



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, June 2, 2020, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**Please Note: This will not be an in-person meeting. The meeting will be conducted remotely via an online portal. For more information, including how to participate, please visit [www.townofbreckenridge.com](http://www.townofbreckenridge.com), Your Government, Councils and Commissions, Planning Commission.**

**5:30pm - *Call to Order of the June 2, 2020 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 - *Final Hearings***

1. Parkway Center Mixed Use Building (JL), 429 North Park Avenue, PL-2019-0292 14

**6:15pm - *Other Matters***

1. Town Council Summary 37

**6:30pm - *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.**

Parkway Center Mixed Use Building, 429 N. Park Ave.



# Breckenridge South



## PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 p.m. by Chair Gerard. The meeting was a virtual electronic meeting through the Zoom platform, as a result of the COVID-19 crisis.

### ROLL CALL

Christie Mathews-Leidal	Jim Lamb – arrived 5:40 pm	Ron Schuman
Mike Giller	Steve Gerard	
Dan Schroder	Lowell Moore – arrived 5:37pm	

### APPROVAL OF MINUTES

With no changes, the May 05, 2020 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the May 19, 2020 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

### WORK SESSIONS:

1. Amenity Club Policy: Mr. Kulick presented a code amendment to prohibit additional Amenity Clubs throughout Town. Staff asked the following questions of the Commission:

1. Does the Commission support the proposed Amenity Club Definition?
2. Does the Commission have any additional questions or comments related to this matter?

#### *Commissioner questions:*

Mr. Schroder: I know you mentioned it right in the beginning about the Peak 7 developments when they were selling them. If you bought a timeshare and that only gave you a week or a certain number of points, you are allowed to park there and use weight room and everything else that is associated. So I am wondering if folks that did already purchase under that criteria can continue to use the amenities? I am asking that because you said you were trying to reign it in, but some folks have already purchased based using those amenities. (Mr. Kulick: That is going forward. Like with any code provision, if there is already a legally approved project, that is grandfathered in. Anything that is existing now on Peak 7 or 8 or Gravity Haus hotel is grandfathered in. Only projects coming in after code update would be subject to this amendment.

Mr. Giller: A couple of small questions. 1) Under the definition of access and different durations, would you consider any duration? It could be 2 years, I would hesitate to see someone trying to get around those 4 specific ones. Hourly, Daily, Monthly, Seasonally, or Annual? I know there are similar clubs in Vail, and I also know that if someone wanted to circumvent this they could just say it was a two year membership, then, they might get around all this. (Mr. Kulick: I will check with the Town Attorney and make sure we have everything tight before we bring it to Council. I will see if there would be any potential loophole if we don't include additional language for the duration.) OK, great, and then 2) Access as benefit, like would that allow you to go buy a nice dinner or something and then have day use access? (Mr. Kulick: That is another thing that we are investigating and making sure there is not some kind of other loophole in there. If we are trying to prohibit a fee base that there is not a way that they could purchase something and thereby gain daily access.) 3) If you took a timeshare 2 hours tour and listened to sales proposal, would you get 5 free day access to club like this? (Kulick: Going back to your second question, we are trying to tie in all those things, whether it is purchasing food and beverage at restaurant or bar or taking a tour, we are really trying to restrict access to the amenities overnight guests

unless you own a whole ownership interest in a residential property.) Great, thank you.

Chair Gerard: That is a point that I wanted to ask about. I think you want to put something in there that prevents anybody from giving those benefits away for free. Often they give you some free benefits if you sit and listen to the presentation or visit the property. While you cannot purchase it, it should also not be given away free. Wondering about the use of word lodge. Used in definition of amenity club. Also used as an exception to definition of amenity club. Seems inconsistent. Take it out of exceptions. Understand why dwelling unit would be an exception. Don't understand why a lodge would be an exception. (Mr. Kulick: Ok, we will check the consistency with the language in that portion)

Ms. Mathews-Leidal: Contacted staff before the meeting with my concerns and they echo yours. I am concerned about getting around fee based admittance if they purchased something else, like food or beverage. I would amenities restricted to overnight guests.

Mr. Schuman: What are the negative impacts the Council is concerned with? I am not sure what we are trying to outlaw. We are an amenity based community. We want people to come up here, whether for day or night. More times than not, they come up and spend money in the community. (Mr. Kulick: Coming off of the Peak 8 hotel, and looking at areas where these would be more prevalent near the base areas of the ski area that get congested. The clubs will allow people to park in closer than they otherwise would exacerbate congestion. Another concern is using amenity areas that are not counted density or mass for commercial gain. The third concern was ensuring that there is the proper amount of amenity space for overnight guests, so that you are not booking lodging based on nice amenities and a lot more people that are not staying on property are also utilizing them, so it's hard for overnight guests to get a spot in hot tub or chair by pool, etc.) I understand the parking concerns. The uses could be managed within the development code but should not have an outright ban. For proper amount of space for users: I don't think that is a government problem. It is a resort manager's responsibility. If the new hotel overloads the amenity spaces, why is that the government's fault? People will stay away from property if it is overcrowded. I think we are trying to get too far into the weeds. Trying to outlaw something that might have bad merits.

