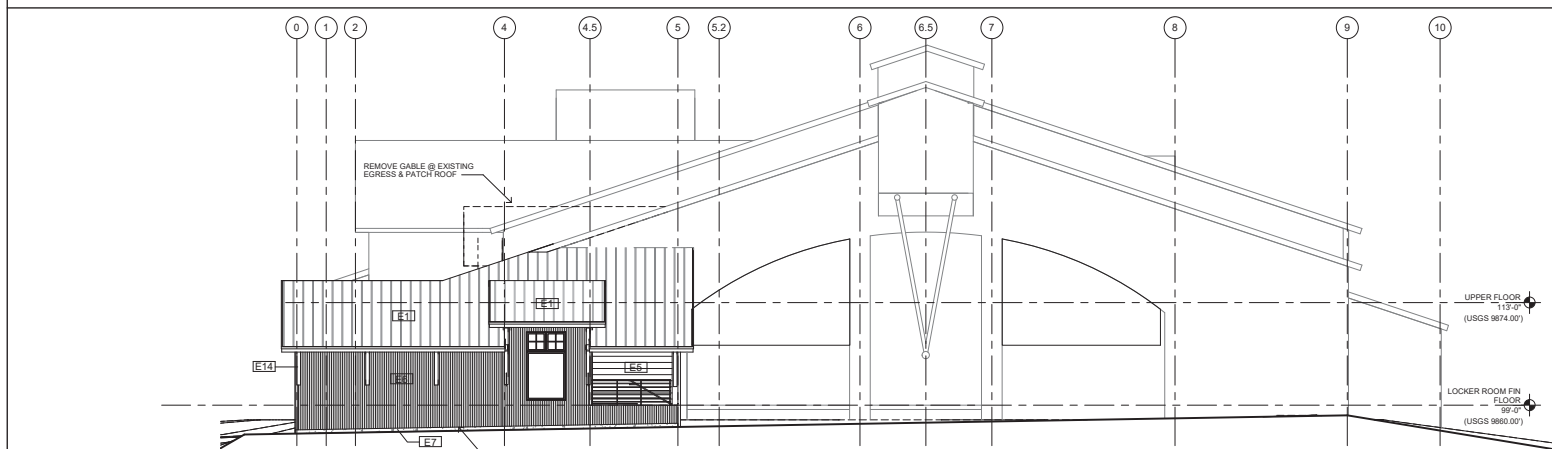
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A301

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



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

WEST ELEVATION SIDING CALCULATIONS

	NATURAL SF (%)	NONNATURAL SF (%)	TOTAL SF (%)
1. PROPOSED WEST ELEVATION	85 SF (16.5)	431 SF (83.5)	516 (100)
2. TOTAL WEST ELEVATION	1,188 SF (66.5)	2,350 SF (33.5)	3,538 (100)

NOTES: 1. SIDING AREAS CALCD IN ACCORDANCE W/ BRECKENRIDGE DEVELOPMENT CODE  
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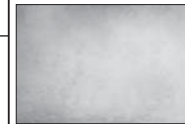
E1 PRIMARY ROOF



