



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, December 3, 2019, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the December 3, 2019 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

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

5:40pm - Consent Calendar

1. Val D' Isere Exterior Remodel (LS), 301 N. French Street, PL-2019-0538 7

5:45pm - Combined Hearings

1. Large Vendor Cart Renewal (CL) 327 N. Main St.; PL-2019-0561 30

6:15pm - Town Projects

1. South Gondola Lot Parking Structure (CK) 80 North Park Avenue, PL-2019-0523 43

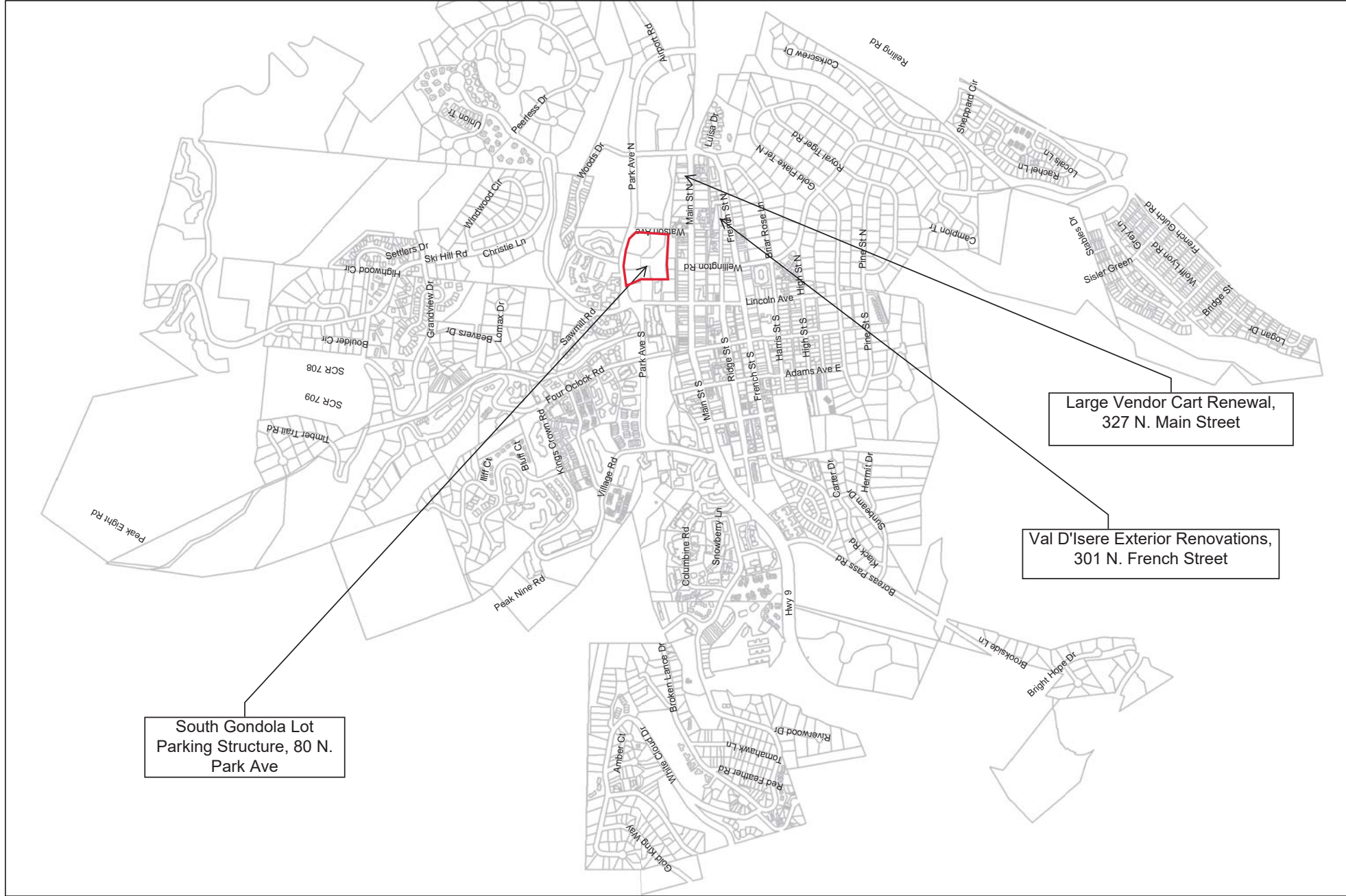
6:45pm - Other Matters

1. Town Council Summary

7:00pm - Adjournment

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

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



South Gondola Lot
Parking Structure, 80 N.
Park Ave

Large Vendor Cart Renewal,
327 N. Main Street

Val D'Isere Exterior Renovations,
301 N. French Street



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Lowell Moore

Ron Schuman

APPROVAL OF MINUTES

With no changes, the November 5, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the November 19, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

WORK SESSIONS:

1. Broadband Project Overview

Shannon Haynes, Assistant Town Manager, presented an overview and status of the current Fiber 9600 project. You have seen our campaign materials. We partnered with Launch for Fiber 9600 name. The hut site is located by the Justice Center which is where all of the fiber comes together. The power is on at the hut site and we hope to light a few friendly customers end of November, then will light the rest of customers beginning of December. Allo is our service provider. Peak is doing the construction, including the drops to premises. It is unfortunate Mr. Schroder had some issues alluded to in the previous meeting minutes with Allo and Peak, particularly with the drop at his home. We have had some issues with the drops in the field and are working on solutions for that for 2020. We are looking at wifi in the core of Town. The green on the map will be online in 2019 and in the blue sections, we see that online in 2020. The cost to the premise in the area called out as 18, the cost is high but we have this area (Weisshorn sub) in the 2020 online plan. With regard for multi dwelling units (MDUs), they all have different situations, so we need to deal with them on a case-by-case basis to project what goes online in 2021. We will be reaching out to them in fall of 2020 to gauge interest. As we go north to larger lot subdivisions, we could see prices at 17-18,000 per premise which is very high. We will see if the costs go down over time. Again, we could be looking at wireless to reach some of those areas. That is the 2019 update.

Commissioner Questions / Comments:

Mr. Schroder: One of the Peak people came to my house and they were very responsive. The people on the ground are what I was commenting about. I appreciate the responses I've received. Mark Johnston contacted me directly.

Ms. Haynes: Sometimes the folks on the ground don't get the message, but we're working on improving these communications and our staff has been pro-active addressing issues.

Mr. Schuman: Who would I reach out to for MDUs? (Ms. Haynes: Let me get you contact information. I will give that info to Julia and she can get it to everyone.)

Ms. Haynes: Moving forward to 2020, we are looking to reduce costs overall. Asphalt is a big cost line item. We had to scrutinize our 2020 plan and decide where to go next. The map here shows the proposed added coverage in 2020 (blue area). This includes the Wi-Fi in the core of town. For 2021, we are starting to look to the west and the south. I could go into more detail but I'd be here a long time.

Ms. Leidal: Then north of Town to finish up 2022? (Ms. Haynes: When we get out to the north we need

to find a way to reduce the cost per premise. Allo is going to help us try to engineer a test of fixed wireless that we might do on the border of what we've constructed. Hopefully tech and construction methods will change and reduce the price for us so we can extend beyond what is on the map. We will try what we can to value engineer that.)

Mr. Gerard: Any talk going on between the various municipalities about doing this more? (Ms. Haynes: The county is looking at how they can potentially build off the Thor Network. NWCCOG put together a project that goes down I-70 out of Denver and then goes west out toward Aspen and Glenwood and then back down to Denver. The county is hoping to connect from that network to get to Montezuma and areas north of Silverthorne that are underserved. There are grant funds available for underserved locations. We have a hard time meeting those qualifications for grant funds although our coverage is not very good. Blue River is looking at connecting in somehow as well. Everyone is talking about this, we are willing to partner and help in any way we can but want to get our Town taken care of.)

2. Accessory Units

Mr. Lott presented proposed changes to the recently updated section of the Development Code pertaining to Accessory Apartments. The Commission was asked for questions, concerns, and feedback.

Commissioner Questions / Comments:

Mr. Truckey: To provide a little context, for years we have encouraged accessory apartments, but things changed in the last few years with the short term rental situation. We felt we needed to get a handle on that, so with the code amendments earlier this year we came up with our first requirements for deed restrictions on accessory apartments. This is trying to button it down more since we have seen a couple of designs that have issues.

Ms. Leidal: Thank you. I absolutely support the intent in the revisions. I am familiar with the county code. A couple comments: Under the definition of a wet bar, if someone put a sink in their bedroom, you couldn't say that's a wet bar. How do you prevent that from happening? Is that okay then to have a kitchen/sink? (Mr. Truckey: People are going to do what they're going to do and we are not going to be able to catch all violations. Certainly if we get some complaints, we could follow up on that and they would either have to make corrections or go through a permitting process.) In regards to where they are allowed, I think the multi-unit wording is misleading under the proposed Primary Unit Definition. (Mr. Truckey: We talked about a triplex or something similar being allowed to have these types of units.) The county only has a one accessory apartment rule, so maybe think about that. (Mr. Lott: Some of the sizing requirements currently in the code might address some of those issues as well.)

Mr. Lamb: What was the thought around striking the statement on page 6 between where four and five would be? The statement regarding persons with disabilities or persons sixty-five or older. (Mr. Lott: That is something that is more enforceable in the deed restrictions rather than in the actual code itself.)

Mr. Giller: I sent Jeremy some comments related to gas lines, vent hoods, and clarifying fridge size measurement methods.

Mr. Gerard: What is the thought behind calling out beer refrigerators? (Mr. Lott: That was written in the county definition too. We didn't discuss that exact wording but went with it because we didn't hear any issues from the county on it.) I was just wondering because it seemed like it could open to something up that we are not intending.

Mr. Truckey: I wanted to follow up on Jim's question. Although we want to provide opportunities for those individuals (seniors and disabled persons) in our community, the intent and purpose of the accessory apartment would be for workforce housing. Honestly we've had requests recently from retired veterans, and while we are sympathetic to that, it is not what these rental units are intended for. (Mr. Lamb: If someone was working and becomes disabled, would we boot them out of a unit?) In those cases, there would be leniency. Staff would work with that

individual to come up with a solution. The Town Council stated that they do not want these units being used by family members because of the potential for some people to come up from the Front Range and use the units on the weekends. These units are intended to be for employee housing only. These rental units are a different scenario than ownership units, where we would consider allowing, for example, a retired person to stay in the unit.

Mr. Schuman: Is there any consideration to size then? What's allowed in the code is fairly generous and might be part of the issue. Do we want to minimize this even more?

Mr. Gerard: Will the traditional concept of a mother in law apartment not apply to these? (Ms. Puester: You would have to take the kitchen or wet bar out.)

Mr. Schroder: So, it is not a matter of paying rent or not, it is how the unit is arranged or designed? (Ms. Puester: The Housing Authority sends out surveys every year to make sure people are complying with deed restrictions.)

Mr. Gerard: When has the line been drawn on these thing? What accessory apartments would be subject to these new rules? We just got done on the King House, where does that fall? (Mr. Lott: That application was submitted prior to the code amendments earlier this year, so they are still under the old code and not subject to any deed restriction requirement. In the first example I provided, the potential lock off area is not deed restricted due to the existing code language not requiring it.)

Mr. Schuman: Yes, what is the timeline on these new requirements?

Mr. Truckey: We will go to Council for a worksession and then sometime in the beginning of the year we will work on the final language. There will be more details in the deed restrictions. Hopefully the first quarter of next year everything related to this will be finished.

Mr. Gerard: The line has already been drawn to have the accessory apartments deed restricted. Staff will identify if it looks like they can close the door and create a lock off.

Mr. Moore: So the concern is for new construction and modifications with people putting a door and a wet bar in. Is that what we are trying to stop? (Mr. Truckey: If we can.)

Mr. Gerard: Trying to stop anything that can plausibly become a short-term rental space. There was a project we previously reviewed that had a large storage area that could have become a rental unit and it was called out by the Commission. In those cases, I feel that the Commission typically inquires about the space and how it is designed.

Mr. Lamb: This is a good direction. There will always be a handful that work their way around things.

Mr. Scuhman: I agree. I feel this is a good direction.

OTHER MATTERS:

1. Town Council Summary (Memo Only)

Mr. Schroder: I noted that BTO is going to do a yeti bench installation. Was that controversial? (Mr. Lott: It came up under Special Events Permitting committee (SEPA). There have been some other longer term art installations in town that have no permits and sometimes these conflict with development codes.)

Ms. Puester: Regarding the Planning Commission site visit today, what did you all think of the Moose Landing project?

Mr. Schroder: They built it to last.

Mr. Lamb: Good to see the systems important are all there. I really liked the architecture. Very successful project. The decks are beautiful.

Mr. Moore: Thanks to staff for getting us out there to see it.

Mr. Gerard: One of the things that spoke to the quality is that what is available is all already rented.

Mr. Schroder: And there is a waitlist for units mentioned.

Mr. Truckey: One thing about heating, we are embarking on planning for the McCain site, 80 affordable housing units up there. The Council has made it a goal, in terms of being carbon neutral, the Council would like to go Net Zero on that development. So Gorman is partnering with us to

do that, generating as much energy on site as you are using. We are looking at the potential of not even running natural gas to that site, since that burns fossil fuels. That will be a big paradigm shift. Just so you know that is coming down the road. (Mr. Giller: All photovoltaic?) Heat pumps and photovoltaic. Some increased cost up front, decreased cost over all, which is especially good for the tenants, who will be at 60% or less AMIs. (Mr. Lamb: is it possible it would be one system that supplies all?) Yes it would be centralized. (Mr. Schroder: How does town plan to highlight that project at the next 2030 summit?) We are applying with DOLA for a large grant to help us with the Net Zero aspect.

Ms. Puester: Last Thursday History Colorado was here for an open house on their 2030 Preservation Plan. It was well attended and History Colorado was pleased with the turnout. We gave some comments on the goals for the plan, what they should address. One of the general comments from the open house was that their State interpretations of the Dept. of Interior Standards be written if they are going to go into specifics and they said they are already working on that. (Mr. Giller: They would be more prescriptive then?) (Mr. Gerard: Perhaps, definitional as well.)

Ms. Puester: Saving Places conference is coming up in January. As you know we are a CLG and there is no early bird deadline, but if you could email Jessie and let her know if you plan on attending. Go ahead and book your hotel room and send the confirmation to her.

Mr. Schroder: The one members of our audience is my new colleague working on forestry from the 1B fees with the forest service. Difficult nuances that Ashlie is working on when it comes to wildfire prevention and forest health.

ADJOURNMENT:

The meeting was adjourned at 6:26 pm.

Steve Gerard, Chair

Planning Commission Staff Report

Subject: Val D’ Isere Exterior Remodel, (Class C Minor, Hearing; PC#2019-0538)

Proposal: To perform a major exterior remodel that will include:

- Replacement of open air entryway with a larger open air entryway and new roof form.
- Replacement and enlargement of exterior walkways.
- New exterior stairs with slight change in location.
- New flat roofs over the enlarged stairs.
- New railings and balusters.
- New footpath connecting southwest corner of building to Ridge St. Alley.

Date: November 25, 2019 (For meeting of December 5, 2019)

Project Manager: Luke Sponable (Planner I)

Applicant/Owner: Ron Schuman, Patriot Management, representing the Val D’ Isere Home Owner’s Association

Agent: Lee (Sonny) Neely, Architect, Neely Architecture

Address: 301 North French Street

Legal Description: Val D’ Isere Condominiums

Site Area: 0.89 acres (38,764 sq. ft.)

Land Use District: 18- Residential Lodging and Commercial; 1:3 Floor Area Ratio (FAR); 12 Units per Acre (UPA)

Historic District: 2 - North End Residential

Site Conditions: The existing building sits near the center of the property running north-south. The east side contains all parking for the property as well as planters along the street and building. The west side is a steep vegetated slope with the exception of two staircases on the north and south ends of the building.

Adjacent Uses: North: Single Family Residences
East: Single Family Residences, N. French St.
South: Single Family Residences, N. Ridge St.
West: Single Family Residences, Ridge St. Alley

Density: No Change

Mass: No Change

Height: Recommended by LUGs: 2 stories

	Existing:	33.6 feet to ridge
	Proposed:	No Change
Parking:	Existing:	42 Spaces
	Proposed:	No Change
Setbacks:	Front:	45-ft.
	Sides:	5-ft.
	Rear:	20-ft.
	Proposed	No change

Item History

The Val D’Isere Condominiums project was constructed in 1972 and is deemed legal non-conforming for its density, mass, height, parking, architectural finishes, and circulation. With this application, there are no changes to the density, mass, height or parking.

Staff Comments

Architectural Compatibility (5/A & 5/R): The existing building consists of painted concrete slabs with wood guardrails for the exterior walkway decking. The roof is pitched at 4:12 and finished with asphalt shingles. There is a small entryway facing the parking lot with a roof pitch of 12:12. There are minimal architectural features featured on the remainder of the building.

The proposed remodel is primarily related to the walkways and staircases and will change the exterior appearance.

- The existing wood railings and walkway decking do not meet current building code and will be replaced with new brown composite decking and black non-reflective metal railings with black vertically orientated balusters that will meet current building code.
- Existing staircases and roof extensions will be removed and new staircases will be constructed closer to the ends of the building. A new flat roof form, pitched at ¼::12 away from the building, will be added above each of the new staircases and covered with a rubber membrane roof. The staircases will be constructed of tube steel and will not increase overall building height. A new concrete slab and timber steps will replace the existing concrete steps, concrete slab and wood decking at the base of the south staircase to connect to existing walkways (Figure 1&2). The existing entryway on the east side of the building will be removed and replaced with a larger entryway. The proposed entryway will be constructed of tube steel and will extend roughly 20’ from the building into the parking lot. The roof will be covered with asphalt shingles and new code compliant lighting fixtures will be added. The entryway will continue to be open air as to not increase building mass (Figure 3).



Figure 1&2: (North and South views) Existing south stairway, timber stairs and decking to be replaced.



Figure 3: Existing open air entry

Staff has no concerns with the proposed modification regarding material, form and color as this is a legal non-conforming structure and staff finds that the modifications proposed do not further the non-conformity.

Ridgeline and Hillside Development (8A): A natural boulder retaining wall will be added along the south staircase to minimize the grading necessary for the relocation of the staircase. Per Policy 8/A, *“The use of retaining structures may be required when they will significantly reduce the grading and other site disturbance, such as tree removal. In cases where retaining structures are used, they must be constructed from sturdy, dark natural materials, such as boulders or engineered structures faced with natural rock or other material, which will blend with the surrounding area.”* The wall is below 4’ in height. New trees will be added downhill to further screen the wall, stairs and building. The existing railroad tie wall at the north staircase will be removed and a new natural boulder wall constructed 4’ to the west to accommodate the new staircase design. Staff does not have any concerns.

Landscaping (22/A & 22/R): A new gravel path will be built connecting the southwest corner of the building to the public alley ROW and will be constructed of large timber steps with a gravel walking surface. This replaces the existing informal footpath leading directly west from the southeast staircase across the adjacent private property. *“Revegetation measures, including, but not limited to, seeding with native or high altitude seed mixtures, biodegradable netting, straw, mulching, and irrigation to establish plantings on cut/fill slopes, are required. Cut and fill slopes intended for plantings shall not exceed a two to one (2:1) gradient.”* The area will be revegetated when complete and two new 6’ tall spruce trees and six new 2” caliper aspen trees will be added for screening along the Ridge St. Alley ROW. Staff is supportive of the proposed landscaping plan. No points are warranted.

Exterior Lighting (46/A): Four new light fixtures will be added at the main entry. All lighting fixtures are to be compliant with the Town lighting standards.

Snow Removal and Storage (13/R): The proposed improvements have no effect on snow removal for the paved areas of the property.

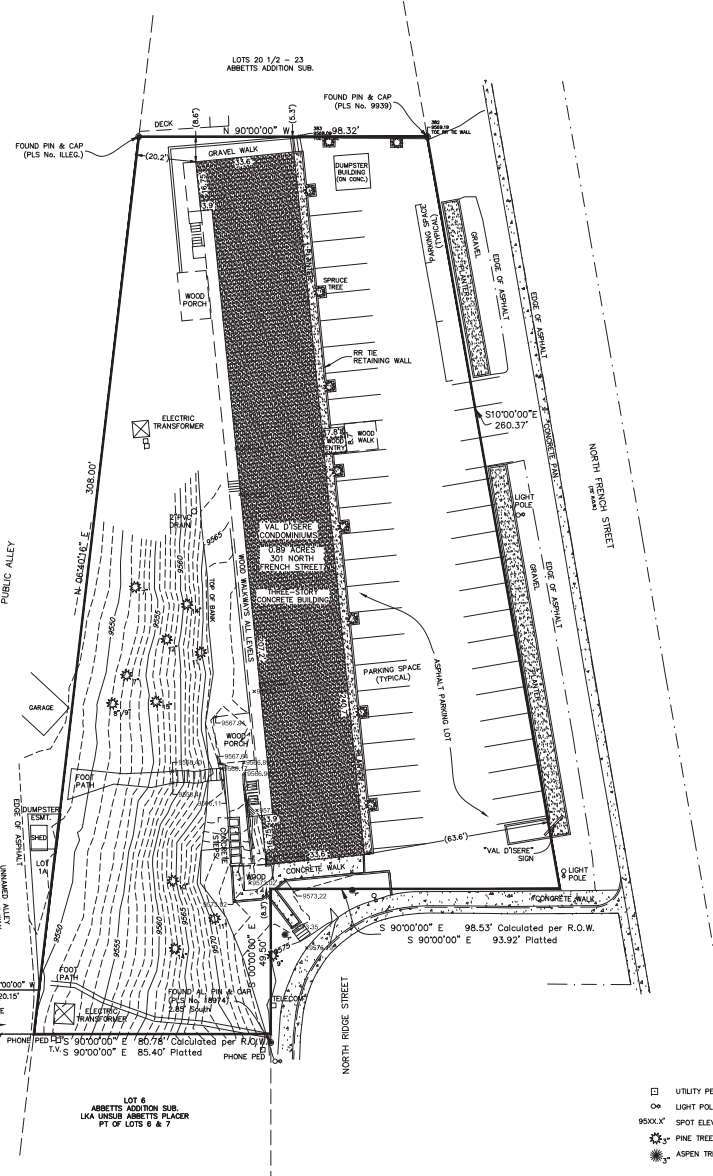
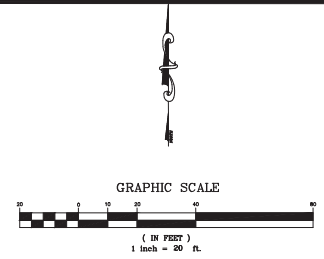
Parking (18/A & 18/R): The proposed improvements have no effect on the parking for the property.

Point Analysis (Section: 9-1-17-3): The proposal meets all Priority Policies of the Development Code and has not been awarded any negative or positive points.

Staff Decision

The Planning Department has approved the Val D’Isere Exterior Remodel, PL-2019-0538, located at 301 North French Street with zero points and the attached Findings and Conditions.

AN IMPROVEMENT LOCATION CERTIFICATE
AND PARTIAL TOPOGRAPHIC MAP OF
VAL D'ISERE CONDOMINIUMS AT BRECKENRIDGE
SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO



- GENERAL NOTES
- DATE OF SURVEY: OCTOBER 3, 2002. ADD TOPOGRAPHY MAY 8, 2019.
 - THE CONDOMINIUM MAP FOR VAL D'ISERE CONDOMINIUMS AT BRECKENRIDGE WAS RECORDED AUGUST 10, 1972 AT RECEPTION NO. 17269 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE.
 - BASIS OF BEARINGS: THE FOUND PIN AND CAP MONUMENTS AT THE NORTHWEST AND THE NORTHEAST CORNERS OF VAL D'ISERE CONDOMINIUMS BEING N 02°00'00" W. SOUTHERN PROPERTY LINES ADJUSTED ACCORDING TO TOWN OF BRECKENRIDGE RIGHT OF WAY MAPS. (SEE DRAWING.)
 - ONE FOOT CONTOUR INTERVAL.
 - BUILDING TIES ARE INDICATED IN PARENTHESES.
 - SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

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

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

DATE: _____
ELIZABETH K. SCHMIDT
COLORADO P.L.S. 37047

Drawn EKS	Dwg 1309 TPJ/DWG	Project 1309
Date 5/14/19	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963

- UTILITY PEDESTAL
- LIGHT POLE
- 95XX' SPOT ELEVATION
- ⊗ 3" FINE TREE WITH TRUNK DIAMETER
- ⊗ 3" ASPEN TREE WITH TRUNK DIAMETER

PROJECT DESCRIPTION:
 THE PROPOSAL OF NEW EXTERIOR STAIRWAYS, WALKWAYS AND ROOFS OVER STAIRWAYS TO ACCESS THE EXISTING CONDOMINIUM UNITS. ADDITIONS ALSO INCLUDE A NEW OPEN-AIR FRONT ENTRANCE & ROOF. RENOVATIONS TO THE SITE INCLUDE NEW TIMBER STEPS FROM THE SOUTH SIDE TO THE PUBLIC ALLEY RIGHT OF WAY. THE CONCRETE STEPS ON THE SOUTH SIDE FROM THE FIRST LEVEL TO GRADE WILL ALSO BE REPLACED.

SHEET INDEX:

- SP.1 - EXISTING SITE PLAN & NOTES
- SP.2 - PROPOSED SITE PLAN & NOTES / CALCULATIONS
- A1.0 - GROUND LEVEL FLOOR PLANS
- A2.0 - MAIN LEVEL FLOOR PLANS
- A3.0 - SECOND LEVEL FLOOR PLANS
- A4.0 - THIRD LEVEL FLOOR PLANS
- A5.0 - ROOF PLANS
- A6.0 - EAST ELEVATIONS
- A7.0 - SOUTH, NORTH & WEST ELEVATIONS
- A8.0 - PROPOSED WEST ELEVATIONS
- A9.0 - EXISTING & PROPOSED SECTIONS

GENERAL NOTES:

DISCREPANCIES

1. ANY DISCREPANCIES FOUND WITHIN THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
2. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. THIS IS THE CASE UNLESS A WRITTEN DECISION FROM THE ARCHITECT DESCRIBING A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS HAS BEEN OBTAINED.
3. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THE CONSTRUCTION DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER, ARCHITECT AND/OR STRUCTURAL ENGINEER. ANY CHANGES IN THE FIELD TO THE ORIGINAL DESIGN SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES THAT MAY ARISE.

STRUCTURAL CHANGES

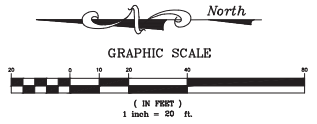
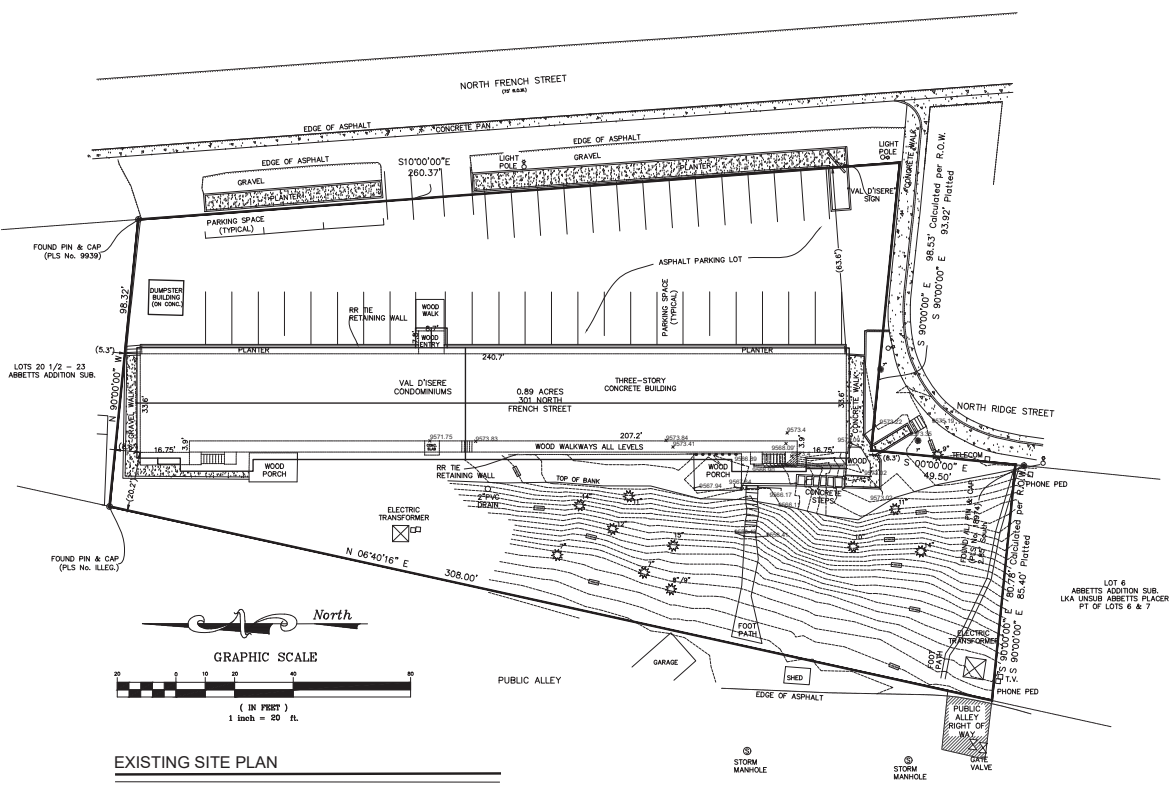
1. ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONSEQUENCES THAT MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.

