



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, June 18, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the June 18, 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 - Work Sessions

1. South Gondola Parking Structure (CK) 150 Watson Avenue, PL-2019-0173 8

6:30pm - Final Hearings

1. Cavanaugh Residence (CK) 208 North Ridge Street, PL-2019-0067 39

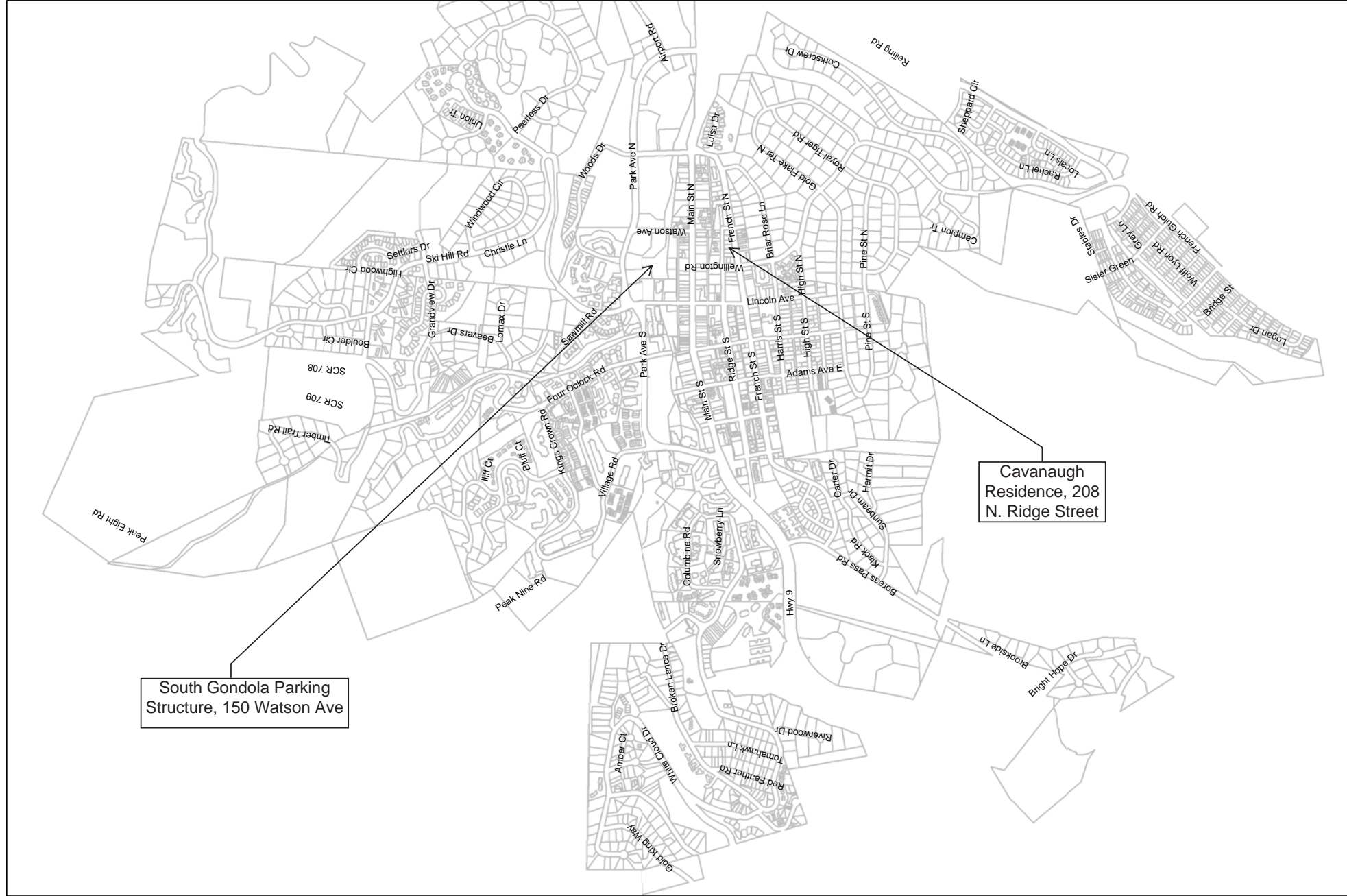
7:00pm - Other Matters

1. Town Council Summary (Memo Only) 68

7:05pm - 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.



South Gondola Parking Structure, 150 Watson Ave

Cavanaugh Residence, 208 N. Ridge Street



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Lowell Moore

Ron Schuman

APPROVAL OF MINUTES

With no changes, the May 21, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 4, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments.

CONSENT CALENDAR:

1. Breckenridge Peaks Residence (CK), 210 S. Pine Street, PL-2019-0147

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

PRELIMINARY HEARINGS:

Prior to the hearing, Mr. Schuman noted that he knows the owner of the Collins Residence and the owner briefly mentioned to him he wanted to build a new home. Mr. Schuman said he remained impartial and the Commission agreed he should stay for the hearing.

1. Collins Residence (CK), 106 S. High Street, PL-2019-0068

Mr. Kulick presented a proposal to remove a non-historic modular home and construct a new 4 bedroom, 5 bathroom single family residence with two car garage along South High Street. Janet Sutterley, Architect, was present.

The following specific questions were asked of the Commission:

1. Roof Design - Staff believes the rear module's roof design should be simplified into a more reminiscent roof style from the 19th century to better meet Priority Design Standard 121. Does the Commission Agree?
2. Windows and Doors - Staff recommends a reduction of glazing to the two square windows in the eave on the west façade of the front house, the horizontally oriented windows in the eave of the main house's north side, the horizontally oriented windows in the east eave of the rear house and the French Doors on the connector and rear house to comply with Design Standards 91, 95, 96, 128. Does the Commission support this recommendation?
3. Building Materials – Staff finds the proposed board formed, ribbed concrete is not an appropriate building material and therefore does not comply with Priority Design Standard 125. Does the Commission agree?
4. Connector - Staff finds the length of the proposed connector acceptable but finds the design needs to be simplified by eliminating the French Doors in order to comply with Priority Design Standard 80/A. Does the Commission agree?

Commissioner Questions / Comments:

- Ms. Leidal: You noted in the staff report that this is between two historic structures. Looking at the photos in the packet, have we analyzed the heights of those structures? (Mr. Kulick pulled up photos on the screen.) Also, roof eaves, I know you're getting close to two setbacks, the south and the rear, we can allow encroachments up to 18" into the setback. Where are we on the roofs? (Ms. Sutterley said she will answer during her presentation.)
- Mr. Giller: The stone retaining wall is within a couple of feet of the historic house. Did you consider that? (Mr. Kulick: I looked at it in terms of being at 4 feet and didn't draw attention under policy 7R. I can look into it in terms of how it will impact the historic house. Mr. Giller: I realize it's preliminary, but take a look at it and let us know.)
- Mr. Gerard: Is the driveway hardscape where the paving strips terminate? (Mr. Kulick: Yes, it is.)

Janet Sutterley, Architect, Presented:

There are three things I want to discuss; connectors, windows and roof forms. First I want to talk about your questions. Christie: to the north is Dave Tyler's house, the yellow house. We have elevations for the floors to make sure we were in the correct place and feel we are in scale with that with the front of the house stepping up to a story and a half. We also looked at street alignment and we feel like we looked at it a lot. We're a little lower than the floor elevation of the house to the south. In terms of the retaining wall, it starts at nothing and it's a pretty low wall (pointed on the plans). On the north side, where we are taking negative three points and going to a three foot setback, our roof overhangs and chimney will encroach into that. Then on the south side we are allowing the setback plus 6 inches for the overhang.

With respect to the connector, as Chris mentioned, it's a voluntary connector but we feel it's an important design feature. If we look at the south elevation, the proportions are correct for the mass in the back and front. In doing so, probably the main thing with the connector is a gable over the door, three doors shown, and as you noticed from the site plan it's far back and you can't see the connector unless you're in the driveway. The whole south elevation is the courtyard. It's not unlike the Christmas house (206 S. French St.) where the south side is open for light. (Photos were handed out of the Christmas house). It's a very similar connector situation.

In terms of windows, also on the handout is a horizontal window, which is historic in a historic opening. We looked at the horizontal windows we'd like to make them more like the historic ones. The ones on the East side we will change to vertical. So in terms of the front, I looked for examples of a similar scale and proportion of the westernmost front element and couldn't find any with two transoms above so we can fix that too. I think the Collins's main concern is having French doors off the bedroom in the back. We will propose a 2/3 light door with a balcony railing in front that would conceal the bottom three feet of the doors. They would really like that. They would also like a more interesting window in the back. They didn't want to have just double hung windows all over the house. We have examples around town of other windows that are angled. Recently the Ploss residence had glazing on the façade. I'd like to hear from you on thoughts on the windows.

The massing of the roof of the east building. This is where I actually disagree that it's too complicated. We have a large rectangle and most of it is built into the hill so you don't perceive that. I don't want to have a big barn roof that would be wide. The idea is to keep the east building as low, small scale, and proportional and the roof forms are a classic T shape roof. If you look at the west elevation, they wanted to do a straight wall to push the master over, but I think it looks better to have a step in the wall. The first roof element that gets introduced to address it is the low roof. It starts to step the mass in from those sides and I think it looks better. That's my strategy on the west side. On the south side, I disagree that it's too complicated, it's a basic gable. I'm starting to step the mass in so it's smaller. I like the steep pitch roof and felt it was proportionally correct. It will look like an outbuilding and the materials will present that as a different structure. It has one dormer. The reason I have a dormer is that we want light from the south side. I kept the plate lines lower and needed a dormer. On the east elevation, there was an easy fix to make the shed roof come down in a classic form. To me, it was a way to break up the massing and keep it small looking. I felt like if I fix that shed roof it's as much

as I'd like to do. In terms of the Priority Design Standard 121, as I go down the bullets on that policy, the roof shapes have a significant impact because they can be seen from higher elevations. This backs up to a hill and as viewed from the east it's not offensive. The second point, gables that were popular in the 19th century, these are similar to those used historically. Many gable roofs were accented with dormers and were used in limited numbers on buildings and we have only one.

Commissioner Questions / Comments:

- Ms. Leidal: I wanted to know how many feet in height. (Ms. Sutterley: We can mark that up for the next meeting.)
- Ms. Leidal: You're proposing a Dutch lap siding and you told us that they used it in Eberlin. Our Design Standard 125 says 4", and your report says 4.5-5", can you get it as close to 4" as possible? (Ms. Sutterley: Yes, it just has a slightly different profile. To be better in compliance it would be good to go to a smaller.)
- Mr. Giller: Do you have a roof plan? (Ms. Sutterley: Not yet.)
- Mr. Gerard: What kind of material are you using in the outdoor area? (Ms. Sutterley: The owners are talking about stamped colored concrete.)
- Mr. Moore: On the connector, where the French doors are, what alternatives do you have there that are still operable? (Ms. Sutterley: A single door with two windows would be an option.)
- Mr. Schuman: Are there French doors on the east side too? Janet: Yes.
- Ms. Leidal: On the south elevation, the main story, it's a bedroom. Does staff have concern about the separation because windows are usually paired? Chris: No, not compared to others.

The hearing was opened for public comment. No public comment and the hearing was closed.

Commissioner Questions / Comments:

- Mr. Lamb: For the roof design, I disagree with staff. It's a complex roof and I think there's precedent and I didn't find it objectionable. Agree with (staff's interpretation) windows. Agree with building material. The connector, Janet said it's not visible from anywhere unless you're in the driveway. I always thought you can do your "sins" as long as they're not visible. No one will see the French door so I'm ok with it. It's a good start and a lot of things are already in the process of being fixed. (Mr. Kulick: What about the dormer of length of connector?) I'm ok with those.
- Mr. Moore: I would comment on the dormer on the connector. I'm not sure that was traditionally used, in my experience the connectors have been more simple than this. Is there some way to get it to look more traditional. The roof shape I agree, the East unit is appropriate and fits in. I think it's appropriate. Windows and doors I agree with staff.
- Mr. Schuman: Roof design is complicated and I echo the comments on the roof plan to see better. It looks busy and I think once I see a roof plan I might support but right now I believe staff is correct. Windows and doors, the two windows on the west are not appropriate. French doors in connector I echo Jim's thoughts. Diamond window isn't appropriate. The next set of plans we see will be more finished and we'll have a better idea of glazing. Building materials I agree with staff. Connector, this was submitted before the new standards so I think we need to stick with the old formula for connectors. That was the intent of getting this project in before the standards changed. It's a good start.
- Ms. Leidal: Thank you for saving the spruce tree on the south and using paver strips. It's a good looking building but we do need some revisions to comply with historic standards. The roof design is complex and I agree with staff. It's not meeting Policy 121. Windows and doors I agree with staff. I appreciate you working to meet those. Building materials, thank you for working to address concerns and reducing the reveal for the lap siding to come into compliance. Connector I'm fine with the length and it's appropriate. I agree with staff about the simple gable roof and the door. Great start.

- Mr. Schroder: I agree some simplifying could occur. Looking at the outbuilding, we talked about the garage portion but looking at the entire mass, it does step and I think that's part of the complication. I'm in support of the dormer because one is acceptable. Windows and doors, it was clear there is excessive void to solid, so we want to meet the policy. Building materials, some things need to change to meet the policy. The connector, the length is appropriate. The dormer on the connector isn't appropriate because the connector is meant to be simple.
- Mr. Gerard: I'd like to see the pavers extend further toward the garage. There's a lot of hardscape back there. Moving them back would maintain the look from the street rather than hardscape. There is a lot of glazing. I like the idea on the rear building with French doors. I don't like the triangle window. I agree with what the others say about the connector. I can live with one set of French doors but it is a busy area. Length of connector is fine. I'm with Dan, I like the dormer on the south elevation and you can get by with one. It seems functional. The north elevation gets busy and a roof line would let us see that better. We've talked about the horizontal windows, there are some historic ones but I think it could be too much. They look out of place. Building materials are going to be corrected so that will be fine. Great project.
- Mr. Giller: It's a handsome design and generally compatible. Chris's review was good. Roof massing is too complex, the design standards point to something simpler. I encourage you to simplify that. Windows and doors should be reduced. Connector, the length is ok. French doors are compatible. The retaining wall, I'd like to see the retaining wall more respective of the stone house. The compatibility with the houses on either side warrants simplification of this design to be compatible. The homes on Harris street look like this and are handsome, but looking at this design there's difference with the ones on either side. Good start and I look forward to the next submission.

OTHER MATTERS:

1. Town Council Summary (Memo Only)
2. Handbook of Design Standards Update

Mr. Truckey: Mike and Steve who are part of the group today, thank you. We wrapped up the work and it was really appreciated. We had some issues early on with push back, but we think we've reached a consensus. It's something that shows we've responded to the state, but considers and respects property and the community. Most of the consensus points stayed the same, we are allowing one module size addition on the back, but the thing we talked about today was mass bonus. The group decided on a maximum of 15% mass bonus with negative points associated. We also clarified on additions that the height can be half story taller than the principle structure. We did talk about connectors and had debate about the width and limiting vs. not limiting. We came up with a reasonable compromise. Most of the other recommendations stay the same.

Commissioner Questions / Comments:

Ms. Leidal: Thank you for all the hard work. Was a breezeway with one side open or both sides open for positive points? (Ms. Puester: Both sides.) Ms. Leidal: Are they eligible if they had one side open? Ms. Puester: I don't think it would pass. Ms. Leidal: When you modify the standards, can we draft something so we don't get the U-shape like we had on French street? Mr. Giller: Like a set back. Ms. Puester: We talked about it being substantial as viewed from the street, so it would need to be visually subordinate.

Mr. Truckey: I want to recognize how hard all the staff worked on all this.

Mr. Grosshuesch: As of July 5th, after 27 years in this job, I will be stepping down as Director of Community Development and transitioning to a half time position in the Town Manager's Office. Mark Truckey will be taking my place, and Julia Puester will be replacing Mark.

ADJOURNMENT:

The meeting was adjourned at 6:44 pm.

Mike Giller, Chair

Planning Commission Work Session Staff Report

- Subject:** South Gondola Lot Parking Structure (Work Session)
(Town Project Work Session – PL-2019-0173)
- Proposal:** Construct a new public parking structure located on the existing South Gondola Lot. The project will provide 688 parking spaces within the structure, plus 255 exterior surface parking spaces, bicycle parking and public restrooms. The proposed parking structure totals 249,984 sq. ft. and will provide 413 additional spaces beyond the South Gondola Lot’s current capacity.
- Date:** June 12, 2019 (For meeting of June 18, 2019)
- Project Manager:** Chris Kulick, AICP, Planner III
- Applicant:** Shannon Smith, Capital Improvements Manager, Town of Breckenridge
- Owner:** Vail Resorts
- Address:** Watson Avenue
- Legal Description:** Lots 1A, 1B, 1C, 3A, 3B, and 4, Sawmill Station Square Subdivision #3
- Land Use District:** 20: Lodging or Commercial 1:3 FAR (Special review)
- Site Area:** 6.43 acres (280,091 square feet)
- Site Conditions:** The site area slopes uphill from Watson Avenue to the southwest at an average grade of 3.5% and currently serves as an existing unpaved surface parking lot to the west of the Historic District. South Park Avenue is to the west of lot and the Blue River is to the east and sits approximately 15 feet below the property. This pay parking lot primarily serves visitors.
- Adjacent Uses:** North: Breck Connect Gondola, Breckenridge Station
South: Breckenridge Town Hall, Breckenridge Professional Building, First Bank
East: Blue River, Sawmill Parking Lot
West: Park Avenue, Residential Condominiums

Item Background

The Breckenridge Town Council has been looking to increase parking spaces in the downtown area. A design team lead by Walker Parking Consultants was selected to provide design services for the project earlier this year.