E5 PRIMARY SIDING 1x8 HORIZONTAL RS CEDAR



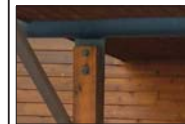
E6 SECONDARY SIDING VERTICAL CORRUGATED MTL PANELS NON-REFLECTIVE



E7 FOUNDATION WALL EXPOSED CONCRETE



E8 DOORS/ WINDOWS



E14 EXPOSED BEAM POSTS RS DOUG FIR POSTS W/ PAINTED STL TUBE BEAMS

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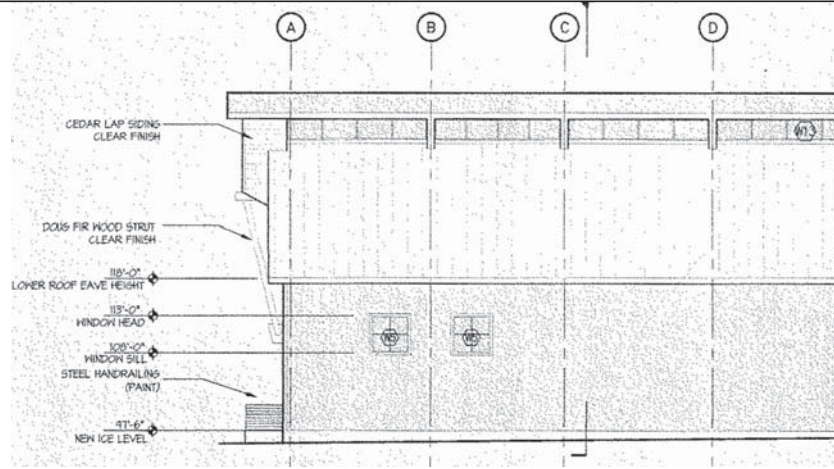
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WEST ELEVATIONS  
**draft**  
A302

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1  
A303 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY



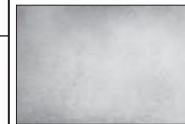
E1 PRIMARY ROOF



E5 PRIMARY SIDING  
1x8 HORIZONTAL RS CEDAR



E6 SECONDARY SIDING  
VERTICAL CORRUGATED MTL PANELS  
NON-REFLECTIVE



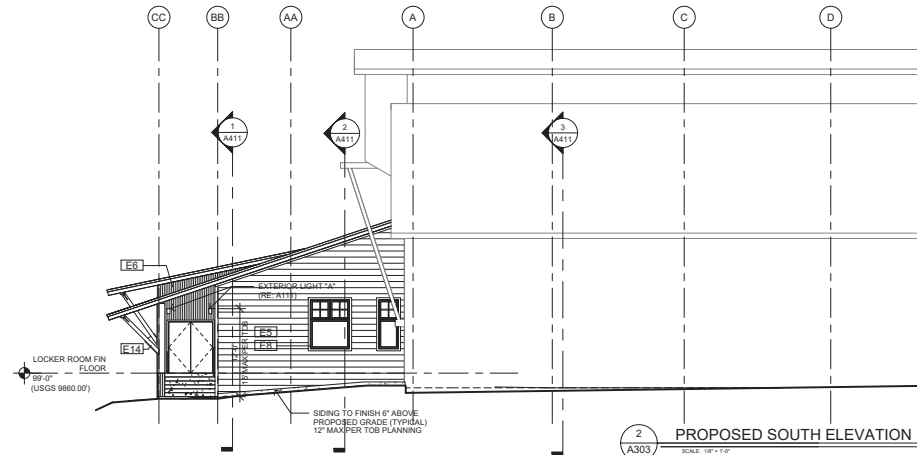
E7 FOUNDATION WALL  
EXPOSED CONCRETE



E8 DOORS/ WINDOWS



E14 EXPOSED BEAM POSTS  
RS DOUG FIR POSTS W/  
PAINTED STL TUBE BEAMS



2  
A303 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION SIDING CALCULATIONS

	NATURAL SF (%)	NONNATURAL SF (%)	TOTAL SF (%)
1. PROPOSED SOUTH ELEVATION	412 SF (87.7)	58 SF (12.3)	470 (100)
2. TOTAL SOUTH ELEVATION	562 SF (28.5)	1,407 SF (71.5)	1,969 (100)

