



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, March 19, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**4:30pm - Handbook of Design Standards Open House**

**5:30pm - Call to Order of the March 19, 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 - Combined Hearings**

1. Village at Breckenridge Master Plan Amendment and Lobby Conversions (CL) 655 S. Park Ave.; 7  
PL-2019-0021
2. Grand Colorado on Peak 8 Building 3 Employee Housing Change (CK), 1595 Ski Hill Rd, 23  
PL-2019-0031

**6:40pm - Other Matters**

1. Town Council Summary (Memo Only) 33

**6:45pm - 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.**



**Breckenridge South**



Grand Colorado on Peak 8  
Building 3 Employee Housing  
Change, 1595 Ski Hill Rd.

Village at Breckenridge Master  
Plan Amendment and Change  
of Use, 655 S. Park Ave.

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:36 p.m. by Chair Giller.

### ROLL CALL

Christie Mathews-Leidal - tardy  
Mike Giller - present  
Dan Schroder - present

Jim Lamb - present  
Steve Gerard- present  
Lowell Moore- present

Ron Schuman- present

### APPROVAL OF MINUTES

With no changes, the February 19, 2019 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the March 5, 2019 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments were received from the public.

### CONSENT CALENDAR:

1. Dahman Garage and Accessory Apartment (CL), 129 Klack Rd, PL-2019-0025.

Chapin LaChance, Planner II, presented to the Commission an additional Finding regarding Policy 28 (Absolute) Utilities and the requirement for placement of utility lines underground. With no call ups, the Consent Calendar was approved as presented.

### TOWN PROJECT HEARINGS:

1. Breck 365 Apartments, 365 Floradora Drive,

Mr. Lott, Planner II presented a proposal to construct 102 workforce rental apartment units in eleven buildings, a neighborhood community center with a leasing office, and associated parking on approximately 5.3 acres south of the Blue 52 neighborhood on the Block 11 parcel with access from Floradora Drive.

Peter Grosshuesch, Director of Comm. Dev., commented that there has been a recent change in the expected project regarding pricing, which may affect whether or not the project is constructed as modular vs. stick-built.

#### *Commissioner Questions:*

Mr. Lamb: If it is modular, does it have to meet Town Building Code snow load requirements, or are these subject to Federal snow load requirements? (Ms. Best, Senior Planner: yes, they will be built to local Building Code snow load requirements).

Mr. Giller: Would it be the same architect? (Ms. Best: Not sure. By having entitlements in place that allows us to submit for Xcel Permits while we work through the design changes). OK.

Mr. Schroder: My one overarching concern was about snow-storage. How do we manage non-functional snow-storage? If we have an excess amount of parking spaces, do we use those? (Mr. Lott: I would imagine that would be happen.) Mr. Komppa with Corum Real Estate is here and can answer questions. (Mr. Kulick, Planner III: Sometimes you have to get more specialized equipment that may increase annual costs. We do get into scenarios like this week where we are maxed out. We saw this with the Broken Compass application where their site plan provided a large snow storage area that was not functional).

Mr. Lamb: I am ok with it, because during heavy snow events, they will lose parking spaces, but they are over on their parking so I think they can make it work.

Mr. Moore: Will it be assigned parking? (Ms. Best: No)

Ms. Mathews-Leidal: Is the smart-siding a composite material? (Ms. Best: Yes, it is an engineered wood siding.) I like the texture, it looks good. Also, I saw lighting on the landscape plan. Does that meet our lighting requirements of the Code? (Mr. Lott: There was not a detail provided, but I can look into it.) Lindsey Newman with Norris Design: They have caps on them so the lighting is fully shielded and downcast.) Could these buildings grow a little bit in height due to the foundation walls? (Mr. Komppa: Our intention is to make those board form concrete or extend the siding in any areas where this would occur). OK, why is it needed? (Mr. Komppa: with the modular construction, they require a crawl-space.) OK, thank you. Where is the flagstone? (Lindsey Newman with Norris Design: located at the sport court and the benches to create a seating area, and acts as a pathway through to the community gardens. We have the flagstone located in a few locations where there will be enough traffic to necessitate a hard surface.)

Mr. Gerard: I know where the rec path is, but it is not marked in any of these drawings. (Mr. Lott explained where the rec path is.) And then the wide sidewalk, that is located along the east side of Flora Dora, correct? Since the rec path is getting positive points, it should be called out on the site plan. (Mr. Lott: OK, note taken.)

Mr. Schuman: Are you concerned about the management of the snow storage? (Mr. Komppa: Absolutely, we are considering revising the plans regarding the shed and to work with Public Works to come up with answers for the snow storage. We recognize that it is less than ideal and we are working on creative solutions. We can dump snow in several locations on site.) (Mr. Lott explained other possible solutions to the snow storage issue that could be reviewed as a future plan modification.)

Mr. Moore: What are we looking at tonight, if you come back and stick build the whole thing, would everything remain the same? (Mr. Grosshuesch.: The stick built version would have a slightly different configuration. The building footprints are a little bit bigger. We would have to do all the different calculations. The roofs would be different. (Ms. Best: the roofs would be higher on the modular style because of the crawl space. Our plan is to return to you if we revert to stick built and it necessitates a lot changes to the plan. (Mr. Grosshuesch: keep in mind that the first time the Commission saw this, the plan was for it to be stick built. The pricing info is less than a week old. We wanted to get these entitlements through the Planning Commission so the Council can decide on it. We want you to consider this as a modular project.) (Mr. Komppa: The site plan will remain relatively similar in regards to building massing.)

Mr. Giller opened the Hearing for public comment. No members of the public commented.

*Commissioner Comments:*

Mr. Lamb: I think it looks good. I am not concerned with snow loading. I think you can make the snow storage work. It sounds like this is still being massaged, but I would encourage you to make the snow storage work as best as possible. I like the more contemporary architecture. I support the point analysis.

Mr. Gerard: I asked Jeremy to discuss the height of the project vs. Blue 52 because there was a public comment at the last Hearing regarding concern for the height. Everybody has had a chance to look at Blue 52 and it does not block any views. I think the rec. path should be called-out on the plans, and it is a logical way for those who will live here to commute. Not sure how many bike racks you need. Concern for dedicated place for dockless bikes. I don't know who is going to park an expensive bike outside. A dog park would be great addition. Parking excess will absorb snow storage issues. My guess is tenants will fill up all those spots. I like building in the metal panels which will conceal outdoor clutter from long term local tenants. I think the project looks really nice. I think it will be a good addition of rental workforce housing and agree with point analysis.

Mr. Schroder: I believe architecture and materials meet our code. Agree with snow storage areas and how specialized equipment may be necessary. I do support point analysis and support approving this project.

Ms. Mathews-Leidal: I support point analysis. I think the project is too dense and too dissimilar to Blue 52 in the vision plan that is called out. I agree with staffs analysis regarding snow storage. Suggestion regarding

relocation of courts and privacy for back decks of units.

Mr. Schuman: I don't have any concerns about architecture, detail or colors. I agree with staff interpretation about snow storage, but disagree with Mr. Lamb about snow storage. I think even in an easy snow year, it is going to be a challenge. I think we are setting the operator up for failure. I think this project is not ready for us to review. Too much program on the site. I don't think we should be looking at it right now. If it wasn't for the points for meeting a Town Council Goal and providing employee housing, the project would be failing the point analysis. There are so many unknowns that we are trying to correct on the fly. I would love to see it come back in a much better format.

Mr. Moore: That is my concern as well. I do understand that we are approving this as compatible, relating to our Code. I do consider Policy 5 to be important. I agree that it would be a failing point analysis if it were not for workforce housing. I agree with the point analysis as presented by staff. I agree with staff's interpretation regarding snow storage, with the caveat that we are expecting that to work because of excess parking. I agree with the point analysis.