At the May 28th Town Council meeting an Ordinance was approved that allows the Town to enter into a ground lease with the Ski Resort to use the South Gondola Lot for the development, construction and operation of a new parking facility, including a garage and a surface parking lot.

Previously in 2017, the Town Council looked at a variety of Town owned locations for a parking structure, including the East Sawmill Lot, Ice Arena, F Lot, and Tiger Dredge Lot. Council selected the F lot/Tiger Dredge lot location based on the weighted criteria of parking capacity potential, traffic impacts, walkability to downtown core, Historic District & community impacts, cost per space gained, year round usage, and overall project cost. The Council ultimately decided not to proceed with the structure because the site, although the best of the Town owned properties, was not as preferable of a location as non-Town owned properties such as the South Gondola Lot.

Work Session Purpose

At this work session, staff would like to walk through the key design elements, including height, architecture and circulation with the Commission. We would like to provide the Council the Commission’s feedback prior to having the architect proceed further on a final design.

Staff Comments

Land Use (Policies 2/A & 2/R): The property is currently used as a surface parking lot and functions as an important transportation hub due to its location in the center of Town and adjacency to the gondola and Breckenridge Station. The proposed use is acceptable in the Land Use District Guidelines (LUGs), for Land Use District 20. Staff has no concerns.

Building Height (Policies 6/A & 6R): As specified in Land Use District 20, building heights are recommended at 3-stories “*except along the Blue River or Watson Avenue where buildings in excess of two stories are discouraged*”. Per the Development Code, the first two stories are counted as 13-feet tall each and subsequent stories are counted at 12-feet tall each. Hence, a 2-story building will have a height of 26 feet, measured from the mean (mid-point between ridge and eave) of the roof to the finished grade below and a 3-story building will have a height of 38 feet. In addition, the relative portion of this policy allows this height to be exceeded with negative points being incurred:

(2) Outside The Historic District:

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

-20 points	<i>Buildings that are more than one and one-half (1^{1/2}) stories over the land use guidelines recommendation, but are no more than two (2) stories over the land use guidelines recommendation.</i>
<i>I x (-1/+1)</i>	<i>2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.</i>

The height of a building as measured from any point from within a building’s foundation or around a building’s foundation perimeter to a point *directly below*. For commercial buildings, measurement is taken from points around the outside edge of the building’s perimeter to proposed grade and from within the building’s foundation perimeter to the established finished grade. We also note that in every case, building height is measured per the Development Code from the grade directly below, not by any U.S.G.S. elevation.

The height of the tallest portion is 44'8 5/8" to the roof of the northeast stair tower, best illustrated on sheet SK-1, measured from the mean to the finished grade below. This exceeds the building height recommended in the land use guidelines by more than one and one-half (1/2) stories but less than two stories. Staff believes since the façade is adjacent to the river the recommended height is two stories. Staff finds the three story recommendation starts to apply in western half of the parcel that is substantially setback from the river. Based on this assumption staff believes the proposed height warrants negative twenty (-20) points under Policy 6/R.

As noted above, negative points may be awarded to buildings that have unbroken ridgelines exceeding 50'. In several locations, the project has unbroken ridgelines greater than 50', which warrants negative one (-1) point.

Staff acknowledges negative twenty (-20) points is a lot to overcome but believes some modifications to the building height are possible and could shave a significant amount of negative points. If the structure were to be reduced to below 44' to the mean, negative fifteen (-15) points would be assigned. If it were reduced further to below 38' then negative ten (-10) points would be earned.

Architectural Compatibility (Policies 5/A & 5/R): A primary purpose of this work session is to have a discussion and get direction from the Commission regarding the proposed architecture. In general, staff is pleased with the direction of the overall architectural design. The architects have incorporated many mining era design elements into the structure such as gabled and shed roof forms, vertically oriented openings and a significant amount of natural materials.

Per the LUGs, *“Contemporary architecture design compatible with the existing architecture of the surrounding neighborhood is preferred. However, some portions of this District could act as a buffer to the Historic District Guidelines should be applied in these instances.”* The parcel is adjacent to the River Park Corridor Transition Area. With this in mind, the designers chose to incorporate several mining era design elements into the structure to minimize conflict with the adjacent Transition Area and boundary of the National Historic District.

The exterior materials of the building feature vertically oriented barn wood siding, corrugated corten steel and a stacked natural stone base. Although it appears all façades exceed the 25% threshold for non-natural materials, none have greater than 50% non-natural materials.

Policy 5/R states,

3 x (-2/+2)	A.	<i>General Architectural And Aesthetic Compatibility: <u>All proposed new developments, alterations, or additions are strongly encouraged to be architecturally compatible with the general design criteria specified in the land use guidelines.</u> It is strongly encouraged that cut and fill slopes be kept to a minimum, and that the site, when viewed from adjacent properties, be integrated into its natural surroundings as much as possible. In addition, excessive similarity or dissimilarity to other structures existing, or for which a permit has been issued, or to any other structure included in the same permit application, facing upon the same or intersecting streets within the same or adjacent land use districts is discouraged. This subsection A only applies to areas outside of the historic district.</i>
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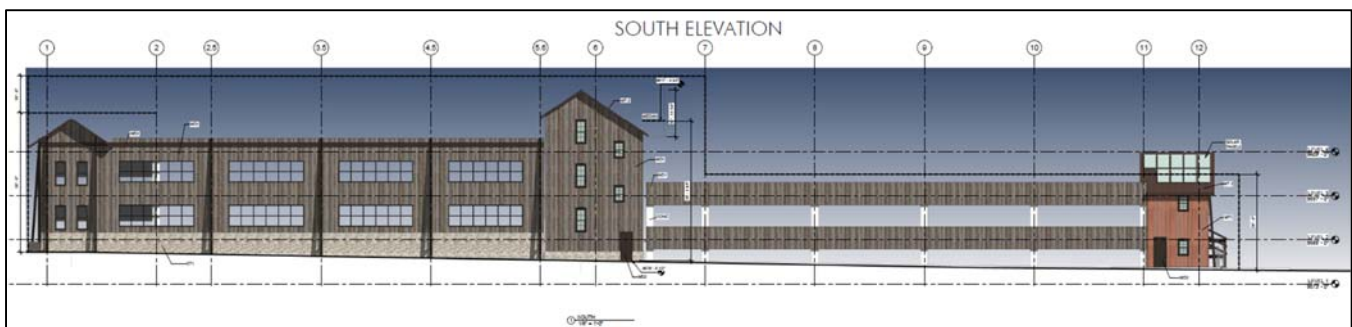
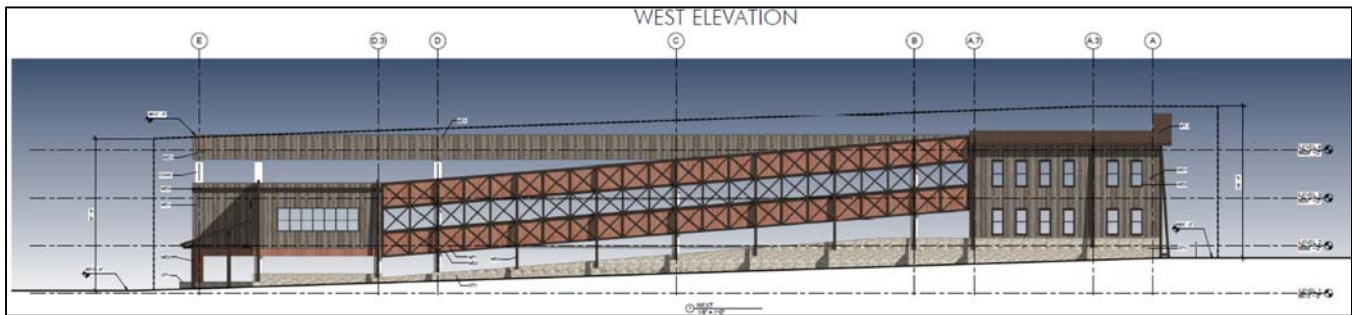
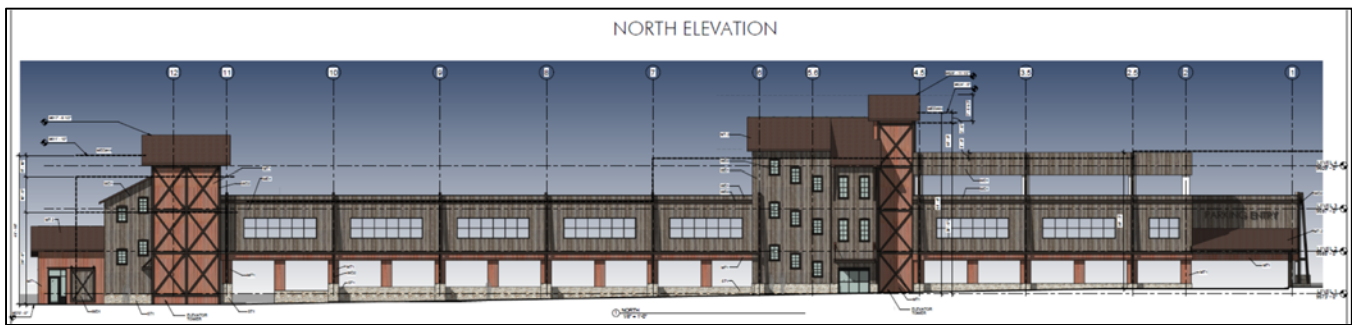
Past Precedent

1. Stephen C West Ice Arena Additions and Alterations, PL-2018-608. Use of metal in excess of 25% on multiple facades. Negative three (-3) points were awarded.
2. Village Hotel Exterior Remodel, PI-2018-0482. The percentage of non-natural materials exceeds 25%, but is less than 75% on all facades.
3. Town Parking Structure, PL-2017-0607. The percentage of non-natural materials exceeds 50%, on all facades.
4. Breckenridge Second Water Treatment Plant, PL-2016-0112. 100% of the material finishes are non-natural.
5. Hastings Residence, PC#2008002. Use of rusted corrugated metal in excess of 25% on multiple facades. Zero (0) points were awarded.
6. Breckenridge Arts District Town Project, No PC#. Use of rusted corrugated metal in excess of 25% on multiple facades, Use of corrugated metal was deemed appropriate under Priority Design Standard 125 on structures designed to resemble outbuildings. Zero (0) points were awarded.

Overall, staff is pleased the design team has incorporated some historic elements into the structure but there is room for improvement. Staff believes the cross bracing features on the western elevation should be reduced to lessen its busy appearance. Staff also believes the diagonally placed windows on the stairwells should be reoriented for simplicity. Additionally, the design features openings on the walls of the parking structure that are designed to mimic windows but are open to allow circulation. Staff would like to see the large expanses of openings on the north, west and south elevations redesigned to into “double-hung” style openings that feature less void, like the openings on the eastern elevation. Since the façades exceed the 25% threshold for non-natural materials, but none have greater than 50%, staff recommends negative three (-3) points under Policy 5/R. Does the Commission concur?



Building Elevations



Energy Conservation (33/R): The entire uncovered parking deck and the plaza area are proposed to be heated. Under Policy 33/R (F)(1)(a) *Zero Points, For public safety concerns on public or private property such as high pedestrian traffic areas...* Staff acknowledges that this will be a high traffic pedestrian area from visitors and residents. This exemption has been used along public sidewalks, the existing transit center at the gondola lots, and at the ski base areas. As such, staff recommends that this code provision apply to this high pedestrian traffic area. Therefore, staff is not recommending any negative points under this policy.

Infrastructure (26/A & 26/R):

4 x (-2/+2)	B.	Capital Improvements: The implementation of capital improvement needs listed in the land use guidelines or town's capital improvements five (5) year program is encouraged; while any action to impede the implementation of any of these items is discouraged. (Ord. 19, Series 1988)
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The Town's capital improvement program specifically identifies parking lot. Staff is suggesting positive eight (+8) points under this policy for the proposed improvements.

The Tiger Dredge Parking Structure is the most recent project which received positive eight (+8) points under this policy. Projects that have received positive eight (+8) and positive four (+4) points are:

2018- (+8) Tiger Dredge Parking Structure

2017- (+8) Second Water Treatment Plant- New water treatment facility, support buildings and pump station.

2015 – (+4) Pinewood Village 2 - Sidewalk is proposed to be added along the west side of Airport Road.

2014 – (+4) Breckenridge Mountain Lodge Redevelopment (Final) - Providing an additional turn lane in the Ridge Street right of way as it meets Main Street.

2013 – (+4) Pence Miller Village - Providing public sidewalk and Street Lights for Town.

As this proposal is of large magnitude to the Town's infrastructure, staff supports awarding positive eight (+8) points, similarly to the Tiger Dredge Parking Structure. Does the Commission concur?

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

3 (0/+2)	x B.	Community Needs: Developments which address specific needs of the community which have been identified in the yearly goals and objectives reports within the three (3) year period preceding the date of the application are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property. (Ord. 1, Series 2014)
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The 2017 Council Goals include:

GOAL: Develop a three year plan for the design and construction of 750 incremental parking spaces-between the Ice Rink and in core lots.

For a project offering this much public benefit and a scope this large, staff recommends positive six (+6) points under this policy.

Council Goals that have received positive six (+6) points in the recent past:

2018- Tiger Dredge Parking Structure

2017- Second Water Treatment Plant

2014 - Pinewood Village 2

2012 - Harris Street Community Building Restoration, Rehabilitation, Addition and Landmarking

2011 - McCain Solar Garden

Does the Commission agree with the recommended positive six (+6) points?

Employee Housing: (3) Exemptions: The following developments and uses are exempt from an assessment of negative points provided for in this section; *Other governmental or public buildings such as public museums, public libraries, or post offices, where the building is owned and operated by a governmental agency.*

Per the above exemption, staff finds this development is exempt from requiring Employee Housing. In 2017, the Second Water Treatment Plant was also found to be exempt from negative points under this exemption.

Parking (18/A & 18/R): The project will provide 688 parking spaces within the structure, plus 255 exterior surface parking spaces and bicycle parking. This is 413 additional spaces beyond the South Gondola Lot's current capacity.

This policy states, *(1) Public View: The placement and screening of all off street parking areas from public view is encouraged.* Past precedent includes the Tiger Dredge Parking Structure (PL-2017-0607) and Gondola Lot Master Plan (PL-2009-010 & PL-2016-003-second renewal) in which two parking structures held 1,270 vehicles (535 in a south structure and 735 in a north structure) which exceeded the current capacity of the two surface skier parking lots received positive four (+4) points. Recently the parking code was revised and now allows a maximum of two (+2) positive points for this provision. Based on past precedent, staff recommends awarding the new maximum total of positive two (+2) points for providing 688 public parking spaces screened in a structure. Does the Commission concur?

Items requiring more information Prior to Town Project Hearing

Beyond the items listed above, there are many issues that will need to be addressed prior to the Town Project Hearing once a final submittal is received. Those items are listed below.

Landscaping (22/A & 22/R): At this time, no landscape plan has been submitted. This will be evaluated at a later submittal. However, staff would like to see the parking structure buffered on all four sides as much as possible with the key areas being from South Park Avenue and looking west from Main Street. The renderings included in this preliminary plan give the staff optimism that substantial buffering may be achieved and possibly to the extent that positive points may be warranted.

9-3-9: Design Standards for Off Street Parking Facilities: *J. Landscaping: A minimum of twenty five (25) square feet per parking stall shall be utilized for landscaping purposes.*

With 255 exterior parking spaces proposed, a minimum of 6,375 sq. ft. of landscaping area will be required for this project around the surface parking.

Landscape Renderings



Circulation (17/A & 17/R, 16/A & 16/R): Prior to the Town Project Hearing we will need know the extent of the external circulation improvements be to reviewed as part of this project (e.g. roundabout, sidewalks on Highway 9, transit hub, etc.). Positive points for circulation are a possibility, depending on the plan finally submitted. Also a site plan showing internal circulation will need to be defined.

Snow Removal and Storage (13/A & 13/R): Staff finds the current snow storage plan needs to be better defined to show how it will achieve the required 25% of non-heated surface area. As this is a Town owned and maintained lot, should there be any need to remove snow, the Public Works Department will remove the snow to Town-owned overflow snow storage areas.

Point Analysis (Section: 9-1-17-3): Staff acknowledges that this is a large utilitarian structure intended for the sole purpose of providing visitors, employees and residents of the Town a much needed place to park in Town. At this Work Session, staff has identified several relative policies that will earn positive or negative points. The recommended preliminary point analysis below will likely change as the plans are further refined and all policies are able to be reviewed. We have identified the following with this report:

Negative Points (-24)

- Policy 5/R Architectural Compatibility: Negative three (-3) points for non-natural materials exceeding 25%, but less than 50% on a façade.
- Policy 6/R Building Height: Negative twenty (-20) points for exceeding the building height recommended in the land use guidelines by more than one and one-half ($1\frac{1}{2}$) stories but less than two stories.
- Policy 6/R Building Height: Negative one (-1) point for an unbroken ridgeline exceeding 50'.

Positive Points (+16)

- Policy 18/R Parking: Positive two (+2) points, the project provides 688 public parking spaces screened in a structure.
- Policy 24/R Social Community: Positive six (+6) points, the project addresses a specific need of the community which was identified in a yearly goals and objectives report.
- Policy 26/R Infrastructure: Positive eight (+8) points, due to the magnitude of this public project.

Planning Commission Questions

Staff realizes this is a Work Session and there is an incomplete list of policies to review with regards to the project. However, we would like to get direction from the Planning Commission on the concepts presented, especially in relation to the height and architecture prior to having the architects move forward with design refinement. Staff has the following questions for the Planning Commission:

- Does the Commission agree that negative three (-3) points should be awarded for exceeding the 25% threshold for non-natural materials, but not greater than 50%?
- Does the Commission agree with Staff's height interpretation?
- Does Commission have any other comments in regard to the project?