Mr. Truckey: In the Councils' discussion, their issues were parking, commercial space, and potential impact on traffic. We said we could develop a Code that addresses the commercial use. A certain percentage of that amenity space could be required to be commercial density. Parking would need to be addressed and require a traffic study in association with project. Council was clear they felt it was necessary to prohibit these uses. We will forward your comments to them. I just want you to know we had discussed those options with them. (Mr. Schuman: I appreciate that and assumed that but wanted to speak my piece and you can adjust parking. We all knew something was up when they had 300 extra parking spaces. We didn't have anything to address it in code then but we can create those tools to address.)

*Commissioner comments:*

Mr. Schroder: 1) Yes. 2) Support Council's position on prohibiting amenity club.

Mr. Moore: This is one of those things where bad facts make bad law. We got surprised by a development at the end of process. Everyone was a little concerned about it. I can see a potential amenity club that does not affect surrounding traffic, like Ski Hill Road traffic. 1) Yes. 2) Have problems with a blanket prohibition for the Town. I am aware of the Vail club situation. Every location is probably different. The base of Peak 7 and 8 are not appropriate because of traffic on Ski Hill Rd. Elsewhere in town may be more appropriate. I support concept but not outright prohibition. The policy should be more location dependent. There are places that are more appropriate, such as Airport Rd., will not be overrun with traffic. That is my only concern.

Mr. Giller: Mr. Schuman's and Mr. Moore's comments give me some pause. Hard to know every situation.

Certainly the East Peak 8 was a lot of impact, lot of traffic, frankly not what the Town had negotiated with development agreement. 1) Yes 2) I lean against having these in general. I am in favor of prohibition. Mr. Schuman and Mr. Moore had interesting points.

Ms. Mathews-Leidal: 1) Yes. 2) I do support and appreciate what staff is doing. We are comparing apples and oranges. Could be areas where an amenity club is appropriate, but they need to be assessed as a commercial use. The problem in the past with timeshares in Peak 7 and 8 was they were called out as amenity area and were exempt from density and mass, not as commercial use that should have used density and mass. Commercial has impacts. What we are looking at tonight is prohibiting a project from falling under the definition of an amenity area, but then using the space as commercial. Should give option of which one to do and assess as such. I like what staff gave us and sent email to Chris with suggestions for word choice. We should not hang our hats on fee charge. You can buy a lunch and oh look, its free to use amenity area or sit through timeshare presentation and get free amenity use. Those are the things we need to stop. We should tie amenity area uses to an overnight stay to someone who is not a 100% whole ownership owner. Not easy, Mr. Kulick, so thank you for staff time and effort.

Mr. Lamb: 1) Yes. 2) We did not get a lot of advance notice when we first saw this and I have had a lot more time to think. On Peak 8 it would overload an already dense project. Out on Airport Road an amenity club will work. I would not say you can't do it. Next time something like this comes before us, I will take a lot better look. I think it would nice if we could treat this on a case-by-case basis. Someone could make a strong argument on a piece of land that would be appropriate for this sort of thing. Starting to look a lot more commercial and a lot less amenity.

Mr. Gerard: You have amenity spaces which is free and commercial space which is subject to rules. Even if this rule were adopted and someone submitted a project and they called amenities commercial space, they would not be selling amenity clubs. They would be selling commercial property and could do whatever they wanted. If they are doing amenity space, they should not be able to use as a commercial property and receive benefit, financial or otherwise. 1) Yes. 2) Amenity clubs should be prohibited. Commercial clubs are fine.

The Work Session was opened to public comment:

Graham Frank, Breckenridge Grand Vacations: I think a few nuances are important and you have hit on them. A property like One Ski Hill Place, whole ownership owner with unit in rental pool, you can use amenity. One Ski Hill Place has very small indoor pool and one outdoor hot tub. A BGV property like the Grand Lodge on Peak 7 or Grand Colorado on Peak 8 has multiple facilities. When people who buy one week whole ownership deeded fractions come up, when our day use program when we are talking about traffic on ski hill road, the majority of owners do not park onsite, they park on the gondola lots. The amenities are not overcrowded. 60% of our ownership sales come from existing owners at BGV. Overcrowding notion, buying more with us, use amenities, coming to town, park in gondola lots, buy food in town, feeding the machine. Our owners are not simply driving up Ski Hill Road. BGV properties are getting lumped in with something that is not congruent with this discussion. It is correct that East Peak 8 over parked. BGV parked below code requirement. Code amended and approved in those projects. Notion of additional traffic on Ski Hill Road for guests using day use amenities who own with us. Not come take a timeshare tour and park and have your amenities for the day. Very fine line on or project's and amenity clubs. Our owners contribute tax revenue and real estate transfer tax to the community should not be talked about that in the same notion as a commercial use overcrowding. We don't have any of those complaints. 60% of our buyers, buy more with use. Continue to expand amenities. Ours is not a fee program. You get privileges if you are an owner and availability is limited. All of these factors should be should be taken into account. A one size fits all approach is dangerous because there are other developable parcels in town that are not going to continue to congest Ski Hill Road. I appreciate your consideration to those comments.

**CONSENT CALENDAR:**

1. Rocky Mountain Underground (RMU) Small Vendor Cart (LS) 114 S. Main St, PL-2020-0087. After packet was published, there were changes to Staff Report and Findings and Conditions:

- Staff Report:
  - Added Definition to clarify small vs. large vendor cart classification requirements.
- Findings and Conditions:
  - Fixed the numbering issue of double #6's. The first condition is now #7 and subsequent numbers were increased by one.
  - #11 – added language to reference condition #6 as the vendor cart will not be removed from the site.
  - #12 – removed as the Vendor Cart will not be removed from the site.

Mr. Giller made a motion for a call up, seconded by Mr. Schuman. The motion passed unanimously. Mr. Gerard opened the meeting for public comment. There was none and the public comment section was closed.

Mr. Lamb: The cart's power source should be electric from the grid since generator emissions could be a concern in the small courtyard. He was comfortable with a Condition of Approval.

Mr. Giller made a motion to add a Condition of Approval that the cart use electrical power to the cart meeting Town Building Code in lieu of generator, seconded by Mr. Moore. The motion passed unanimously. This amended paragraph #11 of the specific design standards.

Mr. Gerard made a motion to approve the vendor cart as amended, seconded by Mr. Moore. The motion passed unanimously.

2. Terbecki Addition (JL), 64 Red Feather Road, PL-2020-0002  
Without a call up, this item was approved as presented.

**PRELIMINARY HEARINGS:**

1. Breck Central Market Second Preliminary Hearing (JL), 190 Stan Miller Drive, PL-2020-0044.  
Mr. Lott presented a proposal to construct a 12,587 sq. ft. commercial building containing 2,553 sq. ft. of office and 9,419 sq. ft. of commercial restaurant. The proposal includes 43 new parking spaces and an easement for a future connection to the Blue River Rec Path.

2. Placer Flats Master Plan Amendment Second Preliminary Hearing (JL), 190 Stan Miller Drive, PL-2020-0045.

Mr. Lott presented a proposal to modify the existing Placer Flats Master Plan to change the language related to architecture and the number of separate businesses allowed in one building.

Staff asked the Commission the following questions related to the Breck Central Market Second Preliminary Hearing:

1. Does the Commission find the architecture acceptable with the revisions made toward reflecting more of the character of the surrounding area?
2. Is the Commission comfortable with the proposed dumpster location?
3. Is the Commission comfortable with the proposed landscaping plan, including the positive point for an aesthetically attractive detention area?

4. Does the Commission agree with the preliminary point analysis?

5. Does the Commission have any other concerns?

*Commissioner questions:*

Mr. Schuman: Plat note, is there a time period limiting use of the parking spaces at the Building Center (BBC)? The BBC has been busier and busier lately. I don't know that they have 30 spaces to give up. Curious on day and night use. (Mr. Lott: The existing plat note does not restrict timing of 30 spaces. This site is guaranteed 30 spaces, regardless of BBC site. Anything beyond the 30, the owners of the BBC can impose reasonable restrictions beyond 30 spaces. Of the additional restrictions that may be imposed, one may be timing and hours. Staff has discussed that the two adjacent uses are fairly complimentary. The Building Center has more business during day and this site would have more during the afternoons and evenings. Some conflicts might occur during après ski time when the Market opens and the BBC is still open. Because there is no business hour restriction, the BBC hours could change. The spaces beyond 30 on the BBC property were not part of their requirements and could be used for Breck Central Market.)

Mr. Schroder: I have a question about a precedent item. We have not given points for an aesthetically pleasing detention pond. Is that what we intend to see. When we were above the City of Aspen parking structure, you could see a landscaped detention pond. I considered it aesthetically pleasing because it was in plain view. Are we trying to gain that same idea through this policy? (Mr. Lott: The intent for the policy is that we didn't want to see large pits of gravel. The location of this proposed pond correlates to the site topography. If the pond were located in front of the building, near the road, we would award a point. However, the policy does not speak to the location of ponds.) I understand, topography is number one when locating detention, and this is somewhat naturalized.