Mr. Giller: I think the architecture needs improvement. Because it is modular, we have a lot of applied balconies and applied stairs, things like that. Balconies provide screening for clutter. I don't think this project is compatible with the Breckenridge vernacular. At the end of the last presentation, the architect said they designed the Aspen project that the Commission toured. I think we all remember the visual clutter that we saw in carports, porches, etc. at that project because of the lack of sufficient space for storage. I don't think that Aspen design was that successful. If you go to a gable roof, you can still have contemporary architecture and gable roofs and that is way more compatible to Breckenridge. The windows have improved now that they are double hung. If you do go to a different architect, I think you should be more compatible with Blue 52. You can still do that in a way that is contemporary. The massing and the colors and the stairs and decks could be more compatible to the Breckenridge vernacular. You should make snow storage work. You will spend a lot of money and go through a lot of trouble if you don't. I agree with the overall point analysis. Finally, minus 19 points suggests this project has problems. Workforce housing is important. I would like to see this project improved.

Mr. Gerard: The problem is that we are trying to move the project forward for infrastructure reasons with a blind eye, but the modifications may come back to us. (Mr. Grosshuesch.: The modification will be presented to you, and if you think the point analysis needs to be changed, you should change it. The Council wants to see which policies the project has an issue with.)

Mr. Lamb: I would be good with sending it to the Council, because they will see the issues we point out. (Mr. Kulick: They are already getting the maximum, negative six points, under Policy 5 Architecture.)

Mr. Schuman: All the negative points are warranted. I would love to change the point analysis, but I don't want to interfere with entitlements or slow the process down. I am confident that staff is going to bring this back to us (if it changes) that is a more acceptable solution. (Mr. Grosshuesch: It is important to note that the project has the 19 positive points available to it. Employee housing is important to the Town). There are 16 free points there. It meets a passing point score, so I am going to vote for it, but it doesn't mean I like it.

Mr. Lamb made a motion to approve, seconded by Mr. Schroder. Mr. Giller, Mr. Moore, and Ms. Mathews-Leidal dissented (voted "No"). There was a procedural discussion about whether or not the Commissioners could vote no on the application without modifying the point analysis. Mr. Lamb then withdrew the motion and Mr. Schroder withdrew his second before the remaining Commissioners voted, so the motion did not pass.

Mr. Giller: I think the concern on the point analysis is the architectural compatibility, and it is already at the

maximum minus 6 points. It is further confusing that this may not be a modular project ultimately.

Mr. Grosshuesch: If it does get redesigned, the staff will have to evaluate the Development Permit classification and whether or not it is reviewed at staff level or goes back to the Commission. Right now, what we have is a modular project. We have a plan that we have to evaluate against the code, (you are not charged with considering) the business plan.

Mr. Schuman: We have all the information we need to make a decision. Unless we change the point analysis, it passes. I am not going to change anything. I agree with the point analysis.

Mr. Grosshuesch: It is already getting negative points for snow storage.

Mr. Giller: Does any Commissioner have any comment or questions on the point analysis?

Mr. Schuman: I think the point analysis is accurate.

Mr. Schroder: All the policies are presented clearly with the points allocated as they ought to be, from my perspective. They are offset by positive points earned and passes with zero.

Mr. Moore: I agree.

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

**OTHER MATTERS:**

1. Town Council Summary (Memo Only) Mr. Gerard asked about the Blue 52 Townhomes that will be deeded back to the Town. (Ms. Best, Senior Planner: Two of the units are owned by the school district in exchange for the parcel on Block 11.)

**ADJOURNMENT:**

The meeting was adjourned at 6:39 pm.

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Mike Giller, Chair

**Planning Commission Staff Report**

**Subject:** Village at Breckenridge Master Plan Amendment and Lobby Conversions (Class A; PL-2019-0021)

**Date:** March 13, 2019 (for the meeting of March 19, 2019)

**Proposal:** The applicant proposes to amend the 2018 Village at Breckenridge Master Plan, and to transfer density within the Master Plan. The applicant proposes to convert a portion of the Antero Building (Plaza 1) residential condominium lobby and the Shavano Building (Plaza 2) residential condominium lobby into commercial use, for the expansion of the existing adjacent commercial uses into the lobbies. The Antero Building lobby is proposed to be reduced by 371 sq. ft., and the Shavano Building lobby is proposed to be reduced by 337 sq. ft. The applicant proposes that the HOA will retain ownership of the converted lobby spaces as General Common Elements. The HOA also proposes to transfer density for one (1) existing 100 sq. ft. Large Vendor Cart and one (1) future 100 sq. ft. Large Vendor Cart, for a total of four (4) Large Vendor Carts.

There are not any exterior modifications proposed with this application.

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

**Property Owner:** Village at Breckenridge Homeowner’s Association

**Applicant:** Nathan Nosari, General Manager for the Village at Breckenridge Homeowner’s Association

**Address:** 535, 555, 655 S. Park Ave.

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

**Land Use District:** 23

- Residential, 20 UPA, Multi-Family, Lodge or Hotel
- Commercial, 1:3 FAR, Special Review

**Area:** 0.55 acres (23,967 sq. ft)

**Site Conditions:** The Village at Breckenridge HOA owns the three buildings involved with this application. Each building is a multi-story, mixed-use building with residential condominiums on the upper floors and commercial uses on the

ground floors. A large and recently renovated plaza forms the common space between the buildings, with a parking garage beneath.

**Adjacent Uses:**

**North:** Village Rd.

**South:** Quicksilver chairlift

**East:** vacant (previously Ten Mile Room)

**West:** Trails End Condo (residential condominiums)

**Density (SFEs):**

**Lot 5, Antero Building (Plaza 1):**

Allowed: 57

Existing: 51.8

Proposed: 52.2

Remaining: 4.8

**Lot 2, Shavano Building (Plaza 2):**

Allowed: 45.2

Existing: 50.5

Proposed: 51

Remaining: 0 SFEs, with density transfer

**Lot 3 and 4, Peak 9 Inn (Lifside)**

Allowed: 112.1

Existing: 67.9

Remaining: 38.4, with density transfer

**Parking:**

**Required:** 236 spaces (for residential and commercial uses at VAB HOA owned properties: Antero, Shavano, Wetterhorn, Peak 9 Inn, and Chateaux buildings)

**Existing:** 159 spaces (for residential and commercial uses at VAB HOA owned properties: Antero, Shavano, Wetterhorn, Peak 9 Inn, and Chateaux buildings)

**Proposed:** No additional



## History

The Village at Breckenridge HOA last modified the Village at Breckenridge Master Plan in 2018, which transferred 3.74 SFEs to the Chateaux Condominiums and changed the allowed use of the existing common area meeting room in the Chateaux building to commercial office for the purpose of an HOA office. With the 2018 Master Plan Amendment, the HOA also transferred 0.2 SFEs from Lots 3&4 (Peak 9 Inn building) to Lot 5 (Antero building) in order to provide density for two (2) 100 sq. ft. Large Vendor Carts (The applicant proposes to transfer density for two (2) additional Large Vendor Carts with this application, for a total of four (4) Large Vendor Carts.).

## Staff Comments

**Master Plan (Policy 39/A):** This policy states that that a “major” Master Plan amendment is required for the reallocation of density or a change in approved uses. Property owners other than the Village at Breckenridge HOA who own property still encompassed by the 1986 Village Master Plan are not “required to join in such application,” per this policy. The applicant only proposes to make modifications to the Master Plan which involve properties owned by the Village at Breckenridge HOA.

**Land Use Guidelines (Policies 2/A & 2/R):** No change of use is proposed, as both the Shavano and the Antero buildings contain existing commercial and residential uses.

**Density (Policy 3/A):** The portions of the existing lobby spaces that are proposed to be converted to commercial use were not counted as density when the buildings were originally approved, but are required to be counted as density with the proposed conversion to commercial. Lot 5 (Antero building) has remaining available density to cover the proposed conversions, but Lot 2 (Shavano building) exceeds the allowed density and requires a density transfer for the proposed conversion. The applicant proposes to transfer 5.8 SFEs from Lots 3&4 (Peak 9 Inn building), which has available remaining density, to Lot 2 (Shavano building). **See attached Exhibit A for more detail.** Staff does not have any concerns regarding density.