DIMENSIONS

1. ALL DIMENSIONS ARE EITHER TO FACE OF STUD OR CENTER TO CENTER UNLESS NOTED OTHERWISE.
2. STRUCTURAL DIMENSIONS OVERRIDE ARCHITECTURAL DIMENSIONS. DIMENSION CALLOUTS OVERRIDE SCALED MEASUREMENTS.

TEMPORARY STRUCTURE SAFETY:

1. TEMPORARY STAIR ACCESS AND ALL OTHER TEMPORARY STRUCTURE REQUIREMENTS/SCAFFOLDING MUST BE IN COMPLIANCE WITH ALL LOCAL, STATE, FEDERAL, AND OSHA REQUIREMENTS RELATED TO SAFETY.
2. GENERAL CONTRACTOR TO ENSURE THAT OCCUPANCY EGRESS DURING CONSTRUCTION HAS BEEN APPROVED BY THE RED, WHITE AND BLUE FIRE DISTRICT PRIOR TO CONSTRUCTION.



EXISTING SITE PLAN
 1" = 20'

NEELY ARCHITECTURE
 J. LEE NEELY, ARCHITECT
 P.O. Box 3587
 1705 Airport Road, Unit 5
 Breckenridge, Colorado 80424
 970.547.0554
 Fax 970.547.0554
 jneely@neelyarch.com

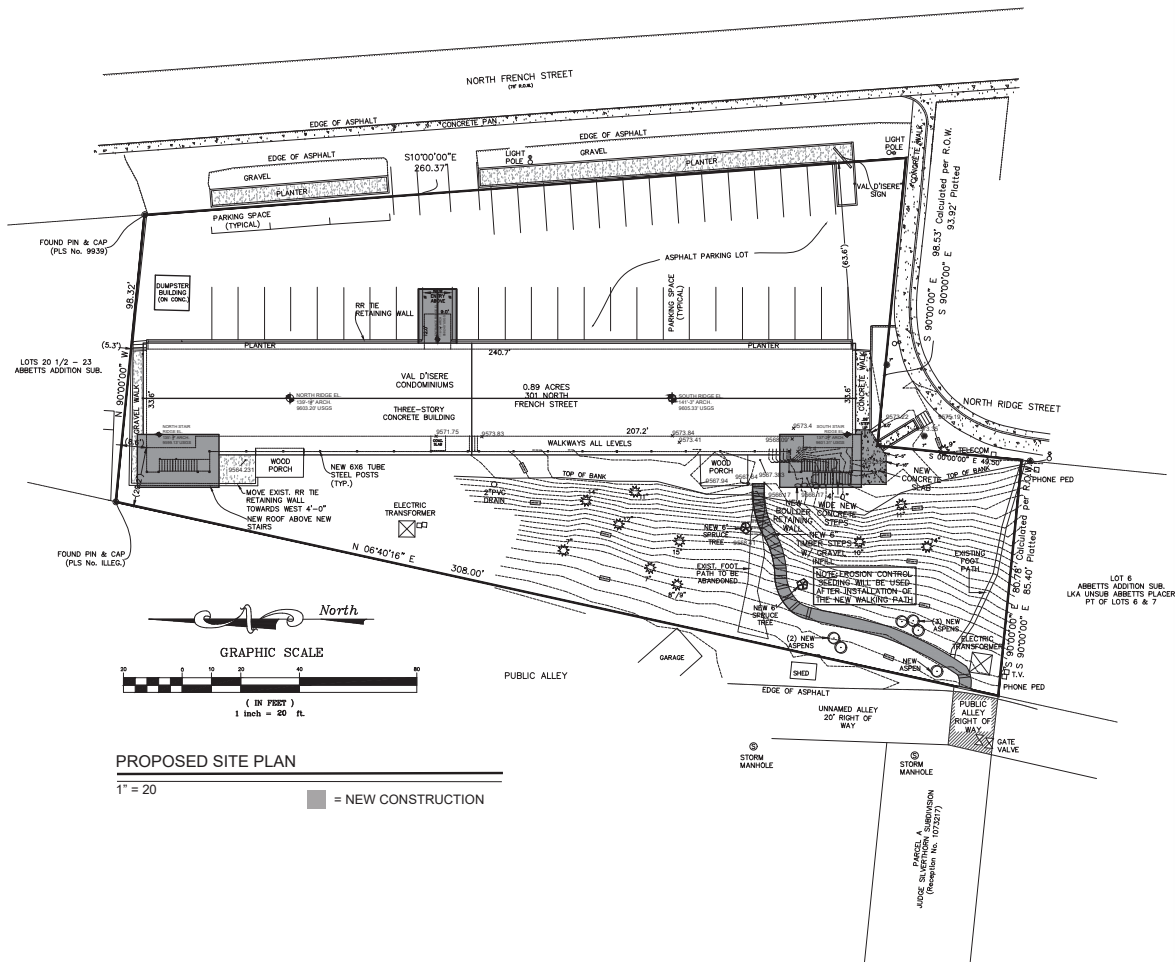
VAL D'ISERE CONDOMINIUMS
 EXTERIOR STAIR, ROOFS AND ENTRANCE RENOVATIONS
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, CO

JOB NUMBER	2310
DATE	11/22/2019
DEVELOPMENT PERMIT	

SP.1

SITE NOTES:

1. ALL BOUNDARY, TOPOGRAPHY, SITE INFORMATION, SUBDIVISION AND PLAT NOTES/RESTRICTIONS BASED UPON INFORMATION AND TOPOGRAPHIC SURVEY MAP AS PREPARED BY SCHMIDT LAND SURVEYING INC.
 2. ALL UTILITIES AND EXISTING CONDITIONS TO BE LOCATED AND FULLY PROTECTED BY GENERAL CONTRACTOR PER ALL LOCAL CODES, PROJECT ENGINEERS, AND GOVERNING BODIES' REQUIREMENTS, PRIOR TO, AND DURING THE COMPLETION OF, ANY NEW WORK (TYP). ALL UTILITIES TO BE UNDERGROUND PER ALL LOCAL CODES AND GOVERNING BODY REQUIREMENTS AND TYPICAL INDUSTRY STANDARDS FOR A PROJECT 3.00' ABOVE SEA LEVEL (TYP). CONTRACTOR TO COORDINATE ANY NEW WORK INVOLVING UTILITIES WITH THE APPLICABLE UTILITY COMPANIES AND PER THEIR REQUIREMENTS AND APPROVALS (TYP).
 3. PRIOR TO THE START OF ANY PROJECT CONSTRUCTION, GENERAL CONTRACTOR MUST DETERMINE THE LOCATION AND SIZES REQUIRED FOR ALL CONSTRUCTION STAGING AREAS, LOCATIONS FOR TOPSOIL STORAGE AND EXCAVATED SOIL STORAGE, AND AREAS TO BE PROTECTED BY CONSTRUCTION FENCING (TYP). CONTRACTOR TO REVIEW THE ABOVE W/ ARCHITECT AND OWNERS PRIOR TO OBTAINING APPROVAL FROM ALL GOVERNING BODIES.
 4. ALL EXISTING CONDITIONS ON SITE TO BE FULLY VERIFIED IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO COMMENCING ANY NEW WORK (TYP).
 5. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADE INFO, GENERAL CONTRACTOR TO ENSURE MIN. GRADE HEIGHT MAINTAINED TO PROVIDE MIN. FROST DEPTH PER CODE @ ALL EXISTING & NEW FOUNDATION AREAS & CONCRETE WORK (TYP). SEE STRUCTURAL PLANS FOR CONCRETE INFORMATION.
 6. GENERAL CONTRACTOR TO INFORM ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN IN-THE-FIELD DIMENSIONS/ CONDITIONS AND THE DRAWINGS, AND MUST RECEIVE WRITTEN DIRECTION OR APPROVAL FROM THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO MOVING FORWARD WITH ANY NEW WORK WHERE DISCREPANCIES MAY OCCUR (TYP).
 7. ALL EXISTING TREES AND LANDSCAPING ARE TO REMAIN UNLESS OTHERWISE NOTED. IF TREES ARE TO BE REMOVED, GENERAL CONTRACTOR MUST FLAG ALL TREES FOR REMOVAL. GENERAL CONTRACTOR MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT, HOA, AND PROPERTY MANAGEMENT IN ADDITION TO ALL GOVERNING BODIES AS REQUIRED PRIOR TO THINNING OR REMOVING. ALL TREES TO REMAIN OR NEW TREES TO BE PROTECTED BY CONSTRUCTION SLOW FENCING OR OTHER APPROVED BARRIERS (TYP).
 8. ALL NEW LANDSCAPING TO BE ON A DESIGN-BUILD BASIS BY AN EXPERT LANDSCAPING SUB-CONTRACTOR AND ALL NEW LANDSCAPING TO BE APPROVED IN ADVANCE IN WRITING BY THE ARCHITECT AND ALL LOCAL GOVERNING AUTHORITIES PRIOR TO COMMENCING WORK OR PLACING ORDERS.
 9. FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS. GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 10. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL LOCAL CODES, AND ALL SUBDIVISION AND GOVERNING BODY REQUIREMENTS AND CONDITIONS (TYP).
 11. ALL DISTURBED AREAS NOT DESIGNATED AS SHRUB BEDS OR PERENNIAL BEDS SHALL BE RE-VEGETATED WITH NATIVE GRASS SEED MIX.
 12. PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT NEW EAVE DRIP LOCATIONS.
 13. AFTER INSTALLATION OF NEW WALKING PATH, EROSION CONTROL SEEDING IS REQUIRED.
 14. AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES.
- ⊕ EXISTING TREES
 - ⊙ NEW ASPEN TREES, 2" CALIPER, TYP.
 - ⊕ NEW 6" @ COLORADO SPRUCE TREES



PROPOSED SITE PLAN

1" = 20'

■ = NEW CONSTRUCTION

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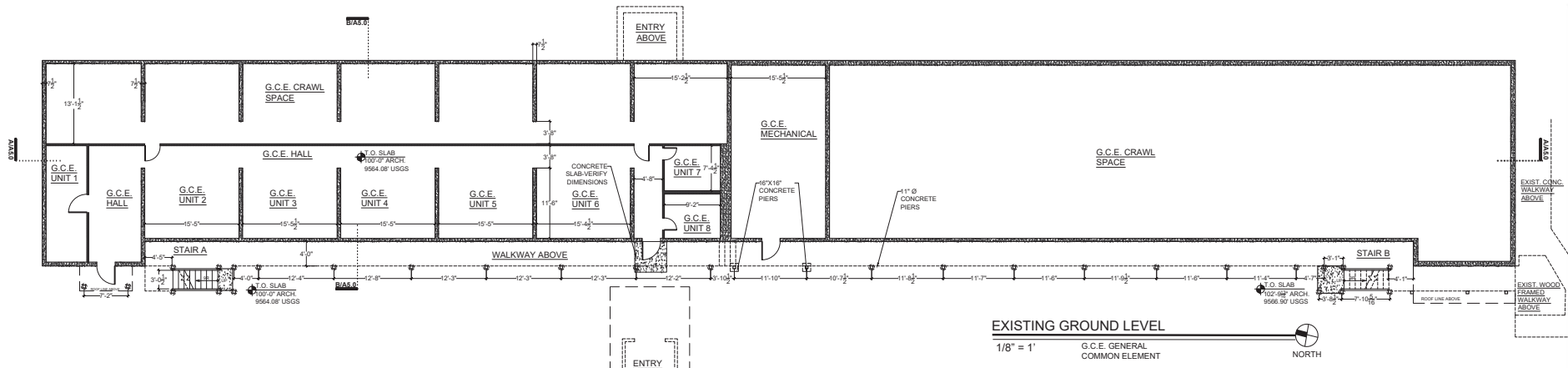
VAL D'ISERE CONDOMINIUMS
 EXTERIOR STAIR, ROOFS AND ENTRANCE RENOVATIONS
 TOWN OF BRECKENRIDGE
 SUMMIT COUNTY, CO

JOB NUMBER 2310

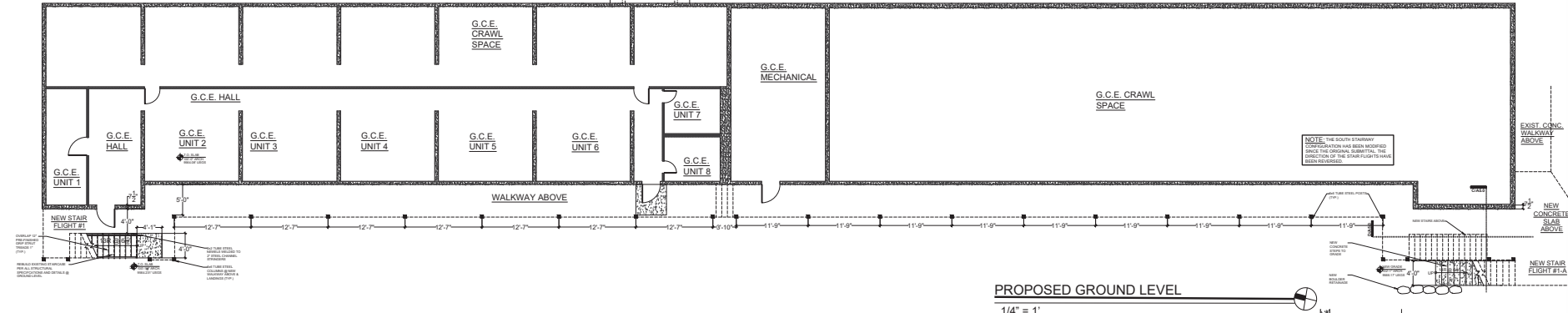
DATE 11/22/2019

DEVELOPMENT PERMIT

SP.2

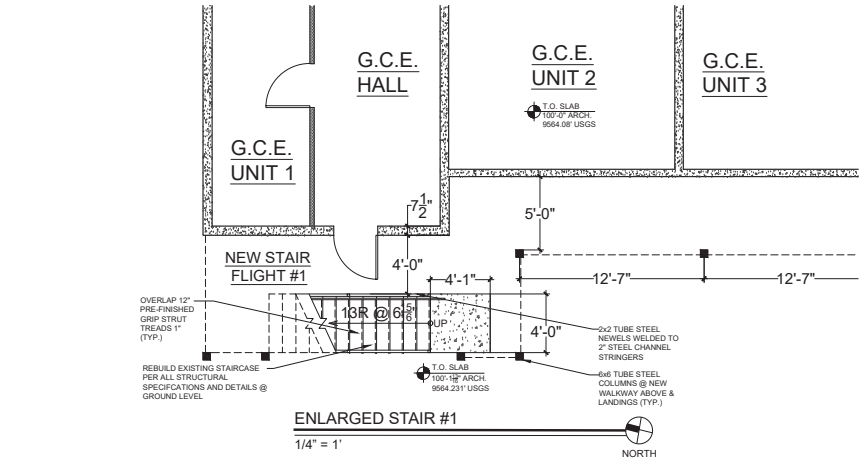


EXISTING GROUND LEVEL
 1/8" = 1'
 G.C.E. GENERAL COMMON ELEMENT
 NORTH

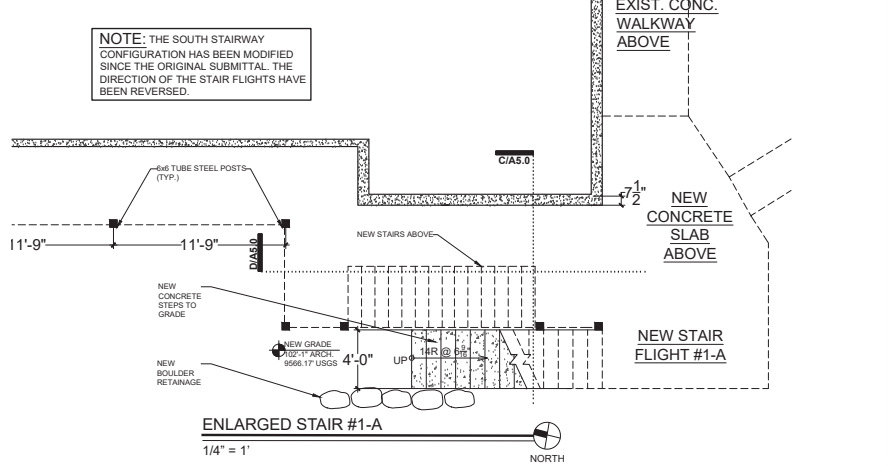


PROPOSED GROUND LEVEL
 1/4" = 1'
 NORTH

NOTE: THE SOUTH STAIRWAY CONFIGURATION HAS BEEN MODIFIED SINCE THE ORIGINAL SUBMITTAL, THE DIRECTION OF THE STAIR FLIGHTS HAVE BEEN REVERSED.



ENLARGED STAIR #1
 1/4" = 1'
 NORTH



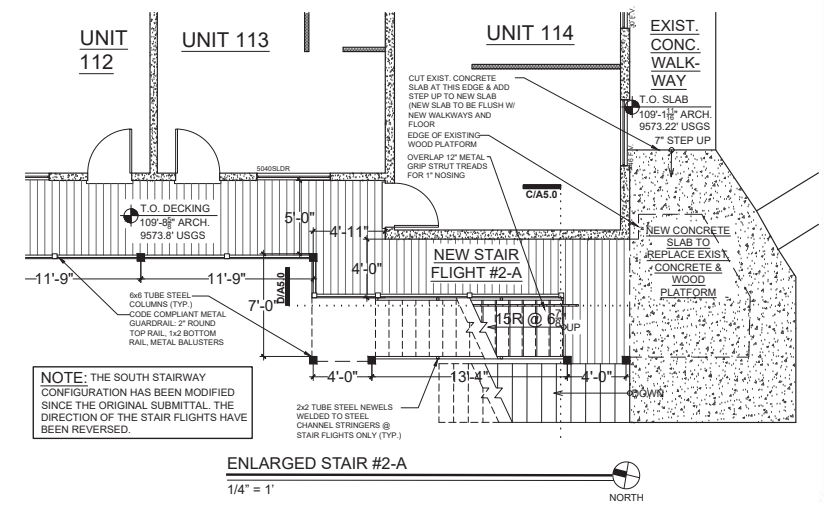
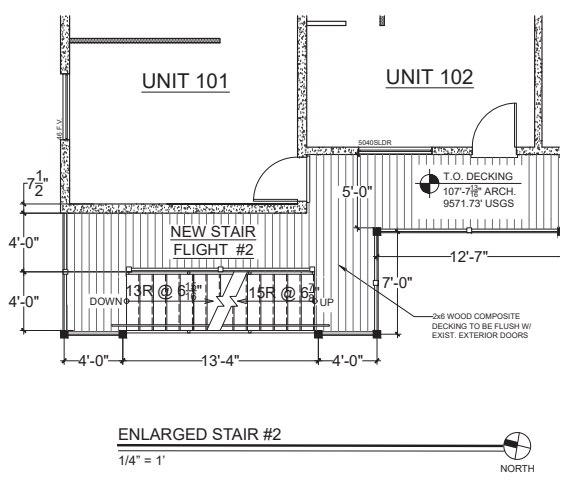
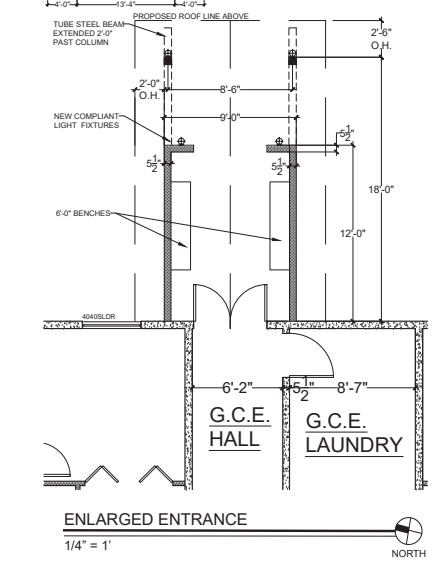
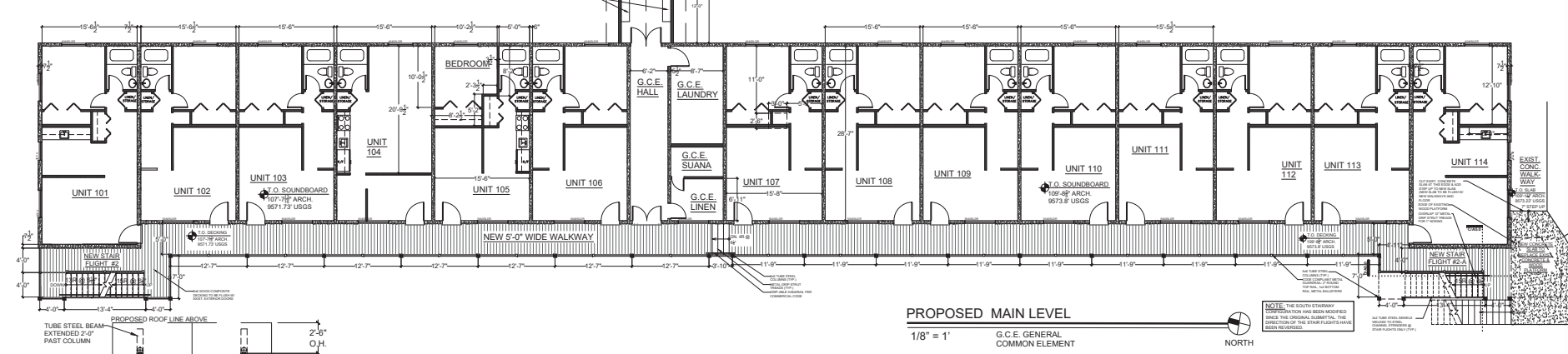
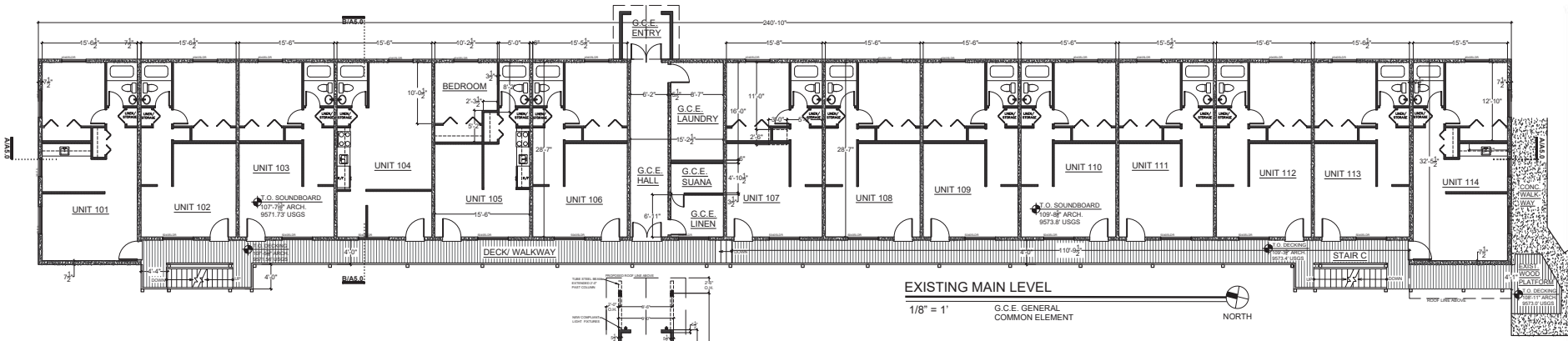
ENLARGED STAIR #1-A
 1/4" = 1'
 NORTH

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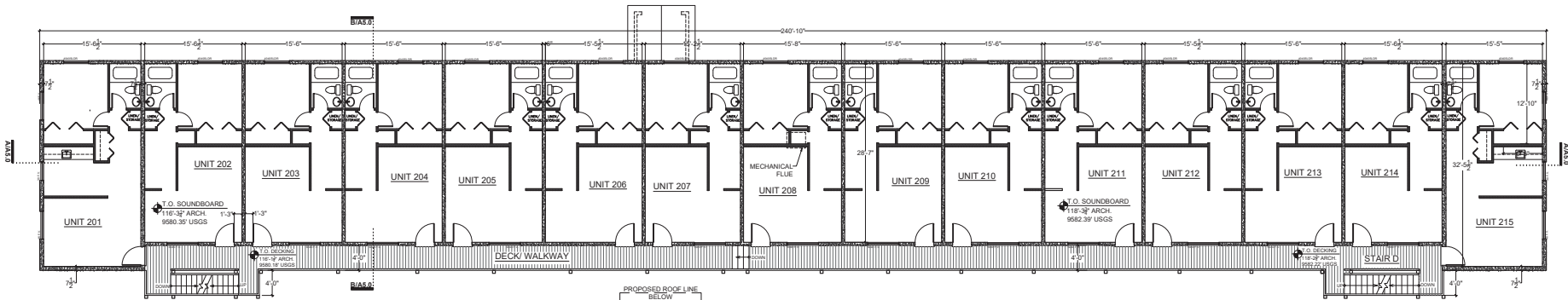


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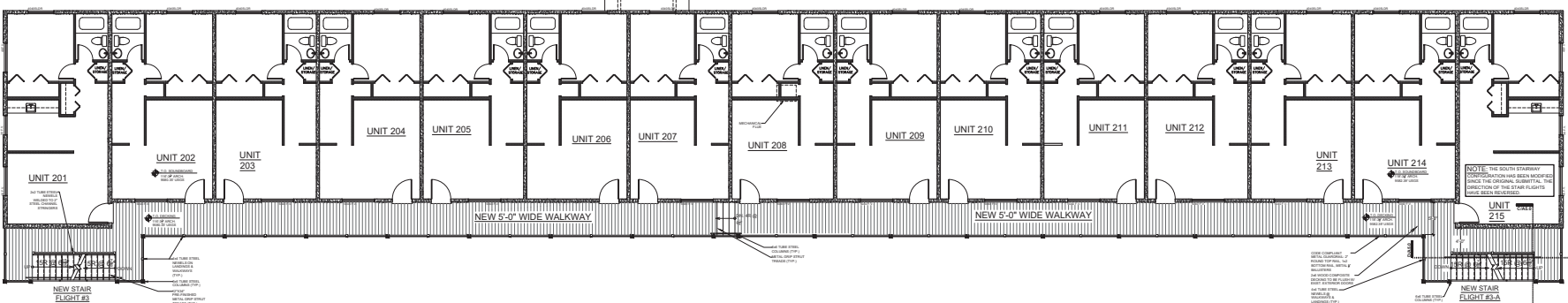
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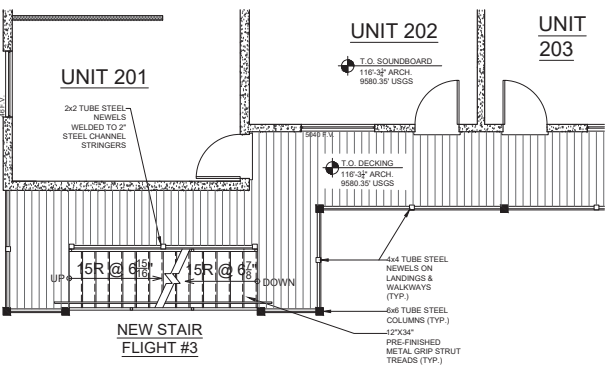
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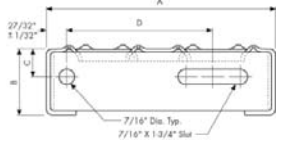
EXISTING SECOND LEVEL
 1/8" = 1' G.C.E. GENERAL COMMON ELEMENT NORTH



PROPOSED SECOND LEVEL
 1/4" = 1' NORTH



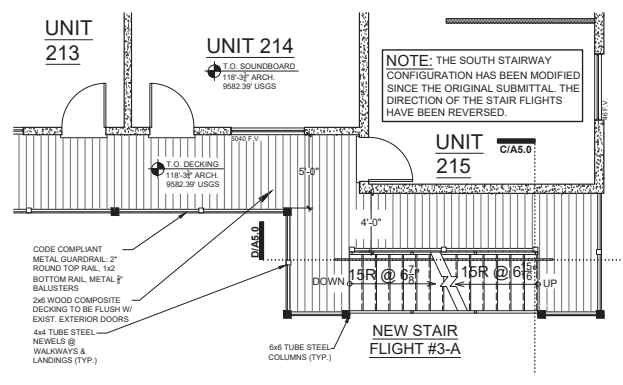
ENLARGED STAIR #3
 1/4" = 1' NORTH



PERF-O GRIP & TRACTION TREAD CARRIER PLATE SPECIFICATIONS				
TREAD WIDTH	DEPTH	DIRECTION C	DIRECTION D	
5"	1-1/2"	3/4"	2"	
7"	1-1/2"	3/4"	4"	
10"	1-1/2"	3/4"	7"	
12"	1-1/2"	3/4"	9"	