There is no motion required for this town project work session. Staff will pass the Planning Commission comments onto the Town Council for their review as this project moves forward.

Town Project Hearing Impact Analysis				
Project:	South Gondola Lot Parking Structure	Positive Points	+16	
PL:	PL-2019-0173			
Date:	6/12/2019	Negative Points	- 24	
Staff:	Chris Kulick, AICP; Planner III			
		Total Allocation:	- 8	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		parking is an existing use and allowed use on the property
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		under density
4/R	Mass	5x (-2>-20)		under mass
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)	- 3	non-natural material greater than 25% but less than 50%
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 20	More than one and one-half (1 1/2) stories over the land use guidelines recommendation, but are no more than two (2) stories over the land use guidelines recommendation.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	- 1	unbroken ridge over 50 feet in length
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		zero setback required for commercial structures
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		Need more information for Town Project Review
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		

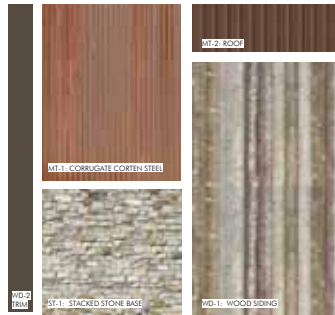
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking - Public View/Usage	2x(-2/+2)	+2	parking in structure
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		Need more information for Town Project Review
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		Need more information for Town Project Review
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		Need more information for Town Project Review
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)	0	meets policy exemption
24/R	Social Community - Community Need	3x(0/+2)	+6	meets 2018 Council Goal
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)	+8	In Capital Improvements Plan 2017 and 2018
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation			
	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)	0	Waived due to major public thoroughfare per subsection (F)
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		
50/A	Wireless Communications Facilities	Complies		

EAST ELEVATION



MATERIALS



PRECEDENTS



5-27-19

SK-1

KOCH | COVATOS ARCHITECTS, PC

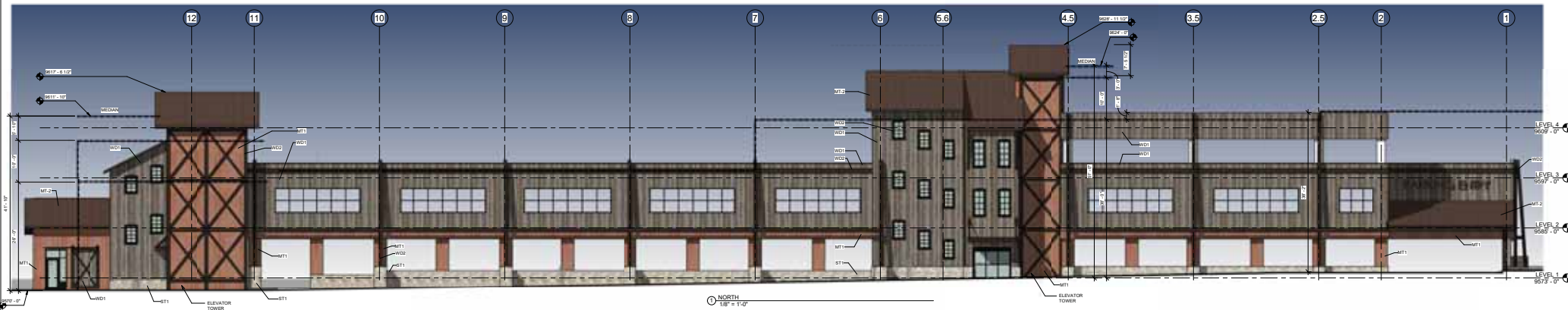
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DENVER CO 80216
303-780-7850



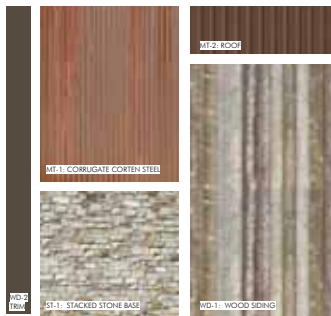
TOWN OF BRECKENRIDGE PARKING STRUCTURE



NORTH ELEVATION



MATERIALS



PRECEDENTS



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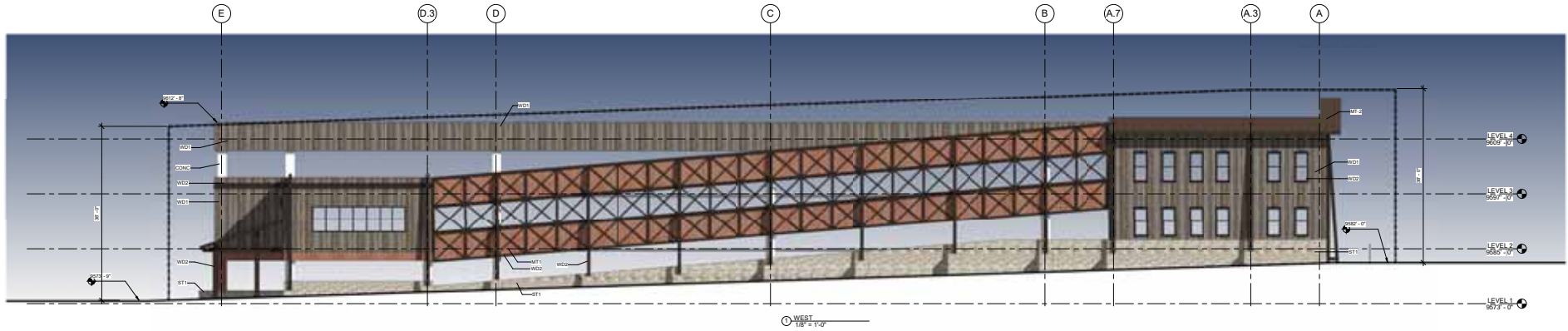
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303-780-7850



TOWN OF BRECKENRIDGE
PARKING STRUCTURE



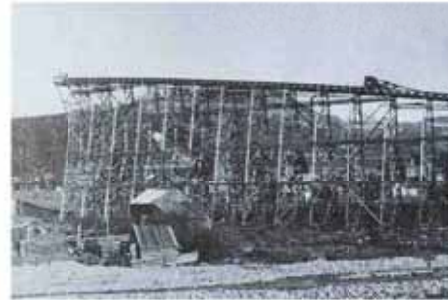
WEST ELEVATION



MATERIALS



PRECEDENTS



5-27-19

SK-3

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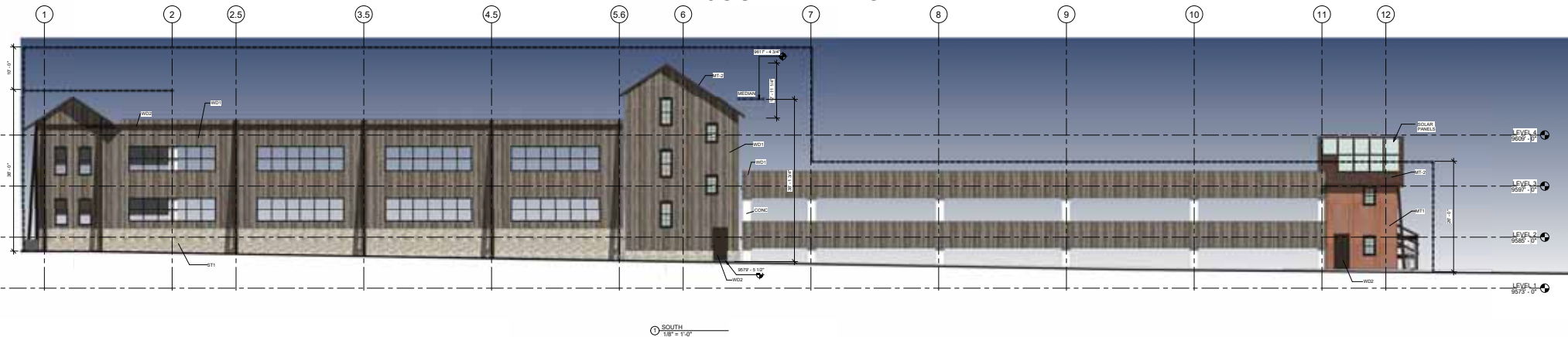
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TOWN OF BRECKENRIDGE PARKING STRUCTURE



SOUTH ELEVATION



MATERIALS



PRECEDENTS



5-27-19

SK-4

KOCHI|COVATOS ARCHITECTS, PC

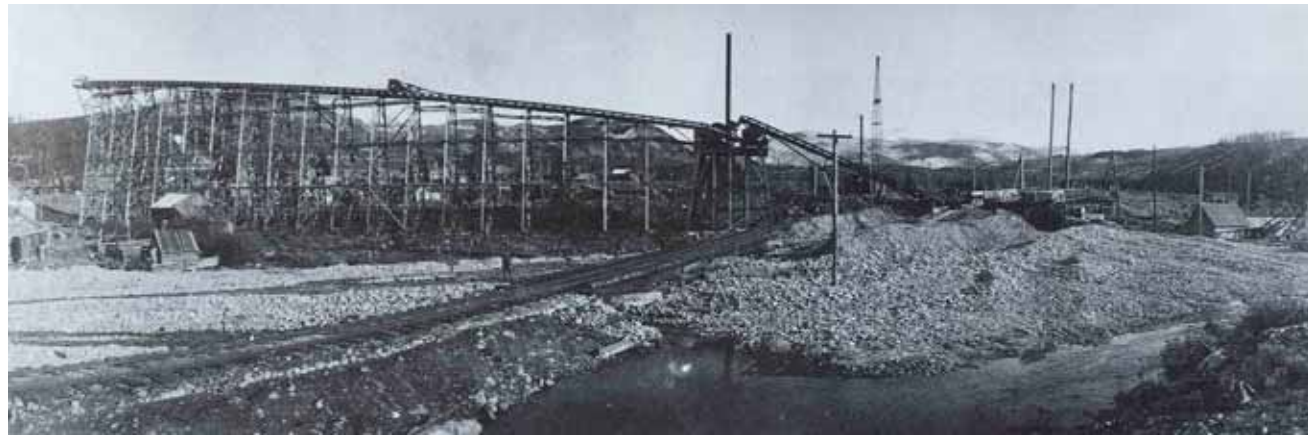
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TOWN OF BRECKENRIDGE
PARKING STRUCTURE



HISTORIC AND PRECEDENT PHOTOS



5-27-19

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TOWN OF BRECKENRIDGE
PARKING STRUCTURE



SK-5

NE STAIR CORE



5-27-19

SK-6

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TOWN OF BRECKENRIDGE
PARKING STRUCTURE



NORTH VIEW



5-27-19

SK-7

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TOWN OF BRECKENRIDGE
PARKING STRUCTURE



VIEW FROM MAINSTREET



5-27-19

SK-8

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TOWN OF BRECKENRIDGE
PARKING STRUCTURE



VIEW FROM GONDOLA



5-27-19

SK-9

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TOWN OF BRECKENRIDGE
PARKING STRUCTURE



PLAZA VIEW



5-27-19

SK-11

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DENVER CO 80216
303.780.7950



TOWN OF BRECKENRIDGE
PARKING STRUCTURE

408 Main Street, Suite 307
P.O. Box 2720
Fruita, CO 80640
P: 970-888-4478
www.norrisdesign.com



VIEW FROM PARK AVENUE



5-27-19

SK-12

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3457 RINGSBY COURT, UNIT 223
DENVER CO 80216
303-780-7850



TOWN OF BRECKENRIDGE
PARKING STRUCTURE

409 Main Street, Suite 207
P.O. Box 2200
Frisco, CO 80441
P: 370-480-4478
www.norrisdesign.com



OVERLOOK VIEW



5-27-19

SK-13

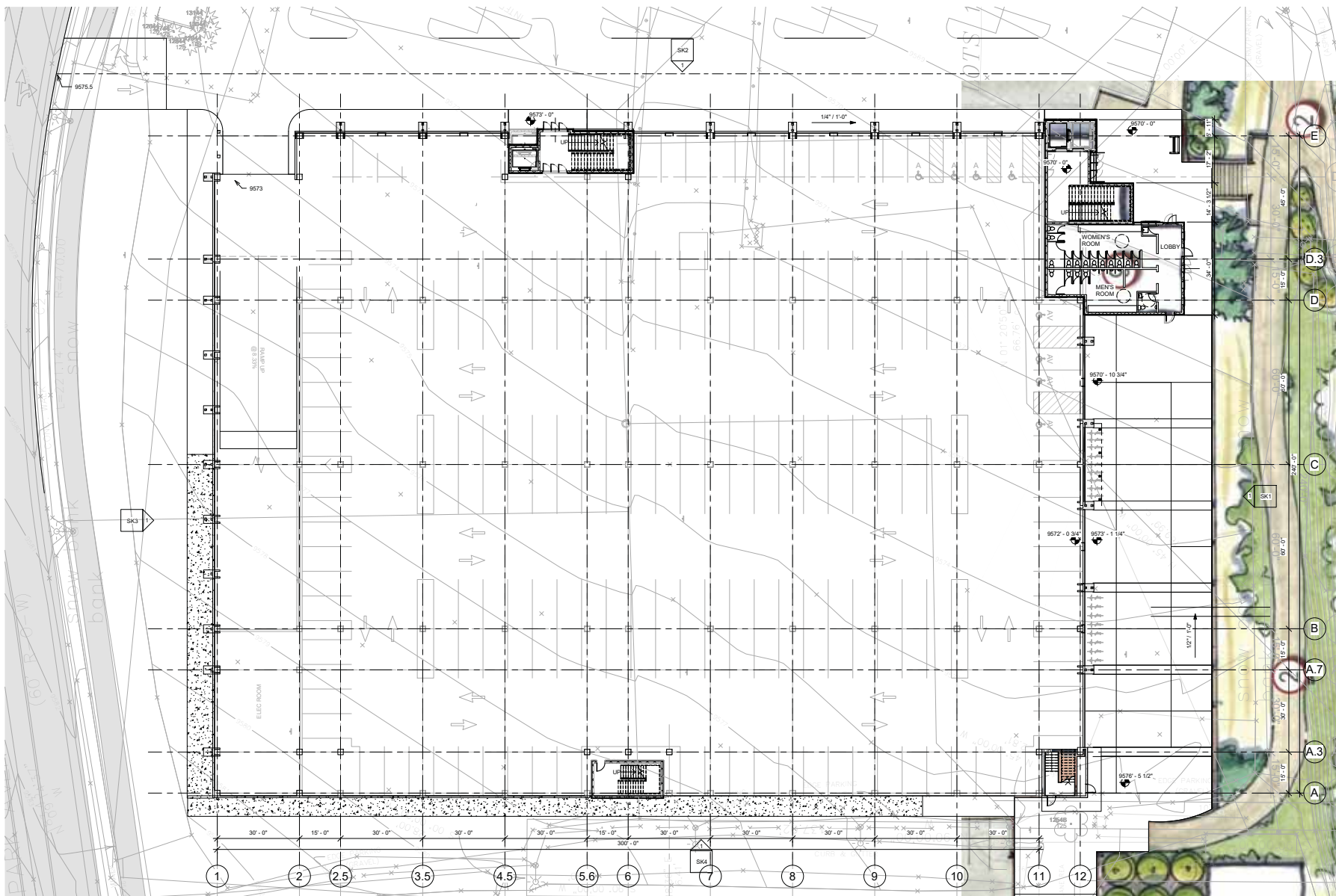
KOCH | COVATOS ARCHITECTS, PC

3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303.780.7850



TOWN OF BRECKENRIDGE
PARKING STRUCTURE





LEVEL 1
1/16" = 1'-0"