As with previous staff reports for other recent projects within the Village, the preparation of this staff report raised concern for maintaining an accurate tabulation of each lot’s available/remaining density within the Village. The last effort was undertaken in 2011. The most recent effort undertaken by the Village at Breckenridge HOA was in 2014, when the HOA hired O’Bryan Architects to complete a floor area analysis, which was provided to the Town in 2018. Future changes in density within the Master Plan will necessitate the HOA to provide a detailed survey of the floor areas of the buildings owned by the HOA, to ensure density is accurately tracked for future projects.

**Parking (Policy 18/A & 18/R):** The Village at Breckenridge Master Plan requires 1 parking space per 1,000 sq. ft. of commercial space. The most recent density increases within the Village were three (3) Large Vendor Carts, which were approved in 2018. The Carts increased the parking

requirement by 0.3 spaces (3 x 100 sq. ft. / 1,000 sq. ft. = 0.3 spaces). Per Town Code Section 9-3-9B, the required number of parking spaces shall be rounded up to the nearest whole number, so the parking requirement was increased by one (1) space. With this application, the commercial area is proposed to be increased by 708 sq. ft., which results in a 0.7 space requirement increase. The sum of the vendor cart and lobby conversion parking space requirements equals one (1) space (0.3 + 0.7 = 1). Using this interpretation, there are not any additional parking spaces required with this application. Staff also notes that there are not any additional parking spaces available at the Village for any future use conversions which would require parking, as the entirety of the property's parking is now accounted for. No available parking remains.

**Refuse (Policy 15/A & 15/R):** This Absolute portion of this Policy requires that multi-unit residential developments of more than six (6) units development provide enclosed and screened refuse storage, with a compactor. This Policy is relevant, since additional commercial space is proposed. Per the applicant, the Peak 9 Inn contains an existing refuse compactor within the building's General Common Element space. A cardboard recycling compactor is located within the Village Hotel, and there are glass recycling bins located throughout the Village. These facilities serve both the commercial and residential uses within the Village, and the Village at Breckenridge HOA and Village at Breckenridge Acquisition Corp. (Maggie Building and Village Hotel are owned by Vail Resorts) pay for these services together. Staff does not have any concerns regarding available refuse.

#### **Point Analysis**

Staff finds that this application has met all Absolute Policies, and staff has not assigned any positive or negative points under any Relative Policies.

#### **Staff Recommendation**

Staff recommends the Planning Commission approve the Village at Breckenridge Master Plan Amendment and Lobby Conversions, PL-2019-0021, located at 535, 555, 655 S. Park Ave., with the attached point analysis and Findings and Conditions.

**Exhibit A: SFE Density calculations**

(All units are in Single Family Equivalants (SFEs) unless otherwise stated)

**Lot 5, Antero Building (f.k.a. Plaza 1):**

**Allowed: 57**, per 2018 Master Plan Amendment

**Existing: 51.837** (48,983 sq. ft.), per 2014 area analysis performed by O’Bryan Architects, and Development Permits for two (2) 100 sq. ft. Vendor Carts.

Commercial: 23,295 sq. ft. / 1,000 sq. ft. = 23.295

Residential: 25,688 sq. ft. / 900 sq. ft. = 28.542

23.295 + 28.542 = 51.837 existing

**Proposed: 52.208**

23,295 sq. ft. existing commercial + two (2) 100 sq. ft. Vendor Carts 371 sq. ft. additional commercial + 25,688 existing residential = 49,354 sq. ft. commercial + residential

Commercial: 23,666 sq. ft. / 1,000 sq. ft. = 23.666

Residential: 25,688 sq. ft. / 900 sq. ft. = 28.542

23.666 + 28.542 = 52.208 proposed

**Remaining (with approval of this application): 4.792**

57 allowed – 52.208 proposed = 4.792 remaining

**Lot 2, Shavano Building (f.k.a. Plaza 2):**

**Allowed: 45.2**, per 2018 Master Plan Amendment

**Existing: 50.519** (46,238 sq. ft.), per 2014 area analysis performed by O’Bryan Architects, and Development Permit for one (1) 100 sq. ft. Vendor Cart.

Commercial: 7,706 sq. ft. / 1,000 sq. ft. = 7.706

Residential: 38,532 sq. ft. / 900 sq. ft. = 42.813

7.706 + 42.813 = 50.519

**Proposed: 50.956**

(7,606 sq. ft. existing commercial + 100 sq. ft. existing commercial vendor cart + 337 sq. ft. proposed additional commercial + 100 sq. ft. for future commercial vendor cart + 38,532 sq. ft. existing residential = 46,675 sq. ft. commercial + residential, requiring a 5.756 SFE density transfer)

Commercial: 8,143 sq. ft. / 1,000 sq. ft. = 8.143

Residential: 38,532 sq. ft. / 900 sq. ft. = 42.813

8.143 + 42.813 = 50.956

**Remaining (with approval of this application): 0**

45.2 allowed – 50.956 proposed + 5.756 SFE density transfer = 0

**Lot 3,4, Peak 9 Inn (f.k.a. Liftside):**

**Allowed: 112.06**, per 2018 Master Plan Amendment

**Existing: 67.91** (62,948 sq. ft. per 2014 area analysis performed by O’Bryan Architects)

Commercial: 18,294 sq. ft. / 1,000 sq. ft. = 18.294

Residential: 44,654 sq. ft. / 900 sq. ft. = 49.615

18.294 + 49.615 = 67.91 existing

**Remaining (with approval of this application): 38.494**

112.06 allowed – 67.91 existing - proposed 5.756 SFE density transfer = 38.394 remaining

The applicant proposes to transfer 5.8 SFEs from Lots 3&4 (Liftside Building/f.k.a. Peak 9) to Lot 2 (Shavano Building/f.k.a. Plaza 2).

<b>Combined Hearing Point Analysis</b>				
Project:	Village at Breckenridge Master Plan Amendment and Lobby Conversions	<b>Positive</b>	<b>Points</b>	<b>0</b>
PC#:	PL-2019-0021	-		
Date:	3/12/2019	<b>Negative</b>	<b>Points</b>	<b>0</b>
Staff:	Chapin LaChance, AICP - Planner II	-		
		<b>Total</b>	<b>Allocation:</b>	<b>0</b>
Items left blank are either not applicable, or do not have any comment.				
Sect.	Policy	Range	Points	Comments
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		No change.
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		The applicant proposes to transfer 5.8 SFEs from Lots 3&4 (Peak 9 Inn building), which has available remaining density, to Lot 2 (Shavano building), to allow density for the proposed conversion of residential condominium lobby space to commercial.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		There are not any exterior changes proposed.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		There are not any exterior changes proposed.
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		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)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<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		The Village at Breckenridge Master Plan requires 1 parking space per 1,000 sq. ft. of commercial space. The most recent density increases within the Village were three (3) Large Vendor Carts, which were approved in 2018. The Carts increased the parking requirement by 0.3 spaces (3 x 100 sq. ft. / 1,000 sq. ft. = 0.3 spaces). Per Town Code Section 9-3-9B, the required number of parking spaces shall be rounded up to the nearest whole number, so the parking requirement was increased by one (1) space. With this application, the commercial area is proposed to be increased by 708 sq. ft., which results in a 0.7 space requirement increase. The sum of the vendor cart and lobby conversion parking space requirements equals one (1) space (0.3 + 0.7 = 1). Using this interpretation, there are not any additional parking spaces required with this application.
18/R	Parking - General Requirements	1x( -2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x( -2/+2)		
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		