SPAN: 46 INCHES
 CHANNEL DEPTH: 2 INCHES
 MATERIAL/ GAUGE: STEEL 11 GA.
 CATALOG NO.: T-122011-T

TREAD SPECIFICATIONS
 PACIFIC GRATING TRACTION TREADS



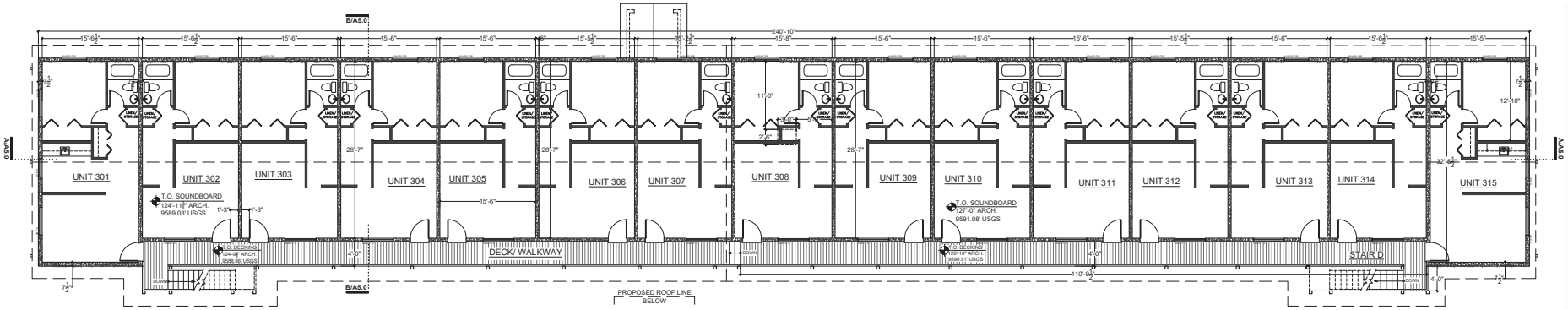
ENLARGED STAIR #3-A
 1/4" = 1' NORTH

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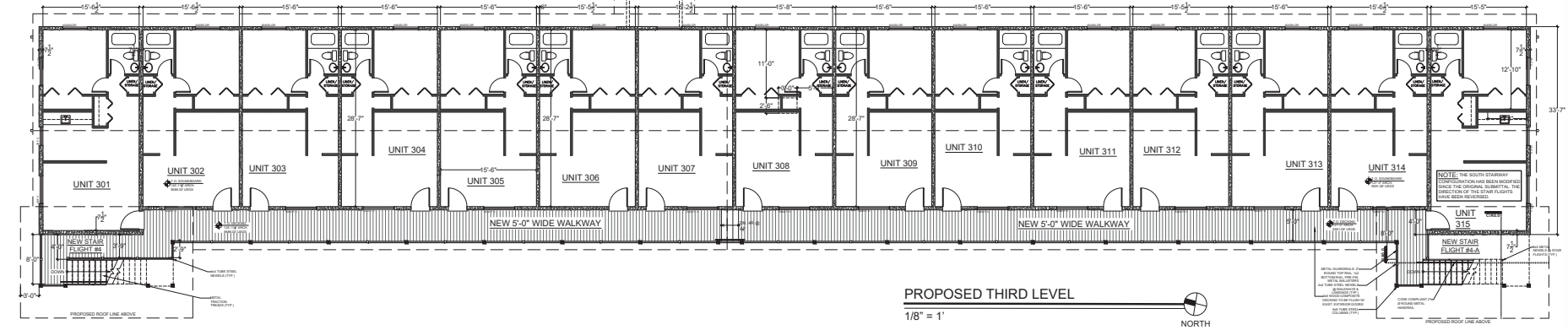
JOB NUMBER: 2310
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 DEVELOPMENT PERMIT

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EXISTING THIRD LEVEL

1/8" = 1'

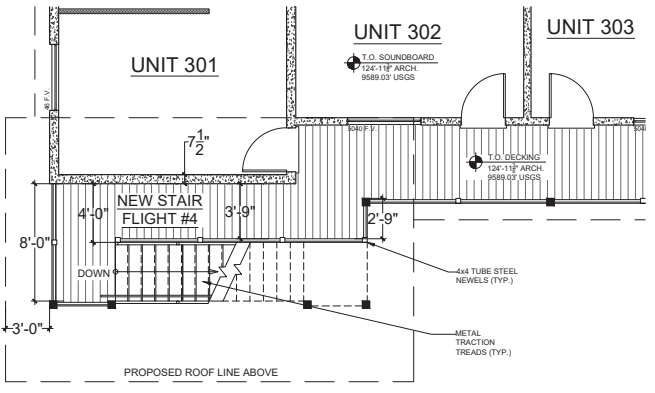


PROPOSED THIRD LEVEL

1/8" = 1'

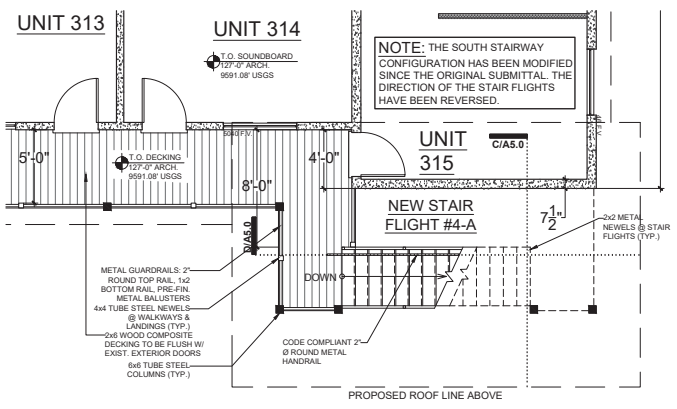


NOTE: THE SOUTH STAIRWAY CONFIGURATION HAS BEEN MODIFIED SINCE THE ORIGINAL SUBMITTAL. THE DIRECTION OF THE STAIR FLIGHTS HAVE BEEN REVERSED.



ENLARGED STAIR #4

1/4" = 1'



ENLARGED STAIR #4-A

1/4" = 1'

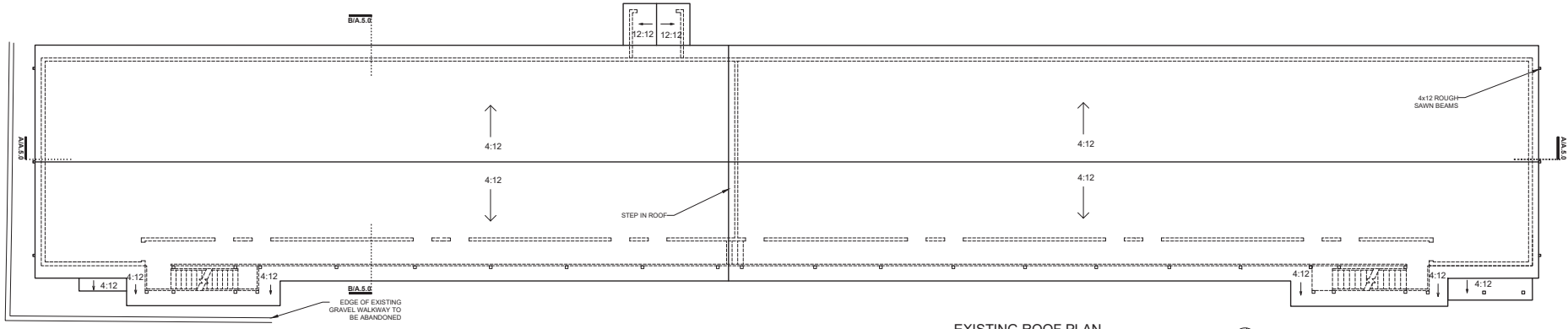


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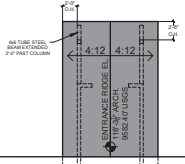
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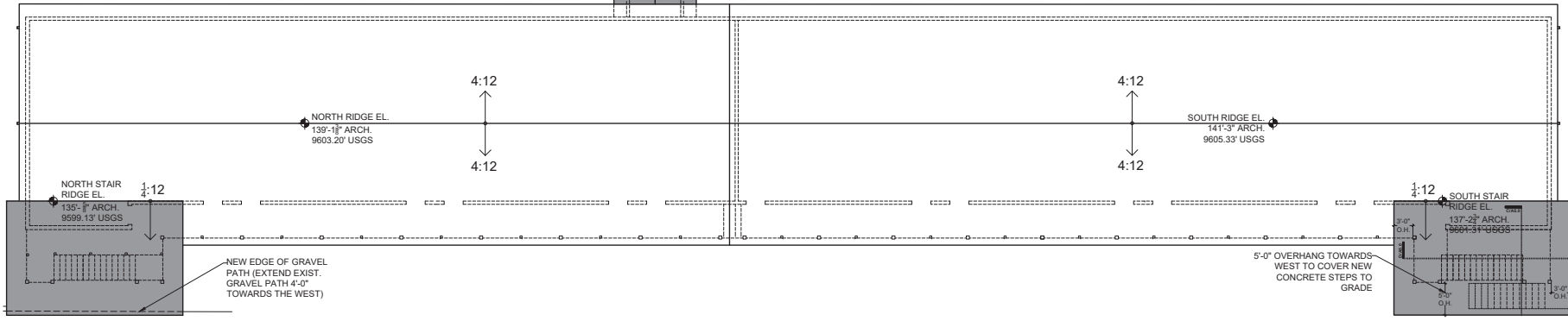
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EXISTING ROOF PLAN
1/8" = 1'
NORTH



NOTES:
1. NEW ROOFS OVER STAIRS ARE TO BE STEEL FRAMED AT A SLOPE OF 1:12
2. WESTERN ROOF OVERHANGS BEEN MODIFIED SINCE ORIGINAL DEVELOPMENT PERMIT SUBMITTAL .THEY HAVE BEEN INCREASED FROM 4'-0" TO 5'-0".

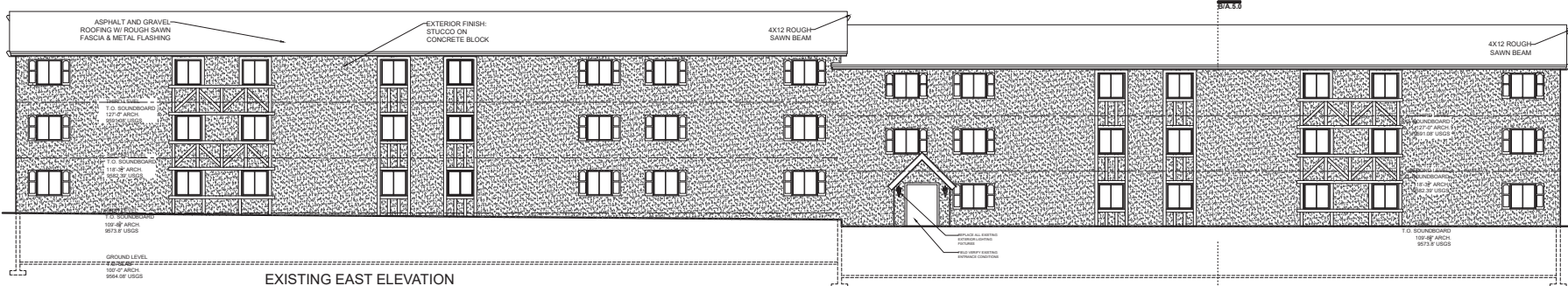


PROPOSED ROOF PLAN
1/8" = 1'
■ = NEW CONSTRUCTION
NORTH

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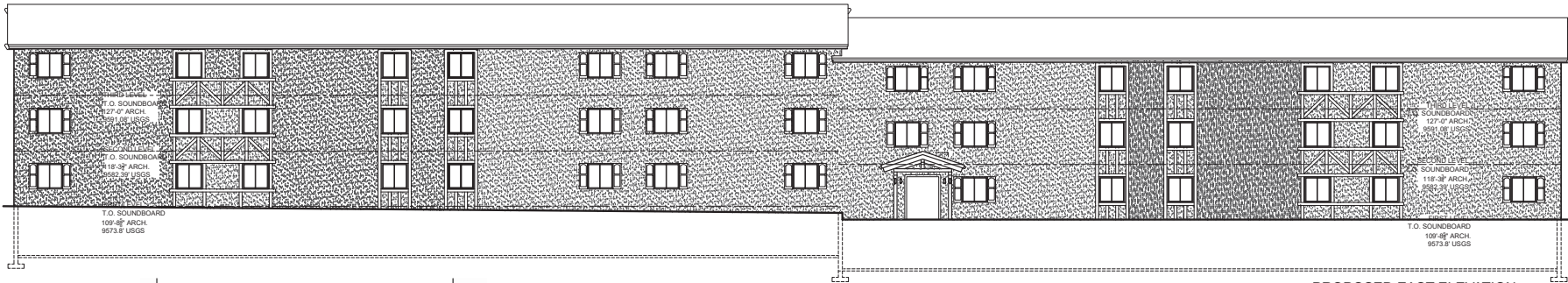
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EXISTING EAST ELEVATION

1/8"=1'



PROPOSED EAST ELEVATION

1/8"=1'



EXISTING OPEN-AIRED ENTRY

1/4"=1'



PROPOSED OPEN-AIRED ENTRY

1/4"=1'

NOTES:
 1. THE PROPOSED ENTRYWAY IS OPEN-AIRED W/ NO EXTERIOR DOOR.
 2. REPLACE EXISTING EXTERIOR LIGHTS W/ NEW FULLY SHIELDED, DOWNCAST, DARK-SKY COMPLIANT FIXTURES PER TOWN CODE.

EXISTING STAIR COMPONENTS
 STINGERS (ACTUAL): 2 3/4" X 10" LUMBER
 TREADS (ACTUAL): 1 1/2" X 11 1/4" LUMBER (NOMINAL: 2X12)
 TOP & BOTTOM RAILS (ACTUAL): 3" X 5 1/2" COLUMNS & NEWELS (ACTUAL): 5 1/2" X 5 1/2" (NOMINAL: 6X6)
 BALLUSTERS: CUSTOM 1X8
 DECKING: 2X6 DECKING

PROPOSED STAIR COMPONENTS
 STINGERS (PER STRUCT.): W6x10 STEEL CHANNELS
 TREADS: 12" PACIFIC GRATING TRACTION TREADS
 TOP RAILS: 2" DIAM. ROUND, PRE-FINISHED METAL
 BOTTOM RAILS: 1X2 PRE-FINISHED METAL
 BALLUSTERS: 5/8" PRE-FINISHED METAL
 HANDRAILS: CODE COMPLIANT 2" DIAM. ROUND, PRE-FINISHED METAL
 COLUMNS: 6x6 TUBE STEEL
 NEWELS: 4x4 TUBE STEEL
 DECKING: 2X6 WOOD COMPOSITE DECKING

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A6.0

SAFETY CONCERNS

- WORN OUT SLIPPERY TREADS
- CRACKING FOOTINGS
- LACK OF BALUSTERS
- ICE BUILD UP ON WALKWAYS AND LANDINGS

RELEVANT BUILDING CODES

***SOURCE: IBC 2012

1003.2.12 GUARDS. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.7

1003.2.12.1 HEIGHT. GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD.

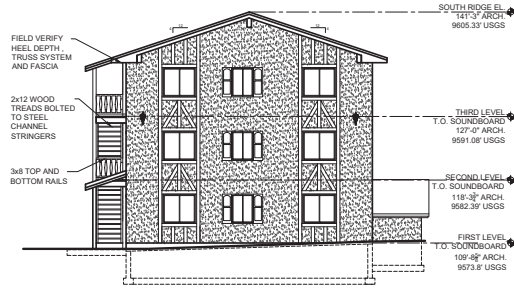
1003.2.12.2 OPENING LIMITATIONS. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES FROM A HEIGHT OF 34 INCHES TO 42 INCHES A SPHERE 8 INCHES IN DIAMETER SHALL NOT PASS.

1003.3.3.3 STAIR TREADS AND RISERS. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 10 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT THE RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

1003.3.3.3.1 DIMENSIONAL UNIFORMITY. STAIR TREADS AND RISERS SHALL BE A OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER AND THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED .375 INCH IN ANY FLIGHT OF STAIRS.

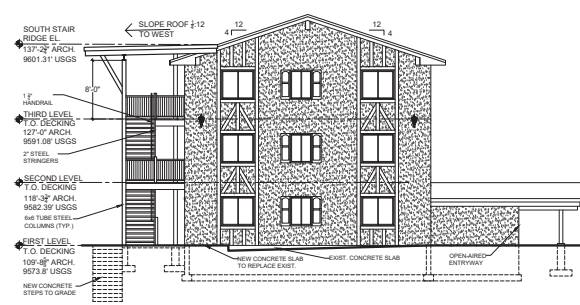
1003.3.3.3.1 STAIRWAY WALKING SURFACE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2 PERCENT SLOPE) IN ANY DIRECTION. STAIRWAY LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED.

1003.3.3.3.2 OUTDOOR CONDITIONS. OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



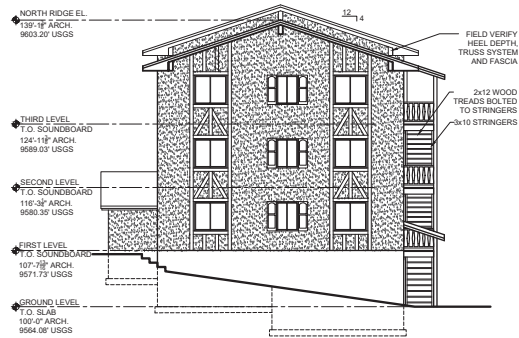
EXISTING SOUTH ELEVATION

1/8" = 1'



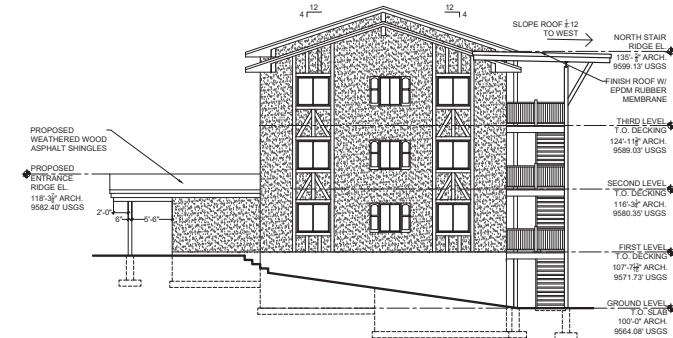
PROPOSED SOUTH ELEVATION

1/8" = 1'



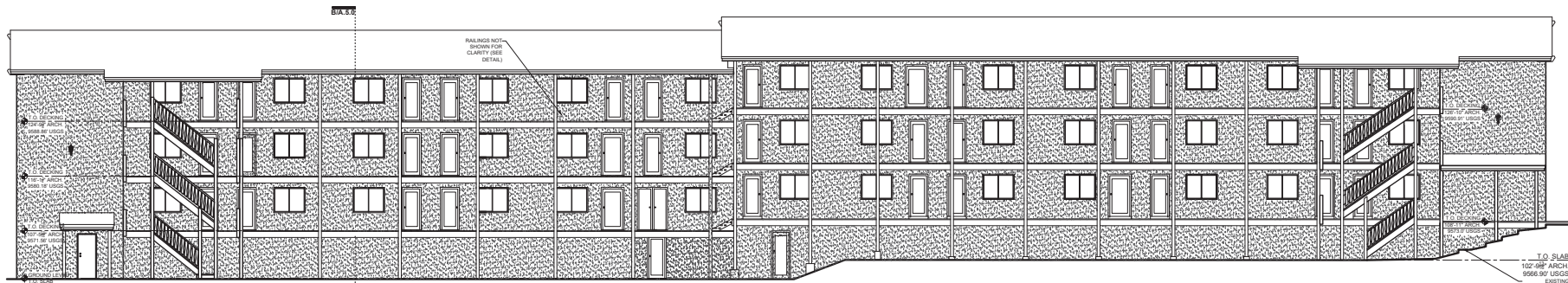
EXISTING NORTH ELEVATION

1/8" = 1'



PROPOSED NORTH ELEVATION

1/8" = 1'



EXISTING WEST ELEVATION

1/8" = 1'

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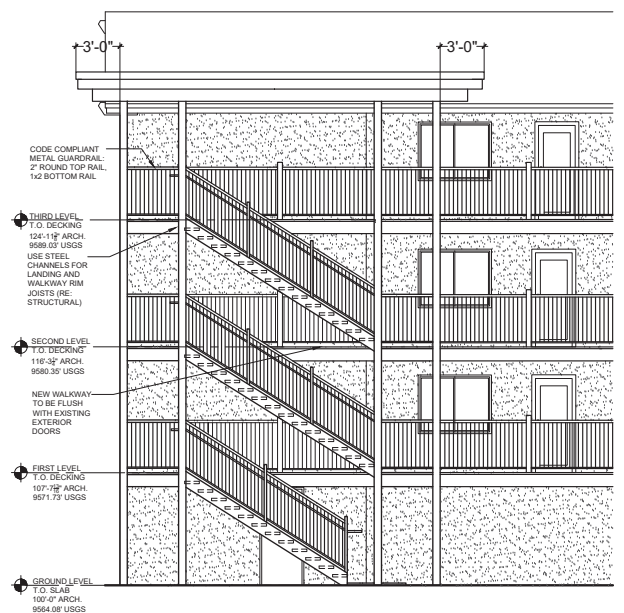
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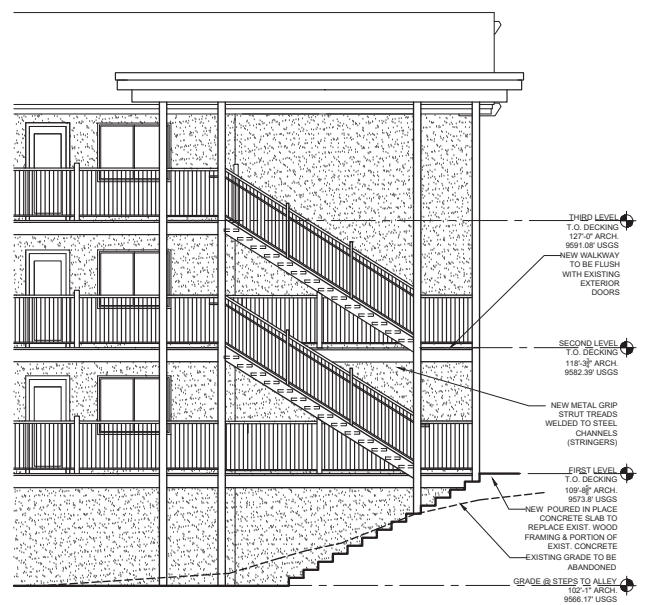
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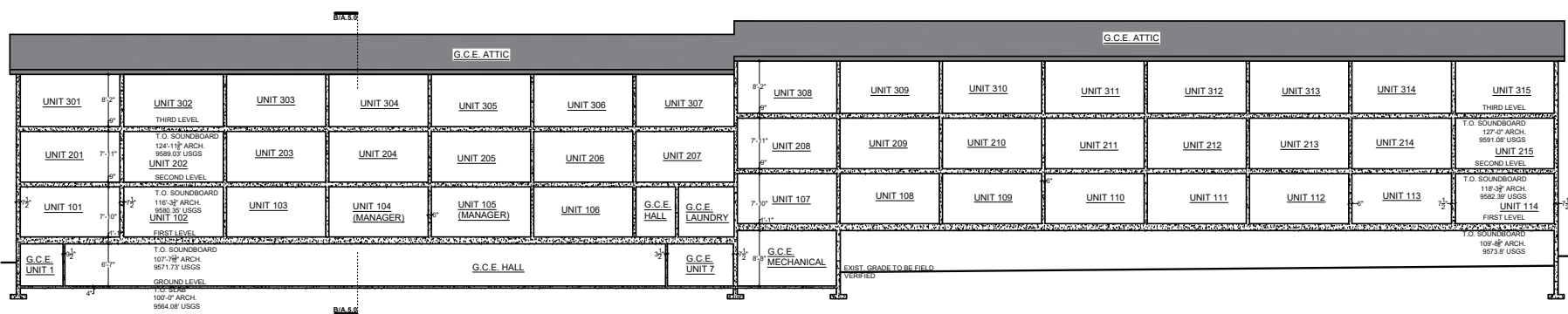
PROPOSED WEST ELEVATION
1/8" = 1'



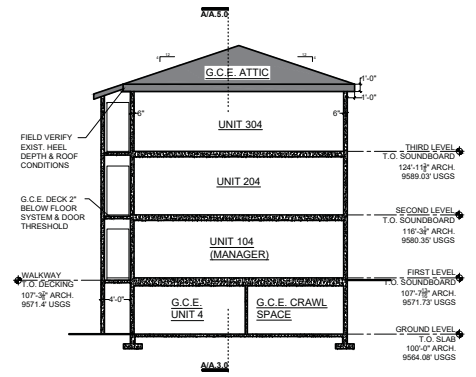
ENLARGED NORTH STAIR
1/4" = 1'



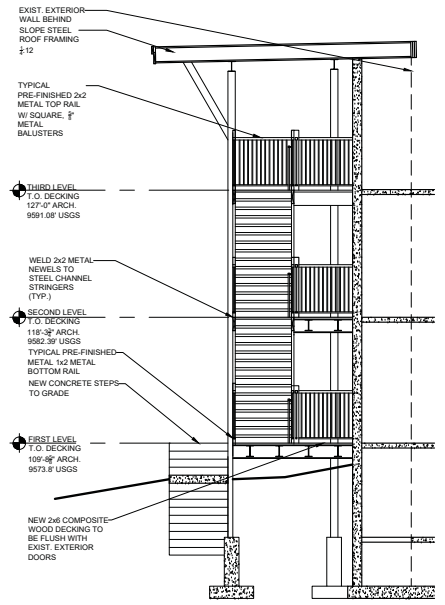
ENLARGED SOUTH STAIR
1/4" = 1'



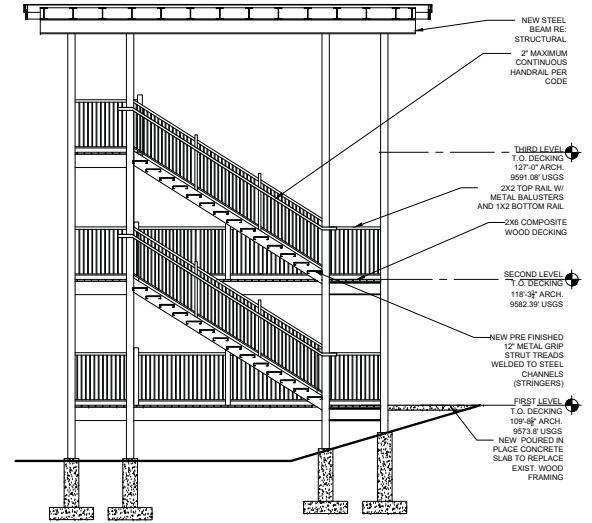
EXISTING SECTION A
 1/8" = 1'
 G.C.E. GENERAL COMMON ELEMENT



EXISTING SECTION B
 1/8" = 1'
 G.C.E. GENERAL COMMON ELEMENT



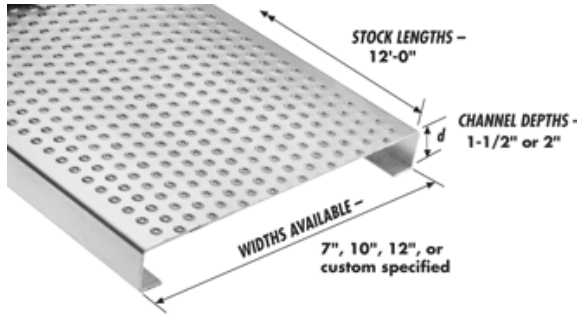
PROPOSED SECTION C
 1/4" = 1'



PROPOSED SECTION D
 1/4" = 1'

MATERIALS CUT SHEET

TREADS



RAILING EXAMPLE (FOR CONCEPTUAL PURPOSES ONLY)



4x4 NEWELS FOR LANDINGS/ WALKWAYS ARE CONSISTENT WITH PROPOSED DESIGN

GUARDRAILS AND HANDRAILS WILL DIFFER (2x2 TOP RAIL AND 1x2 BOTTOM RAIL) W/ 2X2 HANDRAIL OFFSET 1.5" IN FRONT OF GUARDRAIL FOR COMMERCIAL APPLICATION

2x2 NEWELS ON STAIR FLIGHTS ARE CONSISTENT WITH PROPOSED DESIGN

WELDING 2x2 NEWELS TO STEEL STRINGERS IS CONSISTENT WITH PROPOSED DESIGN

WALKING PATH TO ALLEY

6x6 TIMBERS W/ GRAVEL INFILL



ENTRY ROOFING:

TAMKO 50-YEAR ASPHALT SHINGLES

COLOR: WEATHERED WOOD



WALKWAY & LANDINGS: 2X6 COMPOSITE DECKING

COLOR: WEATHERED WOOD



COLOR: RUSTIC BIRCH



PRODUCT INFORMATION:
ENVISION COMPOSITE DECKING
BY TAMKO BUILDING PRODUCTS
PRODUCT LINE:
EVERGRAIN DECKING
SPECIFICATIONS:
- LOW MAINTENANCE MATERIAL- NO NEED FOR PAINTING OR STAINING
- DEEP LASTING, WOOD-LIKE GRAIN CREATED BY MULTIPLE GRAIN PATTERNS FOR AUTHENTIC NATURAL BEAUTY
- 20-YEAR LIMITED WARRANTY AGAIN ROTTING, SPLINTERING, SPLITTING AND TERMITE DAMAGE- ALSO COMEST WITH A 5-YEAR FULL START PERIOD.
- EASY INSTALLATION
- HIDDEN FASTENERS FOR SLEEK LOOK



STAIRWAY ROOFING: EPDM RUBBER MEMBRANE



NOTE: EXACT PRODUCT TO BE DETERMINED BY GENERAL CONTRACTOR PER PRICING

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TOWN OF BRECKENRIDGE
SUMMIT COUNTY, CO

JOB NUMBER 2310

DATE 11/22/2019

DEVELOPMENT PERMIT

Final Hearing Impact Analysis				
Project:	Val D' Isere Exterior Remodel	Positive Points	0	
PC#:	PL-2019-0538			
Date:	11/25/2019	Negative Points	0	
Staff:	Luke Sponable, Planner I			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		No changes to the residential use will be made with this application.
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		The project is existing legal non-conforming for being over density. The density is not changing as part of this application.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		The project is legal non-conforming, constructed propr to the Handbook of Design Standards. The project will not increase the non conformity.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
6/A	Building Height	Complies		The project is legal non-conforming for building height. The height is not increased as part of this application.
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		Trees are being added to increase site buffering. Screening is adequate for the project's existing and proposed condition.
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		The existing north retaining wall will be moved slightly and constructed of natural boulders. A new retaining wall will be constructed adjacent to the south staircase and will be constructed of natural boulders. All walls are under 4' in height.
9/A	Placement of Structures	Complies		The project is legal non-conforming for encroaching on setback restrictions. The project will not increase the non conformity.
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		No change.
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	0	Minor changes to external circulation will be made. The main staircases will be moved closer the ends of the building and the walking path connecting the building to the Ridge St. Alley ROW will be relocated and formalized.
18/A	Parking	Complies	0	No change.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		Trees are being added to increase site buffering. Screening is adequate for the project.
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		

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

TOWN OF BRECKENRIDGE

Val D'Isere Exterior Remodel
301 North French Street
PC#2019-0538

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

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 **November 25, 2019**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 3, 2019** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are recorded.
6. The application has been determined by the Planning Commission to be legal non-conforming and the proposed modifications found to not further the non-conformity.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **June 10, 2021**, 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 completion for the project covered by this permit. The determination of whether a certificate of completion should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. 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

7. Applicant shall submit proof of ownership of the project site and approval for the project by the Homeowners Association.
- 8. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.**
9. 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.
10. 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.
11. 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.
12. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
13. 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.
- 14. 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.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

15. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
16. 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.
17. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
18. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
19. Applicant shall screen all utilities.
- 20. 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.**

21. 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.
22. 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.
23. 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.**
24. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

Planning Commission Staff Report

Subject: Large Vendor Cart Renewal
(Class B Minor Development Permit application, Combined Hearing; PL-2019-0561)

Proposal: Renewal of the Development Permit for the Large Vendor Cart at 327 N. Main St. There are not any changes proposed to the existing Large Vendor Cart or the Site Plan with this application.