KOCHI COVOTOS ARCHITECTS, PC

3457 RINGSBY COURT UNIT 723
DENVER CO 80216
303.780.7850

BRECKENRIDGE GONDOLA

TOWN OF BRECKENRIDGE
SOUTH GONDOLA LOT

CHECKED BY _____ MEK

DRAWN BY _____ MEK

DATE 5-27-19

No.	Description	Date

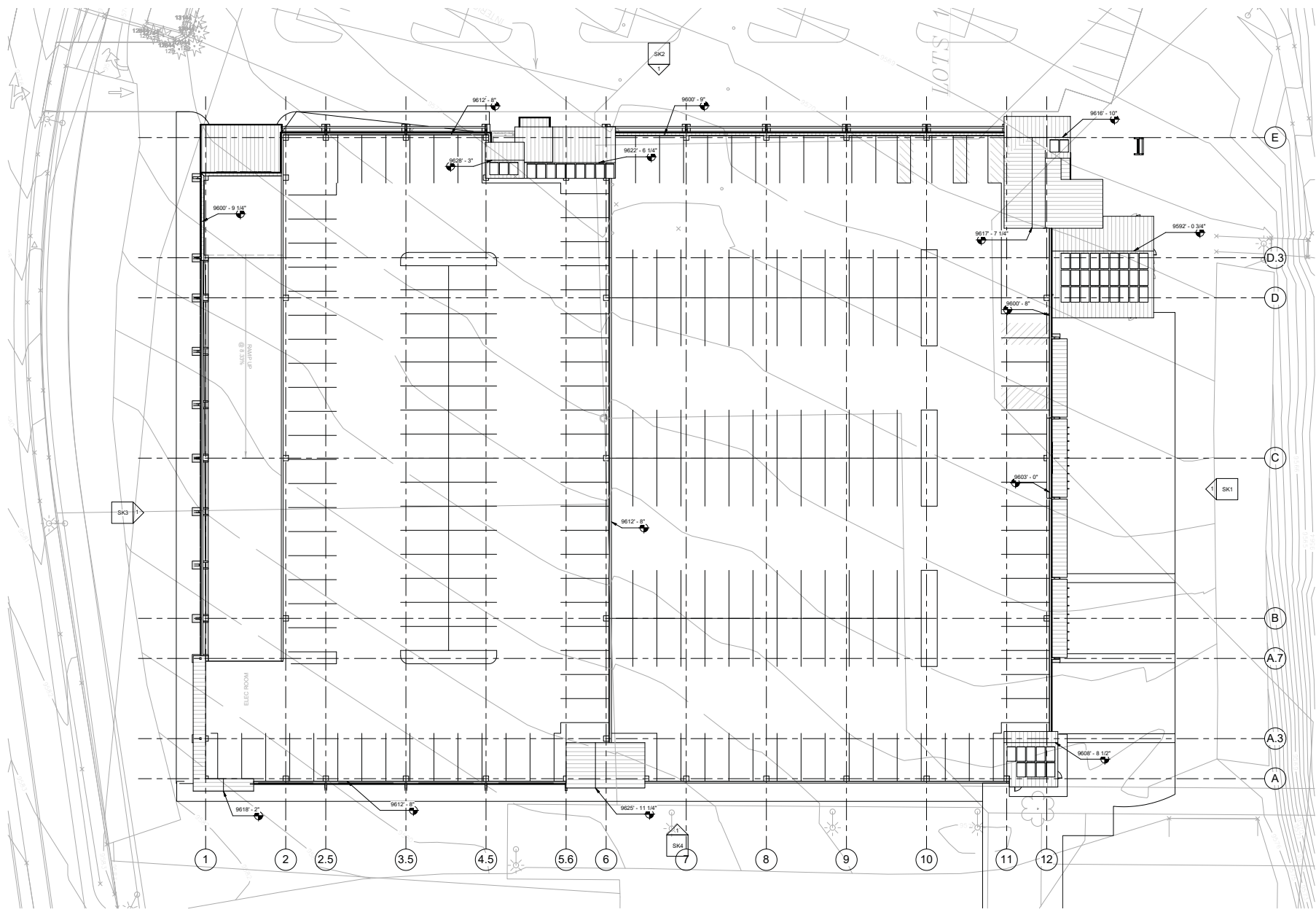
FIRST FLOOR PLAN

A101

5/29/2019 10:14:53 AM

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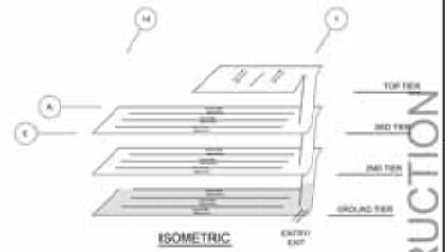
No.	Description	Date



ROOF PLAN
1/16" = 1'-0"

5/24/2010 10:14:59 AM

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CONSTRUCTION

TOWN OF BRECKENRIDGE PARKING STRUCTURE

DATE	DESCRIPTION

DATE:	08/11/2011
SCALE:	AS SHOWN
DESIGNED BY:	WET
CHECKED BY:	WET

SITE PLAN

AG100

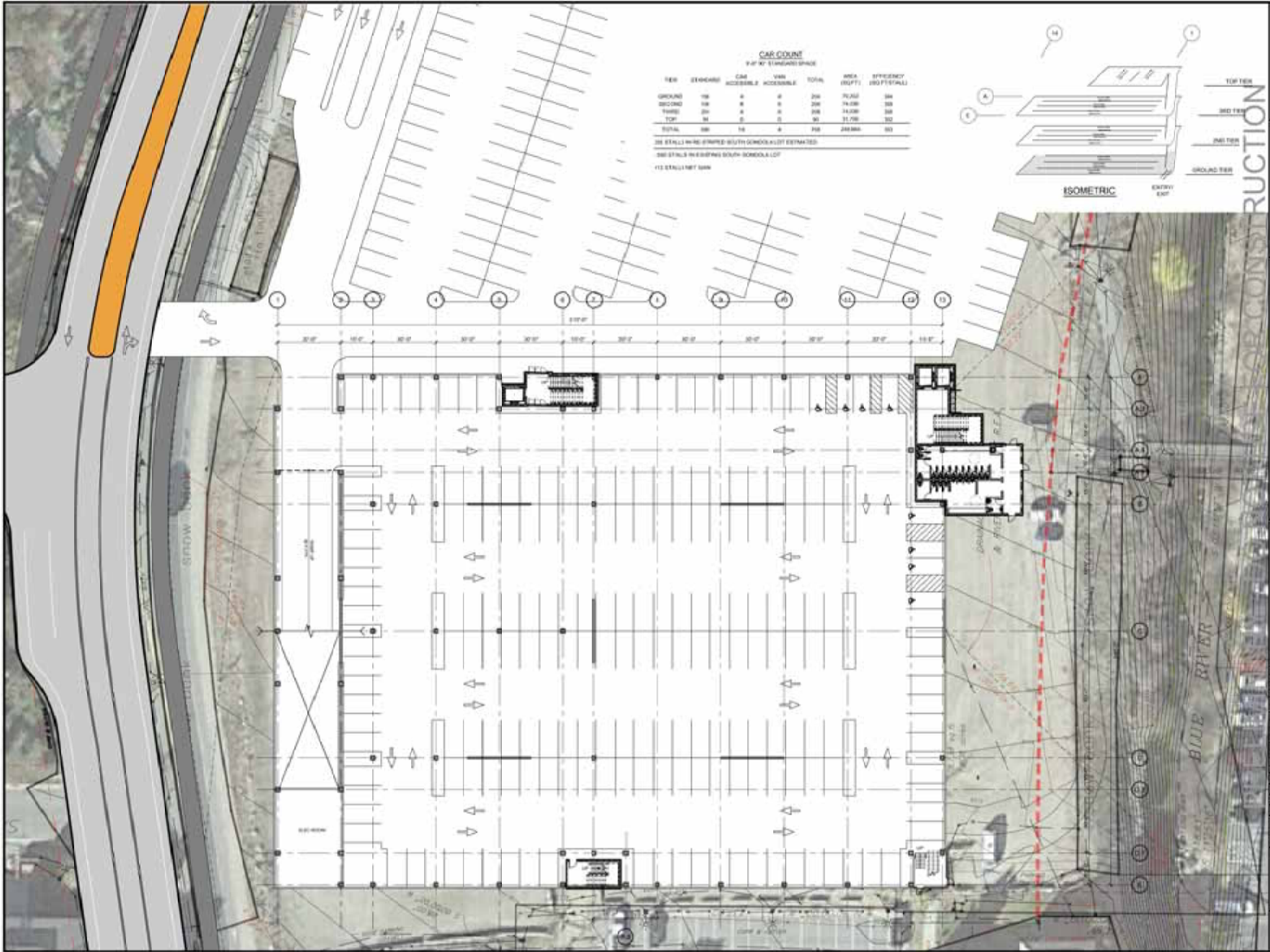
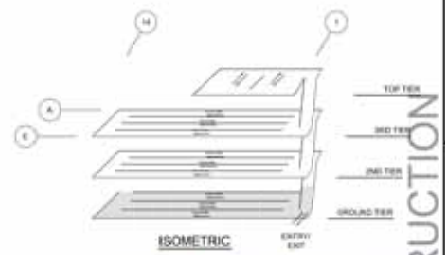
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SHEET TITLE:

CAR COUNT
 P: P #1 STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VEH ACCESSIBLE	TOTAL	AREA (SQ FT)	EFFICIENCY (SQ FT/STALL)
GROUND	18	4	0	22	70,242	318
SECOND	20	4	0	24	14,030	583
THIRD	16	0	0	16	11,030	689
TOTAL	54	8	0	62	245,302	395

26 STALLS W/40 STAMPS SOUTH SIDE OF LOT ESTIMATED
 360 STALLS W/40 STAMPS SOUTH SIDE OF LOT
 112 STALLS W/40 STAMPS



CONSTRUCTION

TOWN OF BRECKENRIDGE
 PARKING STRUCTURE

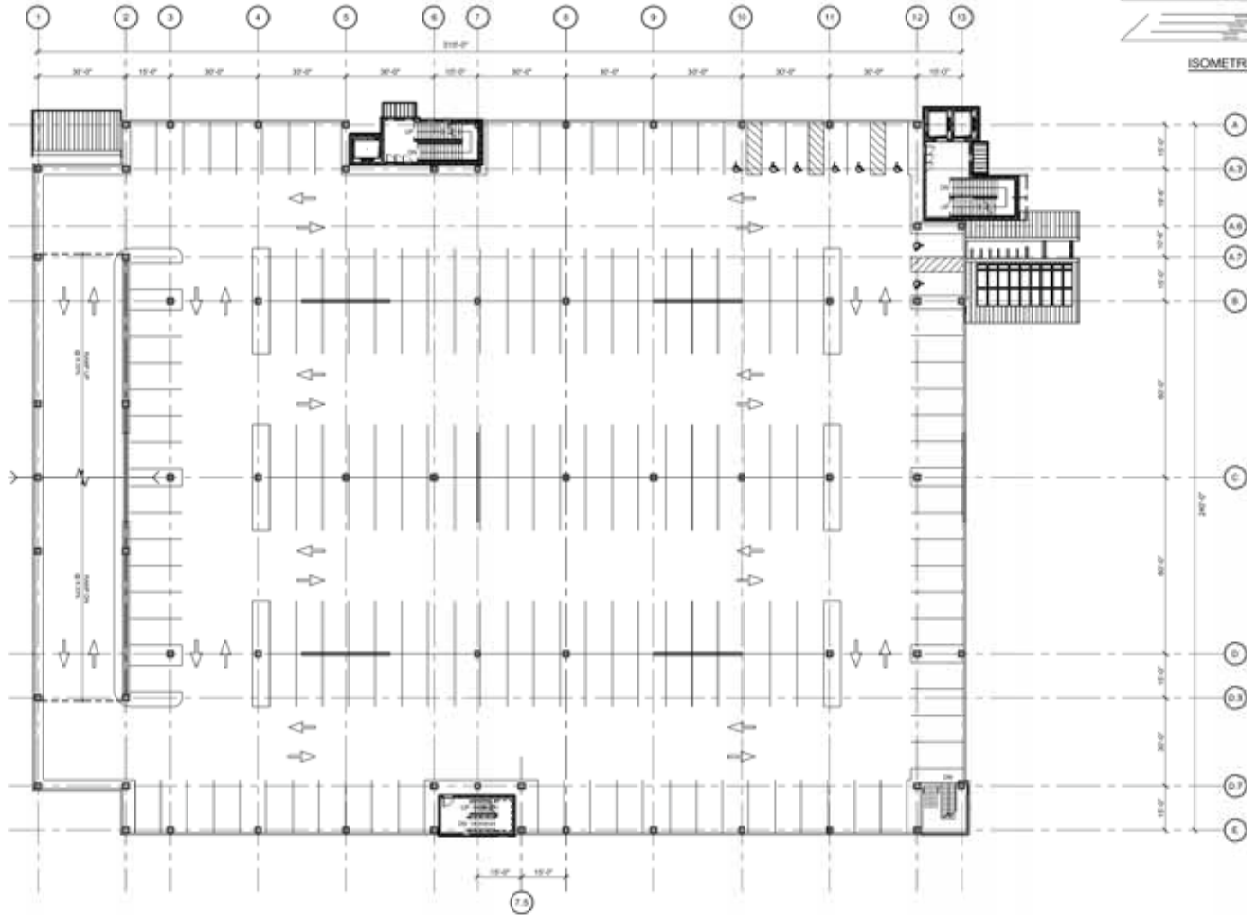
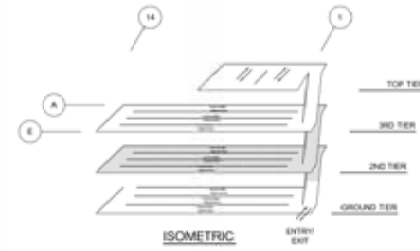
DATE	REVISION	DESCRIPTION

DATE:	11/15/24	DESCRIPTION:	SCHEMATIC DESIGN
PROJECT NO.:	241005		
DRAWN BY:	SMF		
CHECKED BY:	WET		

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SHEET TITLE:
GROUND TIER PLAN

AG101



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

TOWN OF
BRECKENRIDGE
PARKING STRUCTURE

DATE	PROJECT FOR SCHEMATIC DESIGN

DESIGNER	WALKER CONSULTANTS
PROJECT NO.	23-1030
OWNER	WSP
CHECKED BY	WSP

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SHEET TITLE:
SECOND TIER PLAN

AG102

4/23/2009 11:25:45 AM Plot File

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

TOWN OF BRECKENRIDGE
PARKING STRUCTURE

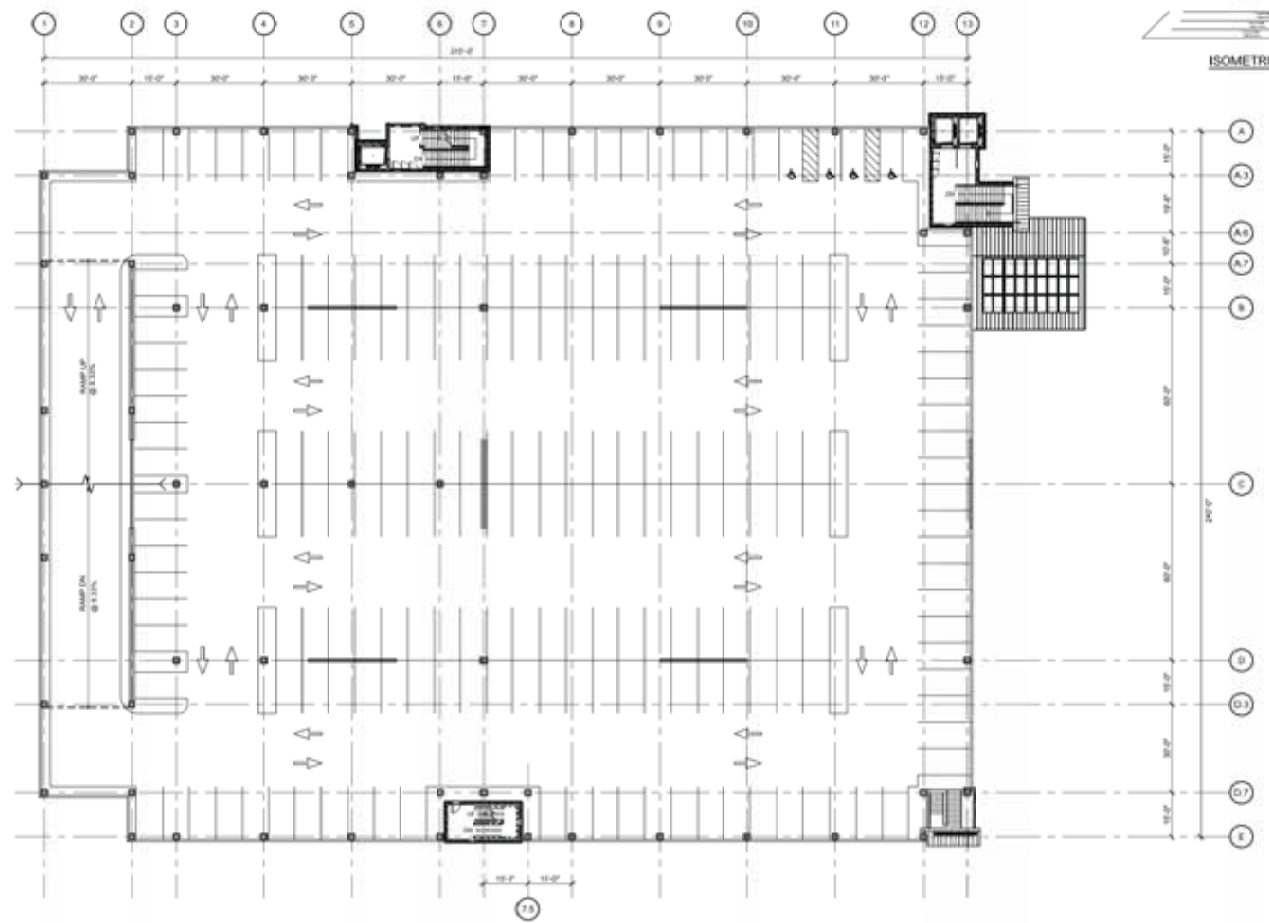
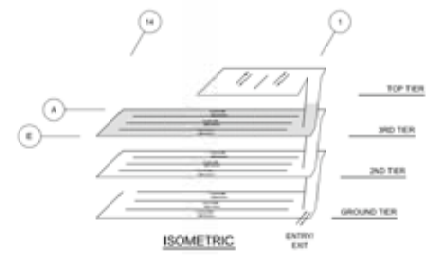
DATE	REVISION