Mr. Moore: I have no questions.

Mr. Giller: I would like to go back to Policy 16/R. At the previous meeting, there was a lot of discussion about the rec path. This is a lot of points, so we should expect a lot of public benefit. Can you tell me more about design of the proposed Rec Path. It looks like there is no construction with this project, that it is swooping the corner of the site, and has a large radius intersection. Seems like a lot of points for not much easement. (Mr. Lott: Between this site and the Water Treatment Plant to the south, there are some topography changes. With the proposed geometry of the connection, it allows for softer turn, which is one of the bigger benefits of the easement. Most of path is not on the Central Market Site, but the easement allows for a connection. There will be safer crossing at Stan Miller Dr. If you look more comprehensively at the Rec Path plans, the crossing at roundabout the might go away at some point in the future. The goal with this design is to have that turn softer than a 90-degree angle, which is made possible with this proposed easement.) It still just seems like a lot of points for a radius. (Mr. Lott: The construction discussions are still in the works. There are some topographic challenges on the water treatment site and the minimum points under this policy is 3.) Unless we decide that 3 is too generous.

Ms. Mathews-Leidal: There are offsite improvements shown for the rec path. Is that illustrative? It is a little confusing on the plans but nothing offsite is proposed, correct? (Mr. Lott: Correct. I will let the applicant speak a little more to construction of the path. There have been many discussions between applicant and Town Engineering Division, including crossing improvements for Stan Miller Rd.) Was the dumpster included in the mass calculation? (Mr. Lott: No.) Why would we not count it. (Mr. Lott: As long as it is partially open and unconditioned, it would not count as habitable area. The Building Code does not count it as habitable space either, so it was not included in the density or mass calculations) What about outdoor covered seating that is enclosed on four sides with ventilation at the top? I am very concerned we are setting precedent by not counting

square footage by not counting. I went by the distillery site and it is very different design. Please look at that project for next meeting. Staff is asking us about location of dumpster. Is staff contemplating negative points under 16/R for circulation. (Mr. Lott: that discussion has not come up). I think we still need more info. For the Master Plan, on sheet MP-2, there are proposed changes to parking. Staff did not speak to that. Does that mean there is more info forthcoming? (Mr. Lott: I do not recall any changes in that section. Parking is shown for each lot. Staff had question for amount of spaces for each lot. On the initial Master Plan, this site was initially planned for some sort of retail. If you divide the amount of SFEs allowed by 400, you get 30, which is where that number came from) Let's talk about that at next hearing after you have a chance to analyze it. They also need to modify the master plan notes because it does not allow detention in open space.

Mr. Lamb: I have no questions.

Mr. Gerard: No questions.

Lindsay Newman, Norris Design: I'll be reviewing updates to design and plan. Going over architectural character, parking, dumpster, neighborhood context, landscape plan. It's important to consider surrounding uses. The repath relocation would improve safety and provide opportunity for scenic route and connection to housing and create destination and rest stop for path users. We are planning to provide bike racks and restrooms for users of the trail. There is an easement in place for 30 spaces of parking. A third of our site is within the 150 setback from Highway 9, which is unbuildable. Our goal is to create a transition from industrial to residential via a mixed use project. This site has no landscape currently, and we are providing quite a bit, which is a vast improvement over the existing site. This landscaping will also be providing screening as we are proposing an above average landscaping plan. The shallow detention pond is landscaped with plant material around it.

Mark Provino, Architect: Some previous concerns were about architectural compatibility. The modified elevations show a modified solid to void ratio, with less glass and glazing. As requested at the previous meeting, the window sills have been raised and a window base has been included around the building. The height of the transoms also reduced. This project is complying with material requirements of the Code, which should help because there are very little natural materials apparent on the water treatment plant. Section 4I of the proposed Master Plan language calls for canopies and trellis to help pedestrians, which have also been added. Solar was added to the roof and we are actually proposing positive one point for having an energy efficient building that is 10% above the code minimum. We do not qualify for the solar point because the building does not have suitable roof area for the 30% requirement. With the Master Plan modifications, we are trying to make modifications to create flexibility, which does not reflect what has been built at the BBC. (Mr. Giller: Regarding base: do you have base elevations below the windows?) Provino: The base is not consistent all the way around, which is intentional for architectural character.

*Commissioner questions:*

Mrs. Mathews-Leidal: No more questions.

Mr. Moore: I think you did wonderful job of getting where we need to be with compliance with Master Plan.

Mr. Lamb: Very detailed presentation. Everything has been covered.