Date: November 25, 2019 (For meeting of December 3, 2019)

Project Manager: Chapin LaChance, AICP - Planner II

Applicant: Matthew Robertson

Property Owner: Snider LLC

Address: 327 N. Main St.

Legal Description: Lot 7B Snider Addition Sub

Land Use District: 11
Residential at 12 Units per Acre (UPA), Commercial at 1:3 Floor to Area Ratio (FAR)

Special Area: Historic District, North Main Transition Character Area

Site Conditions: The existing Large Vendor Cart is located near the southeastern corner of Lot 7B on a small paver patio. The lot slopes gently west towards the Blue River. There is an existing parking lot in the rear of the lot, and a driveway connection to N. Main St. shared by Lots 7A, 7C, and 7D. The site does not contain any notable landscaping or trees, other than a stand of existing Aspen trees on the adjacent lot to the south.

Lot 7B was platted in 1993, as one of four lots in the Snider Lot 7 Subdivision. A shared Access and Utility Easement is shown on the plat, with 7 parking spaces designated to Lot 7B. There is also a 5' Snow Stack Easement on the lot, adjacent to the Access and Utility Easement. A Utility Easement runs north to south on the lot, along the N. Main St. right-of-way. There is a 7' wide Blue River Drainage Easement along the western property boundary, and a 3' Snow Stack Easement along the platted designated parking spaces on the western portion of the lot.

Adjacent Uses: North: Snider Subdivision, Lot 7C (vacant)
South: Jenni Exchange Condo (mixed use)
East: N. Main St.
West: Snider Subdivision, Tract A (Public Open Space), Blue River

Item History

The existing Large Vendor Cart on Lot 7B was previously operated by Stella's Hungry Horse from 2013 to 2016 (approved with PC#2013090 and PL-2016-0605) and the Gnarly Shawarma from 2016 to 2019. As of November 2019, the cart is under new ownership.

Staff Comments

Policy 49 (Absolute) Vendor Carts: The proposed vendor cart is 84 sq. ft. in area, so it is classified as a Large Vendor Cart per Section 9-1-5 Definitions because it is over 40 square feet in area. This proposal is reviewed under Policy 49 (Absolute) Vendor Carts and is a renewal of Class B Development Permit PL-2016-0605.

*A. Vendor Cart Locations: Large vendor carts and small vendor carts are permitted only in those land use districts where commercial uses are an allowed or recommended land use. **Land Use District 11 allows commercial use.***

B. Vendor Cart General Design Standards: Large vendor carts and small vendor carts are subject to the following general design standards:

(1) General Design Standards Within The Conservation District: The following general design standards apply as indicated to Large Vendor Carts and Small Vendor Carts located within the Conservation District:

*a. All Large Vendor Carts and Small Vendor Carts shall be designed to blend in with the existing historic character. This shall be accomplished through the proper use of architecture, materials and site planning. In the Conservation District, Large Vendor Carts shall complement the surrounding building character through the use of high quality materials and detailing. Placing a Large Vendor Carts in an unfinished vacant lot with no site improvements is prohibited. **The vendor cart complements the surrounding building character through the use of wooden 4" reveal horizontal lap siding and a cornice on the primary façade, which are common elements found elsewhere within the Conservation District. The cart is set back a similar distance from the street as the adjacent commercial buildings. The site improvement requirement is met by the existing 500 sq. ft. paver patio.***

*b. All large vendor carts and small vendor carts must be constructed of professional quality for use as a food vending cart. **With its lap siding exterior and covered serving counter facing Main St., staff finds the cart is of professional quality, and staff has not received any complaints regarding the cart since it has been in operation.***

*c. All large vendor carts and small vendor carts must be maintained in good working condition with no broken or rusty parts. All exterior materials must be kept clean and in a neat appearance. No rusty or broken metal or chipped or broken wood is allowed. All exposed edges must be finished. All wood details and finishes must be suitable for long wear in an exterior location. All detailing, construction and finishing shall be done in a craftsmanlike manner. **This cart has been kept in good working condition and has been repainted twice in the past six years, including the most recent repainting in November 2019.***

(3) *Additional Requirements For All Vendor Carts:*

a. Large Vendor Carts: The following additional design and operational standards apply to large vendor carts:

*1. Large vendor carts must be located on private property. **The cart exists entirely on private property owned by Snider LLC.***

*2. Large vendor carts may only sell food and beverages in forms suited for immediate consumption. This shall include hot or cold prepared foods and beverages, and prepackaged food and snacks, whether eaten at the site of sale, or "carry out/to go". Fresh fruits and vegetables may be sold from a large vendor cart in limited amounts if they are normally and customarily eaten in a raw form, but a large vendor cart shall not be used primarily to sell fresh fruits and vegetables. **The applicant proposes to sell Mexican cuisine for immediate consumption.***

*3. The area of a large vendor cart counts as density. The density shall be assessed against the real property on which the vendor cart is located. **The lot size is 8,538 sq. ft. The required FAR is 1:3. $8,538 \text{ sq. ft.} / 3 = 2,846 \text{ sq. ft.}$ The vendor cart is 84 sq. ft., which is below the maximum allowed density.***

*4. Large vendor cart owners shall improve the immediate area around their business through the installation of pavers, landscaping, awnings, and/or small decks to help the vendor carts to look less temporary, and to blend into the surrounding character. Where the surrounding area is already improved with such finishes as listed above, this requirement may be waived by the planning commission. **The cart is located on an existing 500 sq. ft. paver patio.***

*5. The maximum size of a large vendor cart is one hundred (100) square feet. **The existing cart is 84 sq. ft.***

*6. The maximum height of a large vendor cart is ten feet (10'). The height of the cart shall be measured vertically from the ground to the highest point of the cart including signage or other equipment, if any. **The existing cart is 10' tall at its highest point.***

*7. If a large vendor cart is connected to the town's municipal water system, the owner must pay water plant investment fees for the vendor cart. If a large vendor cart is connected to the town's municipal water system, it must also be connected to the public sanitation system. **The vendor cart is not connected to the town's municipal water system.***

8. If a large vendor cart uses a commissary kitchen, the commissary kitchen must be identified on the vendor cart permit application, and any applicable water plant investment fees must be paid by the owner of the commissary kitchen. If the commissary kitchen changes during the term of the permit, the large vendor cart permit holder must notify the director within ten (10) days of the date of the

change. The applicant uses the commissary kitchen at the Pour House at 206 S. Main St., which has paid Water Plant Investment Fees for restaurant use.

9. Siding and other compatible materials used on a large vendor cart must wrap all sides of the vendor cart. The cart has 4” reveal painted horizontal wood siding on all four sides.

10. Exterior colors used on a large vendor cart must meet the town's color chroma palette. The color of all large vending carts shall be selected from the "Munsell Book Of Color" on file with the community development department. The maximum chroma for the exterior of a large vending cart shall be 4 (unless red or yellow are used, then a maximum chroma of 6) and a maximum value of 6. Staff approved a Class D Minor Development Permit application in November 2019 for the repainting of the cart (body: gold, trim: light magenta), and the cart has since been repainted in those colors. The approved colors comply with the chroma values of this Policy.

11. All signs for a large vendor cart shall be subject to the Breckenridge sign code. One permanent freestanding sign is allowed for a large vendor cart, unless otherwise prohibited by the Breckenridge sign code. Any proposed signage is required to be reviewed with a separate Sign Permit application.

12. Generators are prohibited for large vendor carts, except for use as an emergency source of power when the permanent source of power to the large vendor cart is temporarily unavailable. The cart has electric service provided directly from Xcel Energy, and is not proposed to have a generator.

13. If a large vendor cart has wheels, the wheels shall be permanently screened with a skirting design architecturally compatible with the exterior of the cart. The wheels are permanently screened with the horizontal siding used on all four sides of the vendor cart.

14. Any trailer hitch on a large vendor cart must be removed or completely covered from view. The trailer hitch is completely covered from view.

15. Owners of large vendor carts must obtain and maintain in full force and effect throughout the permit a valid Town of Breckenridge business license. The owner has a valid business license.

16. Large vendor carts must be windproof, waterproof and locked when not in operation. The cart is windproof, waterproof, and locked when not in operation.

17. Outdoor seating for a large vendor cart is limited to a maximum of twelve (12) seats and three (3) tables. The existing operation has two (2) picnic tables that seat six (6) people each, for a total of twelve (12) seats.

18. The operator of a large vendor cart shall comply with all applicable health regulations with respect to the operation of the large vendor cart. **The cart has been approved by Summit County Environmental Health.**

Policy 18 (Relative) Parking: *A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:*

1x(+1)	(4) <i>Common Driveways: 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.</i>
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Restaurants are required to have 3.5 parking spaces for every 1,000 sq. ft. of restaurant area. At 84 sq. ft., the cart is required to have one (1) parking space (84 sq. ft. / 1,000 = 0.084. 0.084 x 3.5 spaces = 0.294 spaces, which rounds up to 1 space). There are seven (7) parking spaces available to Lot 7B on site; which exceeds the minimum parking requirement by six (6) spaces. The applicant’s site plan shows parking spaces immediately adjacent to the cart (north of patio), however these spaces are not paved as required per Town Code, so staff has added a Condition of Approval that all parking shall occur on paved 9’ x 18’ spaces.

Vehicular access to the site’s parking is provided by an existing common driveway for Lots 7A, 7B, 7C, and 7D. At the cart’s previous renewal (Development Permit PL-2016-0605), the Commission assigned positive one (+1) point for the common driveway. Staff again recommends positive one (+1) point under Policy 18 (Relative) Parking: for the common driveway.

Policy 33 (Relative) Energy Conservation: *C. Excessive Energy Usage: Developments with excessive energy components are discouraged. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:*

<u>Point Range</u>	<u>Design Feature</u>
1x(-1/0)	<i>Outdoor commercial or common space residential gas fireplace (per gas fireplace)</i>

When the Commission last renewed this cart’s Development Permit (PL-2016-0605), the Commission assigned negative one (-1) point under Policy 33/R for excessive energy usage for the proposed gas fire pit. Staff again assigns negative one (-1) point for the fire pit.

Point Analysis

The proposal meets the requirements of Policy 49 (Absolute) Vendor Carts and all other Absolute Policies. Staff recommends negative one (-1) point under Policy 33 (Relative) Energy Conservation for excessive energy usage from the gas fire pit, and positive one (+1) point under Policy 18 (Relative) Parking for the common driveway, as shown in the attached point analysis, for a passing score of zero (0) points.

Staff Recommendation

The Community Development Dept. recommends approval of the Large Vendor Cart Renewal (PL-2019-0561) located at 327 N. Main St. with a passing point analysis of zero (0) points, along with the attached Findings and Conditions of Approval.

Preliminary Hearing Point Analysis										
Project:	Large Vendor Cart Renewal	Positive Points	+1							
Plan #	PL-2019-0561									
Date:	11/25/2019	Negative Points	-1							
Staff:	Chapin LaChance, AICP - Planner II									
		Total Allocation:	0							
Items left blank are either not applicable or have no comment										
Sect.	Policy	Range	Points	Comments						
1/A	Codes, Correlative Documents & Plat Notes	Complies								
2/A	Land Use Guidelines	Complies								
2/R	Land Use Guidelines - Uses	4x(-3/+2)								
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)								
2/R	Land Use Guidelines - Nuisances	3x(-2/0)								
3/A	Density/Intensity	Complies								
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Allowed (at 1:3 FAR): 2,846 sq. ft. Proposed: 84 sq. ft.						
4/R	Mass	5x (-2>-20)								
5/A	Architectural Compatibility / Historic Priority Policies	Complies								
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)								
5/R	Architectural Compatibility / Conservation District	5x(-5/0)								
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)								
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)								
6/A	Building Height	Complies								
6/R	Relative Building Height - General Provisions For all structures except Single Family and Duplex Units outside the Historic District	1X(-2,+2)								
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)								
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)								
6/R	Building Height Outside H.D. / Stories	(-5>-20)								
6/R	Density in roof structure	1x(+1/-1)								
6/R	Broken, interesting roof forms that step down at the edges For all Single Family and Duplex Units outside the Conservation District	1x(+1/-1)								
6/R	Density in roof structure	1x(+1/-1)								
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)								
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)								
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)								
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)								
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)								
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)								
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)								
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)								
7/R	Site and Environmental Design / Wetlands	2X(0/+2)								
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)								
8/A	Ridgeline and Hillside Development	Complies								
9/A	Placement of Structures	Complies								
9/R	Placement of Structures - Public Safety	2x(-2/+2)								
9/R	Placement of Structures - Adverse Effects	3x(-2/0)								
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)								
9/R	Placement of Structures - Setbacks	3x(0/-3)								
12/A	Signs	Complies								
13/A	Snow Removal/Storage	Complies								
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)								
14/A	Storage	Complies								
14/R	Storage	2x(-2/0)								
15/A	Refuse	Complies								
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)								
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)								
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)								
16/A	Internal Circulation	Complies								
16/R	Internal Circulation / Accessibility	3x(-2/+2)								
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)								
17/A	External Circulation	Complies								
18/A	Parking	Complies		Exceeds the required 1 parking space, 7 spaces are proposed.						
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	When the Commission last renewed this cart's Development Permit (PL-2016-0605), the Commission assigned one positive (+1) point for the common driveway that serves more than one lot. Staff again recommends positive (+1) point for the common 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								
22/R	Landscaping	2x(-1/+3)								
24/A	Social Community	Complies								
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	+3/6/9/12/15							
25/R	Transit	4x(-2/+2)							
26/A	Infrastructure	N/A							
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	N/A							
28/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 (For existing residential: 30-49% improvement beyond existing)	+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)							
	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	- 1						
33/R									
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)							
37/R	Cucumber Gulch/Setbacks	2x(0/+2)							
37/R	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							
	Vendor Carts	Complies							
49/A									
50/A	Wireless Communication Facilities	Complies							

TOWN OF BRECKENRIDGE

Large Vendor Cart Renewal
Lot 7B, Snider Subdivision
327 North Main Street
PL-2019-0561

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 25 2019**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **December 3, 2019**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. The issues involved in the proposed project are such that no useful purpose would be served by requiring two separate hearings.

CONDITIONS

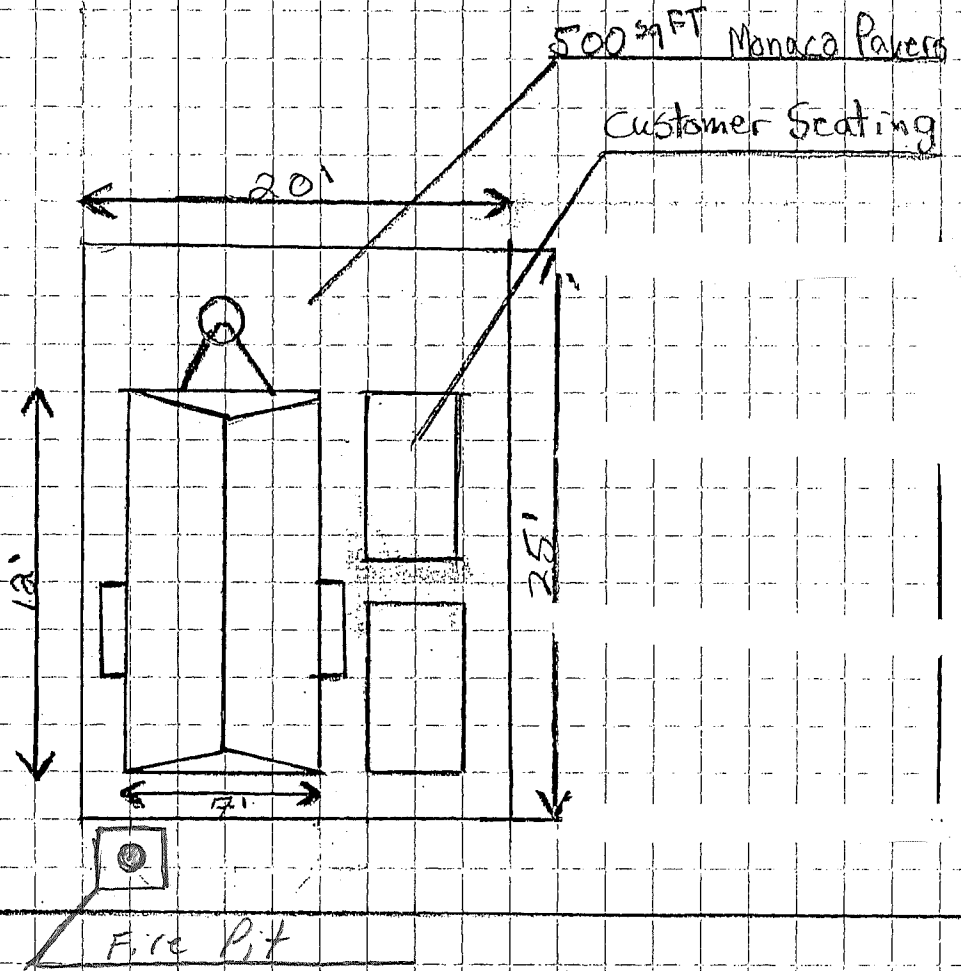
7. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
8. If the terms and conditions of the approval are violated, the 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.
9. This permit expires three (3) years from date of issuance, on **December 10, 2022**. 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 one year, but without the benefit of any vested property right.
10. The terms and conditions of this permit are in compliance with the statements of the staff report and applicant made in their application.
11. Applicant shall meet 9-1-19-49A: Policy 49 (Absolute) Vendor Carts.
12. The development project approved by this Permit must be constructed and remain in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any operational or material deviation from the approved plans and specifications without Town approval as a modification may result in the Town legal action under the Town's development regulations.
13. All parking related to the operation of the Large Vendor Cart shall occur on paved 9' x 18' (minimum) parking spaces.

Site Plan

← Breckenridge Public Parking →

Yo Mamas Large Vendor Cart

Ready, Paint, Fire



← sidewalk →

→ sidewalk →

Main ST

Wellington

French ST →

West View

Yo Mommas Large Vendor Cart

Sliding Windows (Typ)

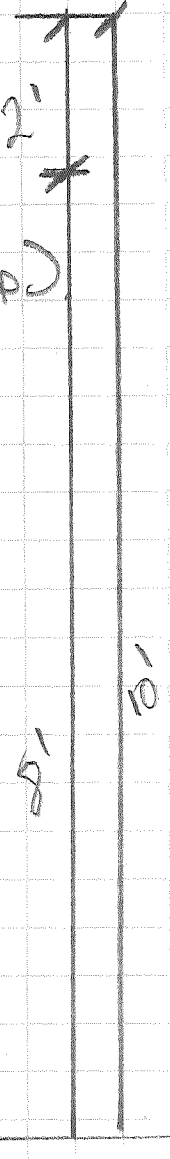
Covered wheels (Typ)

Decorative Over

Decorative Brace

2x4" Brace (Typ)

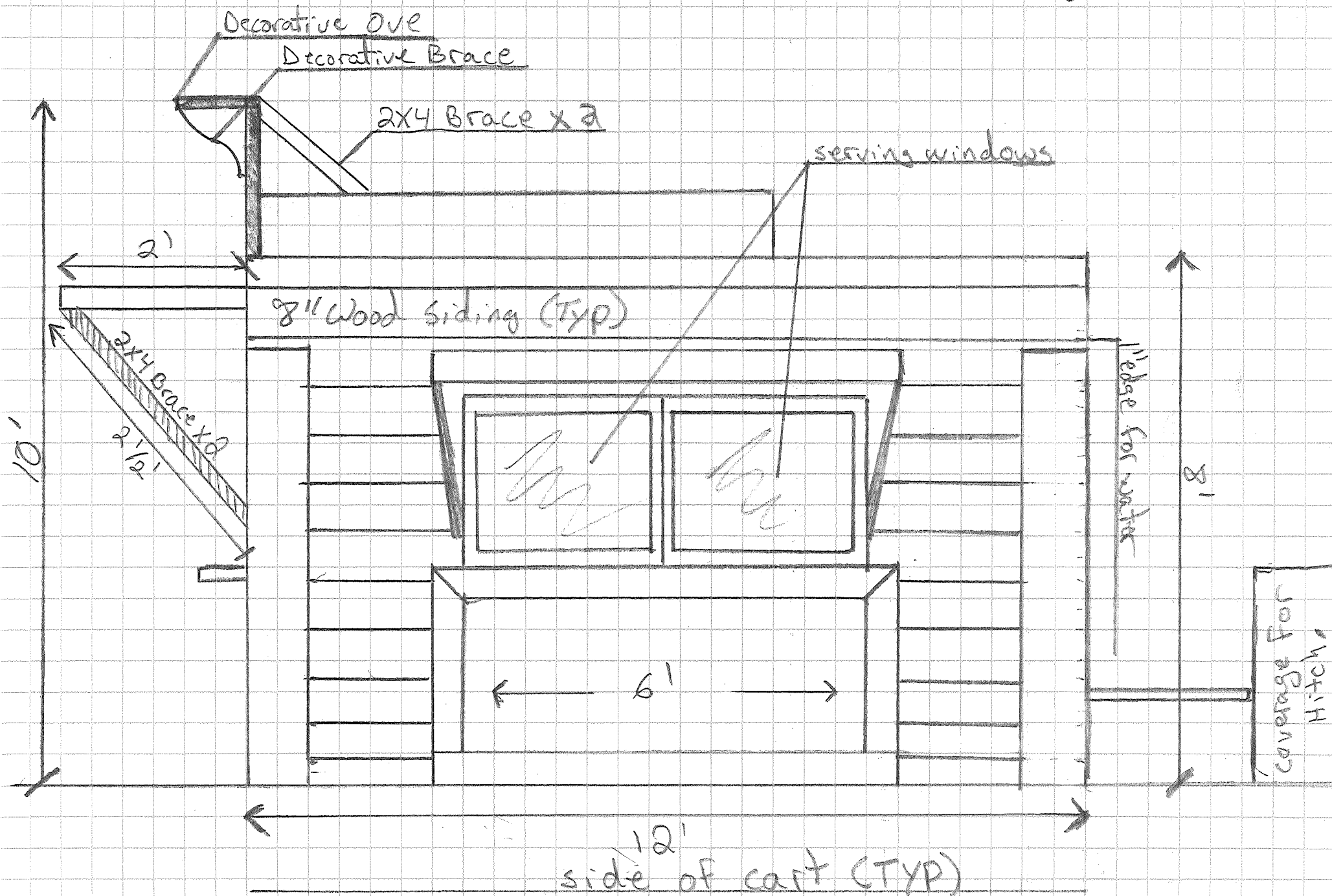
8" Wood Siding (Typ.
Board on Board



(E) Front of Cart

South View

Yo Mommies Large Vendor Cart

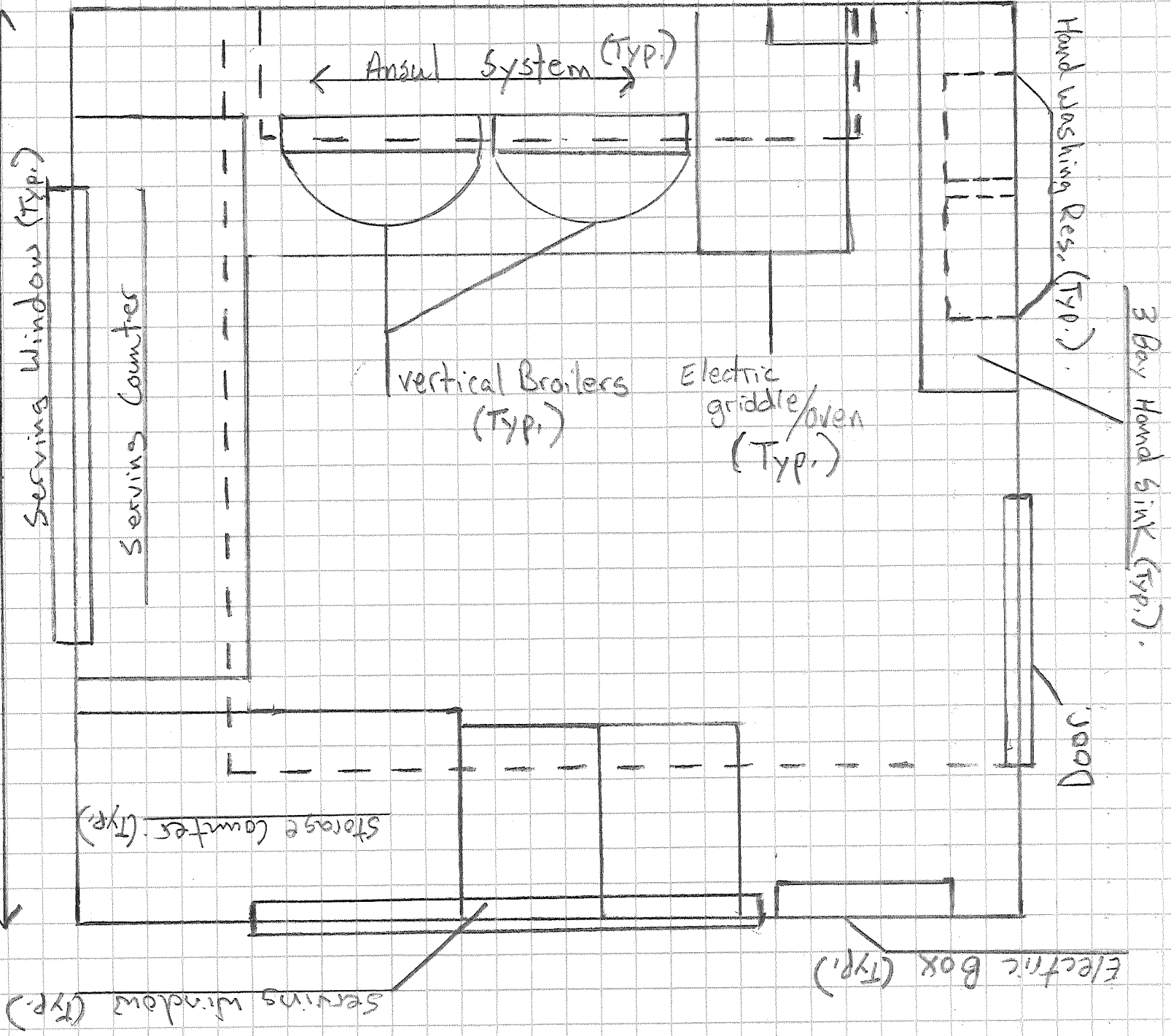


Floor Plan

12'

1/0 Normmas large Vendor Cart

7'



Planning Commission Town Project Staff Report

Subject:	South Gondola Lot Public Parking Structure (Town Project Hearing – PL-2019-0523)
Proposal:	Construct a new public parking structure on the South Gondola Lot. The project will provide 717 parking spaces within the structure, plus 245 exterior surface parking spaces, bicycle parking and public restrooms. The proposed parking structure totals 249,984 sq. ft. and will provide 405 additional spaces beyond the South Gondola Lot’s current capacity.
Date:	November 26, 2019 (For meeting of December 3, 2019)
Project Manager:	Chris Kulick, AICP, Senior Planner
Applicant:	Shannon Smith, Town Engineer, Town of Breckenridge
Owner:	Vail Resorts (The Town of Breckenridge has a 50 year lease on the property with an option for two additional 10 year terms for the specific purpose of constructing a parking facility.)
Address:	80 North Park 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 the site and the Blue River is to the east and sits approximately 15 feet below the property elevation. 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
Density:	Allowed 40 SFEs (Plus 93 SFEs available to the north and south gondola lots): 40,000 sq. ft. (40 SFEs) Proposed density: 1,376 sq. ft. (1.376 SFEs)
Mass:	Allowed: 40,000 sq. ft. (40 SFEs) Proposed mass: 3,328 sq. ft. (3.328 SFEs)
F.A.R.:	1:13

Total of Parking Structure:

First Level	78,551 sq. ft.
Second Level:	77,175 sq. ft.
Third Level:	77,175 sq. ft.
Fourth Level:	36,810 sq. ft.
Total:	269,711 sq. ft.