26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
<b>27/A</b>	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
<b>28/A</b>	<b>Utilities - Power Lines</b>	Complies		
<b>29/A</b>	<b>Construction Activities</b>	Complies		
<b>30/A</b>	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
<b>31/A</b>	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
<b>32/A</b>	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37/R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		The applicant only proposes to make modifications to the Master Plan which involve properties owned by the Village at Breckenridge HOA.
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		In 2018, the HOA transferred 0.2 SFEs from Lots 3&4 (Peak 9 Inn building) to Lot 5 (Antero building) in order to provide density for two (2) 100 sq. ft. vendor carts. With this application, the HOA proposes to transfer density for one (1) existing 100 sq. ft. Large Vendor Cart and one (1) future 100 sq. ft. Large Vendor Cart.
<b>50/A</b>	<b>Wireless Communications Facilities</b>	Complies		

## TOWN OF BRECKENRIDGE

Village at Breckenridge Master Plan Amendment and Lobby Conversions  
Village at Breckenridge Condo Common Area, Liftside Condo Common Area  
535, 555, and 655 S. Park Ave.  
PL-2019-0021

### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 13, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **March 19, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.
7. **On the lots encompassed by the Village at Breckenridge Master Plan and owned by the Village at Breckenridge Homeowner's Association, there are not any existing onsite parking spaces available to meet the parking requirements of any additional density on the lots.**

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **March 26, 2022** unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy



should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### PRIOR TO ISSUANCE OF BUILDING PERMIT

8. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
9. **Applicant shall revise the Village at Breckenridge Master Plan to list required parking for all buildings owned by the Village at Breckenridge HOA, including the Chateaux building, and correct the number of existing spaces to 159 spaces. Applicant shall remove the required parking calculation methodology from the Master Plan. Applicant shall submit a 24"x36" mylar copy of the final Master Plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**
10. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.

#### PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

11. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
12. Applicant shall screen all utilities.
13. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
14. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a

modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.

15. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
16. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
17. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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(Initial Here)

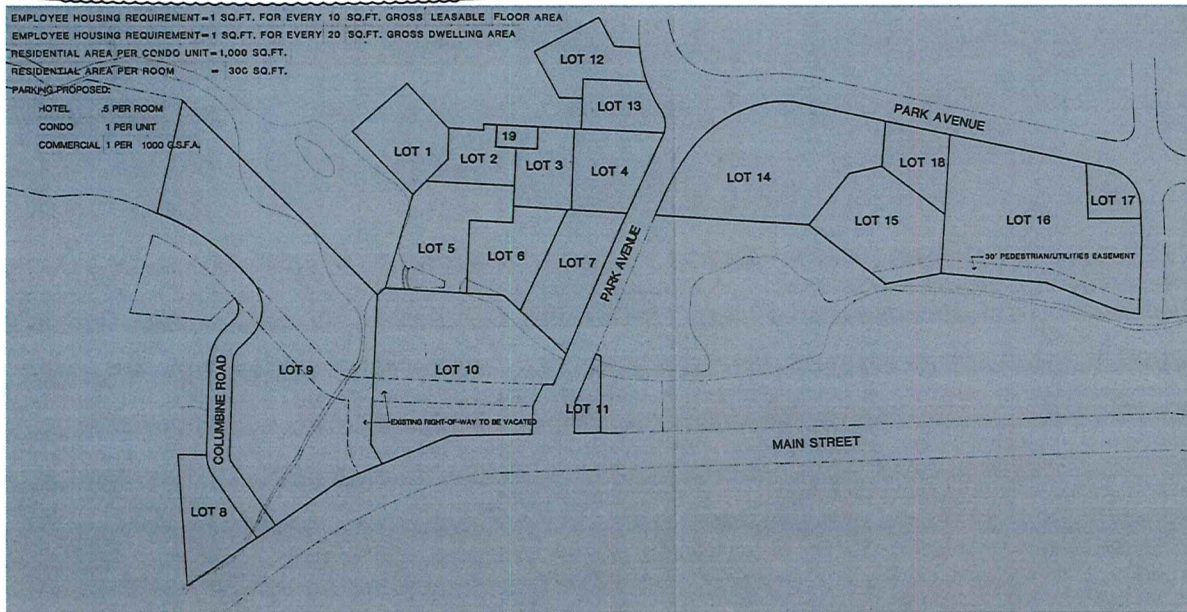
MASTER PLAN - LAND USE PROPOSAL

LAND USE (FROM 1983 MATRIX)	CURRENT	LOT	PREVIOUSLY ALLOWED SFE-P	NEW ALLOWED SFE-P	AREA	UNITS	COM. BLDG. AREA	RES. BLDG. AREA	COM. VENDING CART	REQUIRED PARKING	HEIGHT MAX.	EMP. HOUSING REQ.	AMENITIES	SFE (SEWER)	SFE (WATER)
HOTEL-PHASE 1		1	121		4.87	150 RMS.	20,000 SF	15,000 SF		48	EL. 9111 (4)	2,000 + 2,250 = 4,250 SF		109	122
HOTEL-PHASE 2 & 3		1	200		.54	200 RMS.		10,000 SF		100	EL. 9101 (8)	3,000 SF		80	80
MAGGIE BUILDING		1			.42		27,000 SF			27					
VAB BLDG. A	ANTERO (OLD PLAZA 1)	5	57	57	1.08	24	23,444 SF***	25,688 SF*	200 SF	48					
VAB BLDG. B	SHAYANO (OLD PLAZA 2)	2	45.2	50.154	.54	34	7,743 SF***	38,532 SF*	~200 SF	44					
VAB BLDG. C	WETTERHORN (OLD PLAZA 3)	4	51	51	.42	34	13,078 SF	12,202 SF*		50					
VAB BLDG. D	PEAK 1 INN (OLD LEFTSIDE)	3,4	112.04	104.304	1.10	40	18,274 SF	44,454 SF*		79	EL. 9680 (4)	1,400 + 3,000 = 4,400 SF	EXIST. 6,851	42	74
RECREATION BLDG.		19	12				12,000 SF				EL. 9660 (2)			18	15
VAB BLDG. E	VILLAGE HOTEL	7	77		.84	30	27,000 SF	30,000 SF		57	EL. 9650 (4)	2,700 + 1,500 = 4,200 SF		55.5	57
PROPOSED CONDOS	CHATEAUX	12	27	30.74	.54	14	402 SF	34,371 SF*		17 PREV. 16	EL. 9685 (4)	378 SF		22.5	14
CINEMA		13			.41										
NEW BELL TOWER		10	85		2.73	20	52,000 SF	20,000 SF		72	EL. 9640 (5)	5,200 + 1,000 = 6,200 SF		54	72
ICE RINK		15			1.16						EL. 9640 (3)				
LODGE/COMMERCIAL		14	143		2.58	200 RMS.	48,000 SF	44,000 SF		248	EL. 9655 (3)	4,800 + 3,300 = 8,100 SF		112	134
TRANSPORT. CENTER		18									EL. 9635 (2)				
SERVICE STATION		17	1		.25		1,000 SF				EL. 9620 (1)	100 SF		1.5	3.3
PARKING STRUCTURE		16	5		2.42						EL. 9615 (2)				
COMMERCIAL		11	50				5,000 SF			5	EL. 9640 (2)	50 SF		2.5	5
EMPLOYEE HOUSING		8			.42	30		10,000 SF		30	EL. 9685 (3)	(EMP. HOUSING)		1.5	3.1

\* DOES NOT INCLUDE INTERIOR COMMON SPACES

\*\* PARKING REQUIREMENT IS 234 SPACES FOR BLDGS. A-D, EXIST. IS 154 PARKING SPACES

EMPLOYEE HOUSING REQUIREMENT - 1 SQ.FT. FOR EVERY 10 SQ.FT. GROSS LEASABLE FLOOR AREA  
 EMPLOYEE HOUSING REQUIREMENT - 1 SQ.FT. FOR EVERY 20 SQ.FT. GROSS DWELLING AREA  
 RESIDENTIAL AREA PER CONDO UNIT - 1,000 SQ.FT.  
 RESIDENTIAL AREA PER ROOM - 300 SQ.FT.  
 PARKING PROPOSED:  
 HOTEL .5 PER ROOM  
 CONDO 1 PER UNIT  
 COMMERCIAL 1 PER 1000 G.S.F.A.