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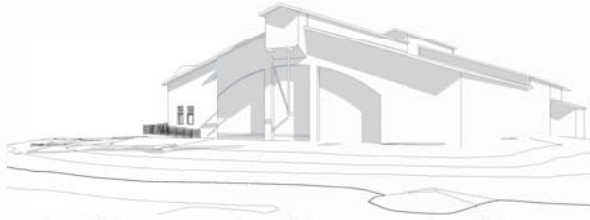
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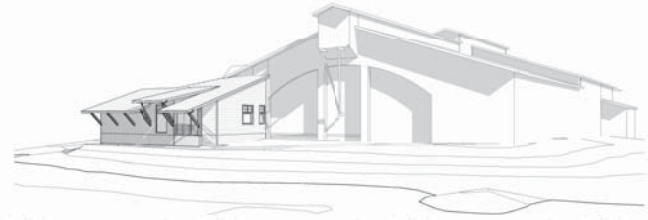
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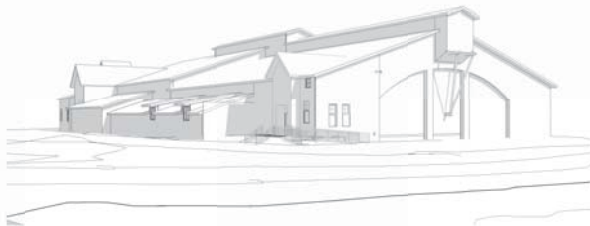
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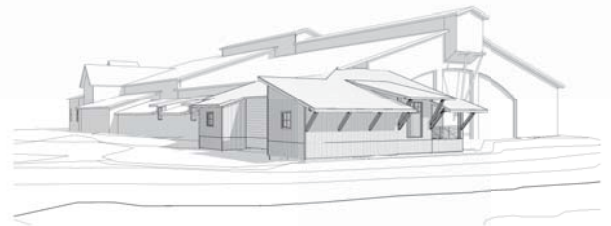
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SCALE  
EXISTING VIEW FROM SW



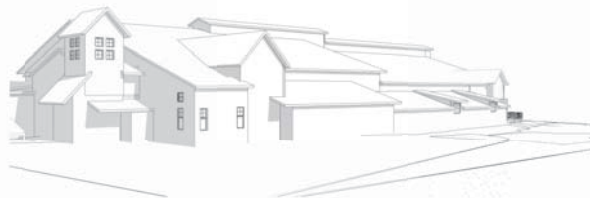
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5  
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2  
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PROPOSED VIEW FROM NW



6  
A311  
SCALE  
EXISTING VIEW FROM NE



3  
A311  
SCALE  
PROPOSED VIEW FROM NE



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stephen c west ice  
arena addition

TOG project #302105007  
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breckenridge, colorado

MSA PROJECT # 1835

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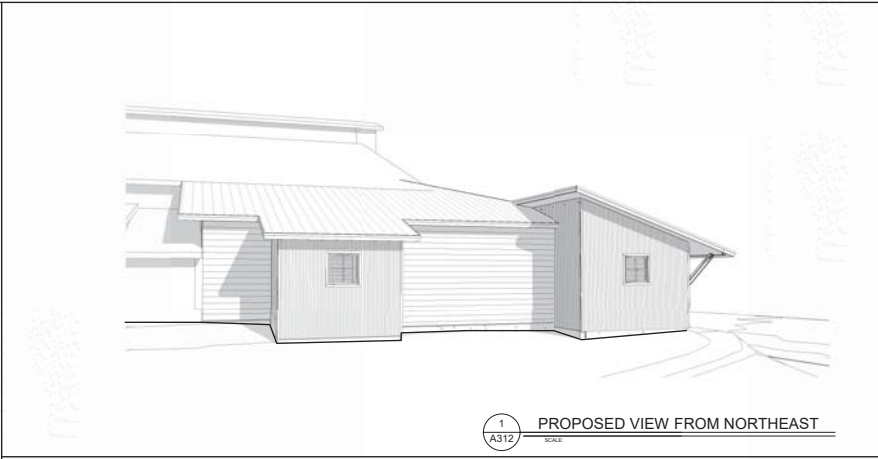
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planning rev 1	17 jan 2019