Lot Coverage:

Building / non-Permeable:	74,315 sq. ft. (27% of site)
Hard Surface / non-Permeable:	120,830 sq. ft. (43% of site)
Heated Sidewalks and Drives:	30,270 sq. ft.
Surface Lots:	90,560 sq. ft.
Open Space / Permeable Area:	84,946 sq. ft. (30% of site)

Height:

Recommended: (Eastern half of site)	26'0" (2 stories to mean)
Proposed:	
Northern, East Façade Stair Tower:	36'6" (mean); 40'9" (overall)
Northern, East Façade Elevator Shaft:	44'3" (mean); 48' 7" (overall)
Recommended: (Western half of site)	38'0" (3 stories to mean)
Proposed:	
Middle, Northern Façade Stair Tower:	48'9" (mean); 51'3" (overall)
Middle, Northern Façade Elevator Shaft:	55'2" (mean); 58'9" (overall)
Parking Deck North:	41'0" (overall)
Parking Deck South:	34'7" (overall)
Parking Deck East:	30'8" (overall)
Parking Deck West:	39'8" (overall)

Parking:

Required (Per Ski Area Parking Agreement):	550 spaces
Proposed:	717 spaces (structure)
	245 spaces (surface)
Total:	962 spaces

Snowstack:

Required:	22,640 sq. ft. (25%)
Proposed:	7,350 sq. ft. (8%)

Setbacks:

Required:	
All Setbacks:	0 ft.
Proposed:	
Front (Watson and Park Ave.):	57 ft. Park / 292 ft. Watson
Sides (East and South):	89 ft. east/49 ft. south

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 28, 2019 Town Council meeting, an Ordinance was approved that allows the Town to enter into a 50 year 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.

June 18, 2019, the South Gondola Parking Structure was brought to the Planning Commission as a worksession to discuss key design elements, including height and architecture for feedback..

Previously in 2017, the Town processed an application for a parking structure on the F lot/Tiger Dredge Lot. 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.

Staff Comments

Land Use (Policies 2/A & 2/R): The property is currently used as a surface parking lot. The proposed use is acceptable under the Land Use District Guidelines (LUGs). Staff has no concerns.

Building Height (Policies 6/A & 6R): 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 has a height of 26 feet as measured from the mean (mid-point between ridge and eave) of the roof to the finished grade below. A 3-story building would 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:

-10 points	<i>Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.</i>
<i>I x</i> <i>(-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. Since this is a non-residential building with an elevator, its elevator shaft is allowed to “*extend 10 feet over the specified maximum height*” (Sec. 9-1-5).

The height of the tallest measured portion of the structure is 48’-9” to the mean roof height of the middle, northern façade’s stair tower, best illustrated on sheet A-302 as measured from the mean to the finished grade below. This exceeds the building height recommended in the land use guidelines by more than one-half (1/2) story but less than one story. At the worksession, the Commission advised that since the elevation is past the mid-point of the lot and thus setback from the Historic District, the recommended height is three stories. Based on this direction, staff has awarded negative ten (-10) 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.

External Circulation (17/A & 17/R): The entrance and exit from Watson Avenue is anticipated to be the primary entrance to the parking structure. The entrance from North Park Avenue will serve as a secondary entrance for vehicles approaching from the south.

The Town Engineer has been working with a third party Traffic Engineer to meet the Colorado Department of Transportation (CDOT) requirements for access from Highway 9. CDOT is generally supportive of the design. Final CDOT approval has been added as a condition of approval.

Internal Circulation (16/A & 16/R): Pedestrian improvements include heated pedestrian paths connecting the parking structure/ surface parking and the Watson Avenue pedestrian crossing. Additionally, a heated pedestrian plaza area on the east side of the structure, adjacent to the Blue River is proposed. A heated pedestrian path from the parking structure/ surface parking also ties into the pedestrian way between the Breckenridge Professional Building and the Town Hall, providing access to Ski Hill Road and the Riverwalk pedestrian path. The parking structure is also easily accessed from the Skiway Skyway pedestrian tunnel. Overall the plan does an adequate job of separating pedestrian activity from motor vehicle traffic, staff has no concerns.

Architectural Compatibility (Policies 5/A & 5/R): At the worksession, the Commission was pleased with the direction of the overall architectural design. The design is largely unchanged and features many mining era design elements such as gable 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 incorporated several mining era design elements to act as a buffer from the 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 the east and west façades exceed the 25% threshold for non-natural materials, 27.7% and 45.5% respectively, neither have greater than 50% non-natural materials.

Policy 5/R states,

3 x (-2/+2)	<p>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></p>
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Past Precedent

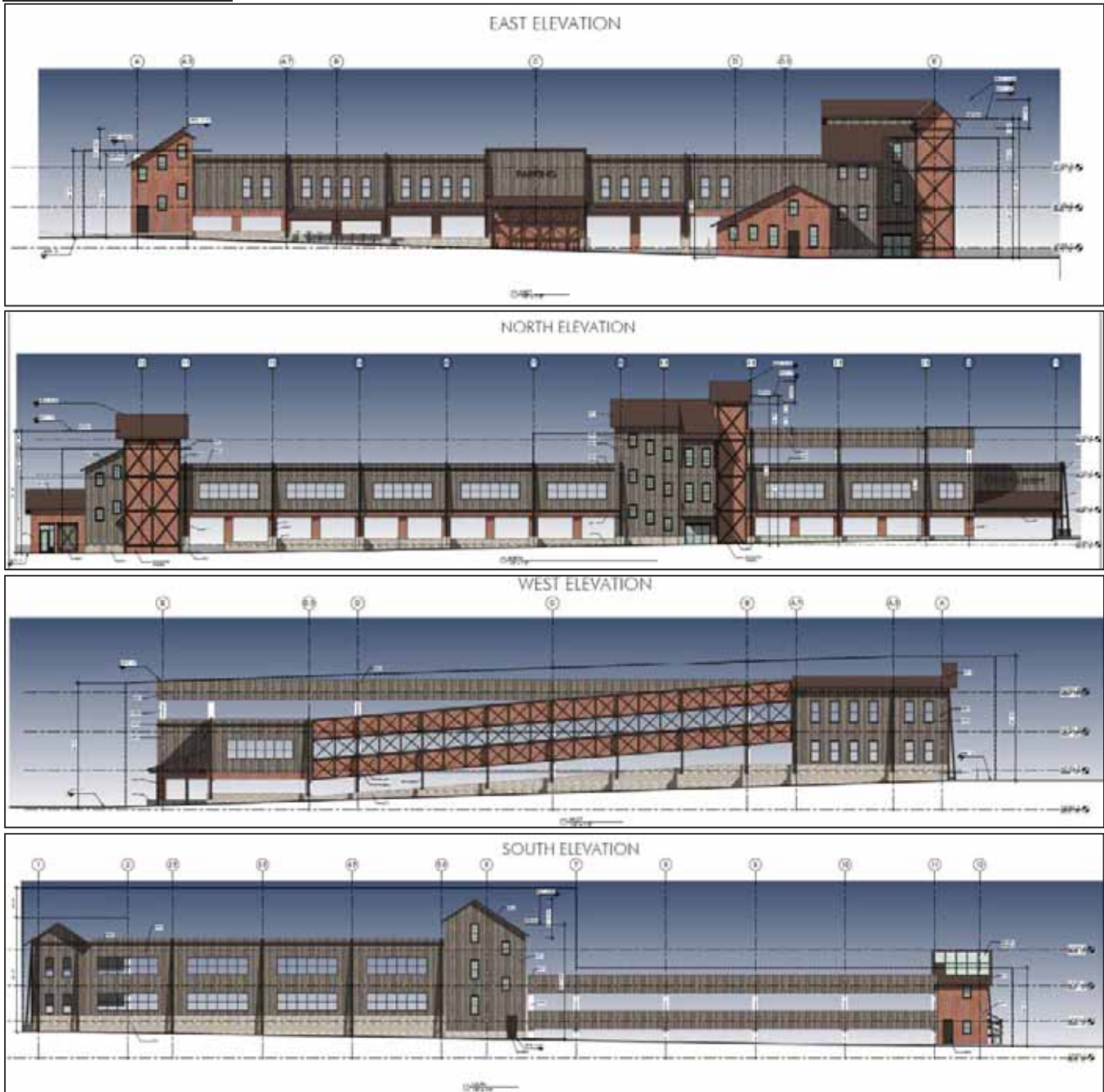
1. Stephen C West Ice Arena Additions and Alterations, PL-2018-0608. Use of metal in excess of 25% on multiple facades. Negative three (-3) points were awarded.
2. Village Hotel Exterior Remodel, PI-2018-0482. The percentage of non-natural materials exceeds 25%, but is less than 75% on all facades.
3. 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 compatible historic elements into the structure but there is room for improvement. Previously, staff found the cross bracing features on the western elevation should be reduced to lessen its busy appearance. Staff also believed the diagonally placed windows on the stairwells should be reoriented for simplicity.

Since the east and western façades exceed the 25% threshold for non-natural materials, but none have greater than 50%, the Commission previously recommended negative three (-3) points under Policy 5/R.



Building Renderings



Site And Environmental Design (7/A &7/R): The existing site is undeveloped with no existing vegetation, utilized as a large parking lot. Due to the absence of vegetation, there are no significant natural features to preserve.

Policy 7/R further states, *“The town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner. **The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.** This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project.”*

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

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

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

The proposed design shows the parking structure significantly setback from the property lines with distances ranging from 49’ – 292’. Additionally, the site has a robust landscaping plan that features 121 deciduous and 47 coniferous trees that buffer the project well as viewed from adjacent right of ways and properties. Staff has no concerns.

Density/Intensity (3/A & 3/R): The site has 40 SFEs of allowed density (40,000 sq. ft. for commercial uses). The only density proposed is attributed to the enclosed lobby/restrooms totaling 1,376 sq. ft. Staff has no concerns.

Mass (4/A & 4/R): The site has 40,000 sq. ft. of mass for commercial uses. Since all of the parking levels are not fully enclosed, they are not treated as mass which is consistent with past precedent including the Second Renewal of the Gondola Lots Master Plan (PL-PL-2009-003 & 2016-003), 320 N. Park Avenue, the Stables Parking Lot (PL-20160138), 1700 Ski Hill Road, and the Breckenridge Parking Structure (PL-2017-0607), 150 W. Adams Avenue. With the majority of the structure being open, the only mass onsite is attributed to the lobby/restrooms and boiler room totaling 3,328 sq. ft. Staff has no concerns.

Recreation Facilities and Open Space (20/R & 21/R): 30% of the site (84,946 sq. ft.) qualifies as open space which exceeds the required 15% for non-residential projects. Staff has no concerns.

The western portion of the site will feature a pedestrian plaza and a separated, heated pedestrian connection between Watson Avenue and the pedestrian way between the Breckenridge Professional Building and Town Hall. This plan will enhance the north/ south pedestrian connection through Town. This project will also add benches and seating area near the river. A covered open air bike storage area is located on the southeastern corner of the structure along the pedestrian path.

Per past precedent, positive points have been awarded for the following projects under Policy 20/R, Recreation Facilities:

- Breckenridge Parking Structure, PL-2017-0607, 150 W. Adams Avenue (+3 points) for additional pedestrian/bike path near the river and covered public bike storage attached to the parking structure.
- Grand Colorado Peak 8 Building 3 Employee Housing Change, 1595 Ski Hill Road, (+3 points) for providing public pedestrian access easement between the Peak 8 base area and Ski Hill Road.
- Pilon Residence, PL-2017-101, 206 Stilson Placer Terrace (+3 points) for the dedication of a public trail easement.

- Denison Placer Phase 1, PL-2017-014, 107 Denison Placer Road, (+3 points) for the addition of a 10' asphalt recreation path.
- Kingdome Park Playground, PL-2016-050, 880 Airport Road, (+3 points) for the construction of a new playground at the Recreation Center.

Staff recommends positive three (+3) points under Policy 20/R for the addition of a new public pedestrian connection and covered bike storage. Does the Commission concur?

Energy Conservation (33/R): The entire uncovered parking deck, the plaza area and pedestrian paths 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 for public sidewalks, the existing transit center at Watson Avenue, and at the ski base areas. As such, staff recommends that this code provision apply to this high pedestrian traffic area as well. Therefore, staff is not recommending any negative points under this policy. Does the Commission agree with staff's interpretation?

Infrastructure (26/A & 26/R):

4 2/+2)	x (-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 current capital improvement program specifically identifies the need for a new parking structure. Staff is suggesting positive eight (+8) points under this policy for the proposed improvements.

The Tiger Dredge Parking Structure (not constructed) 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) Breckenridge Parking Structure on F-Lot
- 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 a large magnitude relative to the Town's overall infrastructure, the Commission recommended at the previous worksession awarding positive eight (+8) points, similarly to the Tiger Dredge and F-Lot Parking Structures.

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- Breckenridge Parking Structure on F-Lot

2017- Second Water Treatment Plant

2014 - Pinewood Village 2

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

2011 - McCain Solar Garden

At the previous worksession, the Commission recommended positive six (+6) points for meeting a Council Goal.

Parking (18/A & 18/R): The project will provide 717 parking spaces within the structure, plus 245 exterior surface parking spaces and bicycle parking. This is 412 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 Breckenridge 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), and which exceeded the current capacity of the two surface skier parking lots, received positive four (+4) points. Recently the off street parking code was revised to allow a maximum of two (+2) positive points for this provision. Based on past precedent, the Commission at the previous worksession recommended awarding the new maximum of positive two (+2) points for providing 717 public parking spaces screened in a structure at the previous worksession.

Landscaping (22/A & 22/R): The parking structure has landscaping on all four sides with the majority of landscaping along S. Park Avenue and the Blue River. This will assist in screening the structure from the rights of way and a major pedestrian thoroughfare. The South Gondola Lot has no existing landscape areas. There is no proposed internal landscaping areas within the proposed surface lot. Policy 22/A requires *"not less than six percent (6%) of the interior area of a parking lot shall be landscaped"*. Previously in 2017 and 1997, a waiver was granted from this requirement for two other Town parking projects, the Breckenridge Parking Structure and F Lot. Based on previous precedent staff is comfortable granting the same waiver to this project due to the impressive quantity of landscaping surrounding the project. Staff has no further concerns.

The following landscaping is proposed on site:

Deciduous Trees

- 41 @ 1 ½" caliper Aspen
- 25 @ 2"-3" caliper Aspen
- 33 @ 2" caliper Chokecherry
- 22 @ 3" caliper Cottonwood

Total: **121 Deciduous Trees**

Evergreen Trees

- 12 @ 12' tall Colorado Spruce
- 8 @ 8' tall Engelmann Spruce
- 27 @ 6' tall Bristlecone Pine

Total: **47 Evergreen Trees**

Because the proposed landscaping provides a public benefit to the area and the screening it will provide from public rights of way with 168 trees, staff recommends the allocation of positive four (+4) points. Past precedent for positive four (+4) points under Policy 22/R includes:

1. The Breckenridge Parking Structure, (PL-2017-0607), 150 West Adams Avenue for 153 trees
2. River Park (PL-2018-0012), 470 Flora Dora Drive for 66 trees
3. The Ploss Residence (PL-2017-0153), 305 N. French Street for 24 large trees
4. The Browne Residence (PL-2017-0083), 188 Peerless Drive for 76 large trees.

Does the Commission concur with the recommended positive four (+4) points for an above average landscape plan?

Landscape Renderings



Snow Removal and Storage (13/A & 13/R): A snow storage area that represents 8% of the area of the surface parking lot is programmed on the northeastern corner of the site. This is below the recommended 25% of non-heated surface area and therefore, staff recommends negative four (-4) points under Policy 13/R. As this property is under a long-term lease by the Town, should there be any need to remove snow, the Public Works Department will remove the snow to Town-owned overflow snow storage areas on the periphery of Town. Overall, the snow storage design is improved over the existing conditions as the snowmelt will no longer directly discharge into the Blue River. Per Policy 13/A, snow storage “*shall be designed so that snow is not stored in a manner where, when melting, it directly discharges into the Blue River or other public drainageways, or in any way conflicts with the provisions of the Town's water quality and sediment control regulations*”.

Refuse (15/A & 15/R): There will be Town maintained trash and recycling receptacles surrounding the structure, including separate dog waste receptacles. Staff has no concerns.

Exterior Lighting: The open air exterior areas (top level and part of the third level) of the parking structure, surface lot and pedestrian areas will be designed to be lit per code, including fixture types. During the review of this application, staff has been working with the design team to ensure these guidelines will be met for the project.

Bistro Lights



The project is proposing the use of fully cut-off and shielded bistro lights in the pedestrian plaza area and over the pedestrian walkway between the pedestrian plaza and Town Hall/ Breckenridge Professional Building passage. The use of the bistro lights in this project is proposed to create an inviting “bread crumb trail” between the structure and downtown. The use of bistro lights is not permitted within Lighting Zone 2, where this project is located. Within Lighting Zone 1, the only zone which permits bistro lights, bistro lights are only permitted at outdoor dining/bar areas from May 1 through October 31. Since bistro lights are not permitted by Code the design team would like the Commission to express whether they consider this application of bistro lights be acceptable for this Town project? Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapter 1 of the Breckenridge Development Code and Breckenridge land use guidelines do not apply to town projects. As such, the Town Council may be able to approve the proposed bistro lights despite not being permitted by Code.

Drainage (27/A & 27/R): The Town Engineering Department is acting as the applicant for this project and has worked extensively with the design team to ensure optimal drainage is achieved. Staff is supportive of the proposed drainage design.

Signs (12/A): Signage will be under a separate Town Project application, which will be a part of a Town-wide wayfinding project intended for public parking.

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. Staff finds that this application meets all Absolute policies, with exception of the proposed bistro lighting and interior parking lot landscaping requirement. Staff recommends negative eighteen points (-18) and positive twenty three (+23) points, which results in a positive five (+5) points total.

Negative Points (-18)

- 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 ten (-10) points for exceeding the building height recommended in the land use guidelines by more than one-half ($1/2$) story but less than one (1) story.
- Policy 6/R Building Height: Negative one (-1) point for an unbroken ridgeline exceeding 50'.
- Policy 13/R: Negative four (-4) points for not providing 25% functional snow storage for all non-heated hard surface areas.

Positive Points (+23)

- Policy 18/R Parking: Positive two (+2) points, the project provides 717 public parking spaces screened in a structure.
- Policy 20/R Recreation: Positive three (+3) points, the project provides a new public pedestrian connection and covered bike storage.
- Policy 22/R: Positive four (+4) points, for an above average landscaping plan.
- 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

The design team has worked closely with Staff to bring this Town Project into general compliance with the Development Code. Based on staff's recommendations, we have the following questions for the Commission:

1. Does the Commission agree with the proposed point analysis?
2. Does the Commission support for the use of the proposed bistro lighting pursuant to Town Code Section 9-14-2?
3. Does Commission have any other comments in regard to the project?

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project's recommended point analysis listed directly above, and any other code issues or general concerns with the proposed project. The Commission is then asked to make a recommendation to the Town Council.

Staff recommends that the Planning Commission recommend approval of the South Gondola Lot Parking Structure to the Town Council, PL-2019-0523, located at 80 N. Park Avenue with the attached Point Analysis and Findings and Conditions.

Town Project Hearing Impact Analysis				
Project:	South Gondola Lot Public Parking Structure	Positive Points	+23	
PL:	2019-0523			
Date:	11/26/2019	Negative Points	- 18	
Staff:	Chris Kulick, AICP, Senior Planner			
		Total Allocation:	+5	
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		Surface 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: (1,376 sq. ft. proposed)
4/R	Mass	5x (-2>-20)		Under mass: (3,328 sq. ft. proposed)
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)	- 10	Above 1/2 story but under 1 story over recommended 2 story & 3 story LUGs
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)		Project does not increase site disturbance.
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		Project is well screened from neighboring properties and rights of way.
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		Exceeds all recommended setbacks.
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		To be reviewed under separate permit.
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	- 4	Only 8% of hard surface area is provided for in snow stacking.
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		Project features several Town maintained waste and recycling receptacles.
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		Overall the plan does an adequate job of separating pedestrian activity from motor vehicle traffic
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		The site is well served by an existing network of public streets including South Park Avenue (State Highway 9) and Watson Avenue.
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)	+2	Majority of 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)	+3	Additional public pedestrian/bike path to the river and covered public bike storage.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		Interior surface parking requirement previously waived by Town Council.
22/R	Landscaping	2x(-1/+3)	+4	121 deciduous trees and 47 evergreen trees above average sizes
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 2017 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		Preliminary drainage plan approved by Engineering.
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		Bistro Lights do not comply but found to serve a public good by Town Council
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		

TOWN OF BRECKENRIDGE

**South Gondola Public Parking Structure
Lots 1A, 1B, 1C, 3A, 3B, and 4,
Sawmill Station Square Subdivision #3
80 North Adams Avenue
PL-2019-0523**

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project at a worksession on June 18, 2019. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on December 3, 2019, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on December 10, 2019. This Town Project was listed on the Town Council’s agenda for the December 10, 2019 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapter 1 of the Breckenridge Development Code and Breckenridge land use guidelines do not apply to town projects. As such, the Town Council finds and determines that the bistro lighting, as defined in Town Code Section 9-12-7 and regulated per Town Code Section 9-12-11, located at the pedestrian plaza and walkway provide service for a public good, assisting in pedestrian wayfinding from a large public parking structure to the commercial core of Town.

CONDITIONS

PRIOR TO ISSUANCE OF BUILDING PERMIT

7. Applicant shall submit and receive approval for a final drainage plan by the Town Engineer.
8. The applicant shall submit final Colorado Department of Transportation (CDOT) approval of the project including the final traffic study by a registered Colorado Professional Engineer.
9. The applicant shall submit and receive Planning Department approval of a final photometric plan and light fixtures which meet the Town Exterior Lighting Chapter, with the exception of bistro lighting per Finding #7.

TOWN OF BRECKENRIDGE PARKING STRUCTURE

80 NORTH PARK AVE
BRECKENRIDGE, COLORADO

PROJECT NO: 23-7708.02



5350 S. Roslyn Street, Suite 220
Greenwood Village CO 80111
303.694.6622 Ph
www.walkerconsultants.com



SITE LOCATION MAP

SHEET INDEX

GENERAL	
G-000	COVER SHEET
CIVIL	LEGEND AND ABBREVIATIONS
C-101	FINAL GRADING PLAN
C-201	FINAL GRADING PLAN
C-202	FINAL GRADING PLAN
C-203	FINAL GRADING PLAN
C-500	CIVIL DETAILS
LANDSCAPE	LANDSCAPE NOTES
L-100	LANDSCAPE PLAN
L-201	HARDSCAPE PLAN
L-300	LANDSCAPE DETAILS
L-301	LANDSCAPE DETAILS
ARCHITECTURAL GRAPHICS	ARCHITECTURAL SITE PLAN
AG100	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A-101	FIRST FLOOR PLAN
A-102	ROOF PLAN
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A-302	NORTH ELEVATION
A-303	WEST ELEVATION
A-304	SOUTH ELEVATION
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EL101	GROUND TIER PHOTOMETRICS PLAN
EL102	TYPICAL TIER PHOTOMETRICS PLAN
EL103	TOP TIER PHOTOMETRICS PLAN



DESIGN DEVELOPMENT
NOVEMBER 22, 2019

ABBREVIATIONS

AC	ACRE
BC	TOP BACK OF CURB
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CU	COPPER
CY	CUBIC YARD
DET	DETAIL
DI	DUCTILE IRON PIPE
EA	EACH
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
HGL	HYDRAULIC GRADE LINE
HOR	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
LP	LOW POINT
ME	MATCH EXISTING GRADE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MH	MANHOLE
PR	PROPOSED
RE:	REFERENCE
SAN	SANITARY
SD	STORM DRAIN
SHT	SHEET
STM	STORM
TC	TOP OF CONCRETE
VER	VERTICAL

LEGEND

EXISTING INDEX CONTOUR	-----5365	EXISTING FIRE HYDRANT	
EXISTING INTERMEDIATE CONTOUR	-----5366	EXISTING SPRINKLER CONTROLLER	
PROPOSED INDEX CONTOUR	-----5365	PROPOSED STORM LINE	---W---W---W---
PROPOSED INTERMEDIATE CONTOUR	-----5366	PROPOSED WATER LINE	---SS---SS---SS---
PROPERTY LINE	-----	PROPOSED SANITARY SEWER LINE	---ELEC---ELEC---ELEC---
PROPOSED EASEMENT LINE	-----	PROPOSED ELECTRIC LINE	---GAS---GAS---GAS---
EXISTING LIGHT POLE		PROPOSED GAS LINE	---●---
EXISTING WATER LINE	-----	PROPOSED STORM INLET	
EXISTING STORM SEWER LINE	-----	PROPOSED MANHOLE	●
EXISTING SANITARY SEWER LINE	-----	PROPOSED CLEANOUT	●
EXISTING ELECTRIC LINE	-----	PROPOSED FLOW ARROW	→
EXISTING TELEPHONE LINE	-----	PROPOSED SLOPE ARROW	3.0%
EXISTING STORM MANHOLE		PROPOSED CATCH CURB	=====
EXISTING WATER VALVE		PROPOSED SPILL CURB	=====
EXISTING SIGN		PROPOSED FLOW LINE	-----
EXISTING WATER METER		PROPOSED FIRE HYDRANT	●
EXISTING ELECTRIC PULL BOX		PROPOSED SPOT ELEV	FG 9573.82
EXISTING FENCE	-----		
EXISTING CONIFEROUS TREE TO REMAIN			
EXISTING CONIFEROUS TREE TO BE RELOCATED			
EXISTING DECIDUOUS TREE TO REMAIN			
EXISTING DECIDUOUS TREE TO BE RELOCATED			
PROPOSED TREE			



Walker Consultants, Inc.
Firm Certificate of Authority Number: XXXXXX.

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

EXPIRATION DATE
DATE SEALED
LUKE R. MYERS CIVIL
FOR LICENSE NO. 44363

OWNERS AND/OR SUB'S LOGO



TOWN OF
BRECKENRIDGE
PARKING STRUCTURE
BRECKENRIDGE, COLORADO

MARK	DATE	DESCRIPTION
2	11/22/19	DESIGN DEVELOPMENT
1	7/22/19	SCHEMATIC DESIGN

ISSUE:	DESIGN DEVELOPMENT
PROJECT NO.:	2370492
DRAWN BY:	LCT
CHECKED BY:	LSM

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SHEET TITLE:
**LEGEND AND
ABBREVIATIONS**

C-101

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

BASIS OF BEARING:

RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-2 AT INTERSECTION OF PARK AVE. AND FRENCH STREET. FROM WHICH BEARS S 30°31'52" E A DISTANCE OF 1055.10 FEET TO A RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-1, 169.72 FEET WESTERLY OF CENTERLINE INTERSECTION OF MAIN STREET AND WATSON AVENUE.