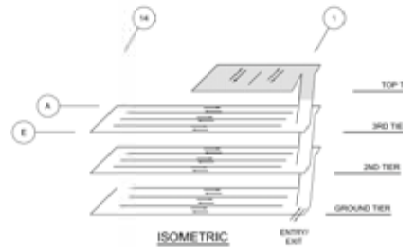
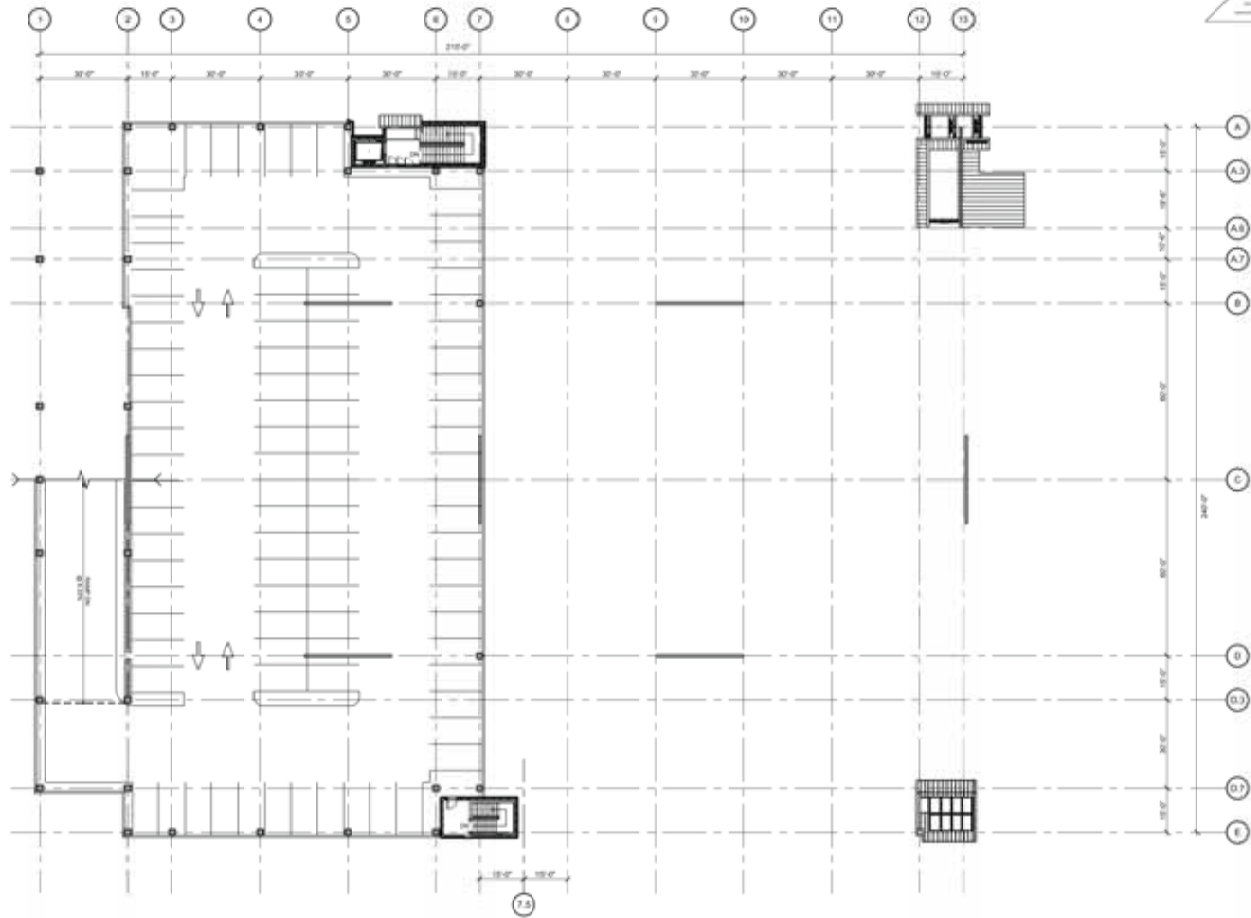
DATE	DESCRIPTION

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SHEET TITLE:
THIRD TIER PLAN

AG103





PRELIMINARY - DO NOT USE FOR CONSTRUCTION



500 S. North Street, Suite 222
Greenwood Village, CO 80111
303.834.8222 FX
www.walkerconsultants.com

TOWN OF
BRECKENRIDGE
PARKING STRUCTURE

DATE	PROJECT FOR SCHEMATIC DESIGN

ISSUE	SUBMITTAL DESIGN
PROJECT NO.	23-1083
DRAWN BY	SNP
CHECKED BY	WST

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SHEET TITLE:
TOP TIER PLAN

AG104

Planning Commission Staff Report

Subject: Cavanaugh Residence
(Class B Major, Final Hearing; PL-2019-0067)

Proposal: To construct a new 1,275 sq. ft., 2 bedroom, 2 bathroom single-family residence along North Ridge Street, with a 3-car, subterranean garage.

Date: June 11, 2019 (For meeting of June 18, 2019)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Michael Cavanaugh

Agent: Mark Provino, Provino Architecture

Address: 208 North Ridge Street

Legal Description: Abbett Addition, Lot 7A

Site Area: 0.112 acres (4,896 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 Ridge Street, in between the Brown Hotel and a single-family residence. The site is nearly flat and void of any vegetation. It has been used for parking by the Brown Hotel property for many years. On the northeastern quarter of the lot there is a platted access easement off of French Street for the benefit of Lot 7B and Lot 6. On the southeastern quarter of the lot there is a parking easement and associated snow stacking easements benefitting Lot 6.

Adjacent Uses: North: Single-family residence (Residential)
South: Brown Hotel (Commercial)
East: Duplex, Single-Family Homes (Residential)
West: Duplex, Single-Family Homes (Residential)

Density: Allowed per Brown Hotel Development Agreement (Rec# 1027811). 4,108 sq. ft. allowed total for Lots 7A & 7B. Previously Lot 7B used 2,235 sq. ft.

Allowed:	1,873 sq. ft.
Proposed density:	1,275 sq. ft.

Above Ground Density:

Allowed at 9 UPA:	1,613 sq. ft.
Proposed:	1,275 sq. ft.

Mass:	Allowed at 9 UPA:	1,613 sq. ft.
	Proposed:	1,613 sq. ft.
Total:	Basement Level (Garage, not counted as density or mass):	1,124 sq. ft.
	Main Level (338 sq. ft. garage):	1,114 sq. ft.
	Upper Level:	499 sq. ft.
	Total	2,737 sq. ft.
Height:	Recommended:	23.0 ft. (mean) 26 ft. (max)
	Proposed:	22.5 ft. (mean); 28.0 ft. (overall)
Lot Coverage:	Building / non-Permeable:	1,133 sq. ft. (23% of site)
	Hard Surface / non-Permeable:	2,316 sq. ft. (47% of site)
	Open Space / Permeable Area:	1,447 sq. ft. (30% of site)
Parking:	Required:	2 spaces
	Proposed:	3 spaces
Snowstack:	Required (140 sq. ft. new paving):	35 sq. ft. (25%)
	Proposed:	70 sq. ft. (50%)
Setbacks:	Front (15' recommended):	15 ft.
	Sides (5' recommended):	5 ft.
	Rear (15' recommended):	39 ft.

Changes since the October 2, 2018 Second Preliminary Hearing

The following changes are proposed to the Cavanaugh Residence plans since the second Preliminary Hearing on May 7, 2019.

Height

- The residence's height was reduced from 24.5' to 22.5' as measured to the mean.

Landscaping

- Two additional 3" cottonwood trees are proposed adjacent to North French Street.

Item History

The historic 1800's Brown Hotel has always occupied the neighboring Lot 6 Abbett Addition. In 1969, a large, one-story, concrete block addition was constructed to the north side of the hotel across on to Lot 7. The current owner, Michael Cavanaugh owned Lots 6 and 7, Abbett Addition. Through an approved Development Permit (PC#2012005) and associated Development Agreement (Reception #1027811) with the Town, the Brown Hotel was restored and the concrete block addition removed. The Brown Hotel has been locally landmarked as part of the Development Permit approval. Lot 7 was allowed to be re-subdivided into Lots 7A and 7B for development. This proposal is for Lot 7A.

The Development Agreement (approved by the Town Council on April 9, 2013) stipulated that the total allowed density for Lots 7A and 7B, which are unequal in size, be divided based on the established

density from the development on Lot 7B which was to be developed first. The subdivision of Lot 7 into lots 7A and 7B was approved on October 1, 2013.

The 2,242 sq. ft. Kelley Residence, located on Lot 7B (PC#2013111), was approved on June 2, 2015 and constructed.

On May 7, 2019, the Planning Commission reviewed the Cavanaugh Residence 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 have no concerns and include:

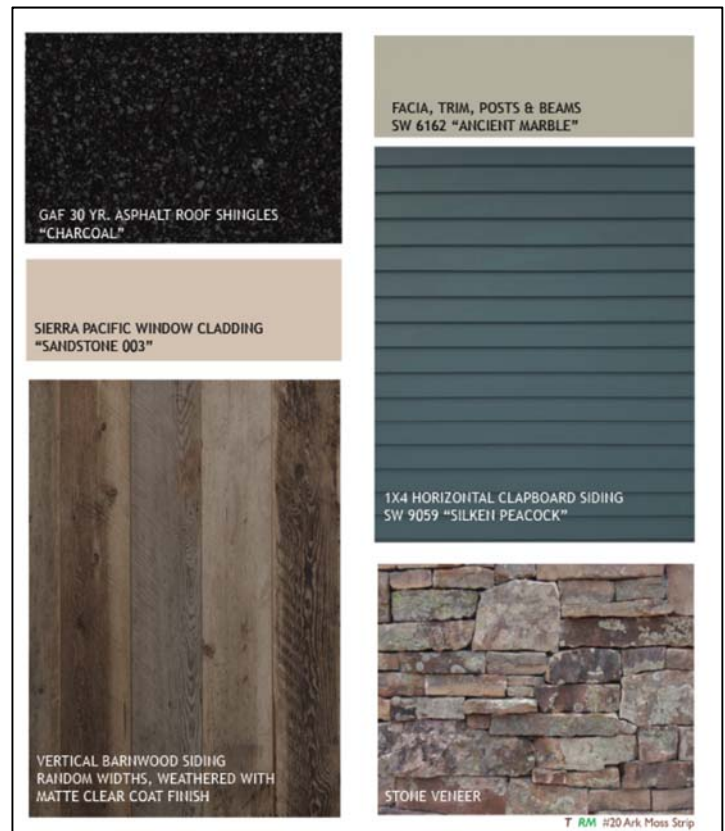
From the Development Code:

- **Land Use Guidelines (2/A & 2/R):** The proposed use, a single-family residence, complies with the recommended land uses for District 18.
- **Density (3/A & 3/R):** The proposed total and above ground density of 1,275 sq. ft. is below the 1,613 sq. ft. of allowed density.
- **Mass (4/R & 4/R):** The proposed mass complies, no additional mass was given for the project and the total allowed mass is at the allowed density of 1,613 sq. ft.
- **Architectural Compatibility (5/A):** The project's above ground density is below 9 UPA.
- **Placement Of Structures (9/A & 9/R):** The proposal meets all absolute and relative setbacks.
- **Open Space (21/A & 21/R):** 1,447 sq. ft. of open space is proposed. This meets the required 30% of open space.
- **Access / Circulation (16/A & 16/R; 17/A):** Vehicular access to the site is via North French Street. Pedestrian access is provided via North Ridge Street.
- **Snow Removal and Storage (13/R):** The applicants propose 70 sq. ft. (50%) of snow stacking for the 140 sq. ft. of new, 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 Ridge 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)

- **Priority Design Standard 4:** The project follows the historic settlement pattern for this block.
- **Priority Design Standard 5:** The design matches the Town grid.
- **Priority Design Standard 8:** The residence will reinforce the unity of the block.
- **Priority Design Standard 80:** The design of the house has 1,275 sq. ft. of above ground density, which is below the average of 1,500 sq. ft. for surviving structures in Character Area 2 and below the recommended 9 UPA.
- **Priority Design Standard 81:** The tallest point of the residence is a height similar to what is found historically, 23'.
- **Priority Design Standard 86:** The design is below the allowed mass of the historic character area.
- **Priority Design Standard 88:** At 40' wide, this project is in the middle range of width of historic projects approved.
- **Priority Design Standard 90:** The rustic materials, stained a single, darker color, proposed on the garage are appropriate.

- **Design Standard 91:** The design uses building components that are similar in size and shape to those found historically along the street.
- **Priority Design Standard 95:** The proportions of window and door openings are similar to historic buildings in the area.
- **Priority Design Standard 96:** The project’s windows ratio of solid to void is similar to those found on historic and supporting buildings.
- **Design Standard 136:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street.
- **Design Standard 137:** The parking is located at the rear of the lot and minimizes the visual impact of parking as seen from the street and preserves the front yard.
- **Design Standard 138:** The residence is in scale to historic residences in the North End Residential Character Area.
- **Design Standard 140:** Staff finds the proposed design consistent with the forms and components typically used during the period of significance.
- **Priority Design Standard 141:** The proposed roof forms reflect the angle, scale and proportion of historic buildings in the East Side Residential character area.
- **Priority Design Standard 144:** The design uses 25’ of lot frontage and does not exceed the recommended 30’ due to the garage being recessed 7’ behind the home’s façade.
- **Priority Design Standard 145:** The proposed home features a front porch entrance and is sided with cedar 1” x 4” horizontal clapboard (bevel lap siding) to be painted “Silken Peacock” (blue). The home also features cedar trim, posts and beams, and wood clad windows and doors. The attached garage features a more rustic appearance that was common for outbuildings and proposes dark stained random width vertical wood siding and garage doors.
- **Priority Design Standard 146:** The proposed roofing material consists of “charcoal” colored asphalt shingles which is an acceptable roofing material.
- **Design Standard 148:** The project uses windows and doors similar in size and shape to those used traditionally.
- **Design Standard 151:** The project features a spruce tree in the front yard.
- **Design Standard 152:** The project features two narrow leaf cottonwood trees in the front yard.
- **Design Standard 154:** The project features a solid landscaping plan showing one, 8’-10’’ spruce tree and five, 3” narrow leaf cottonwood trees in the front yard (North Ridge Street) and rear (North French Street). Further, the plan proposes a total of five, 2.5”- 3” aspen trees that are planted around the perimeter of the property.



At this final review, staff would like to address the remaining policies that the Commission had concerns with and identify issues related to the Point Analysis.

Building Height (6/A & 6/R): As proposed, the building's revised height is below the recommended 23', at 22.5'. Building height for residences within Land Use District 18 and Character Area 2 are reviewed under both the Handbook of Design Standards and Policy 6 in the Development Code.

Priority Design Standard 142 states "*Building height should be similar to nearby historic buildings.*" And additionally specifies:

- "*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. In some blocks, lower buildings will be more compatible with the context.)*"

The proposed height for the house is 22.5' which is between 1 ½ and 2 stories. Previously the Commission found the design complied with Priority Design Standard 142 due to the home's modest size, which is under the average module size of 1,500 sq. ft. for the Character Area. Staff has no concerns.

Parking (18/A & 18/R): The on-site parking is located in garage space and accessed using an existing concrete, shared driveway from North French Street. The proposal shows three onsite parking spaces, one located in a main level garage and two located below grade. The below grade spaces are accessed via a car lift which will lower one vehicle at a time into the basement and then the vehicle will be moved laterally on rollers into position. To remove the vehicle from the garage the process is reversed.

Staff acknowledges this is an unconventional parking configuration however, there is not enough room to park two vehicles at grade due to existing easements encumbering the property. Previously, the Storm Residence at 427 South French Street (PC#2001122) was approved with a similar parking design that utilized lifts and has some of their required parking located below ground. Due to the unique parking plan, staff has added a condition that requires the applicant to record with the Clerk and Recorder of Summit County, a parking covenant in the form acceptable by the Town Attorney prior to the issuance of a Certificate of Occupancy.

The existing encumbrance of four outdoor parking spaces and required snow stacking for the purposes of the adjacent Lot 6 (the Brown Hotel) was previously platted through a Development Agreement (processed in 2013) and subsequent Subdivision. The Development agreement "*expected the development to be substantially similar to the conceptual plan*". The conceptual plan which depicted a single curb cut and featured four parking spaces on Lot 7A for the benefit of Lot 6 is consistent with the conceptual plan. The Town Engineer and Streets Manager previously reviewed the plans and found the design acceptable.

There is also an existing portion of heated concrete that serves as an access aisle on site. Since this heated area is existing and was awarded negative two (-2) points, along with another heated area on the north side on Lot 6 totaling 700 sq. ft. during the Brown Hotel Development Permit (PC#2012005), no additional points are warranted with this application.

During the Preliminary Hearing, the Commission questioned whether positive points could be awarded to multiple projects utilizing the same common driveway. Staff believes each individual project should be eligible for positive points because each time a common driveway is utilized it is one less curb cut. Minimizing curb cuts is a priority for the Streets Department. Based on this assumption, awarding positive points to each project utilizing Lot 7A's common driveway is not "double dipping" because the total number of potential driveways was reduced from three to one.

The Commission also questioned whether the shared driveway is eligible for positive points if the design feature was contemplated in the Development Agreement. As noted above the conceptual plan does show a single, common driveway but since the Development Code does not explicitly prohibit awarding points to design features contemplated in Development Agreements we feel the project is eligible for positive points for utilizing a shared driveway. Previously, the Commission has awarded positive points under a variety of policies for items required in Development Agreements.

"The sharing of common driveways leading from public streets or alleyways to off street parking facilities by more than one use or parcel of land is encouraged, whether the parking facilities be joint or separate."

Past Precedent for Awarding Points for Items Required Under a Development Agreement

1. Denison Placer Apartments, PL-201-0206. Positive ten (+10) points awarded under Policy 24/R for employee housing greater than 10%. Development Agreement required 16 units (greater than 10%) to be subject to a restrictive housing covenant that caps the monthly rental rate (not greater than 85% of the AMI) and requires 30 hours per week Summit County employment.
2. Shock Hill Master Plan Revision, PC#2006176. Positive six (+6) points were awarded under Policy 20/R for trail easements. Annexation agreement required recreation facilities including public easements for a trail system.
3. Cucumber Creek Gondola, PC#2004110. Positive six (+6) points was awarded under Policy 20/R for the development of a recreation improvement. Development agreement required gondola to be constructed prior to the 300th residential SFE receiving a certificate of occupancy.

Staff recommends the allocation of positive one (+1) point under Policy 18/R. Does the Commission agree?

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."*

The plans show one, 8' – 10' spruce tree in the front yard (North Ridge Street). Five, 3" cottonwood trees are proposed, two along North Ridge Street and three at the rear of the property within the North French Street Right of Way (ROW). The Streets Department has reviewed the proposal and has agreed to allow the applicants to plant the trees in the ROW with a signed encroachment license agreement. The plan also proposes a total of five, 2"-3" aspen trees and fifteen various native shrubs that are planted around the perimeter of the property which gives the project a reasonable landscaping plan.