NOTE: LOT 19 HAS BEEN ABSORBED BY LOTS 2 & 3

\*\*\*THE CALCULATION IS 23,075 SF EXIST. + 371 SF FROM LOBBY

\*\*\*\*THE CALCULATION IS 7,404 SF EXIST. + 331 SF FROM LOBBY

SFE = SINGLE FAMILY EQUIVALENT UNIT \*\*\*

SEWER - AS CODIFIED IN CHAPTER 1, ARTICLE 4, RULES AND REGULATIONS OF THE BRECKENRIDGE SANITATION DISTRICT

WATER - AS CODIFIED IN THE BUSINESS USES PORTION OF SECTION 14-1-2 (B) OR ORDINANCE NUMBER 14, SERIES 1475

SFE-P = SINGLE FAMILY EQUIVALENT - PLANNING \*\*\*

- 1 SFE = 1000 SQ. FT. COMMERCIAL
- = 900 SQ. FT. STRAIGHT CONDO
- = 1200 SQ. FT. CONDO HOTEL
- = 1380 SQ. FT. HOTEL

(\*\*\*FROM 1983 MATRIX)



VILLAGE AT BRECKENRIDGE  
 535 S. PARK AVE.  
 BRECKENRIDGE, COLORADO

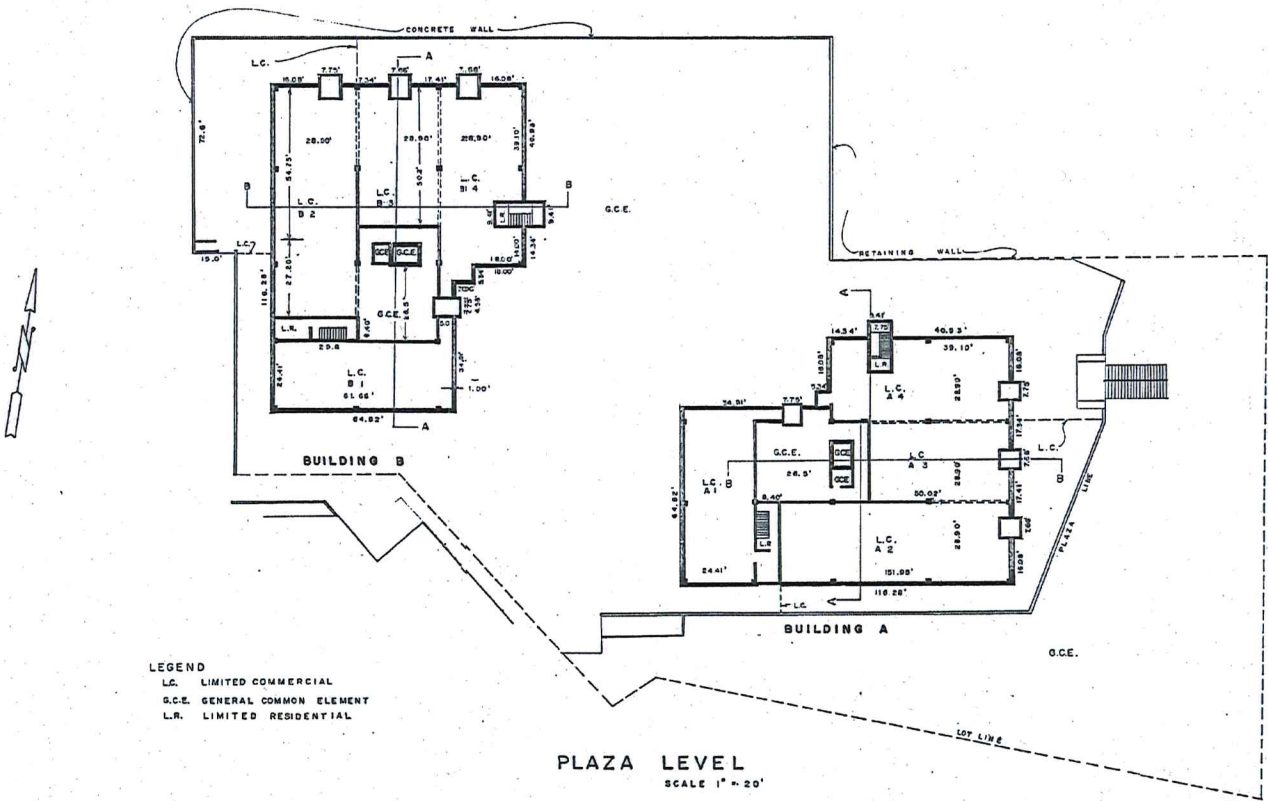
TITLE: MASTER PLAN MATRIX

ISSUE	DATE
TOP CLASS A	12/8/11
REVISION	1/16/12
REVISION	3/16/12
REVISION	5/16/12
REVISION	5/16/12

AI

# CONDOMINIUM MAP OF THE "VILLAGE" AT BRECKENRIDGE-PHASE I

LOCATED ON LOTS 2 & 5 OF THE RESUBDIVISION OF LOT 13, FOUR SEASONS OF BRECKENRIDGE VILLAGE FILING NO. 2  
AMENDED & A PORTION OF LOT 11 AND A PORTION OF THE VACATED PORTION OF VILLAGE ROAD, FOUR SEASONS  
OF BRECKENRIDGE VILLAGE FILING NO. 1, TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO.



- LEGEND**
- L.C. LIMITED COMMERCIAL
  - G.C.E. GENERAL COMMON ELEMENT
  - L.R. LIMITED RESIDENTIAL

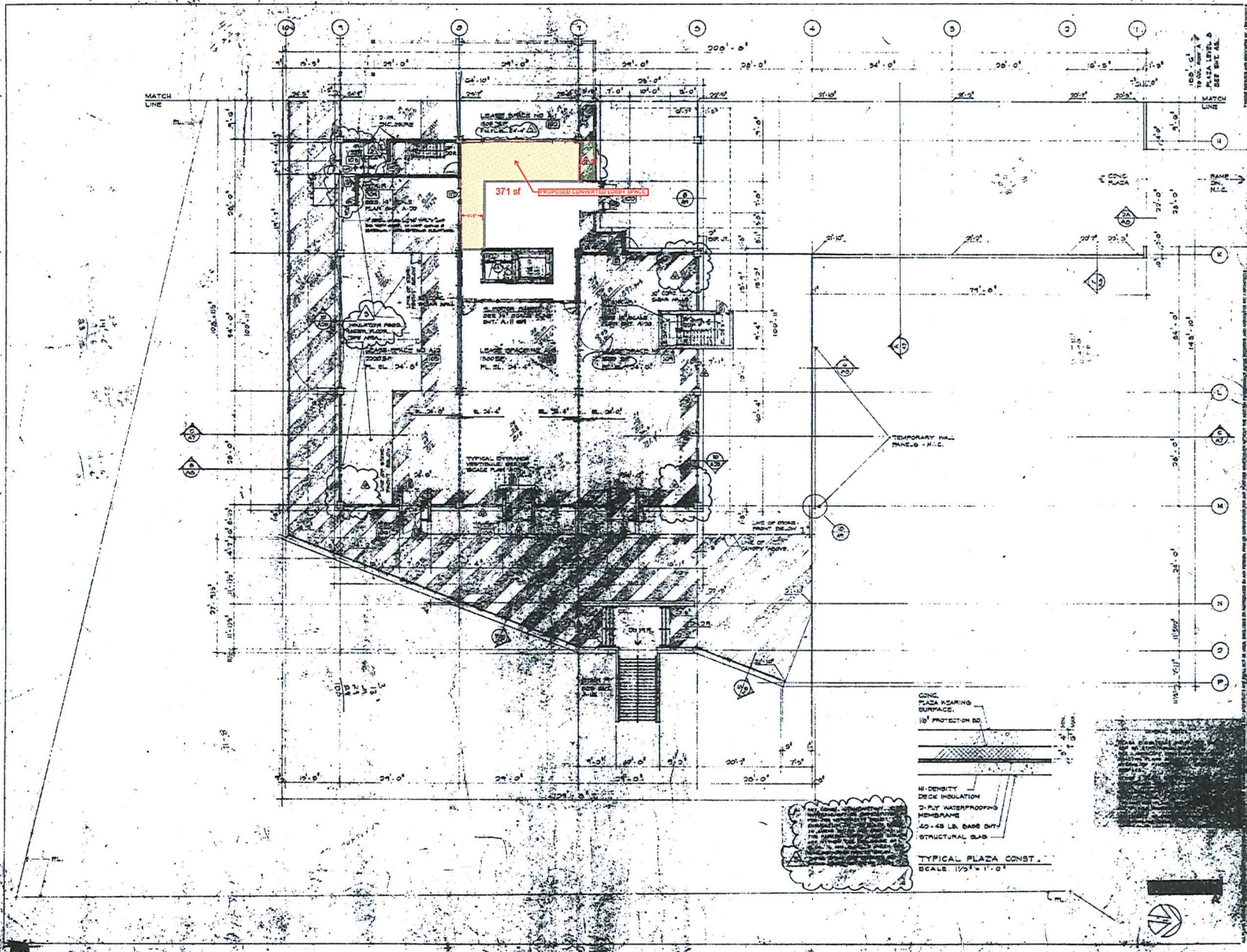
**PLAZA LEVEL**  
SCALE 1" = 20'