BENCHMARK:

RECOVERED 3IN. BRASS CAP SET IN BUILDING WALL STAMPED M 299 1951, AT BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER BUILDING, LINCOLN AVE. AND HARRIS ST. SET VERTICALLY IN THE EAST WALL OF THE SAID BUILDING; 2.7 FEET ABOVE THE GROUND; 25.6 FEET NORTH OF THE NORTH EDGE OF THE MOST NORTHERLY ONE OF TWO ENTRANCES; 1 FOOT SOUTH OF THE NORTHEAST CORNER OF THE BUILDING. ELEVATION 9607.78 USED NAVD 88 DATUM. PREVIOUS SURVEY DATUM BASED ON NGVD 29 ELEVATION OF 9601.95. NOTE: DIFFERENCE IS 5.83 FEET.



FILE: C:\p\d\20 Breckenridge\811\811.dwg
PROJECT: Breckenridge Parking Structure
DRAWN BY: NRM
DATE: 11/14/2019
SCALE: AS SHOWN
JOB NO.: 2370492

PRELIMINARY

THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

EXPIRATION DATE
 DATE SEALED
 LUKE R. MYERS CIVIL
 FOR LICENSE NO. 44363

OWNERS AND/OR SUB'S LOGO

JFS&A
 J.F. SATO AND ASSOCIATES
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 1678 South Robb Street
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 Phone 303.791.8700
 Fax 303.791.1167

TOWN OF
 BRECKENRIDGE
 PARKING STRUCTURE
 BRECKENRIDGE, COLORADO

MARK	DATE	DESCRIPTION
2	11/22/19	DESIGN DEVELOPMENT
1	7/12/19	SCHEMATIC DESIGN

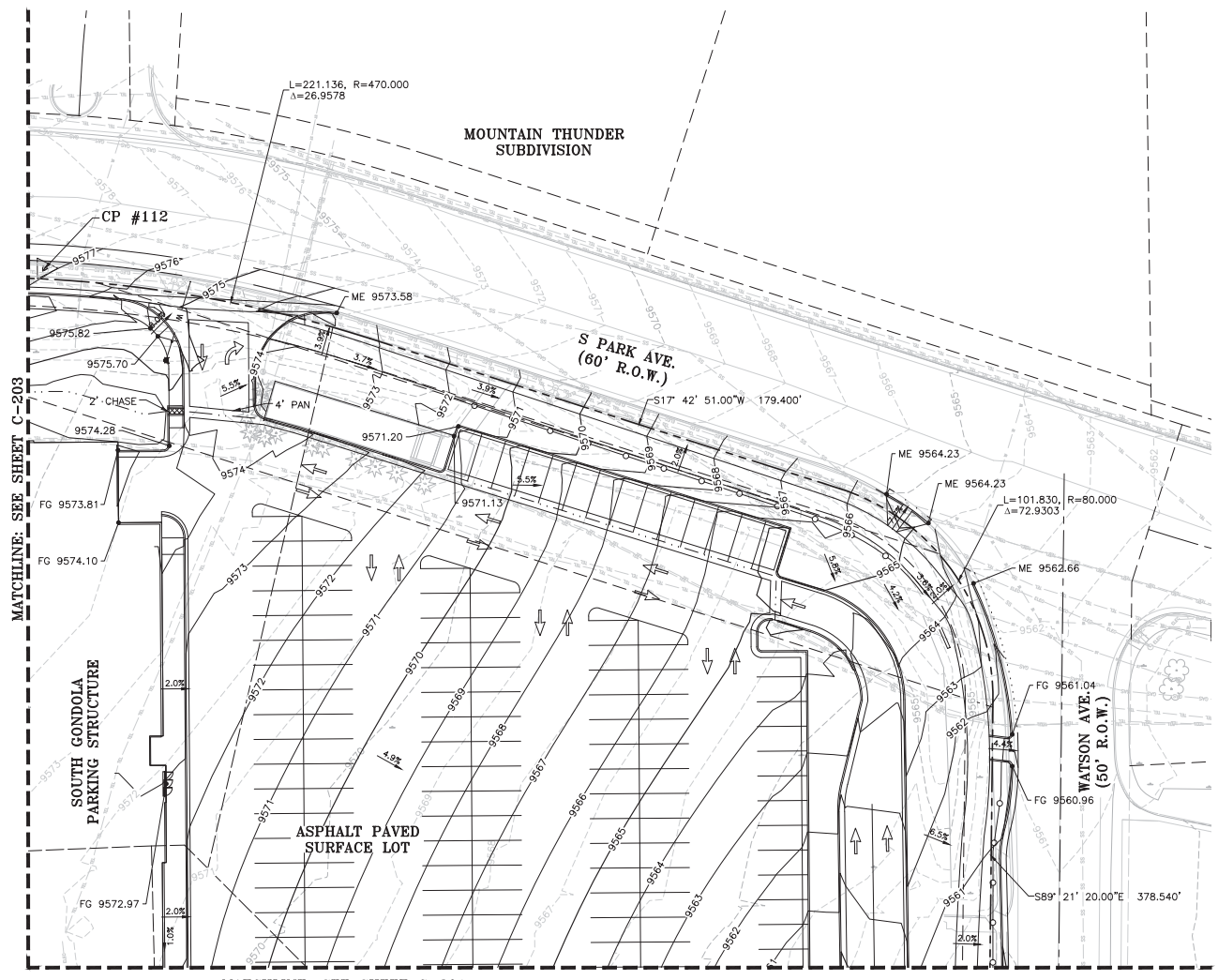
ISSUE: DESIGN DEVELOPMENT
 PROJECT NO: 23-770492
 DRAWN BY: LCT
 CHECKED BY: USM

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SHEET TITLE
FINAL GRADING PLAN

C-200

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



MATCHLINE: SEE SHEET C-201

MATCHLINE: SEE SHEET C-203

CONTROL POINT TABLE

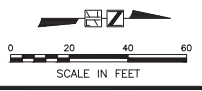
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1601857.55	2845685.71	9555.04	1075 / OMON IN BOX
112	1601492.14	2845045.59	9578.15	1075 / PK
5	1601244.83	2845061.71	9583.14	106 GNSS

BASIS OF BEARING:

RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-2 AT INTERSECTION OF PARK AVE. AND FRENCH STREET, FROM WHICH BEARS S 30°31'52" E A DISTANCE OF 1055.10 FEET TO A RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-1, 169.72 FEET WESTERLY OF CENTERLINE INTERSECTION OF MAIN STREET AND WATSON AVENUE.

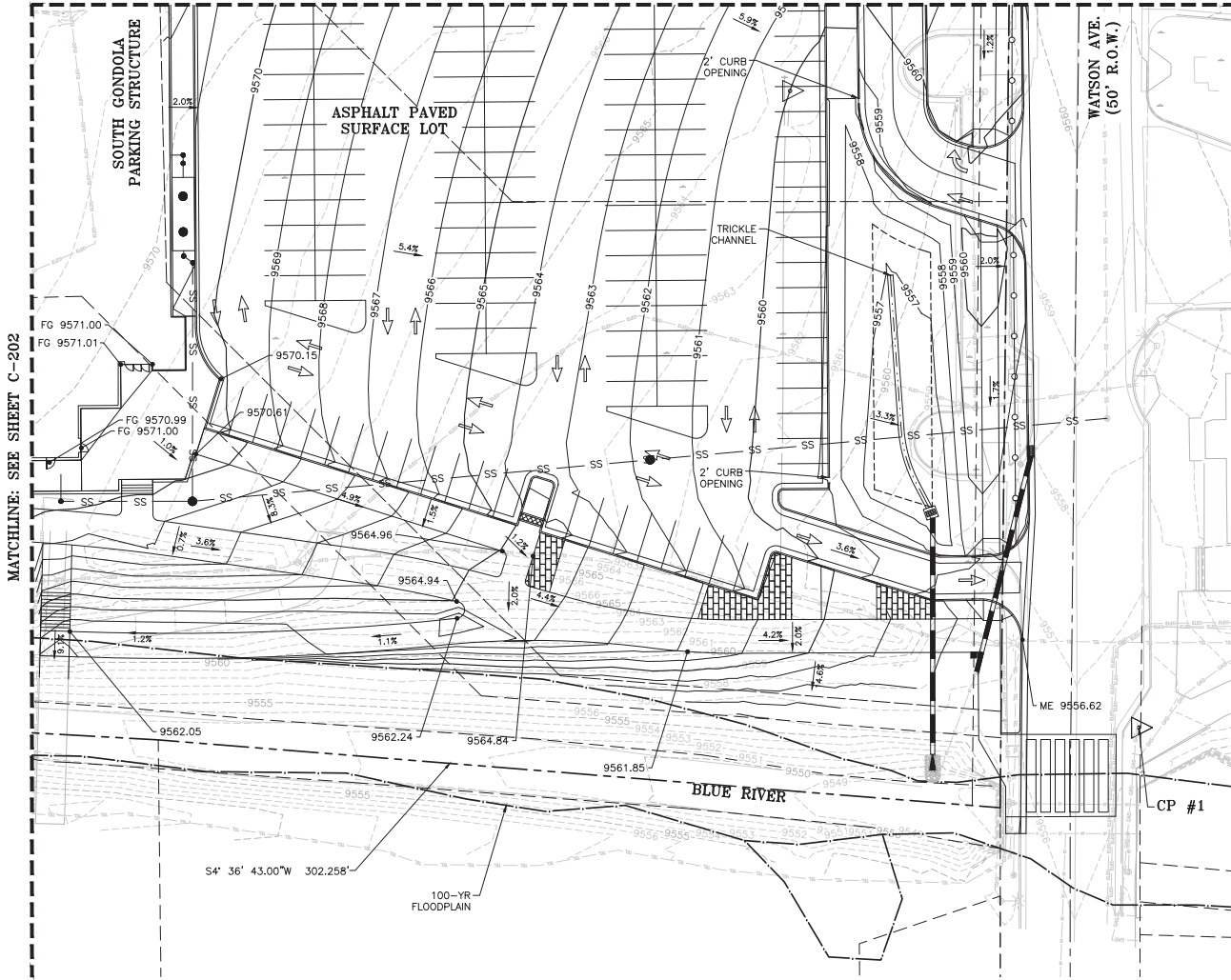
BENCHMARK:

RECOVERED 3IN. BRASS CAP SET IN BUILDING WALL STAMPED M 299 1951, AT BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER BUILDING, LINCOLN AVE. AND HARRIS ST. SET VERTICALLY IN THE EAST WALL OF THE SAID BUILDING; 2.7 FEET ABOVE THE GROUND; 25.6 FEET NORTH OF THE NORTH EDGE OF THE MOST NORTHERLY ONE OF TWO ENTRANCES; 1 FOOT SOUTH OF THE NORTHEAST CORNER OF THE BUILDING. ELEVATION 9607.78 USED NAVD 88 DATUM. PREVIOUS SURVEY DATUM BASED ON NGVD 29 ELEVATION OF 9601.95. NOTE: DIFFERENCE IS 5.83 FEET.



FILE: C:\p\23-770492\23-770492.dwg
 DATE: 7/12/2019 10:11:00 AM
 DRAWN BY: LCT
 CHECKED BY: USM
 PLOT SCALE: AS SHOWN
 JUST UNLESS OTHERWISE NOTED

MATCHLINE: SEE SHEET C-200



MATCHLINE: SEE SHEET C-202

BASIS OF BEARING:

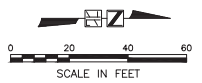
RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-2 AT INTERSECTION OF PARK AVE. AND FRENCH STREET, FROM WHICH BEARS S 30°31'52" E A DISTANCE OF 1055.10 FEET TO A RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-1, 169.72 FEET WESTERLY OF CENTERLINE INTERSECTION OF MAIN STREET AND WATSON AVENUE.

BENCHMARK:

RECOVERED 3/4" BRASS CAP SET IN BUILDING WALL STAMPED M 299 1951, AT BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER BUILDING, LINCOLN AVE. AND HARRIS ST. SET VERTICALLY IN THE EAST WALL OF THE SAID BUILDING; 2.7 FEET ABOVE THE GROUND, 25.6 FEET NORTH OF THE NORTH EDGE OF THE MOST NORTHERLY ONE OF TWO ENTRANCES, 1 FOOT SOUTH OF THE NORTHEAST CORNER OF THE BUILDING. ELEVATION 9607.78 USED NAVD 88 DATUM. PREVIOUS SURVEY DATUM BASED ON NGVD 29 ELEVATION OF 9601.95. NOTE: DIFFERENCE IS 5.83 FEET.



CONTROL POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1601857.55	2845685.71	9555.04	1075 / OMON IN BOX
112	1601492.14	2845045.59	9578.15	1075 / PK
5	1601244.83	2845061.71	9583.14	106 GNSS



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 OWNERS AND/OR SUB'S LOGO



TOWN OF
 BRECKENRIDGE
 PARKING STRUCTURE
 BRECKENRIDGE, COLORADO

MARK	DATE	DESCRIPTION	ISSUE
1	7/12/19	SCHEMATIC DESIGN	
2	11/22/19	DESIGN DEVELOPMENT	

ISSUE: DESIGN DEVELOPMENT
 PROJECT NO: 23-70462
 DRAWN BY: LCT
 CHECKED BY: USM

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SHEET TITLE
FINAL GRADING PLAN

C-201

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DATE SEALED

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J.F. SATO AND ASSOCIATES
Engineering, Environmental, and
Program Management Services
1676 South Robb Street
Littleton, Colorado 80120
Phone: 303.791.8700
Fax: 303.791.8701

TOWN OF BRECKENRIDGE PARKING STRUCTURE

BRECKENRIDGE, COLORADO

MARK	DATE	DESCRIPTION
1	7/12/19	SCHEMATIC DESIGN
2	11/22/19	DESIGN DEVELOPMENT

ISSUE	DATE	DESCRIPTION
1	7/12/19	SCHEMATIC DESIGN
2	11/22/19	DESIGN DEVELOPMENT

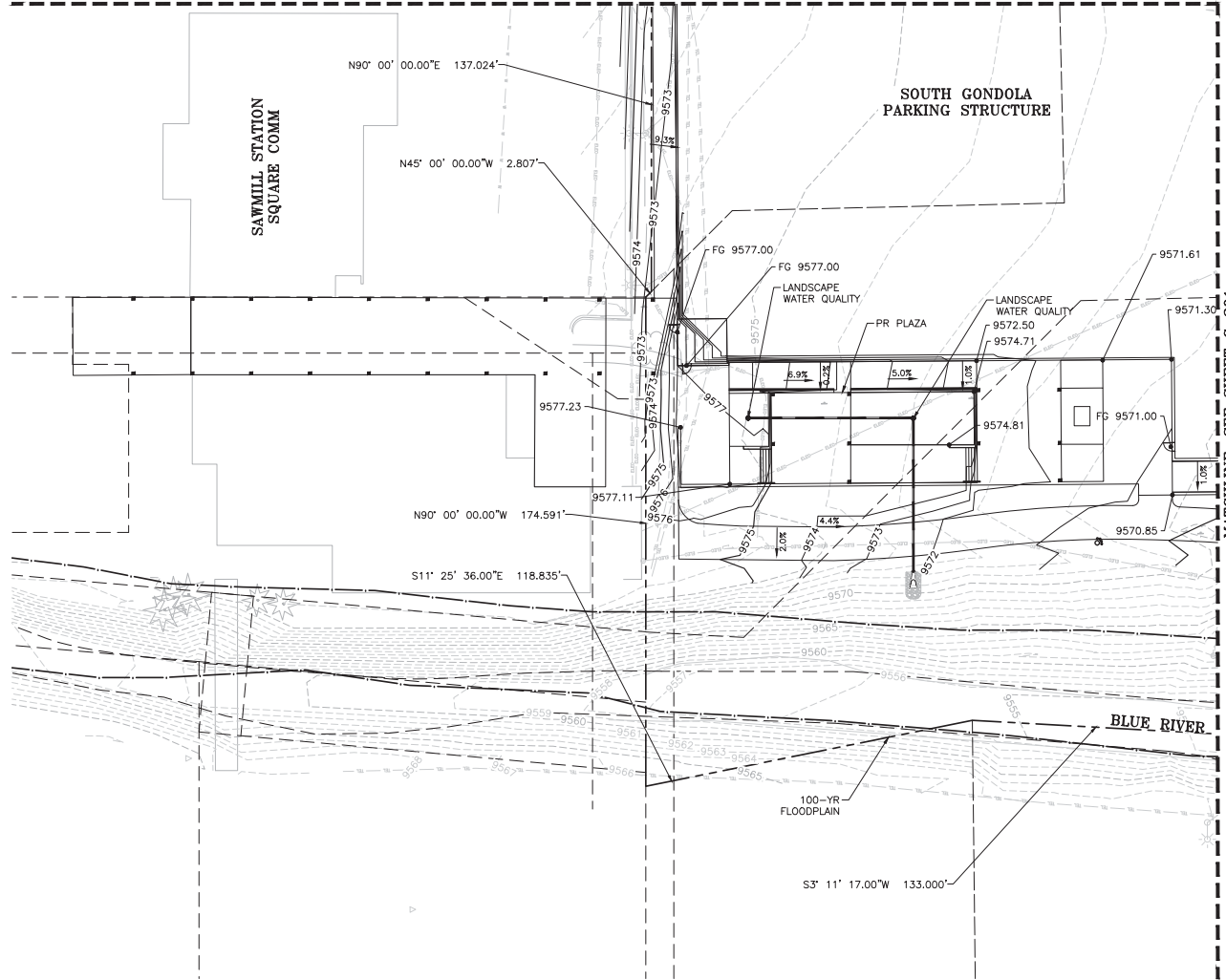
PROJECT NO: 23-770492
DRAWN BY: LCT
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SHEET TITLE
FINAL GRADING PLAN

C-202

MATCHLINE: SEE SHEET C-203



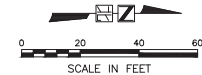
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1601857.55	2845685.71	9555.04	1075 / OMON IN BOX
112	1601492.14	2845045.59	9578.15	1075 / PK
5	1601244.83	2845061.71	9583.14	106 GNSS

BASIS OF BEARING:

RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-2 AT INTERSECTION OF PARK AVE. AND FRENCH STREET, FROM WHICH BEARS S 30°31'52" E A DISTANCE OF 1055.10 FEET TO A RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-1, 169.72 FEET WESTERLY OF CENTERLINE INTERSECTION OF MAIN STREET AND WATSON AVENUE.

BENCHMARK:

RECOVERED 3IN. BRASS CAP SET IN BUILDING WALL STAMPED M 299 1951, AT BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER BUILDING, LINCOLN AVE. AND HARRIS ST. SET VERTICALLY IN THE EAST WALL OF THE SAID BUILDING; 2.7 FEET ABOVE THE GROUND, 25.6 FEET NORTH OF THE NORTH EDGE OF THE MOST NORTHERLY ONE OF TWO ENTRANCES, 1 FOOT SOUTH OF THE NORTHEAST CORNER OF THE BUILDING. ELEVATION 9607.78 USED NAVD 88 DATUM. PREVIOUS SURVEY DATUM BASED ON NGVD 29 ELEVATION OF 9601.95. NOTE: DIFFERENCE IS 5.83 FEET.



PRELIMINARY

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 J.F. SATO AND ASSOCIATES
 Engineering, Environmental, and
 Program Management Services
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 Littleton, Colorado 80120
 Phone 303.791.8700
 Fax 303.791.1167

TOWN OF
 BRECKENRIDGE
 PARKING STRUCTURE
 BRECKENRIDGE, COLORADO

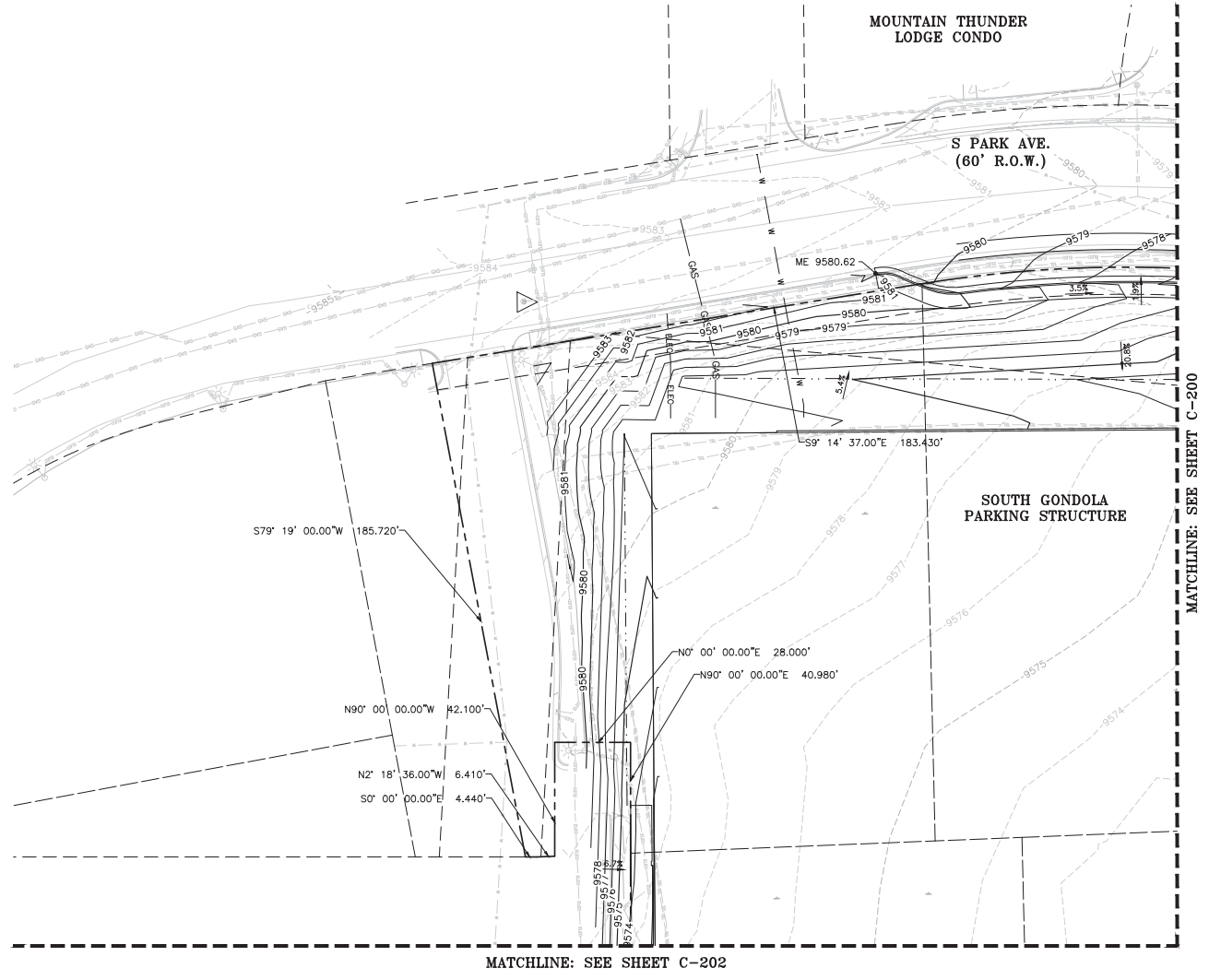
MARK	DATE	DESCRIPTION
2	11/22/19	DESIGN DEVELOPMENT
1	7/12/19	SCHEMATIC DESIGN
ISSUE	DATE	DESCRIPTION

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SHEET TITLE
FINAL GRADING PLAN

C-203

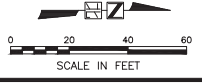
PRELIMINARY - DO NOT USE FOR CONSTRUCTION



MATCHLINE: SEE SHEET C-202

MATCHLINE: SEE SHEET C-200

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
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112	1601492.14	2845045.59	9578.15	1075 / PK
5	1601244.83	2845061.71	9583.14	106 GNSS



BASIS OF BEARING:

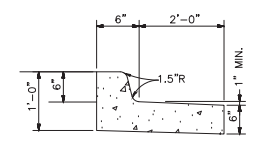
RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-2 AT INTERSECTION OF PARK AVE. AND FRENCH STREET, FROM WHICH BEARS S 30°31'52" E A DISTANCE OF 1055.10 FEET TO A RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-1, 169.72 FEET WESTERLY OF CENTERLINE INTERSECTION OF MAIN STREET AND WATSON AVENUE.

BENCHMARK:

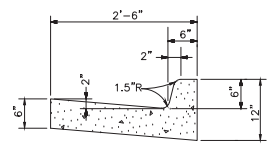
RECOVERED 3IN. BRASS CAP SET IN BUILDING WALL STAMPED M 299 1951, AT BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER BUILDING, LINCOLN AVE. AND HARRIS ST. SET VERTICALLY IN THE EAST WALL OF THE SAID BUILDING; 2.7 FEET ABOVE THE GROUND; 25.6 FEET NORTH OF THE NORTH EDGE OF THE MOST NORTHERLY ONE OF TWO ENTRANCES, 1 FOOT SOUTH OF THE NORTHEAST CORNER OF THE BUILDING. ELEVATION 9607.78 USED NAVD 88 DATUM. PREVIOUS SURVEY DATUM BASED ON NGVD 29 ELEVATION OF 9601.95. NOTE: DIFFERENCE IS 5.83 FEET.



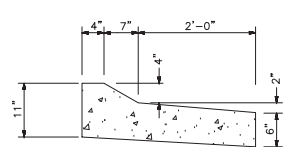
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 LAST UPDATED BY NUMBER



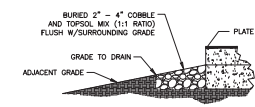
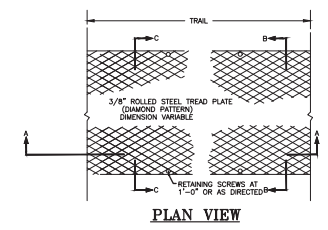
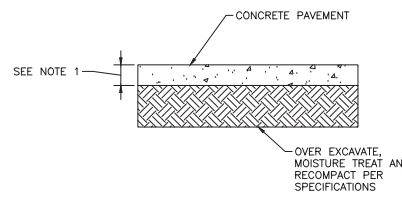
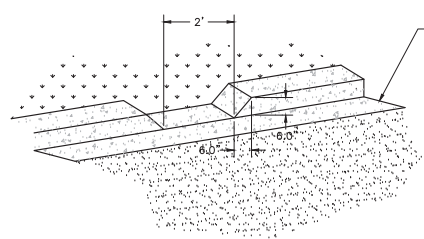
1 TYPE 1 CURB & GUTTER (SPILL)
C-500 N.T.S.



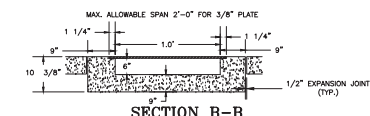
2 TYPE 2 CURB & GUTTER (CATCH)
C-500 N.T.S.



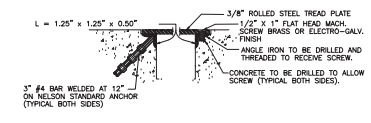
3 TYPE 3 CURB & GUTTER (MOUNTABLE)
C-500 N.T.S.



SECTION A-A



SECTION B-B



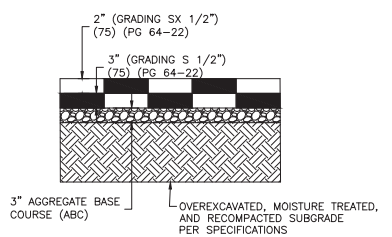
SECTION C-C

8 CHASE DRAIN DETAIL
C-600 N.T.S.

- NOTE:**
1. CONCRETE THICKNESS:
 - MIN. 4.5" FOR WALKS AND PARKING SPACES
 - MIN. 5.0" FOR DRIVE LANES
 - MIN. 6.0" FOR ENTRANCE/BUS LANE
 2. SEE MECHANICAL PLANS FOR SNOW MELT SIDEWALK DETAILS.
 3. COMPACT SUBGRADE PER SPECIFICATIONS.

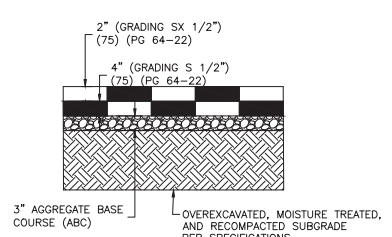
- NOTE:**
1. THE CUTOFF WALL SHALL EXTEND 2' MINIMUM BEYOND THE OUTSIDE EDGES OF THE OPENINGS.