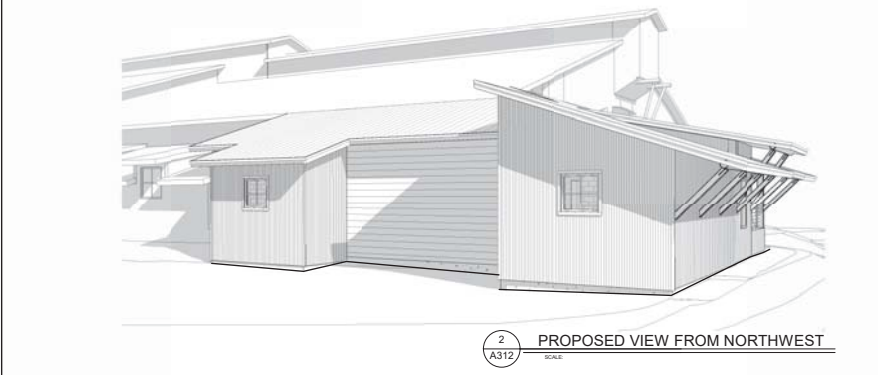
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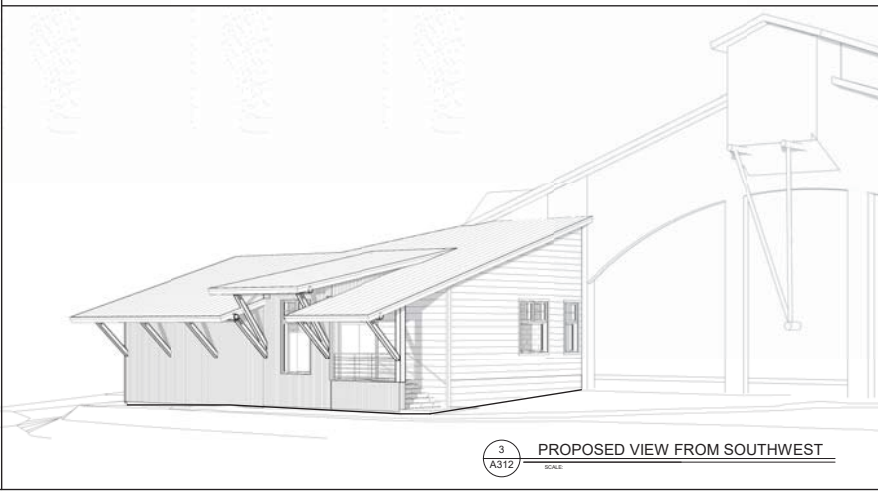
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1 PROPOSED VIEW FROM NORTHEAST  
SCALE



2 PROPOSED VIEW FROM NORTHWEST  
SCALE



3 PROPOSED VIEW FROM SOUTHWEST  
SCALE



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PERSPECTIVES  
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## TOWN OF BRECKENRIDGE TOWN COUNCIL

### January 22 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

#### Parking & Transportation

- For 2019, two additional digital signs are planned to be installed. One on the south end of Town (south of Boreas Pass Rd), and the second just south of the Huron Rd/SH9 intersection. Planning

and design efforts for the next level of wayfinding are also planned for 2019 and will kick-off later this year.

- In December of 2018, Public Works purchased a pedestrian counter. The counter was deployed on the south side sidewalk of 4 O'clock Road from December 24th, 2018 to 31st, 2018. During this time 8,989 pedestrians were counted. The counter was deployed on the south side sidewalk of Village Road from December 31st, 2018 to January 8th, 2019. During this time 12,131 pedestrians were counted. This baseline data will be used to evaluate pedestrian trends as well as note the effectiveness of any pedestrian improvements done in the future.

### **Housing**

- Staff will go back and re-evaluate the goal of 47% of workforce living in Breckenridge to see where the Town currently stands. Staff will pursue strategies for increasing the number of deed restricted units (including buy-downs).
- 2019 council housing goals include pursuing new strategies to increase deed restricted units and develop policies that support the 47% goal. The Town will continue to pursue a diversity of housing options and pricing. Town will continue to explore land banking opportunities and managing the Town inventory. Staff will continue to consider the housing mitigation rates and guidelines.