In addition, a portion of the proposed walkway attaches to the North Ridge Street sidewalk and is located in Town ROW. Executing and recording an encroachment license agreement is added as a Condition of Approval for any off-site improvements and landscaping.

With the additional cottonwood trees added to the rear of the property, the proposed landscape plan now has seven trees adjacent to 100' of ROW and meets the total requirement of “*at least one tree a minimum of eight feet (8') in height, or three inch (3) caliper, should be planted at least every fifteen feet (15') along all public rights of way adjacent to the property to be developed.*” Staff has no concerns.



Point Analysis (Section: 9-1-17-3): At this final review, staff has identified one relative policy below, where a positive point is recommended. NO negative points are recommended.

From the Development Code:

- Policy 18/R Parking: Positive one (+1) point because the onsite parking is accessed from a shared driveway.

Staff finds that this proposal complies with all Priority Design Standards and Absolute Policies. Staff recommends a total of positive one (+1) point under the Relative Policies.

Staff Recommendation

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

1. Landscaping – Staff finds the proposed landscaping plan provides adequate street trees along French Street. Does the Commission agree?
2. Parking - Staff recommends the allocation of positive one (+1) point under Policy 18/R because the onsite parking is accessed from a shared driveway. Does the Commission agree?
3. Does the Commission have any additional comments on the proposed project design?

Staff recommends approval of the Cavanaugh Residence (PL-2019-0067), showing a passing point analysis of positive one (+1) point along with the attached Findings and Conditions.

Final Hearing Impact Analysis				
Project:	Cavanaugh Residence	Positive	Points	+1
PC#:	PL-2019-0067	Negative	Points	0
Date:	6/11/2019			
Staff:	Chris Kulick, AICP			
			Total Allocation:	+1
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		The proposed use, a single-family residence, complies with the recommended land uses for District 18.
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		The proposed total and above ground density of 1,275 sq. ft. is below the 1,613 sq. ft. of allowed density.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		The project's above ground density is below 9 UPA.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		The project's height measured to the mean is 22.5'
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		All relative and absolute setbacks are met.
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		Snow storage for new paving equals 50%.
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		

16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		Three spaces are proposed, two are required.
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)	+1	The proposal utilizes a shared driveway
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		The plans show one, 8' – 10' spruce tree in the front yard (North Ridge Street). Five, 3" cottonwood trees are proposed, two along North Ridge Street and three at the rear of the property within the North French Street Right of Way (ROW).
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies with Priority Design Standards 4, 5, 8, 36, 80, 81, 86, 88, 90, 91, 95, 96, 136, 137, 138, 141, 144, 145, 146, 148, 151, 152, 154		
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		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		

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

TOWN OF BRECKENRIDGE

Cavanaugh Residence
Lot 7A, Abbett Addition
208 North Ridge Street
PL-2019-0067

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 11, 2019**, and findings made by Community Development with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 18, 2019** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on **June 25, 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 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 23' to the mean at any location.
10. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
15. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
16. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
17. 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.
18. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade, 7' above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
19. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. The applicant shall record with Clerk and Recorder of Summit County a Parking covenant for the vehicle lift to be in working order and utilized properly so that the two required parking spaces are located within the garage in the form acceptable by the Town Attorney.

21. **The applicant must record with Clerk and Recorder of Summit County, an Encroachment License Agreement in the form acceptable by the Town Attorney, for all approved improvements and landscaping located within the Town Right of Way.**
22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. 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.
28. 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.
29. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
30. 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.**

31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

GENERAL NOTES

- CODES**
THIS PROJECT SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE TOWN OF BRECKENRIDGE. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODE REQUIREMENTS.
- EXISTING CONDITIONS**
FIELD VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR PROCURING ANY MATERIALS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES THAT ARISE.
- DIMENSIONS**
ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. ALL SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATE OR TOP OF BEAM UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- CHANGES**
ANY PROPOSED CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. UNAUTHORIZED CHANGES SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- OMISSIONS OR DISCREPANCIES**
ALTHOUGH PROVING ARCHITECTURE, LLC AND ITS CONSULTANTS HAVE PERFORMED THEIR DUTIES WITH CARE AND DILIGENCE, DESIGN AND CONSTRUCTION ARE COMPLEX PROCESSES IN WHICH OMISSIONS OR DISCREPANCIES MAY OCCUR. NOTIFY THE ARCHITECT IMMEDIATELY TO RESOLVE ANY SUCH ISSUE PRIOR TO COMMENCING WORK.
- INDUSTRY STANDARDS**
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE ALL MATERIALS, LABOR, SHIPPING, INSTALLATION, TOOLS AND EQUIPMENT TO PROVIDE A COMPLETE PROJECT MEETING THE RECOGNIZED INDUSTRY STANDARDS.
- JOB SITE SAFETY**
THESE DOCUMENTS DO NOT CONTAIN ALL OF THE REQUIRED COMPONENTS FOR PROPER JOB SITE SAFETY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO PERFORM ALL WORK IN COMPLIANCE WITH ALL REGULATORY AGENCY SAFETY REGULATIONS.
- SOILS INVESTIGATION**
IT IS RECOMMENDED THAT THE OWNER RETAIN THE SERVICES OF A SOILS ENGINEER TO VERIFY THE SOIL BEARING CAPACITY AND SUBSURFACE CONDITIONS PRIOR TO PLACING ANY CONCRETE FOUNDATIONS.
- AREA CALCULATIONS**
SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE FIELD VERIFIED FOR ANY OTHER USE.
- COPYRIGHT**
THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF PROVING ARCHITECTURE, LLC. ANY DUPLICATION OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE ARCHITECT IS STRICTLY PROHIBITED.

LANDSCAPE NOTES

- PROVIDE 3" MIN. CLAY-FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT COUNTY SHORT GRASS SEED MIX. STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
- PROTECT EXISTING TREES WHERE POSSIBLE, INCLUDING DRIP LINES AND ROOT STRUCTURE. PROVIDE TEMPORARY FENCING AROUND TREES TO REMAIN. LOCATE TEMPORARY FENCING OUTSIDE OF DRIP LINE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER CODE REQUIREMENTS.
- REMOVE ALL CONSTRUCTION DEBRIS, STUMPS, SLASH, ETC. FROM LANDSCAPE AREAS PRIOR TO COMMENCING WORK.
- LOCATE ALL PLANTING TO AVOID SNOW STACK ZONES AND AREAS PRONE TO SNOW SLIDE FROM ROOFS ABOVE.
- FIELD LOCATE SHRUBS AS APPROVED BY THE ARCHITECT AND OWNER.
- ALL NEW PLANTINGS SHALL BE HIGH ALTITUDE GROWN AND/OR COLLECTED.
- PROVIDE TREE GROUPINGS OF VARYING HEIGHT AND LOCATION TO CREATE A NATURAL APPEARANCE.
- PROVIDE LANDSCAPE MATERIALS TO SCREEN ALL UTILITY PEDESTALS, METERS, ETC.
- PROVIDE 4" DIAMETER STONE RIP-RAP OVER LANDSCAPE FABRIC AT BUILDING DRIP LINES. UNDULATE EDGE OF RIP-RAP AND PROVIDE LANDSCAPE EDGING AT JUNCTURES WITH TOPSOIL OR OTHER GROUND COVER.
- INSTALL LAND BACKFILL PLANTINGS WITH ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
- ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION WITH ORGANIC FERTILIZERS AS RECOMMENDED FOR TREE SPECIES.
- PROVIDE 3" DEEP SHREDDED WOOD MULCH AT ALL SHRUB AND TREE WELLS.
- STOCKPILE AND REUSE ALL BOULDERS 2' OR LARGER FOR LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.

PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
PROPOSED TREES / SHRUBS				
	SPRUCE TREE	PICEA PINGENS OR PICEA ENGELMANNI	1	8' TO 10' TALL
	COTTONWOOD	POPULUS DELTOIDES	5	3' CALIPER
	ASPEN TREE	POPULUS TREMULOIDES	5	2" TO 3" CALIPER WITH 50% MULTI-STEM
	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GALLON
	ALPINE CURRANT	RIBES ALPINUM	5	5 GALLON
	PEKING COTONEASTER	COTONEASTER LUCIDUS OR APICULATUS	5	5 GALLON
	RIVER ROCK / RIP-RAP	N/A	AT ALL DRIP LINES	3" TO 4" DIAMETER
	NATIVE GROUND COVER	SUMMIT COUNTY APPROVED SHORT GRASS SEED MIX	ALL DISTURBED AREAS	5 LB / 1000 SF SEED RATE
	EXISTING TREE TO BE REMOVED	N/A	0	N/A

IRRIGATION NOTE: ALL NEW PLANTINGS SHALL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM.

LEGAL DESCRIPTION

LOT 7A, ARBETT ADDITION TO THE TOWN OF BRECKENRIDGE, SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SITE DATUM

9,571.9 USGS + 100'-0" ARCH'L.

BUILDING AREA

	UNFINISHED / GARAGE	FINISHED	TOTAL
BASEMENT LEVEL	1,124 S.F.	0 S.F.	1,124 S.F.
MAIN LEVEL	338 S.F.	776 S.F.	1,114 S.F.
UPPER LEVEL	0 S.F.	499 S.F.	499 S.F.
TOTAL:	1,462 S.F.	1,275 S.F.	2,737 S.F.

1,613 S.F. ABOVE GROUND DENSITY ALLOWED
1,613 S.F. PROPOSED

LOT COVERAGE

	EXISTING PARKING	SQ. FEET	ACRES	%
LOT AREA		4,896 S.F.	.112 AC	100 %
BUILDING COVERAGE		1,133 S.F.	.03 AC	23 %
HARDSCAPE COVERAGE		2,316 S.F.	.05 AC	47 %
OPEN AREA		1,447 S.F.	.03 AC	30 %

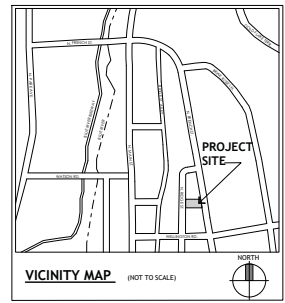
SIGNATURE BLOCK

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

CONTACT INFORMATION

OWNER: MICHAEL CAVANAUGH P.O. BOX 878 BRECKENRIDGE, CO 80424 970.393.9230	ARCHITECT: PROVING ARCHITECTURE, LLC 106 NORTH FRENCH STREET SUITE 100 P.O. BOX 8662 BRECKENRIDGE, CO 80424 970.453.2520	CONTRACTOR: TBD
STRUCTURAL: TBD	SURVEYOR: RANGE WEST P.O. BOX 389 SILVERTHORNE, CO 80498 970.468.6281	

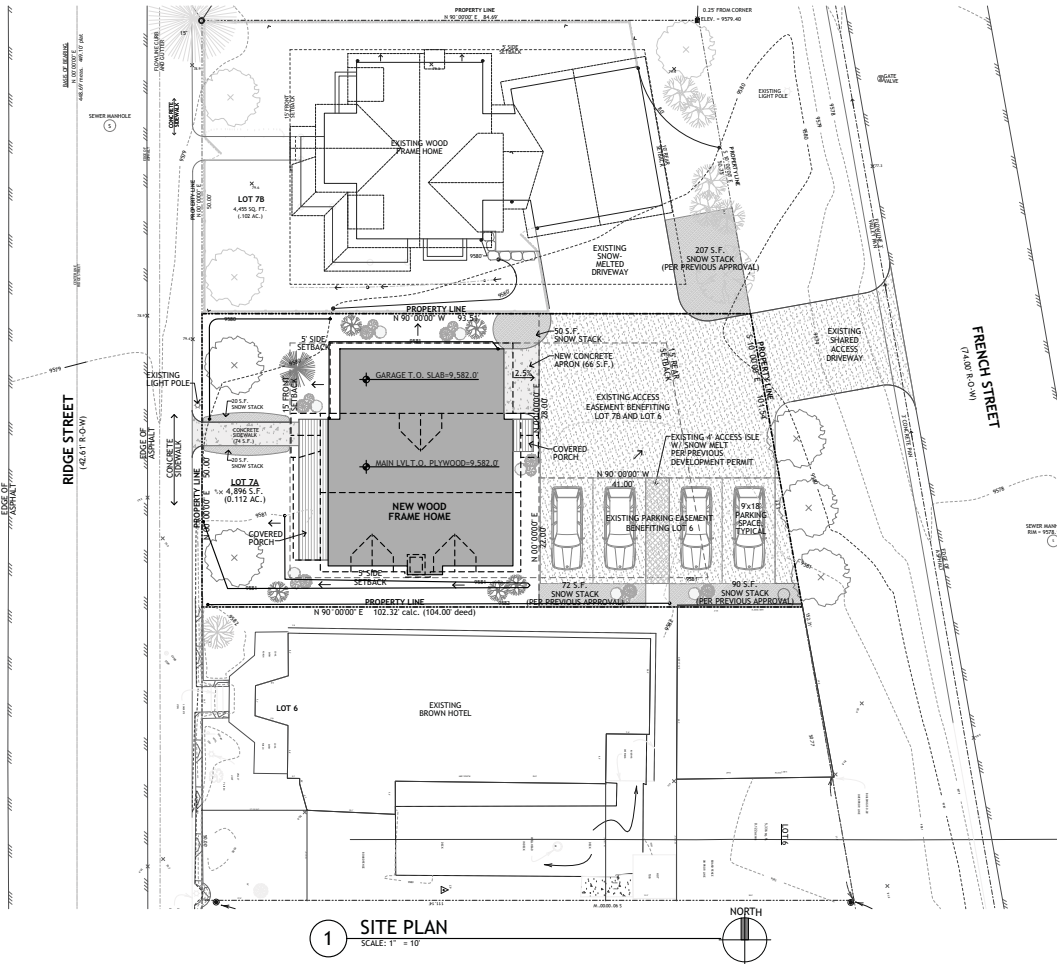
CAVANAUGH RESIDENCE



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CAVANAUGH RESIDENCE
LOT 7A / 708 N. RIDGE STREET
BRECKENRIDGE, CO 80424



1 SITE PLAN
SCALE: 1" = 10'

NO.	DATE	DESCRIPTION

PROJECT NO: 2019-2
DRAWN BY: M. PROVING
CHKD BY: M. PROVING

SHEET TITLE
SITE PLAN

A-100
SHEET 1 OF 5

- PLAN NOTES**
- COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER.
 - PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
 - PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
 - PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES WHERE POSSIBLE.
 - PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
 - ALL NEW WINDOWS SHALL BE LOW-E, DUAL-GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.35
 - PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
 - PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
 - INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.
 - INSTALL ALL INTERIOR DOOR R.O.S 4" FROM PERPENDICULAR ON HINGE SIDE, U.N.O., TYPICAL.

pA
 provino ARCHITECTURE, LLC
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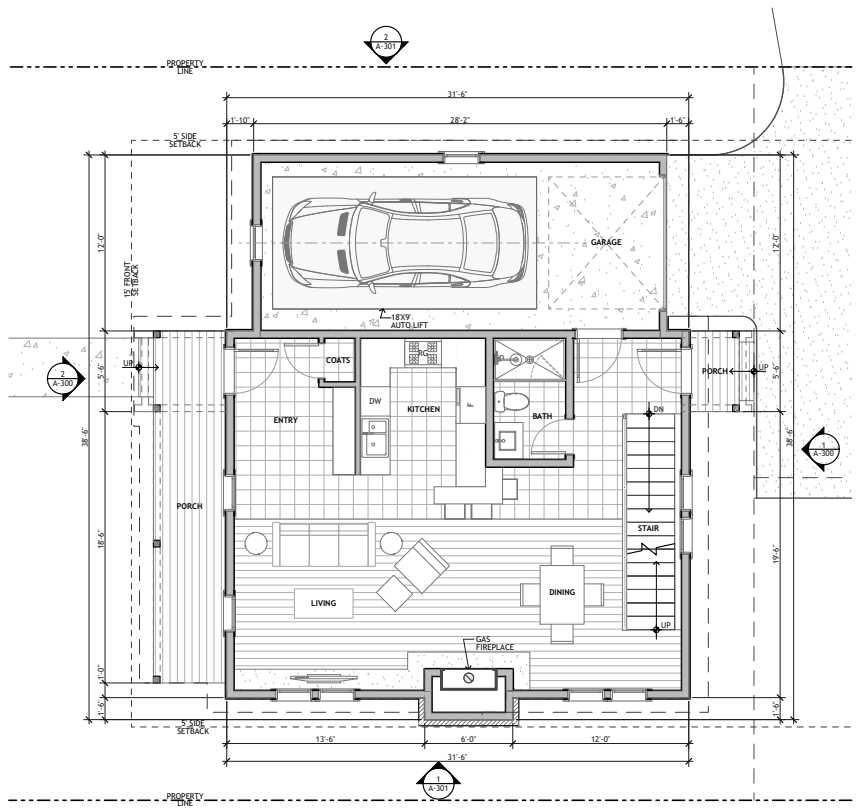
CAVANAUGH RESIDENCE
 LOT 7A / 708 N. RIDGE STREET
 BRECKENRIDGE, CO 80424