4 TYPICAL 2' CURB OPENING
C-500 N.T.S.



PARKING AREA PAVEMENT

5 CONCRETE PAVING SECTION DETAIL
C-500 N.T.S.



DRIVE LANE AREA PAVEMENT

7 ASPHALT PAVEMENT SECTION DETAIL
C-600 N.T.S.

BASIS OF BEARING:

RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-2 AT INTERSECTION OF PARK AVE. AND FRENCH STREET, FROM WHICH BEARS S 30°31'52" E A DISTANCE OF 1055.10 FEET TO A RECOVERED ALUMINUM CAP ILLEGIBLE IN RANGE BOX CP-1, 169.72 FEET WESTERLY OF CENTERLINE INTERSECTION OF MAIN STREET AND WATSON AVENUE.

BENCHMARK:

RECOVERED 3/16 IN. BRASS CAP SET IN BUILDING WALL STAMPED M 299 1951, AT BRECKENRIDGE GRAND VACATIONS COMMUNITY CENTER BUILDING, LINCOLN AVE. AND HARRIS ST. SET VERTICALLY IN THE EAST WALL OF THE SAID BUILDING; 2.7 FEET ABOVE THE GROUND, 25.6 FEET NORTH OF THE NORTH EDGE OF THE MOST NORTHERLY ONE OF TWO ENTRANCES, 1 FOOT SOUTH OF THE NORTHEAST CORNER OF THE BUILDING. ELEVATION 9607.78 USED NAVD 88 DATUM. PREVIOUS SURVEY DATUM BASED ON NGVD 29 ELEVATION OF 9601.95. NOTE: DIFFERENCE IS 5.83 FEET.



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FOR LICENSE NO. 44363
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TOWN OF BRECKENRIDGE
PARKING STRUCTURE
BRECKENRIDGE, COLORADO

NO.	DATE	DESCRIPTION
1	7/27/19	SCHEMATIC DESIGN
2	11/22/19	DESIGN DEVELOPMENT
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

ISSUE: DESIGN DEVELOPMENT
PROJECT NO: 23-778-02
DRAWN BY: LCT
CHECKED BY: USM

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PROJECT NO: 23-778-02
DRAWN BY: LCT
CHECKED BY: USM

CIVIL DETAILS

C-500

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C:\Users\khuu\OneDrive\Documents\27706-02_Town_of_Breckenridge_Colorado_Lot_1PS_SitePlan_LR_10.mxd(06/07/17.rvt)



1 OVERALL SITE PLAN
1/32" = 1'-0"



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Greenwood Village, CO 80111
303.684.6622 Ph.
www.walkerconsultants.com

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TOWN OF
BRECKENRIDGE
PARKING STRUCTURE
80 NORTH PARK AVE
BRECKENRIDGE, COLORADO

MARK	DATE	DESCRIPTION

ISSUE:	
ISSUE:	
PROJECT NO:	23-7708-02
DRAWN BY:	Author
CHECKED BY:	Checker

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SHEET TITLE:
SITE PLAN

AG100A



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COVOTOSOS
ARCHITECTS, PC**

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DENVER CO 80216
303-780-7850

BRECKENRIDGE GONDOLA

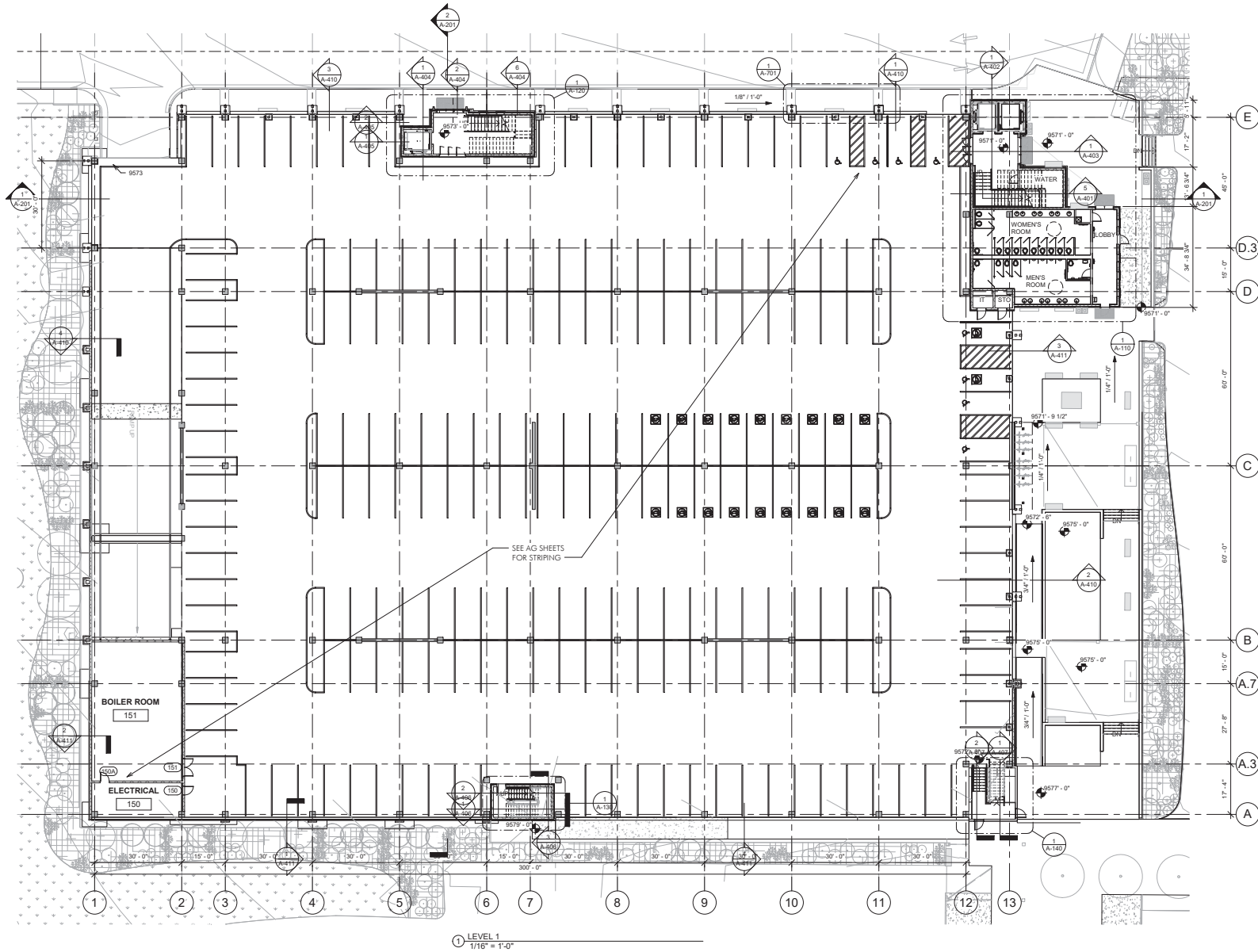
80 NORTH PARK AVENUE
BRECKENRIDGE CO

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MARK	DATE	DESCRIPTION
	11-22-19	ISSUED FOR DESIGN DEVELOPMENT
	10-15-19	PRELIMINARY PLANNING SUBMITTAL
	7-19-19	ISSUED FOR SCHEMATIC DESIGN
		ISSUE:

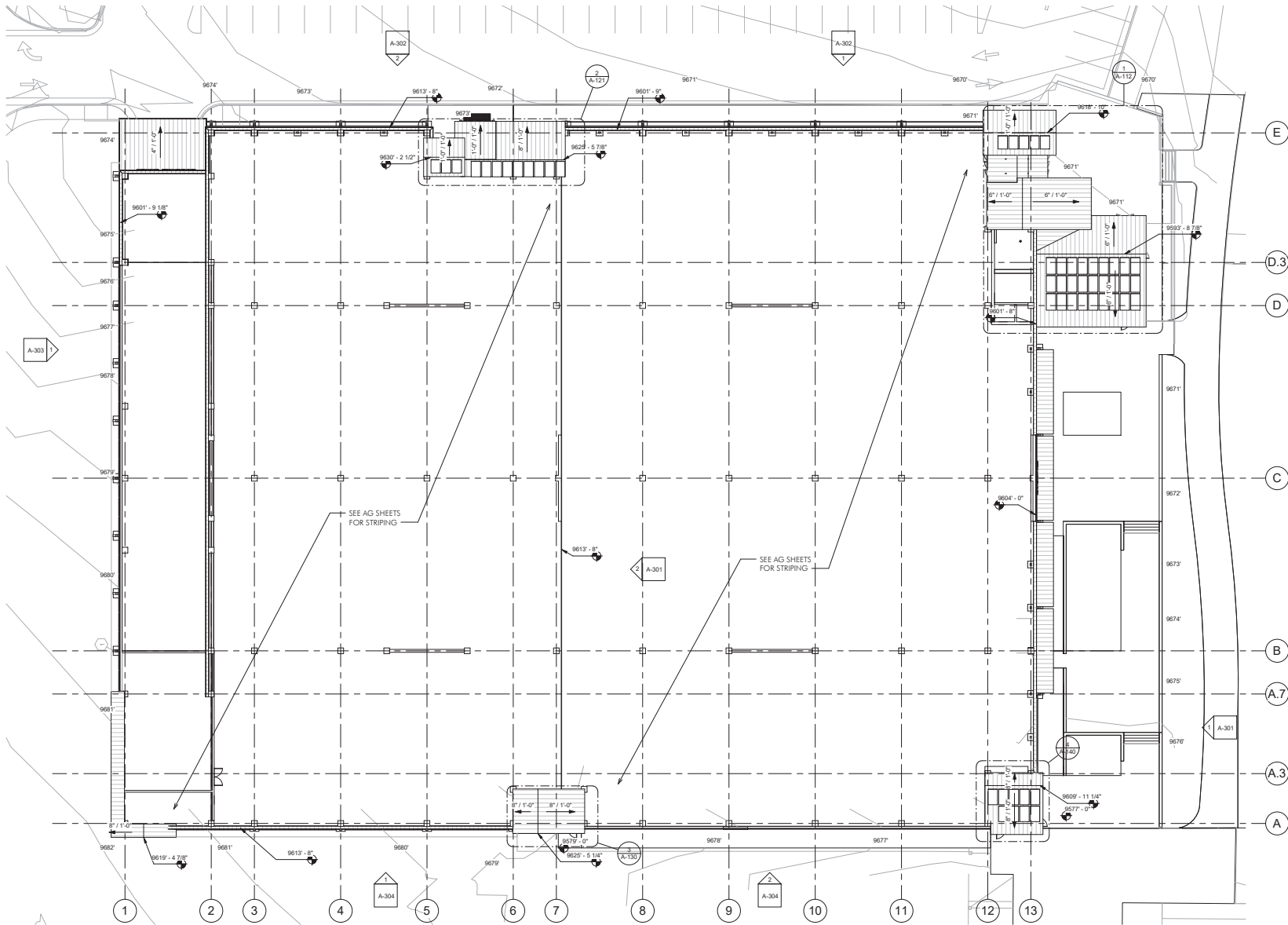
PROJECT NO: 23.7788.02
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CHECKED BY: MEK
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SHEET TITLE:
FIRST FLOOR PLAN

A-101



① LEVEL 1
1/16" = 1'-0"

11/11/2019 2:05:39 PM P:\Breckenridge Gondola\Breckenridge Gondola_Loc_PSA\Final.dwg



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

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303-780-7850

BRECKENRIDGE GONDOLA

80 NORTH PARK AVENUE
BRECKENRIDGE CO

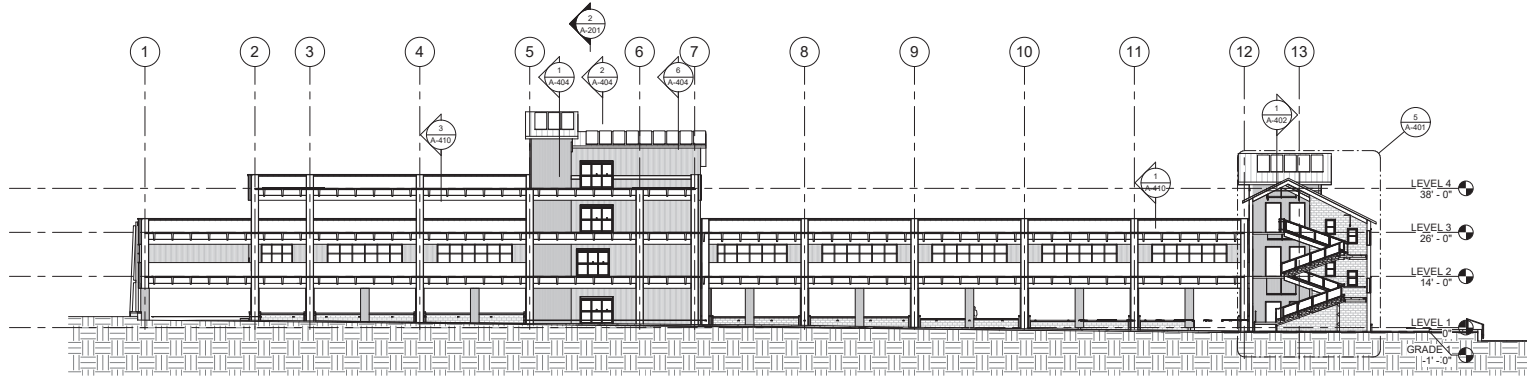
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	10-15-19	PRELIMINARY PLANNING SUBMITTAL	
	7-19-19	ISSUED FOR SCHEMATIC DESIGN	

ISSUE:
PROJECT NO: 23.7788.02
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CHECKED BY: MEK
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SHEET TITLE:
ROOF PLAN

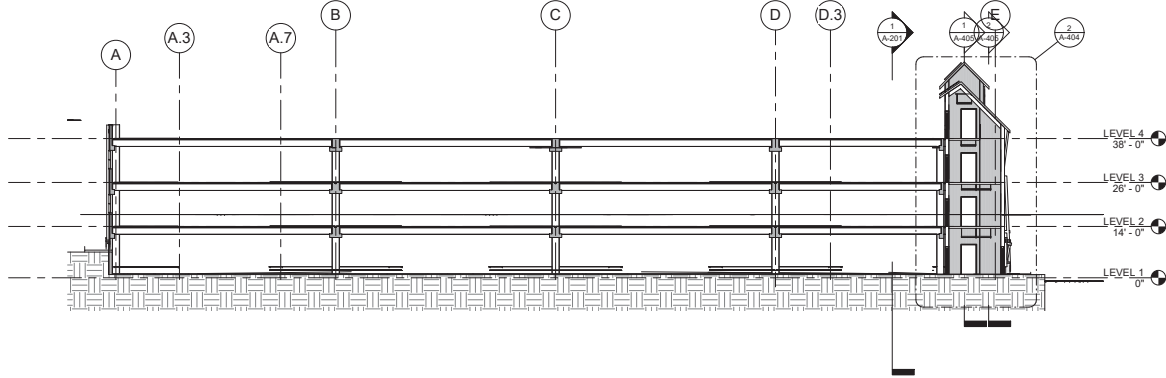
A-105

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

1/11/2019 2:07:26 PM P:\Breckenridge Gondola South\Breckenridge Gondola_Loc_P5\Arch\dwg\dwg



1 Section 4
1/16" = 1'-0"



2 Section 5
1/16" = 1'-0"



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813.888.5800 Ph
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ARCHITECTS, PC

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DENVER CO 80216
303-780-7850

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BRECKENRIDGE GONDOLA

80 NORTH PARK AVENUE
BRECKENRIDGE CO

MARK	DATE	DESCRIPTION

ISSUE:	
PROJECT NO:	23-7798-02
DRAWN BY:	Author
CHECKED BY:	Checker

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SHEET TITLE:
BUILDING SECTIONS

A-201

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BRECKENRIDGE GONDOLA

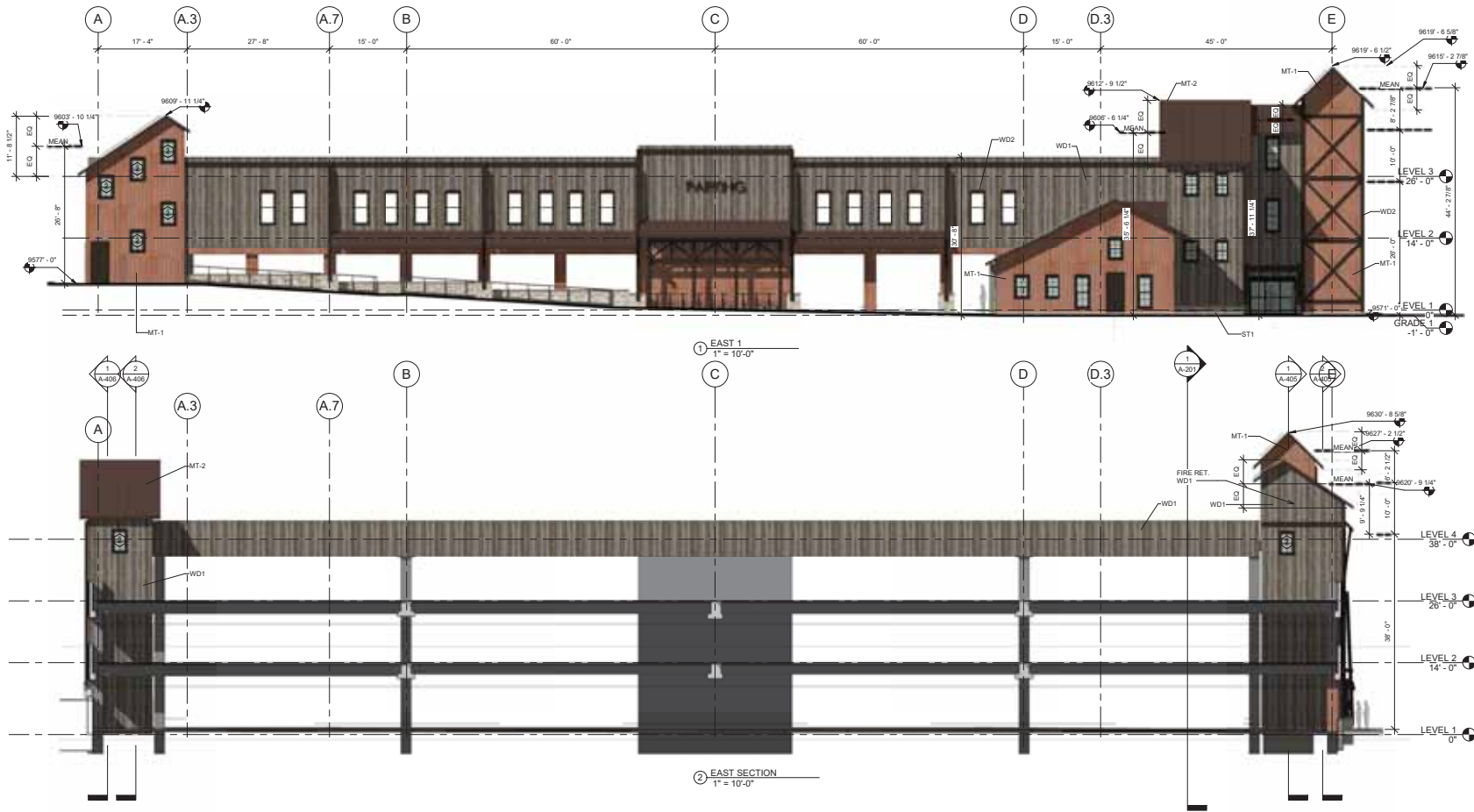
80 NORTH PARK AVENUE
BRECKENRIDGE CO

MARK	DATE	DESCRIPTION
10-15-19		PRELIMINARY PLANNING SUBMITTAL
7-19-19		ISSUED FOR SCHEMATIC DESIGN
ISSUE:		
PROJECT NO:	23.7788.02	
DRAWN BY:	MEK	
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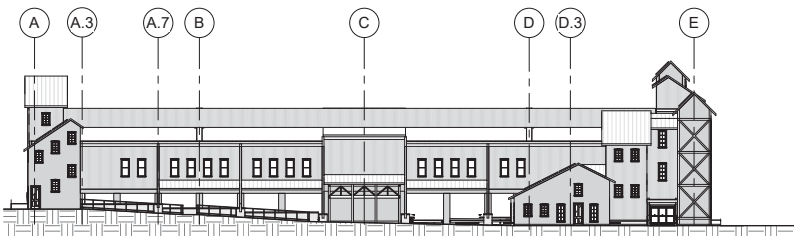
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EAST ELEVATION

A-301



KEY ELEVATION



MATERIAL LEGEND

MT-1 7/8" CORRUGATE CORTEN STEEL SIDING COLOR TO MATCH ARCHITECT'S SAMPLE ALTERNATE WESTERN STATES CORTEN ASP	MT-2 ROOF
MT-2 PREFINISHED STANDING SEAM METAL ROOF WESTERN STATES WEATHERED RUSTIC OR AS APPROVED	
MT-3 STAINLESS STEEL SHEET INTERIOR METAL WALL COVERING WITH EXPOSED FASTENERS	
MT-4 GALVANIZED CORRUGATED INTERIOR WALL COVERING WITH EXPOSED FASTENERS	
WD-1 VERTICAL WOOD SIDING SHIP LAP 1/2" X 5 1/2" TETON WEST WINDSEPT COLOR HOMESTEAD FIRE RETARDANT TREATED WHERE 40' ABOVE GRADE AS SHOWN IN DRAWINGS	WD-1: CORRUGATE CORTEN STEEL
WD-2 1X6 CEDAR OR ROUGH SAWN LUMBER PAINTED P2 - BM 215-10 MINK	WD-1: STACKED STONE BASE
WD-3 CUSTOM PAINTED JAMESHARDEE VERTICAL SIDING. SELECT CEDARNELL. PAINTED P3	WD-1: WOOD SIDING
ST-1 STACKED VENEER STONE TO MATCH BRECKENRIDGE DISTILLERY SOUTH FACADE	
CONC SEALED CONCRETE WITH NON-SLIP SEALER	

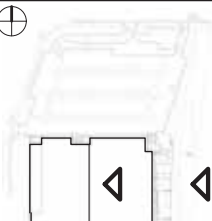
MATERIAL AREA TAKE OFF EAST ELEVATION

SO. FT.	% OF TOTAL
WD-1	5,829 88.7%
MT-1	2,363 27.7%
ST-1	307 3.6%
TOTAL	6,499

MATERIAL TAKE OFF ENTIRE BUILDING

SO. FT.	% OF TOTAL
WD-1	21,123 88.8%
MT-1	7,763 25.3%
ST-1	1,817 5.9%
TOTAL	23,703

KEY PLAN





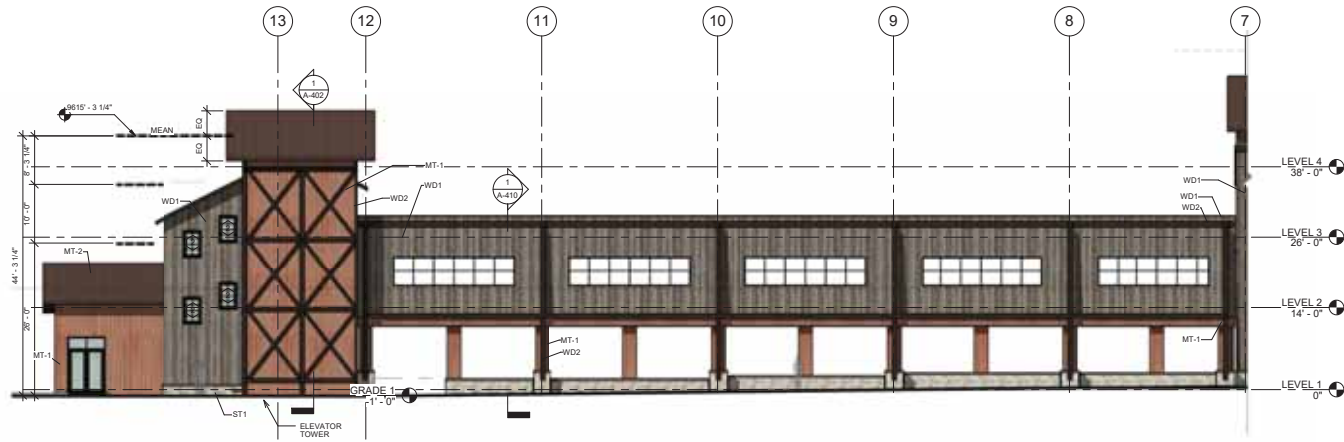
KOCH COVOTSON ARCHITECTS, PC

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

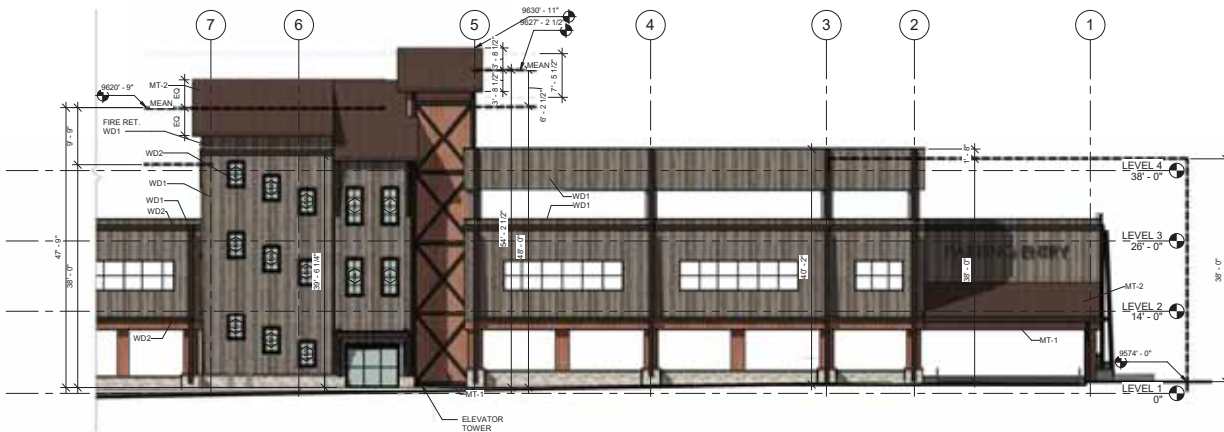
BRECKENRIDGE GONDOLA

80 NORTH PARK AVENUE
 BRECKENRIDGE CO

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

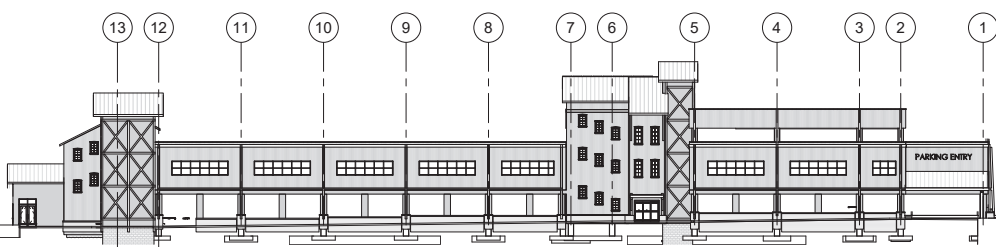


1 NORTH 1
 1" = 10'-0"



2 NORTH 2
 1" = 10'-0"

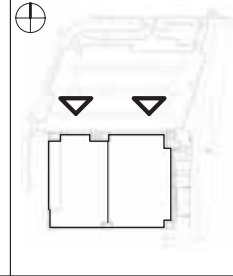
KEY ELEVATION



MATERIAL LEGEND

<p>MT-1 7/8" CORRUGATE CORTEN STEEL SIDING COLOR TO MATCH ARCHITECT'S SAMPLE</p> <p>MT-2 ALTERNATE WESTERN STATES CORTEN A2P PREFINISHED STANDING SEAM METAL ROOF WESTERN STATES WEATHERED RUSTIC OR AS APPROVED</p> <p>MT-3 STAINLESS STEEL SHEET INTERIOR METAL WALL COVERING WITH EXPOSED FASTENERS</p> <p>MT-4 GALVANIZED CORRUGATED INTERIOR WALL COVERING WITH EXPOSED FASTENERS</p> <p>WD-1 TETON WEST WOOD SIDING SHIP LAP 3/4" X 5 1/2" FIRE RETARDANT TREATED WHERE 40' ABOVE GRADE AS SHOWN IN DRAWINGS</p> <p>WD-2 1X6 CEDAR OR ROUGH SAWN LUMBER PAINTED P2: BM 2112-10 MINK</p> <p>WD-3 CUSTOM PAINTED JAMES HARDEE VERTICAL SIDING. SELECT CEDAR MILL, PAINTED P3</p> <p>ST-1 STACKED VENEER STONE TO MATCH BRECKENRIDGE DISTILLERY SOUTH FACADE</p> <p>CONC SEALED CONCRETE WITH NON-SLIP SEALER</p>	<p>MT-2 ROOF</p> <p>MT-1 CORRUGATE CORTEN STEEL</p> <p>WD-2 CEDAR</p> <p>ST-1: STACKED STONE BASE</p> <p>WD-1: WOOD SIDING</p>
<p>MATERIAL AREA TAKE OFF NORTH ELEVATION</p> <p>SQ. FT. % OF TOTAL</p> <p>WD-1 8,052 68.2%</p> <p>MT-1 2,150 24.7%</p> <p>ST-1 627 7.1%</p> <p>TOTAL 8,869</p>	<p>MATERIAL TAKE OFF ENTIRE BUILDING</p> <p>SQ. FT. % OF TOTAL</p> <p>WD-1 21,123 68.8%</p> <p>MT-1 7,393 25.3%</p> <p>ST-1 1,817 5.9%</p> <p>TOTAL 30,703</p>