Mr. Gerard: Looking at +3 points for Rec Path. Are you planning on paying for the installation for Rec Path portion on your property? (Mr. Provino: No, not at this point, we are just providing the easement. I should also respond to Christie's concern regarding dumpster mass. It should not be included as mass or density because it is not connected to interior of building. The proposed design is intended to keep trash in, and wildlife out and visibility down. The enclosure is not accessible to the main building so it should not be counted as density or mass.)



Danny Teodoru, Applicant's Attorney: The path easement dedication is not just the radius, it goes all the way across the property. Not in staff report because it was not an issue. Precedent +1 points for joint parking. Lot 1 would pick up that parking. Want to stress that it is not an option or sunset thing, part of fundamental understanding of purchase of property.

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

*Commissioner Comments:*

Mr. Schuman: 1. Yes 2. Yes 3. No 4. No, don't agree with +3 for rec path easement. 5. Key issues parking landscaping and other points because failing at this point.

Mr. Schroder: 1. Yes 2. Yes. 3. Yes. 4. Yes 5. Yes.

Mr. Giller: 1. Yes. 2. Yes, works well and screening nicely. 3. Yes, need to carefully define this for one point. My fellow Commissioners questions are important. We need good guidance at final. 4. No, I am having second thoughts about the trail easement points. Majority of trail is outside of property line and on top of gas easement. Town should get a fair deal if the project is receiving positive three points.

Ms. Matthews-Leidal: 1. Yes 2. I don't think it meets 16/R regarding separating refuse areas. It's causing issues with potentially blocking the primary entrance to BBC site. A lot of program on the site. You could look at relocating transformer and locating dumpster there. 3. Yes 4. No, in regards to Policies 3 and 4. Dumpster should be counted as density and mass. Concerned about precedent. In regards to the easement, I don't support +3 points. Huron Landing is good precedent and +3 points is reasonable for paving and an easement.

Mr. Moore: 1. Yes 2. Yes. 3. Yes, we should encourage and it is good for precedent. 4. No, would not give +3 points for providing easement but would support if construction is included. 5. No.

Mr. Lamb: 1. Yes. 2. Yes 3. Yes. 4. Yes. 5. No.

Mr. Gerard: 1. Yes 2. No, concern with not being counted as density or mass. 3. Yes, but should not be allowed to double dip for detention pond and landscaping. 4. No, +3 should include construction of path, not just easement. 5. No.

Staff asked the following questions of the Commission regarding the Placer Flats Master Plan Amendment Second Preliminary Hearing:

1. Does the Commission support the proposed Master Plan changes to Density and Architecture?
2. Does the Commission agree with the proposed building design as it relates to the proposed Master Plan language?

*Commissioner Comments:*

Mr. Schuman: 1. Yes 2. Yes.

Mr. Schroder: 1. Yes. 2. Yes.

Mr. Giller: 1. Yes, 2. Yes.

Mrs. Leidal: 1. Yes. Would like more info on parking bubble on sheet MP2. Numbers changed from the original master plan and I don't understand. We need to discuss. Allow detention facilities in open

space.  
Mr. Moore: 1. Yes 2. Yes.

Mr. Lamb: 1. Yes 2. Yes.

Mr. Gerard: 1. Yes. 2. Uncomfortable with parking. We should require permanent parking easement agreement.

Mr. Truckey: Our plan was to go final hearing on this. If we can work through parking issue and issue with rec path, is the Commission comfortable with proceeding to a Final Hearing? (All Commissioners supported proceeding to Final Hearing with the issues mentioned being addressed in the final submittal.)

**COMBINED HEARINGS:**

1. St. John's Church Addition & Remodel Combined Hearing (JL), 100 South French Street, PL-2020-0063.

Mr. Lott presented:

The restoration and renovation of the entire structure. The project includes locally landmarking the historic church and adding a basement beneath. The foundation of the entire building is to be repaired and restored. Some changes to doors and windows are proposed on the non-historic addition on the rear. The building will be brought up to current Americans with Disabilities Act (ADA) and Building Code Standards.

Staff asked the following questions of the Commission:

1. Does the Commission believe the application should receive negative two (-2) points for 623 sq. ft. of heated outdoor space?

2. If the Commission supports negative two (-2) points for the heated space, is the added condition requiring a minimum percentage of energy savings of 20%-29% below the existing structure's energy consumption to earn positive two (+2) points acceptable?

3. Does the Commission support the recommended point analysis?

*Commissioner Questions:*

Mr. Schuman: No questions.

Mr. Schroder: Has staff discussed the safety aspect of heating? (Mr. Lott: That was part of the discussion of the Ten Mile Room.)

Mr. Giller: Did the applicant say how they will achieve energy savings? (Mr. Lott: Applicant did not say that it would not be terrible to get to with MEP upgrades. I will let applicant speak to that.)