CONDOMINIUM MAP OF <b>THE "VILLAGE" AT BRECKENRIDGE-PHASE I</b>	
<small>REGISTERED SURVEYING, INC.</small>	PREPARED FOR CAL-COLORADO INVESTORS BRECKENRIDGE, COLORADO
DATE: 11-3-80	JOB NO. 79115-1 SHEET 3 OF 10
DRN BY: T.R.	

**PLAN HOLD**

DRAWING NUMBER  
**21442**





wayne richards

CONC. PLAZA BEARING SURFACE.  
10' PROTECTION EG.

14-DENSITY DECK INSULATION  
D-PLY WATERPROOFING MEMBRANE  
20-40 LB. BASE GYPSUM STRUCTURAL SLAB

TYPICAL PLAZA CONST.  
SCALE 1/2" = 1'-0"

**Planning Commission Staff Report**

- Subject:** Grand Colorado Peak 8 Building 3 Employee Housing Change (aka East Building and/or Building 804)  
(PL-2019-0031, Class B Major, Combined Hearing - a Modification to PC#2015-0215)
- Proposal:** To change the approved point analysis (PC#2015-0215) by eliminating 3,500 sq. ft. of deed restricted employee housing associated with the Grand Colorado Peak 8 Building 3, a 105 unit interval ownership resort condominium at the base of Peak 8 ski area currently under construction.
- Date:** March 8, 2019 (For meeting of March 19, 2019)
- Project Manager:** Chris Kulick, AICP, Planner III
- Owner:** Peak 8 Properties, LLC (Owner)
- Agent:** Graham Frank, Breckenridge Grand Vacations
- Address:** 1595 Ski Hill Road
- Legal Description:** Lot 3, Peak 8 Subdivision, Filing 1 (previously a portion of Tract C)
- Site Area:** 1.61 acres (70,233 sq. ft.)
- Land Use District:** Development is subject to the Eighth Amendment to the Amended Peak 7 & 8 Master Plan, the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC
- Underlying Land Use District:**  
*LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums, Condo-hotels, Hotels and Lodges @ 4 UPA*
- Site Conditions:** Building 3 is currently under construction. The building is located between the existing One Ski Hill Place and the Grand Colorado at Peak 8 Buildings 1&2. The Cucumber Gulch Preventative Management Area (PMA) is to the east of the development site. The 100 foot wide Breck Connect Gondola easement is partially on the property as well as to the east on Tract C. The site is laced with multiple existing buried utilities and access easement from Lot 2 in the northeast corner. A drainage easement is located on the north and northwestern portions of the property and a stone column easement on the south.
- Adjacent Uses:** North: Grand Colorado Buildings 1&2 (residential lodging condominium), Cucumber Gulch Preventative Management Area
- South: One Ski Hill Place (residential lodging condominium), Breckenridge Ski Resort Peak 8 ski area

East: Breck Connect Gondola, Ski Hill Road, Cucumber Gulch Preventative Management Area

West: Breckenridge Ski Resort Peak 8 ski area

**Item History**

The Town Council approved a Development Agreement for the Grand Lodge Peak 8 East Building (previously known as Building 804, now referred to as Building 3) on July 14, 2015. The Development Permit (PL-2015-0215) was approved January 26, 2016.

Subsequently on December 12, 2017, the permit was modified (PI-2017-0638) to change the primary siding exterior building material on Grand Colorado Peak 8 Building 3 from natural cedar wood lap siding to fiber cement lap siding and removed some natural stone.

Most recently the Eighth Amendment to the Peak 7 & 8 Master Plan (PL-2018-0546) was approved by the Town Council on December 11, 2018 which changed the density allocations and allowed for transitional architecture (and removed rustic architecture).

**Staff Comments**

The applicants are requesting an elimination of the deed restricted employee housing associated with this application. Therefore, staff has only provided an analysis of the applicable policy below.

**Social Community (24/R):** The project was approved with the applicants agreeing to provide 3,500 square feet of employee housing located in the Upper Blue River Basin. This represented 4.7% of overall residential and commercial density of the project. (Note: 18,032 square feet of amenity space was not included in this calculation as it is exempt from density and mass numbers per the Master Plan). As a result, no negative points were awarded.

Per Policy 24/R: A. *Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multi-unit residential developments to help alleviate employee housing impacts created by the proposed uses.*

*(1) Point Assessments: The following points shall be assessed in connection with all development permit applications for commercial, industrial and residential projects:*

<b><i>Points</i></b>	<b><i>Percentage Of Project Density In Employee Housing</i></b>
<b><i>-10</i></b>	<b><i>0.0</i></b>

With the elimination of all employee housing associated with this application, negative ten (-10) points are now warranted under Policy 24/R.



**9-1-17-3: Point Analysis:** Staff finds that this application still meets all absolute policies and will continue to be awarded several points under Relative policies. The changes to points associated with this application are highlighted in **bold**.

Negative points are incurred for:

- Policy 6/R, Building Height (-10) for exceeding the recommended height by more than one-half story (68'-1").
- **Policy 24/R, Social Community (-10) for not providing any employee housing.**
- Policy 33/R, Energy Conservation (-3) for heating 5,412 square feet of private outdoor drives and decks.
- Policy 33/R, Energy Conservation (-5) Five exterior gas fireplaces pits.
- **Total (-28)**

Positive points are awarded for:

- Policy 6/R, Building Height (+1) for having density in the roof structure.
- Policy 6/R, Building Height (+1) for having Broken, interesting roof forms that step down at the edges.
- Policy 15/R, Refuse (+1) for having the refuse and recycling located inside primary building.
- Policy 18/R, Parking (+2) for locating roughly 50% of the parking out of public view.
- Policy 20/R. Recreational Facilities (+6) for providing free public use Ice Skating Rink
- Policy 22/R, Landscaping (+2) meeting the requirements for positive points.
- Policy 24/R, Social Community (+6) for greatly exceeding the required amenities.
- Policy 25/R, Transit (+4) for permanent, year-round, motorized transit system ("transit system") for use by the residents and guests
- Policy 33/R, Energy Conservation - Renewable Energy Sources, (+5), for providing a 45% annual overall building energy savings compared to the baseline system.
- Total (+28)

This modified point analysis shows a new total passing score of zero (0) points.

### **Staff Recommendation**

The Planning Department recommends approval of the Grand Colorado Peak 8 Building 3 Employee Housing Change (aka East Building and/or Building 804), PL#2019-0031, located on Lot 3, Peak 8 Subdivision, Filing 1, 1595 Ski Hill Road with the attached point analysis and Findings and Conditions.