KEY PLAN



MARK	DATE	DESCRIPTION
	11-22-19	ISSUED FOR DESIGN DEVELOPMENT
	10-15-19	PRELIMINARY PLANNING SUBMITTAL
	7-19-19	ISSUED FOR SCHEMATIC DESIGN

ISSUE: _____

PROJECT NO: 237788-02

DRAWN BY: MEK

CHECKED BY: MEK

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SHEET TITLE:
 NORTH ELEVATION

A-302



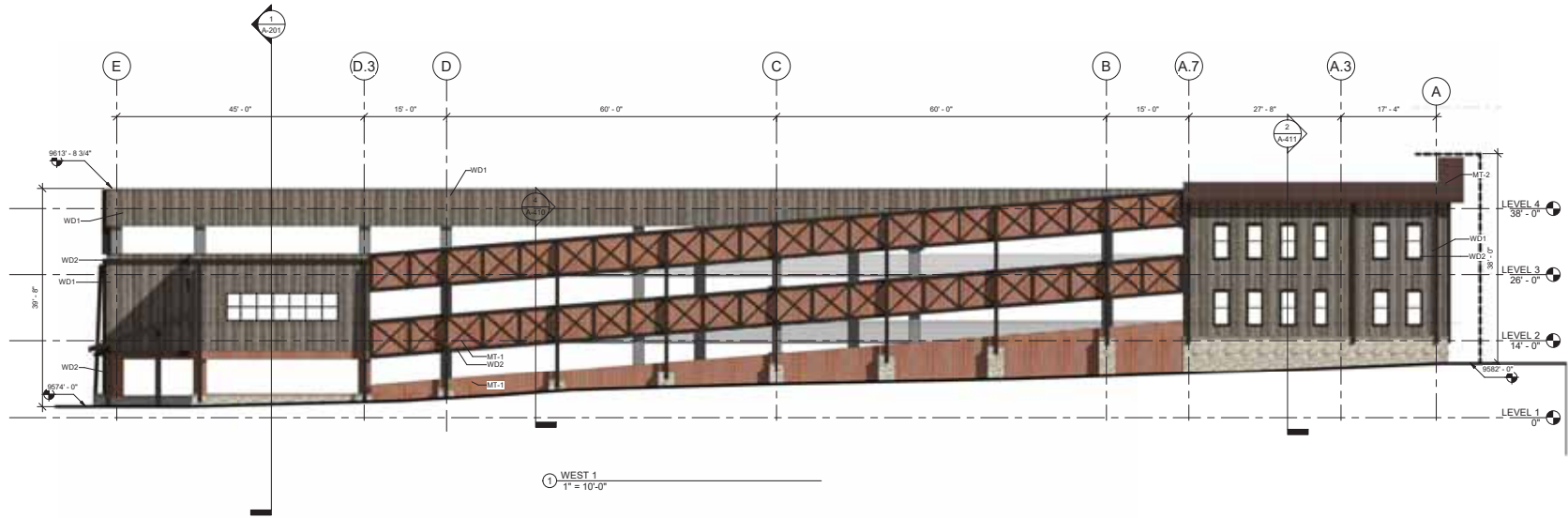
KOCH COVOTOS ARCHITECTS, PC

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

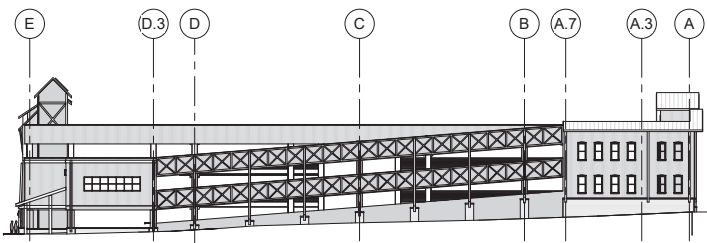
BRECKENRIDGE GONDOLA

80 NORTH PARK AVENUE
 BRECKENRIDGE CO

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

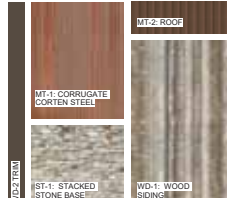


KEY ELEVATION



MATERIAL LEGEND

- MT-1 7/8" CORRUGATE CORTEN STEEL SIDING COLOR TO MATCH ARCHITECT'S SAMPLE ALTERNATE WESTERN STATES CORTEN A2P
- MT-2 PREFINISHED STANDING SEAM METAL ROOF WESTERN STATES WEATHERED RUSTIC OR AS APPROVED
- MT-3 STAINLESS STEEL SHEET INTERIOR METAL WALL COVERING WITH EXPOSED FASTENERS
- MT-4 GALVANIZED CORRUGATED INTERIOR WALL COVERING WITH EXPOSED FASTENERS
- WD-1 VERTICAL WOOD SIDING SHIP-LAP 3/4" X 5 1/2" TETON WEST WINDSWEEP COLOR HOMESTEAD FIRE RETARDANT TREATED WHERE 40' ABOVE GROUND AS SHOWN IN DRAWINGS
- WD-2 1X6 CEDAR OR ROUGH SAWN LUMBER PAINTED P2, BM 2110/10 MINK
- WD-3 CUSTOM PAINTED JAMES HARDIE VERTICAL SIDING, SELECT CEDARMILL, PAINTED P9
- ST-1 STACKED VENEER STONE TO MATCH BRECKENRIDGE DISTILLERY SOUTH FACADE SEALED CONCRETE WITH NON-SLIP SEALER



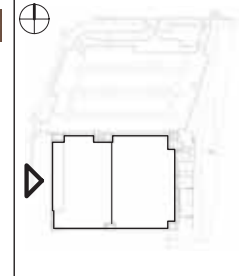
MATERIAL AREA TAKE OFF WEST ELEVATION

SOFT	% OF TOTAL
WD-1	2,973 47.2%
MT-1	2,870 46.5%
ST-1	460 7.3%
TOTAL	6,303

MATERIAL TAKE OFF ENTIRE BUILDING

SOFT	% OF TOTAL
WD-1	21,123 68.8%
MT-1	7,763 25.3%
ST-1	1,817 5.9%
TOTAL	30,703

KEY PLAN



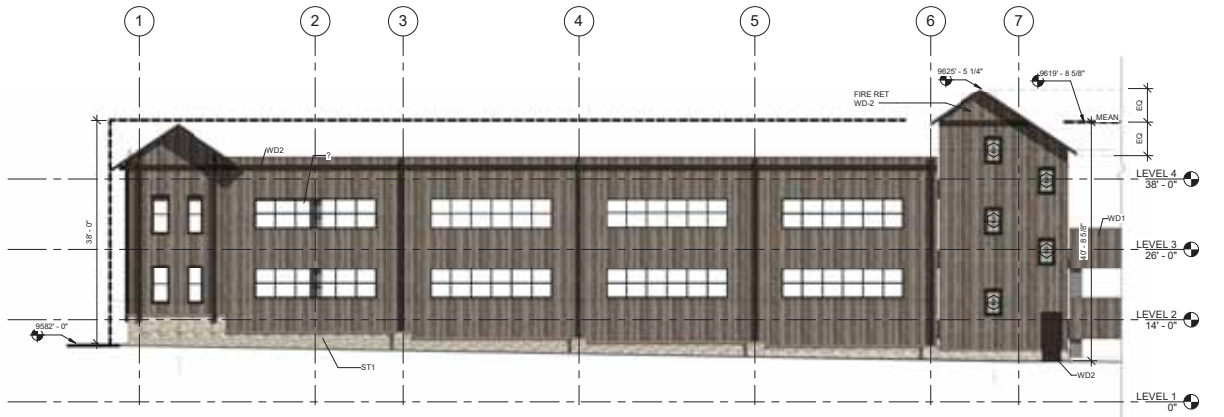
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	11-22-19	ISSUED FOR DESIGN DEVELOPMENT
	10-15-19	PRELIMINARY PLANNING SUBMITTAL
	7-19-19	ISSUED FOR SCHEMATIC DESIGN

ISSUE:
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 DRAWN BY: MEK
 CHECKED BY: MEK
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 SHEET TITLE:
WEST ELEVATION

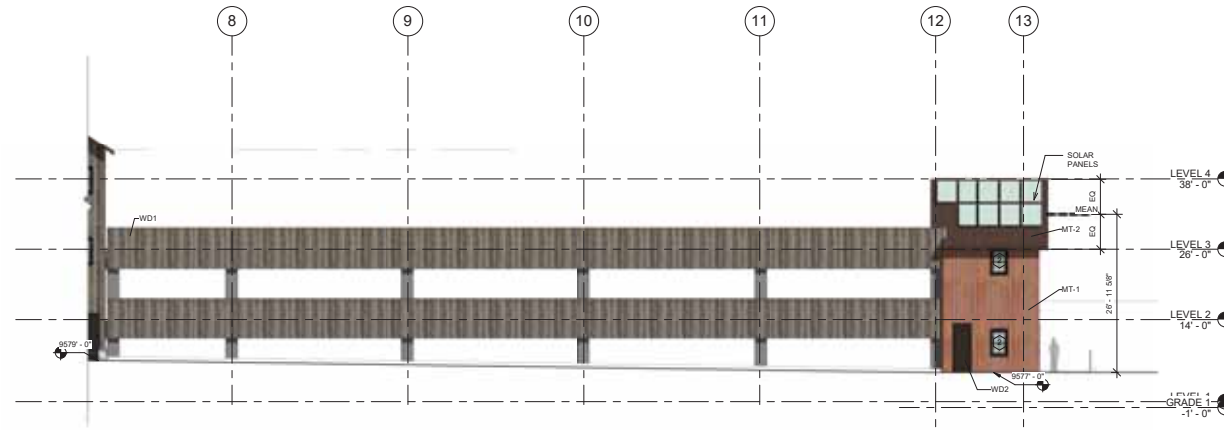
A-303



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

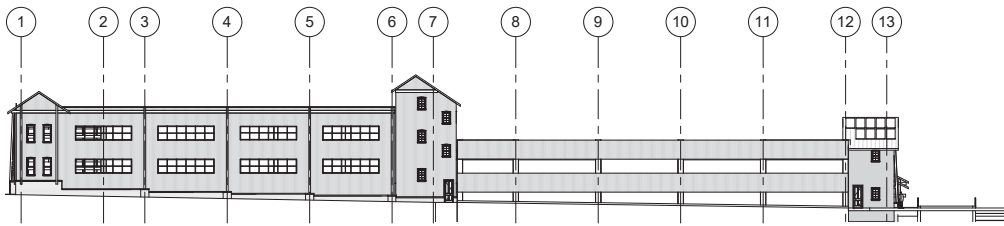


① SOUTH 1
1" = 10'-0"



② SOUTH 2
1" = 10'-0"

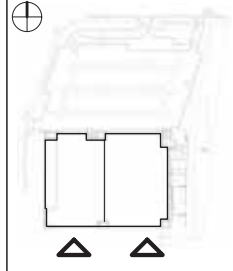
KEY ELEVATION



MATERIAL LEGEND

<p>MT-1 7/8" CORRUGATE CORTEN STEEL SIDING COLOR TO MATCH ARCHITECT'S SAMPLE MT-2 ALTERNATE WESTERN STATES CORTEN AZP MT-3 PREFINISHED STANDING SEAM METAL ROOF MT-4 WESTERN STATES WEATHERED RUSTIC OR AS APPROVED MT-5 STAINLESS STEEL SHEET INTERIOR METAL WALL COVERING WITH EXPOSED FASTENERS MT-6 GALVANIZED CORRUGATED INTERIOR WALL COVERING WITH EXPOSED FASTENERS WD-1 VERTICAL WOOD SIDING SHIP LAP 3/4" X 5.5" TETON WEST WINDSWIFT COLOR HOMESTEAD FIRE RETARDANT TREATED WHERE 4' ABOVE GRADE AS SHOWN IN DRAWINGS WD-2 1X6 CEDAR OR ROUGH SAWN LUMBER PAINTED P3 (88/21/12/10) MARK WD-3 CUSTOM PAINTED JAMESHARDIE VERTICAL SIDING SELECT CEDARMILL PAINTED P3 ST-1 STACKED VENEER STONE TO MATCH BRECKENRIDGE DISTILLERY SOUTH FACADE CONC SEALED CONCRETE WITH NON-SLIP SEALER</p> <p>MATERIAL AREA TAKE OFF SOUTH ELEVATION</p> <table border="1"> <tr><th>SQ. FT.</th><th>% OF TOTAL</th></tr> <tr><td>WD-1</td><td>6,269 89.0%</td></tr> <tr><td>MT-1</td><td>350 5.0%</td></tr> <tr><td>ST-1</td><td>423 6.0%</td></tr> <tr><td>TOTAL</td><td>7,042</td></tr> </table>	SQ. FT.	% OF TOTAL	WD-1	6,269 89.0%	MT-1	350 5.0%	ST-1	423 6.0%	TOTAL	7,042	<p>UT-2 ROOF</p> <p>WD-1 WOOD SIDING</p> <p>WD-2 VERTICAL WOOD SIDING SHIP LAP 3/4" X 5.5" TETON WEST WINDSWIFT COLOR HOMESTEAD FIRE RETARDANT TREATED WHERE 4' ABOVE GRADE AS SHOWN IN DRAWINGS</p> <p>ST-1 STACKED VENEER STONE TO MATCH BRECKENRIDGE DISTILLERY SOUTH FACADE</p> <p>MATERIAL TAKE OFF ENTIRE BUILDING</p> <table border="1"> <tr><th>SQ. FT.</th><th>% OF TOTAL</th></tr> <tr><td>WD-1</td><td>21,123 88.8%</td></tr> <tr><td>MT-1</td><td>7,763 25.3%</td></tr> <tr><td>ST-1</td><td>1,817 5.9%</td></tr> <tr><td>TOTAL</td><td>30,703</td></tr> </table>	SQ. FT.	% OF TOTAL	WD-1	21,123 88.8%	MT-1	7,763 25.3%	ST-1	1,817 5.9%	TOTAL	30,703
SQ. FT.	% OF TOTAL																				
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ST-1	1,817 5.9%																				
TOTAL	30,703																				

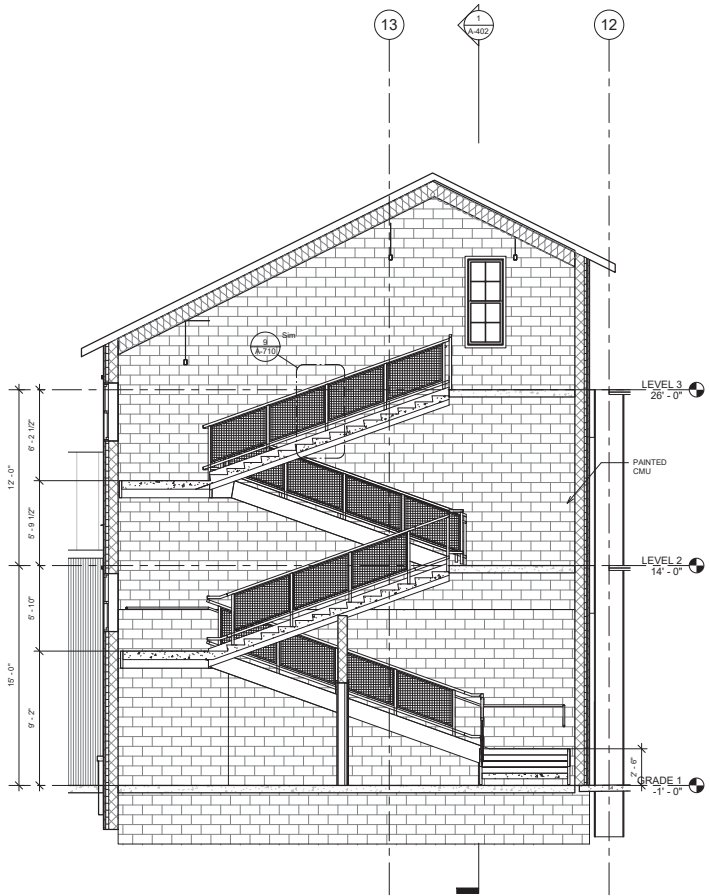
KEY PLAN



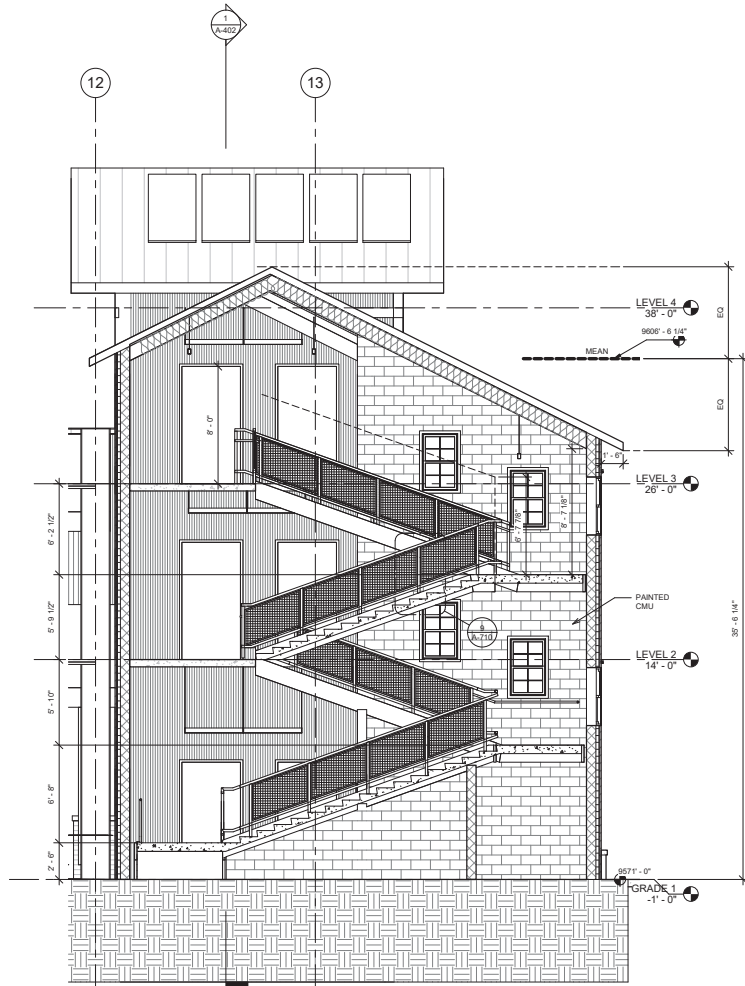
MARK	DATE	DESCRIPTION
	11-22-19	ISSUED FOR DESIGN DEVELOPMENT
	10-15-19	PRELIMINARY PLANNING SUBMITTAL
	7-19-19	ISSUED FOR SCHEMATIC DESIGN
ISSUE:	DATE	DESCRIPTION
PROJECT NO:	23-7788-02	
DRAWN BY:	MEK	
CHECKED BY:	MEK	
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SHEET TITLE		
SOUTH ELEVATION		

A-304

1/11/2019 2:14:57PM P:\Breckenridge Gondola South\Breckenridge Gondola_Loc_PSA\Architectural



1 STAIR 1 SECTION 2
1/4" = 1'-0"



3 STAIR 1 SECTION 3
1/4" = 1'-0"

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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4904 Eisenhower Blvd., Suite 150
Tampa, FL 33634
813.888.5600 Ph
www.walkerconsultants.com



KOCH COVOTSON ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

BRECKENRIDGE GONDOLA

80 NORTH PARK AVENUE
BRECKENRIDGE CO

MARK	DATE	DESCRIPTION

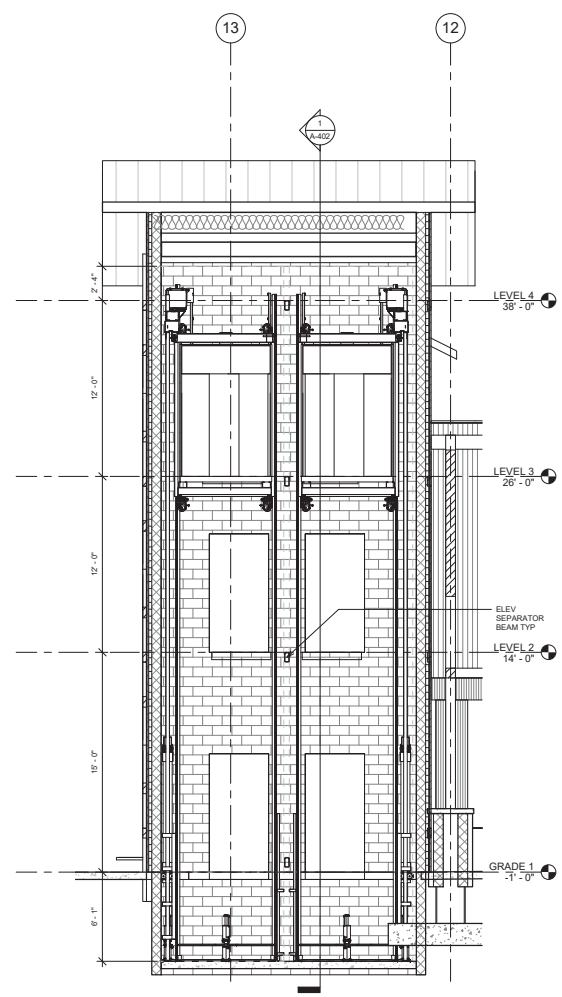
ISSUE
11-22-19 ISSUED FOR DESIGN DEVELOPMENT
10-15-19 PRELIMINARY PLANNING SUBMITTAL
7-19-19 ISSUED FOR SCHEMATIC DESIGN

ISSUE:
PROJECT NO: 23-7798-02
DRAWN BY: MEK
CHECKED BY: MEK

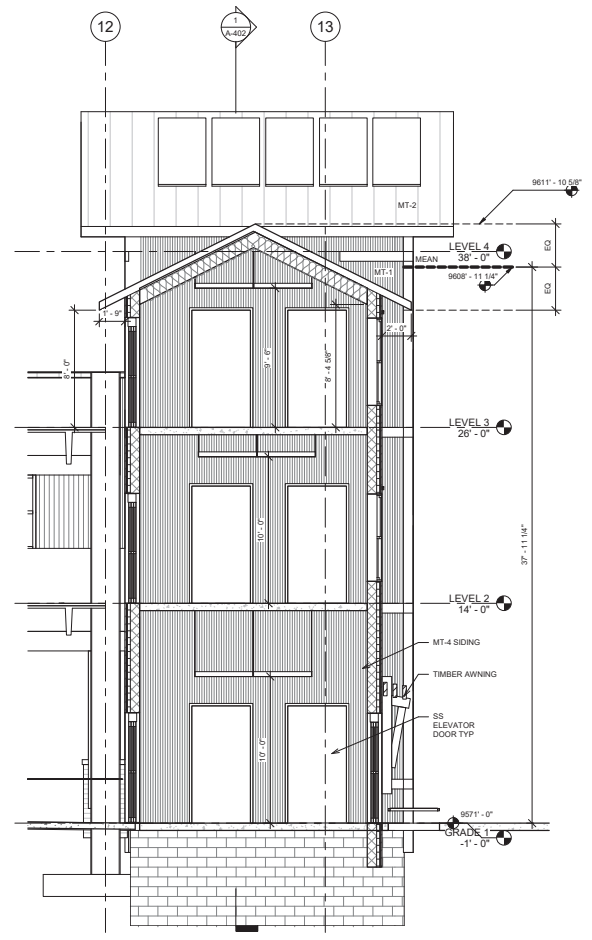
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SHEET TITLE:
CORE 1 SECTIONS

A-401

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



2 ELEV 1 SECTION 3
1/4" = 1'-0"



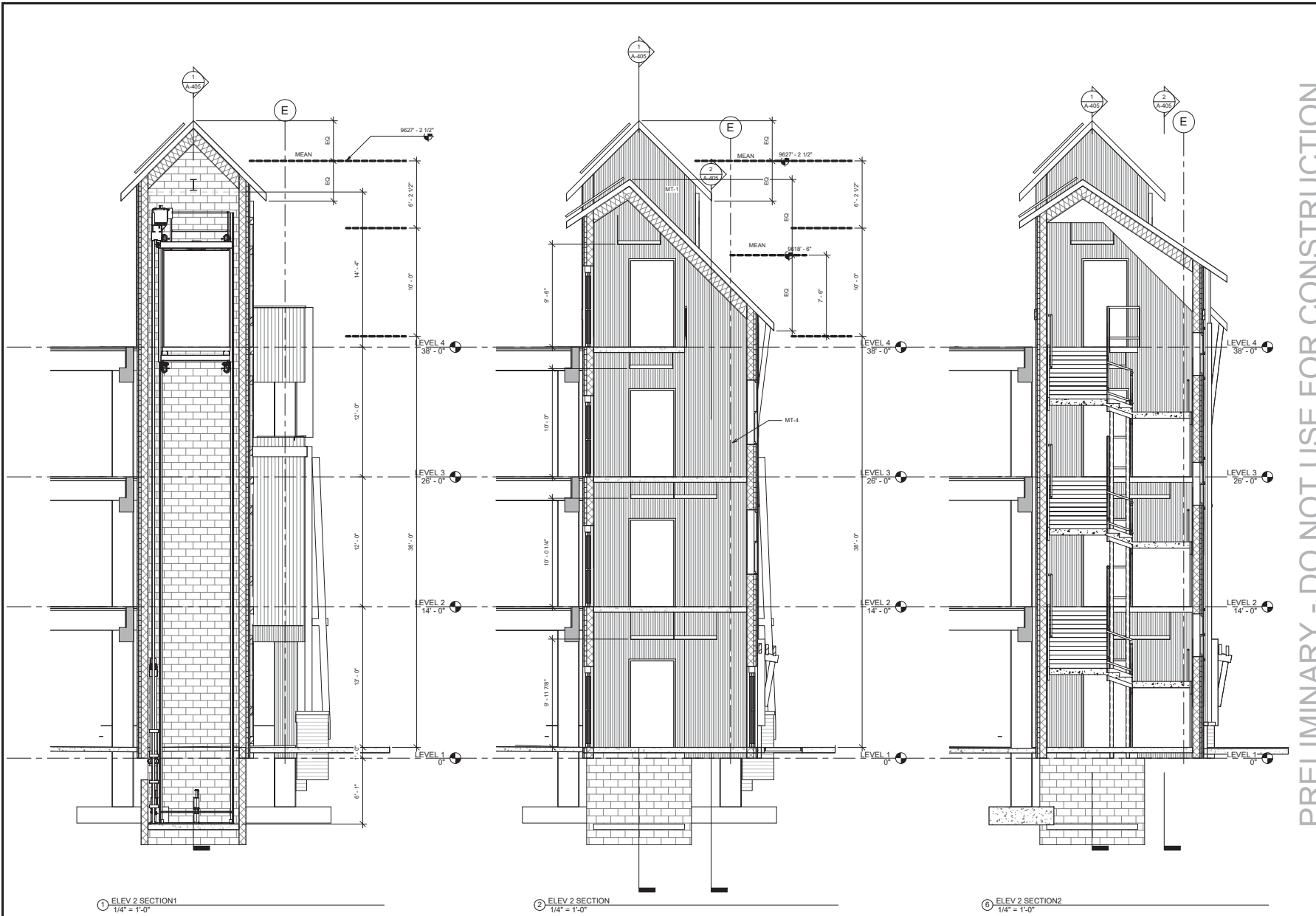
1 ELEV 1 SECTION
1/4" = 1'-0"

MARK	DATE	ISSUED FOR DESIGN DEVELOPMENT	DESCRIPTION

ISSUE:
PROJECT NO: 23-7798-02
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SHEET TITLE:
CORE 1 SECTIONS

A-403

11/11/2019 2:15:07PM P:\Breckenridge Gondola\Source\Breckenridge Gondola_Loc_PSA\Architectural



1 ELEV 2 SECTION1
1/4" = 1'-0"

2 ELEV 2 SECTION
1/4" = 1'-0"

3 ELEV 2 SECTION2
3/4" = 1'-0"

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813.888.5600 Ph
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DENVER CO 80216
303-780-7850

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BRECKENRIDGE GONDOLA
80 NORTH PARK AVENUE
BRECKENRIDGE CO

MARK	DATE	DESCRIPTION
	11-22-19	ISSUED FOR DESIGN DEVELOPMENT
	10-15-19	PRELIMINARY PLANNING SUBMITTAL
	7-19-19	ISSUED FOR SCHEMATIC DESIGN
		ISSUE:
	PROJECT NO:	23-7788-02
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SHEET TITLE:		
CORE 2 SECTIONS		

A-404