Ms. Mathews-Leidal: Nice job Jeremy, very thorough. I thought we came out with one negative point for Milne Park, is that correct? (Mr. Lott: Yes, I think so). Question regarding easement.

Mr. Moore: No questions.

Mr. Lamb: No questions.

Mr. Gerard: How many sq. ft. outside the basement door will be heated? (Mr. Lott: 162 for the rear lower egress area and 461 sq. ft. for the sidewalk along the southern boundary.)

Matthew Stais, Architect: The Church has been working on this Development Agreement with Town Council since about September. We took the input from Planning Commission last month and made revisions

accordingly. We agree with staff report. For a clarification, the concrete below stairs is heated and the stairs will be metal grates and not heated. For the sidewalk, the church has requested sidewalk to be heated and there is precedent for that. This sidewalk will provide an important connection, like the sidewalk on Lincoln Avenue between Main and Ridge Streets. We respectfully request not to be continued to another meeting so we can meet our construction deadline. Regarding energy savings: we are going to upgrade the building remarkably. Because this building is so energy inefficient right now, we will not have a problem meeting the threshold for +2 points. We are going to do a lot of renovations, include insulation in sanctuary. The only delta is not spending \$5,000 on energy reports and instead use that money for upgrades.

Mr. Giller: Are you able to get your energy savings in a way that retains historic fabric? (Mr. Stais: We can either augment building efficiency on the outside and retain inside or we can retain the outside and do work on the inside. We are left with doing work on inside. Right now, the roof of the church is splayed out and the walls are tipping out. There is also asbestos in there that has to be removed. We are going to save everything we can, like light fixtures, windows, around alter. We can't preserve inside and outside and up the R value.) Can you speak about the naïve? (Mr. Stais: Yes, I was referring to the naïve and the parish hall as well. Vapor in existing insulation.) I hope that is done in a careful way.

The Public Hearing was opened for public comment:

Wallace Ducayet, Parishoner: Our best understanding is that the interior walls were changed in the 60s when the cinder block foundation was installed. We don't believe that they are original. (Mr. Giller: That was my guess.)

Ms. Puester: I wanted to mention to the Planning Commission before you get into the discussion on if you are recommending the negative points for the heated areas proposed to take into consideration. While I understand the church's desire to not have to complete the energy report for the positive two points, Policy 33/R requires it for the points and staff is unable to waive it in this process, would have to be in the Development Agreement. Just an FYI as you move into your point discussion.

Mr. Lott: Regarding a question earlier, the Milne Park project had 497 sq. ft. of heated space and negative one point.

Mr. Lamb: Where the heated concrete is proposed is a life safety issue. I support the project.

Mr. Moore: Heated sidewalks are small price to pay. I disagree with giving negative points.

Ms. Mathews-Leidal: Thank you Mr. Stais for not raising the building and coming up with different solution. Do not support negative points either. Landing area is life safety. Public easement creates public area. I would support 0 points.

Mr. Giller: This is a nice project. I don't think that we should give negative points for heated space. The record should show this is different than the Milne House. We will need to stick to code requirement for requiring energy rating for points. I support analysis.

Mr. Schroder: I think zero positive points and zero negative points for a passing score of zero. I support the project as presented

Mr. Gerard: You can make a motion to amend point analysis.

Mr. Schuman: The walkway is where it is because building is right on property line. I do think -2 points are warranted and if they can make them up with energy conservation then I think that is fine. Per architect

description, I would agree with no negative points on the pad below stairs if it were more for public use.

Mr. Gerard: I can see this both ways. I think the lower level cement pad is a safety issue. With respect to sidewalk, I think when the church granted the easement for the sidewalk, they created a public walkway to the Community Center for safety. This is definitely a matter of public safety. I support zero negative points for heated sidewalk. That would negate the need to gain the positive two points for energy conservation.

Ms. Puester: If you will be modifying the point analysis, in the final motion, we will need to get a new Finding #7 to state the 33R heated outdoor space not applicable and will then need to remove #15 and # 28 related to the energy analysis and renumber thereafter.

Mr. Lott: We also need to add a Condition for the Encroachment License Agreement for the signage in the south French St. right of way.

Mr. Schroder: I would like amend the point analysis.

Mr. Schroder made a motion to change the point analysis to reflect passing point analysis with no negative points and no positive points, seconded by Mr. Lamb. The motion passed unanimously.

Mr. Schroder made a motion to approved the project, with a Finding #7 of Policy 33R not applicable, and removing Conditions #15 and #28 and renumber thereafter, and adding Condition for the Encroachment License Agreement for the signage in the south French St. right of way, and a motion to Landmark this building. The motion was seconded by Mr. Lamb and passed unanimously.