<b>MODIFIED Final Hearing Impact Analysis at Buliding Permit</b>				
Project:	Grand Colorado at Peak 8 – East Building	<b>Positive</b>	<b>Points</b>	<b>+28</b>
PC#	PL-2015-0215/ Class B PL-2019-0031			
Date:	2/22/2019	<b>Negative</b>	<b>Points</b>	<b>- 28</b>
Staff:	Chris Kulick			
			<b>Total Allocation:</b>	<b>0</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		Complies with underlying Amended Master Plan for Peak 7&8
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0	Total Allowed: Condo-Hotel 62.00 SFEs = 74,400 SF; Commercial 3.63 SFEs = 3,630 SF; Amenity (600%) 12,710; Guest Services 18.12 SFEs = 18,120 SF - Total Proposed: Condo-Hotel 61.79 SFEs = 74,143 SF; Commercial 3.623 SFEs = 3,623 SF; Amenity 12,710 SF; Guest Services 18.11 SFEs = 18,116 SF
4/R	Mass	5x (-2>-20)	0	Total Allowed: Residential (Condo-hotel): 92,679 SF; Commercial: 3,623 SF; Guest Services: 18,116 SF; Amenity (600%) 12,710 SF; Total: 127,128 SF - Total Proposed: Residential (Condo-hotel): 74,143 SF; Commercial: 3,623 SF; Guest Services: 7,826 SF; Amenities: 10,401 SF; Common Area 23,712 SF; Total: 119,705 SF (7,423 SF under)
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		Residential (Condo-hotel): 74,143 SF; Commercial: 3,623 SF; Guest Services: 7,826 SF; Amenities: 10,401 SF; Common Area 23,712 SF; Total: 119,705 SF (7,423 SF under)
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	The height of the tallest portion of this building is 71'-7", measured from the mean to established finished grade below. This exceeds the building height recommended in the land use guidelines by story and will incur negative ten (-10) points. (Note: BP changed height to 72' 7" but is within -10 point range)
6/R	Density in roof structure	1x(+1/-1)	+1	
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+1	
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	0	Large retaining wall in Town ROW just outside of PMA - Exempt
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)	0	Will comply with all restrictions identified in PMA criteria
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		

<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)	+1	The drawings show the refuse and recycling located within the building mass.
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
<b>17/A</b>	<b>External Circulation</b>	Complies		
<b>18/A</b>	<b>Parking</b>	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	100% of the required parking, including the commercial parking, is being provided underground. Similar to the other developments at Peaks 7 and 8. However, the applicants are proposing additional parking beyond that which is required with this application. There are 66 off-site parking spaces at the Stable Lot associated with this Development Permit. This additional parking will be visible from the ROW and Gondola.
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
<b>19/A</b>	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+6	• The rink will be open to the public and guests at no charge from 11 am to 7 pm everyday of the BSR ski season (no summer operation). • Skates will be rented for minimal charge. • Parking is not included for this use. o The idea is that this is an amenity for the ski area not a destination like the Town's Ice Rink.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
<b>22/A</b>	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+2	29 conifers (12-16-foot tall, 130 Aspen 2-3-inch caliper, 13,150 square feet of Shrubs and ground cover.
<b>24/A</b>	<b>Social Community</b>	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	- 10	Provides no Employee Housing
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community -Meeting And Conference Rooms Or Recreation And Leisure Amenities	3x(0/+2)	+6	• Public escalators from garden to plaza level • Public fire pit/gathering place on skier plaza • Guest lockers for ski/snowboard gear • Indoor/outdoor family aquatics area • Bath/locker room facilities • Rooftop owner patio • Private theaters • Media lab/gaming area • Library/community room • Long-term owner storage • Permanent BSR ski school space
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		

24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)	+4	The owner shall operate or provide for the operation of a permanent, year-round, motorized transit system ("transit system") for use by the residents and guests of the improvements to be constructed by Owner upon the Property.
<b>26/A</b>	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
<b>27/A</b>	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
<b>28/A</b>	<b>Utilities - Power lines</b>	Complies		
<b>29/A</b>	<b>Construction Activities</b>	Complies		
<b>30/A</b>	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
<b>31/A</b>	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
<b>32/A</b>	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5	+5	The applicants have proposed a modeled annual energy use for the project based on IECC 2012 code minimum and three options. The applicant is willing to commit to a water source heat pump system, noted as 'alternate #2' in attached memo. This system is projected to provide 45% annual overall building energy savings compared to the baseline system.
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	- 3	The guest vehicular access area and all of the upper level decks are proposed to be snow-melted for a total of 5,412 square feet of melted area. We will be showing negative three (-3) points for extent of the snowmelt for the project.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	- 5	The plans are showing five gas fireplaces. Per this section of the Code: 1x(-1/0) Outdoor commercial or common space residential gas fireplace (per gas fireplace)
33/R	Large Outdoor Water Feature	1X(-1/0)	0	Was proposed at first BP submittal but removed with Class D #2017-0500
	Other Design Feature	1X(-2/+2)		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	Complies		

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

## TOWN OF BRECKENRIDGE

**Grand Colorado Peak 8, Building 3 Employee Housing Change  
(aka East Building and/or Building 804),  
a Modification to PC#2015-0215  
Lot 3, Peak 8 Subdivision #1  
1595 Ski Hill Road  
PL-2019-0031**

### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **March 8, 2019** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **March 19, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **March 26, 2022**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.

5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
8. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snow plow equipment from damaging the new driveway pavement.
9. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
10. Applicant shall submit proof of ownership of the project site.
11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
- 12. All previous findings for the original development permit for Grand Colorado East Building (Building 3) under PL-2015-0215 remain valid and applicable to this development permit.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 13. All previous conditions of approval under the original development permit for Grand Colorado East Building (Building 3), PL-2015-0215 and subsequent modification, PL-2017-0638, remain valid and required under this development permit.**
14. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
15. Applicant shall screen all utilities.
16. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
17. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a

modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.

18. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
19. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
20. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

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## TOWN OF BRECKENRIDGE TOWN COUNCIL

### March 12 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.

### Managers Report

#### Public Projects

- **2019 Concrete Replacement & Additions:** The project includes concrete replacement or addition at the following locations: New sidewalk on north side of French Street, between Park Ave and South City Market Entrance, New sidewalk on west side of Rec Center turf field, Wellington Road/Royal Tiger, Wellington Road/Gold Flake Terrace, and various other locations along Wellington, Broken Lance Drive, Wellington Lot and Courthouse Lot, Various other locations

throughout Town. The project was recently advertised for bids and was awarded to the low bidder, CMH Civil. The bid received from CMH Civil was within the project budget. Construction is scheduled to begin in late April and be completed by the end of June.

- The **2019 Asphalt Overlay** project includes the removal and replacement of asphalt paving on Gold King Way, Broken Lance Drive, Settlers Drive, Ridge Street, Gold Flake Terrace, Highlands Drive, Evans Court, Wellington lot, and Courthouse Lot. The project was recently advertised for bids and was awarded to the low bidder, Columbine Hills Concrete. The bid received from Columbine Hills Concrete was within the project budget. Construction is scheduled to begin in late April and be completed by the end of June.
- **Free Ride:** February ridership was up 10.5% or 15,399 passengers vs. February of 2018 for a total of 162,525. The trending growth pattern has continued, but is slowing slightly compared to previous months. Despite the stats which show a decrease in overall ridership in the "Shuttle" service, efficiency has actually climbed from 11.8 passengers per hour in 2018 to 24.7 passengers per hour using one bus instead of two.
- **Late Night Service:** The town is looking into extending the late night service to accommodate the schedules of employees around town. The town will analyze the schedule, cost, ridership, staffing and ask TEI, Inc. consultants to help with this to see if it would be beneficial for the town.