DATE	DESCRIPTION
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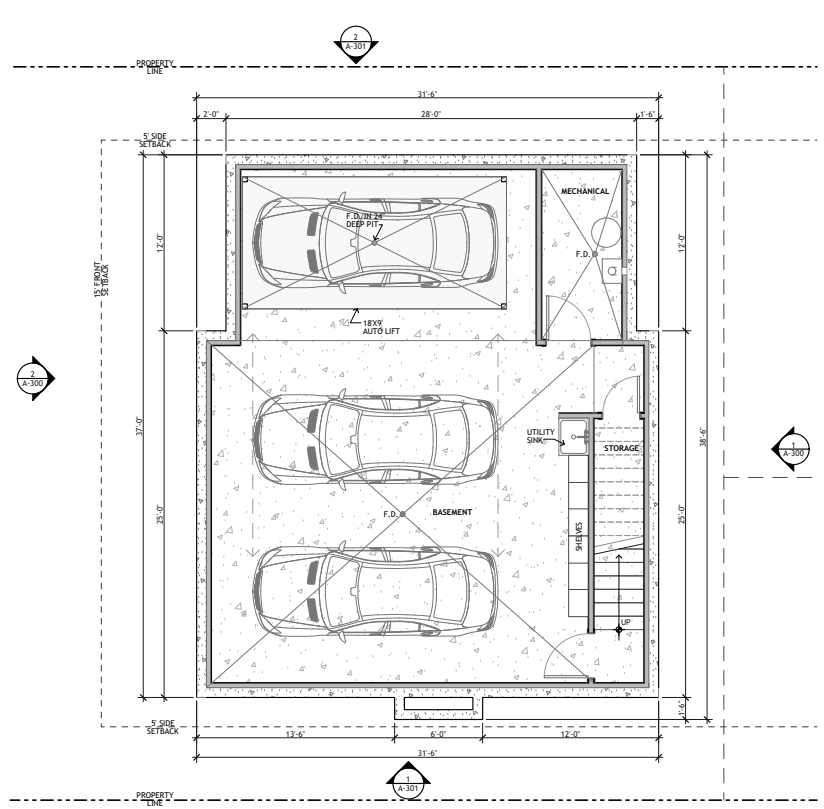
PROJECT NO: 2019-2
 DRAWN BY: M. PROVINO
 CHKD BY: M. PROVINO

SHEET TITLE
LOWER & MAIN LEVEL PLANS

A-200
 SHEET 2 OF 5



2 MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



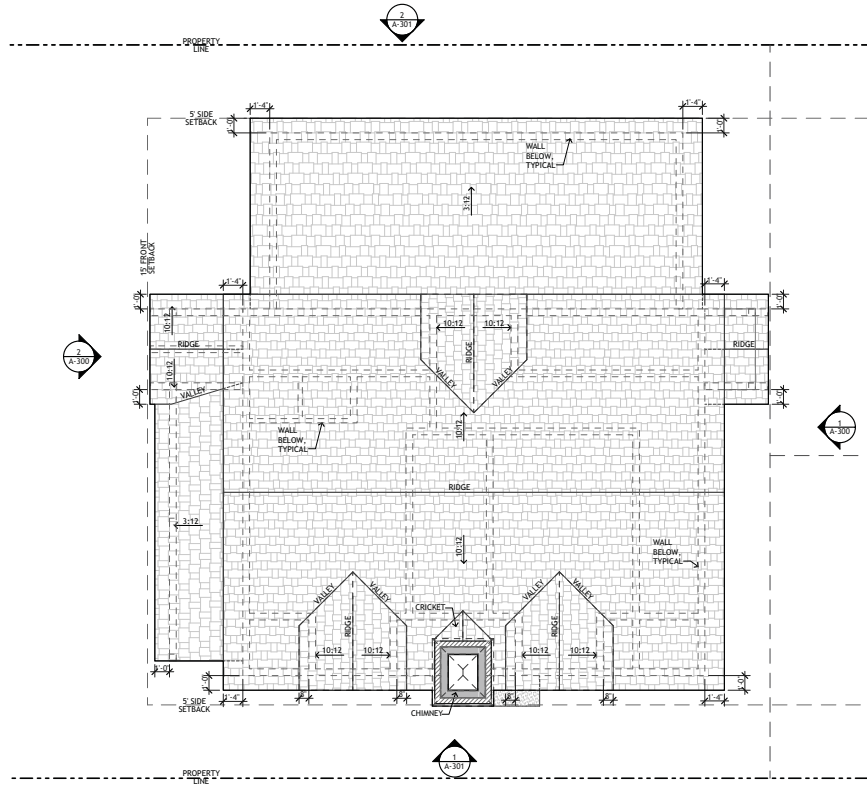
1 BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

PLAN NOTES

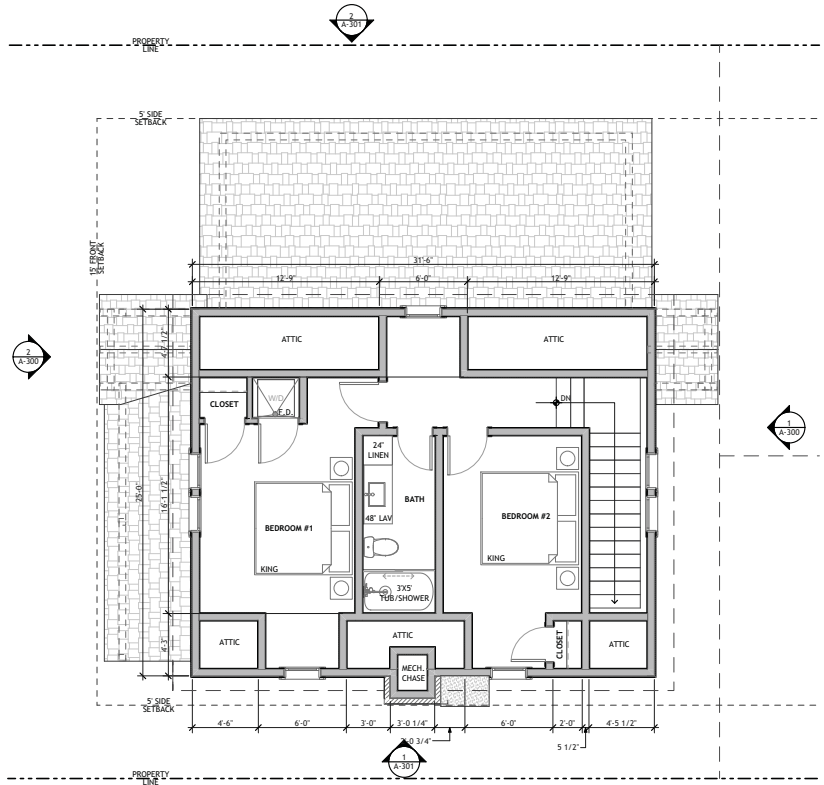
- COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER.
- PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
- PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
- PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES WHERE POSSIBLE.
- PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
- ALL NEW WINDOWS SHALL BE LOW-E, DUAL GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.35
- PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
- PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
- INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.
- INSTALL ALL INTERIOR DOOR R.O.S 4" FROM PERPENDICULAR ON HINGE SIDE, U.N.O., TYPICAL.

ROOF PLAN NOTES

- PROVIDE CLASS-A RATED ROOFING, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE WATERPROOF MEMBRANE UNDERLAYMENT OVER 100% OF ROOF DECK. INSTALL HIGH-TEMP COMPATIBLE MEMBRANE UNDER METAL ROOFING.
- INSTALL GFCI J-BOXES AT GUTTER / DOWNSPOUT LOCATIONS FOR 220V HEAT TAPE.
- PROVIDE CONTINUOUS VENT STRIP AT ALL LEAVES. CONTINUOUS PRE-MANUFACTURED RIDGE VENTS AND CONTINUOUS PRE-MANUFACTURED RIDGE VENTS TO ALLOW FOR ROOF VENTILATION, MAINTAIN AIR FLOW ACROSS VALLEYS AND PITCH CHANGES, TYP.
- ALL EXPOSED FLASHING AND DRIP EDGE SHALL BE PRE-FINISHED DARK BRONZE TO MATCH METAL ROOFING.
- PAINT ALL EXPOSED VENT STACKS, FLUE PIPES, ETC. DARK BRONZE WITH SUITABLE PRIMER TO ADHERE TO THE MATERIAL BEING PAINTED.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

pA
 provino ARCHITECTURE, LLC
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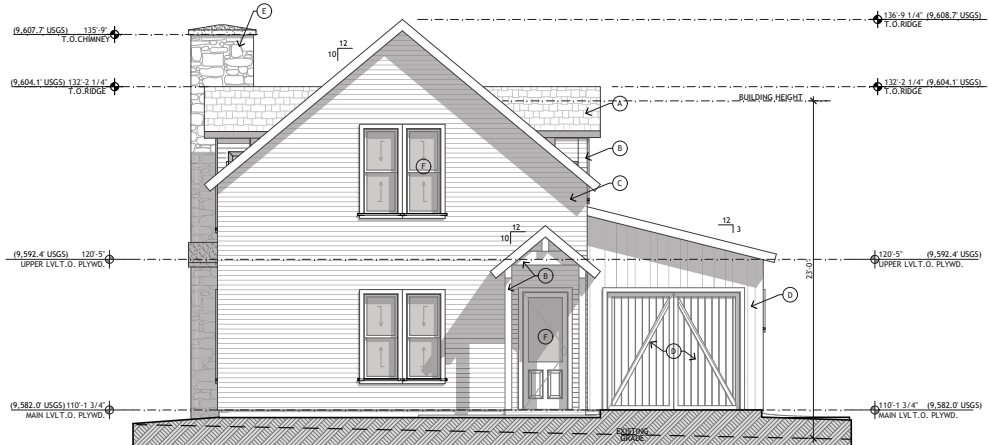
CAVANAUGH RESIDENCE
 LOT 7A / 708 N. RIDGE STREET
 BRECKENRIDGE, CO 80424

DATE	DESCRIPTION
05/14/19	DEVELOPMENT PERMIT APPLICATION

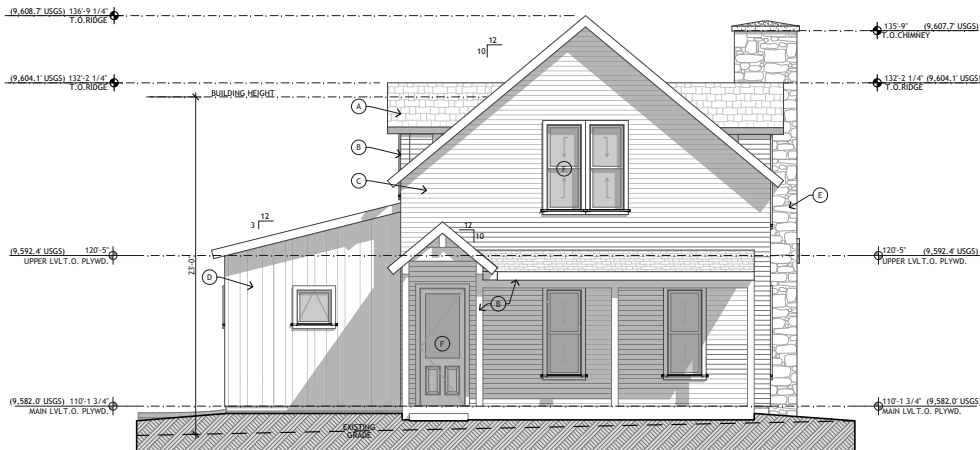
PROJECT NO: 2019-2
 DRAWN BY: M. PROVINO
 CHK'D BY: M. PROVINO

SHEET TITLE
UPPER LEVEL & ROOF PLANS

A-201
 SHEET 3 OF 3



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES:

1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURERS INSTALLATION REQUIREMENTS.
10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO AT ALL EXTERIOR DOORS & WINDOWS.
11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS.
13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.

EXTERIOR FINISH LEGEND

- (A) ASPHALT SHINGLE ROOFING- GAF TIMBERLINE HD JOYR - "CHARCOAL"
- (B) CEDAR FASCIA, TRIM, BEAMS & POSTS - PAINTED -
- (C) 1X4 HORIZONTAL CLAPBOARD SIDING - PAINTED -
- (D) RANDOM WIDTH VERTICAL WOOD SIDING-DISTRESSED / RECLAIMED - MATTE FINISH CLEAR COAT
- (E) 5" THICK STONE VENEER W/ 3" THICK SANDSTONE CAP -
- (F) CLAD WOOD WINDOWS & DOORS - SIERRA PACIFIC "SANDSTONE 003" CLADDING

EXTERIOR LIGHTING NOTES

1. NO SOFFIT LIGHTING IS PROPOSED.
2. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT PER TOWN CODE.

pA

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CAVANAUGH RESIDENCE
LOT 7A / 708 N. RIDGE STREET
BRECKENRIDGE, CO 80424

DATE	DESCRIPTION

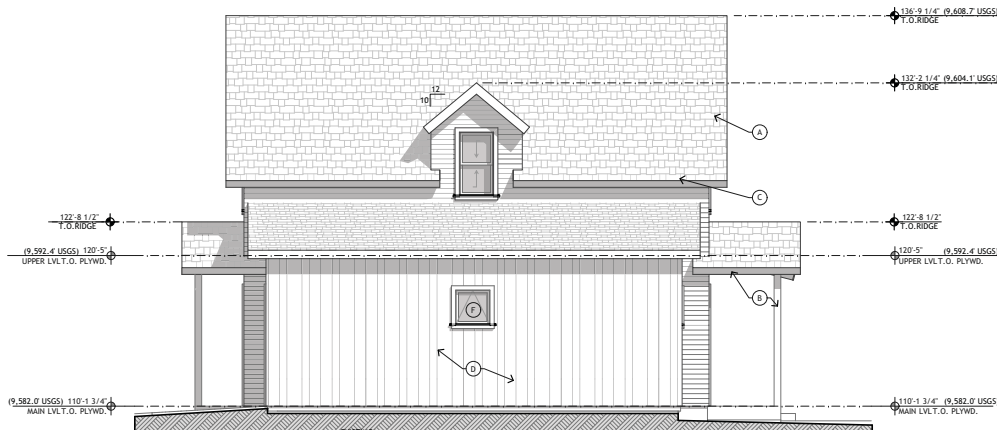
PROJECT NO: 2019-2
DRAWN BY: M. PROVIND
CHKD BY: M. PROVIND

SHEET TITLE
ELEVATIONS

A-300
SHEET 4 OF 5



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES:

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2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
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9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURERS INSTALLATION REQUIREMENTS.
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11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS.
13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.

EXTERIOR FINISH LEGEND

- A ASPHALT SHINGLE ROOFING- GAF TIMBERLINE HD JOYR - "CHARCOAL"
- B CEDAR FASCIA, TRIM, BEAMS & POSTS - PAINTED -
- C 1X4 HORIZONTAL CLAPBOARD SIDING - PAINTED -
- D RANDOM WIDTH VERTICAL WOOD SIDING-DISTRESSED / RECLAIMED - MATTE FINISH CLEAR COAT
- E 5" THICK STONE VENEER W/ 3" THICK SANDSTONE CAP -
- F CLAD WOOD WINDOWS & DOORS - SIERRA PACIFIC "SANDSTONE 003" CLADDING

EXTERIOR LIGHTING NOTES

1. NO SOFFIT LIGHTING IS PROPOSED.
2. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT PER TOWN CODE.

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CAVANAUGH RESIDENCE
LOT 7A / 708 N. RIDGE STREET
BRECKENRIDGE, CO 80424

DATE	DESCRIPTION

PROJECT NO: 2019-2
DRAWN BY: M.PROVINO
CHKD BY: M.PROVINO

SHEET TITLE
ELEVATIONS

A-301
SHEET 5 OF 5



LOT 7A - CAVANAUGH RESIDENCE
VIEW FROM NORTH RIDGE STREET - MAY.14.19



1027811

Kathleen Neel - Summit County Recorder

9 Pages

6/3/2013 1:56 PM

DF: \$0.00

1027811

APPROVAL OF THIS DEVELOPMENT AGREEMENT CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made as of the 9th day of April, 2013 between the TOWN OF BRECKENRIDGE, a municipal corporation of the State of Colorado ("Town") and MICHAEL R. CAVANAUGH ("Cavanaugh").

Recitals

A. Cavanaugh is the owner of the real property described as Lots 6 and 7, Abbett Addition to the Town of Breckenridge, Summit County, Colorado (individually "Lot 6" or "Lot 7" and collectively "Property").

B. As owner of the Property, Cavanaugh has the right to propose a development plan for the Property and a subdivision plan for Lot 7, which plans are expected to be substantially similar to the Conceptual Plan attached hereto as Exhibit A, and to enter into agreements with the Town concerning such development and subdivision plans.

C. Pursuant to Chapter 9 of Title 9 the Breckenridge Town Code, the Town Council has the authority to enter into a development agreement.

D. Because of density limitations on Lot 6 where the historic Brown Hotel building and a deteriorating stable building are located, parking requirements that may apply to Lot 6 if parking on Lot 7 is eliminated, minimum lot size and density allocation requirements associated with a resubdivision of Lot 7, and a possible interpretation of the Town's Subdivision Standards as requiring a cash contribution of 10% of the value of the land in connection with a resubdivision of Lot 7, the Town's Development Code, Subdivision Standards and Off-Street Parking Ordinance do not provide feasible means for approval of the Conceptual Plan by the Town's Planning Commission and, therefore, a development agreement provides the most viable means available for such an approval.

E. As the commitments encouraged to be made in connection with an application for a development agreement in accordance with Section 9-9-4 of the Breckenridge Town Code, Cavanaugh proposes: (i) the removal of the concrete block addition made to the historic Brown Hotel, which addition is located partially on Lot 6 and partially on Lot 7; (ii) the restoration of the north side of the historic Brown Hotel as close as reasonably possible to its original appearance and condition, after removal of the concrete block structure; (iii) restoration of the historic stable located on Lot 6 adjacent to French Street, provided that, while such restoration will preserve the exterior appearance, it will involve substantial improvements and upgrading of the interior of the stable structure and the connection of the stable structure to the historic Brown Hotel; and (iv) pursuit of a listing of the historic Brown Hotel on the National Register of Historic Places.