**OTHER MATTERS:**

1. Town Council Update: A written summary was provided in the packet.

*Commissioner Questions / Comments:*

Mr. Schuman: What is the closure date for main street? (Mr. Truckey: Approx. June 15 for 8 weeks. Maybe go through the end of August if successful.)

Mr. Schroder: Signage to help people find their way around? (Mr. Truckey: yes, wayfinding.) Amenities required? (Mr. Truckey: We will be including more portalets out on the street in key locations.)

Mr. Lamb: How are they going to manage the liquor license? (Mr. Truckey: The Council had issues with festival license for all of Main St. because they did not want to turn it into an 8 week Oktoberfest. We will be permitting each space on street. Expedited process. Extend service out onto street. 50 ft. wide street, 11 ft, drive lane. Putting seating in parking and bike lane. People can still move on sidewalk. Uniform tables. 34 x 10 area for each restaurant. Liquor license would be extended.

Mr. Schuman: What is your opinion on lodging on restaurants opening? (Mr. Truckey: I don't have one. Waiting on public health.)

Mr. Giller: I hope there is a little bit of thought given to all the features that are put in on Main Street. (Mr. Truckey: We are trying to do that and it is a balancing act. BTO is getting a quote from tents and events and then we are going to pass that cost on to restaurants. Restaurants can use their own chairs and umbrellas. At one point we were talking about tents, but we are not going to pay for that. Opportunity for individual businesses to do that. Most businesses do not want to put a big investment into this not understanding what the summer holds. We are

looking into jersey barriers and how to make them attractive.) Frisco has similar idea. Good luck and thanks.

**ADJOURNMENT:**

The meeting was adjourned at 8:49 pm.

---

Steve Gerard, Chair

**Planning Commission Staff Report**

**Subject:** Parkway Center Mixed Use Building  
(Class A, Preliminary Hearing; PL-2019-0292)

**Proposal:** The proposal is for a 16,711 square foot mixed use building containing 6,920 sq. ft. of medical office, 950 sq. ft. of retail, 1,222 sq. ft. of common area, and 14 residential apartments totaling 7,230 sq. ft.

**Date:** May 28, 2020 (For meeting of June 2, 2020)

**Project Manager:** Jeremy Lott, AICP, Planner II

**Applicant:** Allen-Guerra Architecture, Andy Stabile

**Owner:** Docson’s Properties, LLC

**Address:** 429 North Park Avenue

**Legal Description:** Parkway Center Subdivision, Block 1, Lot 6A

**Site Area:** 0.93 acres (40,614 sq. ft.)

**Land Use District:** 9 – Retail Commercial, subject to the Parkway Center Master Plan

**Site Conditions:** The site is relatively flat with some existing trees. The access to the site was constructed when the first building within the subdivision was constructed on Lot 6B. There is an existing 25’ utility easement that sits near the center of the subdivision and another 40’ utility easement that crosses the property from north to south. A 15’ trail easement exists along the western property line. A 10’ snowstacking, bus shelter and sidewalk easement runs along the south side of the property, adjacent to Park Avenue.

**Adjacent Uses:** North: Existing parking lot for this Master Plan Area; Pinewood Village I  
South: Vacant Parcels, City Market Shopping Center  
East: Mixed Use Building within this Master Plan Area  
West: Town Owned Open Space.

**Density/Mass:** Allowed: for lots A, B, & C  
(per the 1985 Parkway Center Master Plan) 31.58 SFEs  
Existing (Lot 6B): 8.14 SFEs  
Proposed (Lot 6A): 12.83 SFEs  
Remaining: 10.61 SFEs

**Total:** Lower Level: 9,247 sq. ft.  
Upper Level: 7,464 sq. ft.  
Total 16,711 sq. ft.

10% Density Exemption for Employee Housing 1,200 sq. ft.

	Calculated Total:	15,576 sq. ft.
<b>Height:</b>	Recommended:	1-2 stories (26' overall)
	Proposed:	31' (overall)
<b>Lot Coverage:</b>	Total Site:	100,076 sq. ft.*
	*includes Lots 6A, 6B, 6C, and Common Area Parcel because the subdivision improvements were done at one time	
	Buildings / non-Permeable:	5,743 sq. ft. (5.7% of site)
	Hard Surface / non-Permeable:	36,883 sq. ft. (36.8 % of site)
	Open Space / Permeable Area:	57,540 sq. ft. (57.5% of site)
<b>Snowstack:</b>	Required:	9,220 sq. ft. (25%)
	Proposed:	10,680 sq. ft. (29%)
<b>Parking:</b>	Required (Lot 6A – proposed building):	23.0 spaces for Medical 2.4 spaces for Retail 21 spaces for Residential 46.4 spaces (47 spaces)
	Total:	
	Required (Lot 6B – existing building):	24 spaces (existing)
	Total Required:	71 spaces between Lots 6A & 6B
	Provided:	89
<b>Setbacks:</b>	Front:	16 ft.
	Sides:	80 ft. (to the west)
	Rear:	17 ft.
	Required per plat:	15' along ROW