#### Events Committee

- **Ullr:** BTO is considering moving Ullrfest to dates around December 11th through 14th as Dew Tour will no longer take place during mid-December.
- **Oktoberfest:** The BTO has proposed utilizing the Barney Ford Lot (Arts District Square) for a large screen TV on Saturday and Sunday during Oktoberfest. Use of this space will allow event participants to spread out into a space that is currently not used for the event, but also not available for parking as Washington Street is closed. Council did not like the idea of expanding the footprint of the event and had concerns about adding anything that might draw more people. "I think the idea of adding TVs is contradictory to the tone of the event. I think the beauty is people showing up on the street in good weather to interact with each other." - Mayor Mamula. Council did not approve.

## Other Presentations

#### Town Council Vacancy Interviews

- Process: five finalists were interviewed for the position (Kelly Owens, Leigh Girvin, Steve Gerard, Emily Wahl, and Hal Vatcher). Each candidate was given a three minute opening statement and one minute closing statement. Each candidate answered five questions previously prepared by Town Council.
- **Question: What do you see as the greatest challenges/opportunities the town will see in the next 10 years?** "We want to allow the community character to persist and make sure our locals can work, live, and play here." - Owens. "Growth, transit, and the environment. I think all of these challenges can also be opportunities." - Wahl. "Housing, historical preservation, and transportation. We have the ability to be the leading mountain town in the US with a forward thinking council. We can manage these things well moving forward." - Gerard. "Our challenges are managing visitation, water, and community character. Our opportunity is that Breckenridge can become a leader in sustainable tourism." - Girvin. "One of our core challenges is retaining and taking care of our employees." - Vatcher.
- **Question: What can you bring to council that you don't see already represented?** "I have experience with our Spanish speaking community. I have a lot of experience managing complex problems. I can also bring good business decision making." - Wahl. "I have spent 30 years listening to both sides of the story through my legal background. I am good at the nuance of issues." - Gerard. "My unique perspective is as someone who has been in Breck through different stages of life and understanding many of our residents." - Girvin. "My background is IT. As we move down the technology path, I can bring more to the table to help with this." - Vatcher. "I have a unique perspective being a mom of pre-schoolers and living in the Wellington. I am well aware of the challenges of families here." - Owens.
- **Question: How would you approach a discussion regarding the problems Breckenridge experienced during ISSC weekend?** "I think establishing a council of governments like we had in Iowa would be good to help coordinate issues across the county like congestion and events." - Gerard. "I think there's opportunities to become a smarter community and use that technology to give us a heads up when it comes to traffic and congestion. The county needs a traffic demand management plan." - Girvin. "I would like to see if there is a way we can shut off the core and make people park out of town and shuttle in." - Vatcher. "I think increasing the cost of parking in town when we want to direct people to park out of town and increase shuttling." - Owens. "I think we should do a simulation for the worst possible congestion in Town and work around that. I am a proponent for asking people to reserve a time to come and enjoy the ISSC. I think there is more we can do with parking and traffic direction." - Wahl.
- **Question: Is there an area of focus that you feel that council is not currently addressing?** "I think council is doing a great job but there is room to expand, especially with the destination management plan. I want to see the Town pursue the Mountain IDEAL certification." - Girvin. "I think there's more work to be done with parking and congestion. I'd like to see citizens come back together to try to solve some of the congestion issues. I think we should look at employee parking again." - Vatcher. "I think the Town has done a lot to foresee issues but I would like to do a much bigger push on recycling information. I hate to see how much contamination we have when it comes to visitors and locals. I love to see more to reduce plastic use." -Owens. "In general, I feel that Council is on top of many issues. I want to see more

about education and making sure that our Town residents are more informed." -Wahl. "Short term rentals, sustainability, and issues regarding plastic (straws, bags, bottles). I'd like to see a requirement for solar panels for new development. There are a lot of opportunities for builders to contribute to renewable energy." - Gerard.

- **Question: What is your biggest accomplishment?** "I was able to become a senior executive in my technology career." - Vatcher. "I feel proud to be raising young children here." - Ownes. "My biggest accomplishment is my family." - Gerard/Wahl. "My land conservation work." -Girvin.
- **Selection:** Council appointed Kelly Owens at the evening meeting.

### **Summer Gondola Operations**

- Breckenridge Ski Resort representatives were present for questions. Resort suggested that from June 14 until July 1, there would be no operations until later in the morning. During the dark periods, the ski resort has historically done maintenance to the gondola and have run the gondola for maintenance during the dark period (stop and go). The resort will need five days next year to re-do the entire cable. BSR has offered money to conduct a study in partnership with the Town to see what the effects of the gondola are on Cucumber Gulch.
- The Town Council reiterated the 45 window of no gondola operations, aside from allowed maintenance that follows best practices. The Town and BSR will both support a study to understand the environmental impacts in Cucumber Gulch.

### **Ice Arena Renovation Cost Estimate**

- At the February 12th Town Council meeting, Staff presented the Design Development drawings for the project, as well as the overall project budget estimate of \$2.5 million. Council directed staff to modify the building design in order to reduce the estimate construction cost. Staff was directed to simplify the form and aesthetics of the building, while keeping the project scope unchanged. With these simplifications, the project saves \$207,000 with the total cost being \$824 a square foot. Council believes that it is the right thing to do and agreed to the project. "Everyone should have a safe place to be in our buildings," - Councilmember Gigliello.

### **Breck365 Housing Town Project**

- Breck 365 received pricing on Feb 26 for modular construction. The construction costs came in substantially higher than expected and was a non-starter for staff. Staff learned about the modular process but will not move forward and will return to stick-build construction. Staff would like to move forward with the entitlements to the plan, recognizing that there will be significant changes, so that they can begin to work with Xcel. Changes will be brought back for additional review.
- Mayor Mamula was concerned with the pace of the project. Council member Gigliello was concerned about the change from studios to more three bedrooms. She would like to have a forum with the community to hear what

their housing needs actually are. There were concerns about breaking up the architectural style compared to current Blue52 units. Council will spend more time reviewing the project.

### **Handbook of Design Standards Work Session**

- As a Certified Local Government, the Town periodically has cultural resource studies performed of properties located within the Conservation District. The most recent survey work was undertaken by the Town in 2018. This resulted in a number of historic properties located within the Conservation District being downgraded from contributing to noncontributing status. The primary reason that the properties were downgraded was a concern with recent additions that had been constructed to the properties.
- Although the Town's Design Standards have been amended since they were first adopted in 1992, they now need to be substantially revised to bring the Town's standards for development and redevelopment in the Conservation District more into alignment with the recent interpretations of the Secretary of the Interior's Standards by the State Historic Preservation Office.
- There will be an open house regarding the changes to the Design Standards on March 19 from 4:30-5:30 pm at Breckenridge Town Hall, 150 Ski Hill Road.

## **Regular Council Meeting**

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### **Legislative Review**

- **Ordinance Declaring Intent to Acquire Breckenridge Professional Building (Second Reading):** Ordinance formally declaring the Town's intent to acquire the Breckenridge Professional Building located next to Town Hall at 130 Ski Hill Road. Town will continue to work with the owners of the Breckenridge Professional Building in the hope that this acquisition can be done on an amicable basis. **(Passed 5-0)**
- **Ordinance Approving Second Amendment to Lease with BOEC (First Reading):** In 2013, the Town entered into a 50-year lease with the BOEC for the use of the building located at 524 Wellington Road. Part of the original long-term lease provided a five year window for an option to purchase the building from the Town. That option period expired and the BOEC would like to make another amendment to the original lease that would extend the option to purchase to June 24, 2023. **(Passed 6-0)**
- **Ordinance Imposing a Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of New Permits in the Conservation District (First Reading):** In an effort to bring the Town's standards for development in the Conversation District more into alignment with the recent interpretations of the Secretary of the Interior's Standards by the State Historic Preservation Office,

the Town is working with a consultant to make necessary revisions to the Design Guidelines. The imposition of a six month moratorium will allow the Town's consultant, staff, and the Town Council sufficient time to complete the updates. **(Passed 6-0)**