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

Agreement

1. The Town's Planning Commission is hereby authorized to review and approve, subject to compliance with all other applicable development policies of the Town, applications for a development plan for the Property and the subdivision of Lot 7 providing for:

(a) The permitted density for Lot 6 to include the square footage of the historic Brown Hotel building, the square footage of the portion of the concrete block addition located within Lot 6, and the square footage of the historic stable.

(b) Up to 360 square feet of density in excess of the density permitted in accordance with the preceding subparagraph 1(a) on Lot 6, in order to accommodate the connection of the historic Brown Hotel and the historic stable and to improve the functions thereof, without regard to whether the Section 9-1-19:3 (Absolute) limitation is violated and without the assignment of any negative points under Section 9-1-19:3 (Relative).

(c) The waiver of all parking requirements provided for in the Town's Off-Street Parking Ordinance; for the continued use of the ground floor of the historic Brown Hotel as a restaurant and bar, and the addition of the area of the historic stable and the area connecting the Brown Hotel and the stable to the bar and restaurant uses; and for the use of the second floor for residential purposes, provided, that 4 parking spaces are provided by easement (in a form reasonably acceptable to the Town Attorney) within Lot 7 as close as reasonably possible to Lot 6, such easement to be for the exclusive use of the occupants of the second floor of the Brown Hotel and, provided further, that if the Town Building Official requires that one or more handicap parking spaces be provided on Cavanaugh's property in connection with the restaurant and bar uses, then the number of parking spaces to be provided to accommodate the residential use will be reduced as required to provide such handicap spaces within the 36' width required and available for the 4 parking spaces to be provided to accommodate the residential use as shown on Exhibit A;

(d) The subdivision of Lot 7 into two lots without either lot meeting the 5,000 square foot minimum lot size provided for in the Town's Subdivision Standards;

(e) The total density permitted under the Development Code for Lot 7 may be allocated based on conceptual plans to be provided by Cavanaugh in connection with the subdivision of Lot 7 so that the anticipated larger Lot 7A adjacent to the Brown Hotel, which lot will be accommodating the parking spaces provided for in subparagraph 1.(c) above would have allocated to it a smaller portion of the total permitted Lot 7 density and

the smaller proposed Lot 7B to the north would have allocated to it a larger portion of the total permitted Lot 7 density; and

(f) No 10% open space dedication, in the form of land or cash, in connection with the subdivision of Lot 7.

2. As commitments to the Town to enter into this Agreement, Cavanaugh agrees that the following will be included as a part of the development plan for Lot 6:

(a) Demolition and removal of the concrete block structure attached to the Brown Hotel and located partly on Lot 6 and partly on Lot 7, on or before either the construction of residential improvements on what is shown as Lot 7A on the Conceptual Plan or any transfer of title to said Lot 7A separate from title to Lot 6, which commitment will be secured by such covenant or other instrument as is reasonably acceptable to the Town Attorney;

(b) The restoration of the north wall of the Brown Hotel to substantially the same appearance and condition it was in before the concrete block structure was added and repairs to and painting of the other 3 walls of the Brown Hotel generally to match the restored condition of the north wall, on or before either the construction of residential improvements on what is shown as Lot 7A on the Conceptual Plan or any transfer of title to said Lot 7A separate from title to Lot 6, which commitment will be secured by such covenant or other instrument as is reasonably acceptable to the Town Attorney;

(c) Restoration of the stable, to include substantial improvements and upgrading of the interior and exterior of the stable structure and connection of the stable to the historic Brown Hotel to make the stable habitable for commercial purposes, while preserving as much of the exterior material as is reasonably possible to preserve the historic exterior appearance, on or before either the construction of residential improvements on what is shown as Lot 7A on the Conceptual Plan or any transfer of title to said Lot 7A separate from title to Lot 6, which commitment will be secured by such covenant or other instrument as is reasonably acceptable to the Town Attorney;

(d) The net proceeds from the sale of Lot 7B after deducting all costs of sale and of improvements, if any, whether sold as an undeveloped lot or with an improved residence, will be set aside, pursuant to such covenant or other instrument as is reasonably acceptable to the Town Attorney, to insure that such proceeds are applied to the demolition and removal of the concrete block structure, restoration of the north wall and associated repair and painting of the other 3 walls; and restoration of the stable as provided for in subparagraphs 2(a), (b) and (c) above; and

(e) With such cooperation, support and assistance of the Town as may be necessary and appropriate, Cavanaugh will apply for and diligently pursue listing of the Brown Hotel on the National Register of Historic Places.

3. Except as provided in Section 24-68-105, C.R.S. and except as specifically provided for herein, the execution of this Agreement shall not preclude the current or future application of municipal, state or federal ordinances, laws, rules or regulations to the Property (collectively, "laws"), including, but not limited to, building, fire, plumbing, engineering, electrical and mechanical codes, and the Town's Development Code, Subdivision Standards and other land use laws, as the same may be in effect from time to time throughout the term of this Agreement. Except to the extent the Town otherwise specifically agrees, any development of the Property which is the subject of this Agreement and the master plan shall be done in compliance with the then-current laws of the Town.

4. Nothing in this Agreement shall preclude or otherwise limit the lawful authority of the Town to adopt or amend any Town law, including, but not limited to the Town's: (i) Development Code, (ii) Master Plan, (iii) Land Use Guidelines and (iv) Subdivision Standards.

5. This Agreement shall run with title to the land and be binding upon and inure to the benefit of Cavanaugh, his successors and assigns.

6. Prior to any action against the Town for breach of this Agreement, Cavanaugh shall give the Town a sixty (60) day written notice of any claim by Cavanaugh of a breach or default by the Town, and the Town shall have the opportunity to cure such alleged default within such time period.

7. The Town shall not be responsible for and Cavanaugh shall have no remedy against the Town if development of the Property is prevented or delayed for reasons beyond the control of the Town.

8. Actual development of the Property shall require the issuance of such other and further permits and approvals by the Town as may be required from time to time by applicable Town ordinances.

9. No official or employee of the Town shall be personally responsible for any actual or alleged breach of this Agreement by the Town.

10. Cavanaugh agrees to indemnify and hold the Town, its officers, employees, insurers, and self-insurance pool, harmless from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the negligence or intentional act or omission of Cavanaugh; any subcontractor of Cavanaugh, or any officer, employee, representative, or agent of Cavanaugh or of any subcontractor of Cavanaugh, or which arise out of any worker's compensation claim of any employee of Cavanaugh, or of any employee of any subcontractor of Cavanaugh; except to the extent such liability, claim or demand arises through the negligence or intentional act or omission of Town, its officers, employees, or agents. Cavanaugh agrees to investigate, handle,

respond to, and to provide defense for and defend against, any such liability, claims, or demands at the sole expense of the Cavanaugh. Cavanaugh also agrees to bear all other costs and expenses related thereto, including court costs and attorney's fees.

11. If any provision of this Agreement shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforceability of the remaining provisions of the Agreement.

12. This Agreement constitutes a vested property right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended.

13. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed to constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Town and Cavanaugh; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Town's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Cavanaugh or the acceptance of any improvements.

14. This Agreement shall be recorded in the office of the Clerk and Recorder of Summit County, Colorado.

15. Nothing contained in this Agreement shall constitute a waiver of the Town's sovereign immunity under any applicable state or federal law.

16. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement shall be deemed to be proper only if such action is commenced in District Court of Summit County, Colorado. Cavanaugh expressly waives its right to bring such action in or to remove such action to any other court, whether state or federal.

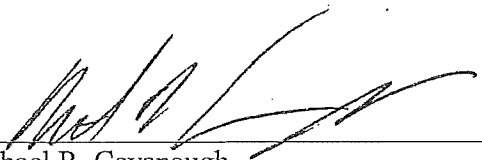
17. Any notice required or permitted hereunder shall be in writing and shall be sufficient if personally delivered or mailed by certified mail, return receipt requested, addressed as follows:

If To The Town:

Timothy J. Gagen, Town Manager
Town of Breckenridge
P.O. Box 168
Breckenridge, CO 80424

With A Copy (which shall not constitute notice to the Town) to:

Timothy H. Berry, Esq.
Town Attorney
P.O. Box 2
Leadville, CO 80461

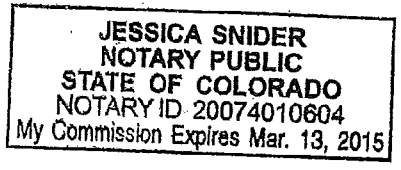


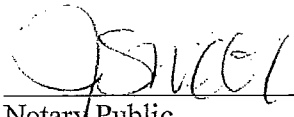
Michael R. Cavanaugh

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing was acknowledged before me this 3rd day of June, 2013 by Michael R. Cavanaugh.

Witness my hand and official seal.
My commission expires: 3/13/2015



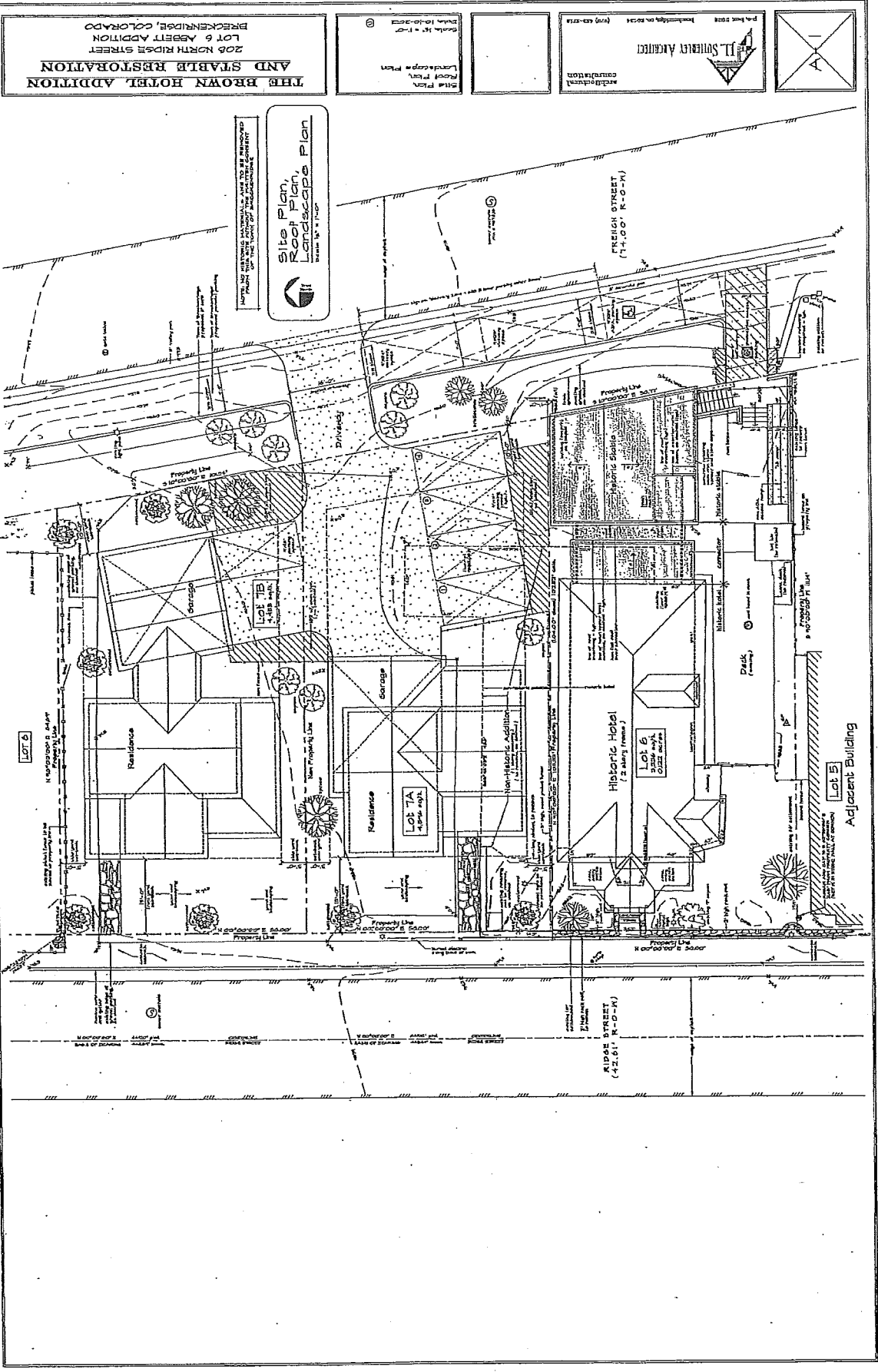


Notary Public

Exhibit A

CONCEPTUAL PLAN

[See the Conceptual Plan attached hereto]





TOWN OF BRECKENRIDGE TOWN COUNCIL

June 11 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

- **Fiber9600:** The contractor, Peak Communications, has been progressing with trenching on the Rec Path and downtown core over the past two weeks. The contractors have laid 5.75 mile of conduit. It is anticipated that all work in the core and Rec Path will be completed on schedule and re-opened prior to July 1st. In the coming weeks, work will begin on French Street, Wellington and Reiling Roads. Traffic impacts will be limited, with one-lane road configurations with flagging, as well as

short detours when necessary to facilitate the work.

- **Outdoor Hot Tub:** The outdoor hot tub at the Breckenridge Recreation Center will be closed beginning July 1st to allow for demolition of the existing 28-year old tub and the surrounding concrete slab. The new outdoor hot tub will be larger (designed to hold 16 instead of 8 bathers), and will be constructed of stainless steel, which has a longer lifespan and is easier to clean and maintain. Construction for the outdoor tub is expected to last six weeks.

Transit

- May ridership is up 39.5% over last May with 47,921 passengers. Year to date is up 17.7% compared to 2018. This is the 12th consecutive month of double digit growth for the Free Ride. Black route ridership is up 167% due to extended ski area operations. Due to a shortage in staff only one Trolley has been out since May 7th, which is the reason for ridership decrease.

Other Presentations

South Gondola Parking Garage Design Update

- The current site plan for the project includes 255 surface parking spaces and a 708 space parking structure for a total of 963 spaces (413 net gain). This space count is preliminary and may vary as the design is further developed. The parking structure is two stories on the east near the river and has an additional partial level on the west to stand at three stories toward Park Avenue. The site plan also includes a schematic roundabout, which will be constructed as a subsequent phase of the project, as required for CDOT approval.
- **Discussion:** "This will be a very efficient build because we have the luxury of designing the dimensions," Rick Holman. "We want people on the inside to see how close they are to town." There were concerns around ingress and egress, and staff is continuing to work with the engineers and CDOT.

PLAZA VIEW



5-27-19

SK-11

KOCHI|COVATOS ARCHITECTS, PC
 2017 W. 140TH COURT, SUITE 201
 DENVER, CO 80232
 303.754.7622



TOWN OF BRECKENRIDGE
 PARKING STRUCTURE

400 Main Street, Suite 207
 P.O. Box 2320
 Breckenridge, CO 80424
 P: 970.485.4470
 www.norrisdesign.com



PLAZA VIEW



5-27-19

SK-10

KOCHI|COVATOS ARCHITECTS, PC
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VIEW FROM GONDOLA



5-27-19

SK-9

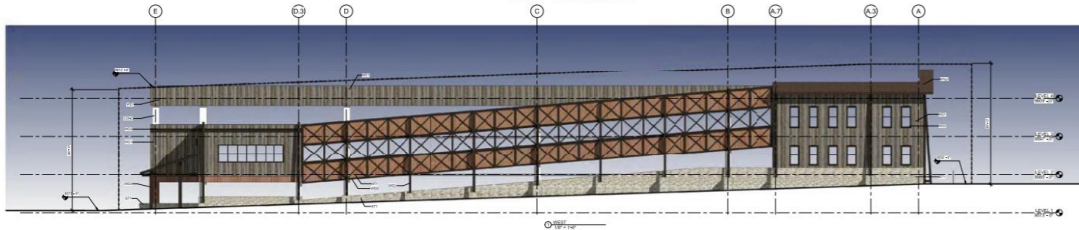
KOCHICOWITZ ARCHITECTS, PC
3001 BRECKENRIDGE COURT, SUITE 200
BRECKENRIDGE, CO 80424
303.769.7600



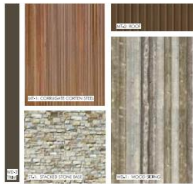
TOWN OF BRECKENRIDGE
PARKING STRUCTURE



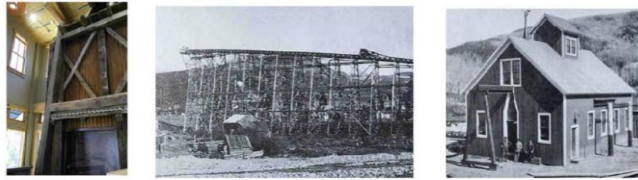
WEST ELEVATION



MATERIALS



PRECEDENTS



5-27-19

SK-3

KOCHICOWITZ ARCHITECTS, PC
3001 BRECKENRIDGE COURT, SUITE 200
BRECKENRIDGE, CO 80424
303.769.7600



TOWN OF BRECKENRIDGE
PARKING STRUCTURE





Regular Council Meeting

Legislative Review

- **Ordinance Approving a Franchise Agreement with ALLO Communications (Second Reading):** A franchise agreement authorizes the cable provider to use the Town's rights-of-way to install its equipment and operate its cable system. Without a franchise agreement the cable provider could not legally use the Town's rights-of-way to operate its business. **(Passed 6-0)**
- **Ordinance to Amend Peak 8 Hotel Agreement (Second Reading):** The applicant for the Lionheart East Peak 8 Hotel (LH Mountain Ventures) has applied for a modification of the Development Agreement on the property approved by the Town Council on July 10, 2018 (Ordinance 15, Series 2018) which the Town Council reviewed at the May 14 meeting. Additions: the average AMI shall be calculated based on the AMI of all 24 bedrooms; and The Summit Combined Housing Authority pricing formula will be used to calculate the maximum affordable rent. **(Passed 6-0)**