## **Other Presentations**

### **Child Care Advisory Committee Appointments**

- The Child Care Advisory Committee had four member terms expiring on January 31, 2019. The Town had three letters of interest for the three year terms: Johanna Gibbs, Heather Garcia, and Joyce Ruderman. Council approved.

### **Sign Code Work Session**

- 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).

- 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 Planning Commission reviewed the [attached draft](#) (pg 45-87) at their January 15th meeting and are in support of the proposed Sign Code. **Council approved and will be brought for a first reading.**

### Recycling Update

- In November of 2018, staff conducted a street can waste audit to better understand the challenges associated with recycling and waste management on Main St. and in and our public spaces. The results of the study show that coffee cups make up the majority of recycling contamination – rates of which are nearly 50%. There is very little recycling in the trash and there is very little glass being produced on Main Street.
- Staff proposed convening a work group of coffee shop and cafe owners/managers to collaborate on patron education around coffee cups.
- Staff worked with Recycle Across America, a national non-profit dedicated to helping people recycle right through standardization, to design recycling signs specifically for our custom street cans. Parks staff has started installing these signs at Main St. and Watson and will be working south along Main St.

Clear Intentions Glass Diversion														
2018 - Weight in Lbs														
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	YTD Total	YTD Tons
Library	0	131	298	381	258	576	488	1512	1240	780	402	203	6269	3.13
Kingdom Park/Rec	0	88	64	0	0	157	266	258	672	194	98	0	1797	0.90
Ice Rink	0	115	121	90	30	50	91	493	510	115	115	184	1914	0.96
Golf Club	0	0	0	0	0	0	0	517	617	379	0	0	1513	0.76
Peak 8 Hut	704	590	1063	371	396	919	1247	1727	1311	646	535	438	9947	4.97
Peak 9 Hut	1667	2400	3614	1388	500	1180	3128	4421	3457	1511	1248	1135	25649	12.82
Peak 10 Hut	6310	7508	7142	3392	1137	2858	5492	7479	6987	4677	3631	2849	59462	29.73
Red Mountain Hut	1667	2400	3614	1388	500	1180	2067	2555	2147	1682	1177	976	21353	10.68
Ice House Hut	1940	1559	1753	1284	201	1247	2875	2193	2404	1520	602	1113	18691	9.35
Georgian Square	10075	7311	8394	5441	1611	2962	8849	7013	7345	5356	3543	4310	72210	36.11
Boreas Mtn Hut	1395	2111	3281	1699	889	1680	2384	3357	4038	2324	4332	435	27925	13.96
Barney Ford Hut	4023	3863	6004	3118	2322	3197	4928	9082	8470	5911	4629	3971	59518	29.76
Baldy Mountain Hut	2492	3032	5127	2316	1101	2339	3935	6507	5060	3126	2464	1626	39125	19.56
Pinewood II	0	0	0	0	0	0	0	0	0	5	176	74	255	0.13
Huron Landing	0	0	0	0	0	0	0	0	0	0	286	99	385	0.19
Denison Commons	0	0	0	0	0	0	0	0	0	17	120	22	159	0.08
COTO Flats	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
<b>Community Total</b>	<b>30273</b>	<b>31108</b>	<b>40475</b>	<b>20868</b>	<b>8945</b>	<b>18345</b>	<b>35750</b>	<b>47114</b>	<b>44258</b>	<b>28243</b>	<b>23358</b>	<b>17435</b>	<b>346172</b>	<b>173.09</b>
Public Drop Off														
Town-Owned Enclosures														
Residential HOAs														

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### Legislative Review

- **2019 COP Transfer of Funds (Resolution):** This resolution allows the Town to transfer remaining funds from the Huron Landing Project to other capital Town projects or to fund debt service. The 2016 COPs included \$8.5M in proceeds for the construction of the Huron Landing project. Construction draws total \$8,003,074.31, leaving an excess of \$496,925.69. When adding interest earnings, the funds remaining total \$540,136.06. **(Passed 7-0)**