### **Item History**

The Parkway Center Master Plan originally designated 31.58 SFEs for this subdivision and allowed the property owner to divide the density among all lots rather than assigning a specific density to each lot. The subdivision of the larger Lot 6 was approved in 2004 and subdivided it into three lots for development and one as a common parcel. This approval established access points, setbacks, density and the circulation plan for the subdivision. Parking, driveways, and other improvements were constructed with the development of the mixed use building on Parcel B, which was approved in 2010 using 8.14 SFEs (8,583 sq. ft.) of density, and contains retail and one workforce housing unit.

### **Planning Commission comments from previous meeting:**

**Codes; Correlative Documents; and Plat Notes (1/A) and Land Use (2/A & 2/R):** At the previous meeting, the application was found to be failing a plat note regarding land use. This note will be updated with language that allows both market rate and employee housing within the subdivision, which is discussed in more detail below.

**Architectural Compatibility (5/A & 5/R):** Overall, the Commission had no major issues with the architecture and felt that it complimented the existing building within this subdivision. The Commission did have concerns with the amount of glazing and voiced that they would like to see a base added beneath the windows.

**Site and Environmental Design (7/R):** The Commission found this project met the intent of the buildout of the subdivision plan and had no concerns.

**Refuse (15/A & 15/R):** The project will utilize an existing dumpster located on the common area parcel of the subdivision, which was planned with the original 2004 subdivision of this property.

**Placement of Structures (9/A & 9/R):** The setbacks for this subdivision were established with the plat. There is a 15' setback from Park Avenue and no setbacks for the other portions of the lot. The applicant is proposing a 16' setback from Park Avenue, 17' from the lot to the north, and approximately 80' from the lot to the east.

### **Changes since previous meeting:**

The main changes since the previous meeting include:

- Glazing reduced and stone base added below the windows.
- New landscaping removed from the setback area along Park Avenue. Existing trees are to remain.
- Building height has increased.
- The amount of residential has increased and 50% of the units are to be deed restricted workforce housing.

### **Staff Comments**

**Codes; Correlative Documents; and Plat Notes (1/A) and Land Use (2/A & 2/R):** At the previous hearing, this application was found to be failing Absolute Policies 1/A and 2/A due to a plat note regarding housing, which states: *10. All improvements constructed on the property shall be for "commercial use" as that term currently is defined in the Breckenridge Development Code, except for such employee housing as may be required or permitted by the Breckenridge Development Code.* Since that meeting the Town and the Applicant have been in discussions to modify the plat note. An agreement was reached with the applicant that 50% of the units and 50% of the square footage of the housing portion of this project shall be restricted to the local workforce. Furthermore, the applicant would need to deed restrict 4.51% of the housing square footage to not receive negative points under Policy 24. The plat note is proposed to be updated to include language that allows residential uses but that both 50% of the units and 50% of the residential square footage shall be deed restricted. A condition of approval that a plat be approved by the Town prior to building permit has been added.

**Density/Intensity (3/A & 3/R) & Mass (4/R):** 31.58 SFEs (Single Family Equivalents) total are allowed for all of the lots within this subdivision. 8.14 SFEs were used for the first building, which is on Lot 6B (on the corner). This building is proposed at 12.83 SFEs, for a total of 20.97 SFEs, leaving 10.61 SFEs for use on Lot 6C. The proposed building totals 16,711 sq. ft., but only 15,511 sq. ft. is to be counted due to the code allowing a maximum of 10% of the density of a project to be exempt for workforce housing.



Per Policy 3/A: *“(1) A maximum of ten percent (10%) of the density of a project which is located outside of the Conservation District shall be excluded from the calculated density of the project if such density is used to construct "employee housing" as defined in section [9-1-5](#) of this chapter.”*

Since the project is well below the allowed density and mass staff has no concerns.

**The Social Community (24/A & 24/R):** To conform to the proposed updated plat note (Condition #18) the applicant is required to place a deed restriction on 50% of the residential units. The deed restricted/market rate square footage split of the units also needs to be as close to a 50/50 split as possible. The deed restriction will require that occupants work within Summit County for at least 30 hours a week and prohibit short term rentals. The applicant is proposing to further deed restrict two of the units (units #2 and #10), or 1,086 sq. ft., to have rental rates capped at 80% of Area Median Income (AMI). Since 7.01% of the project’s density is workforce housing, the project is eligible for positive five (+5) points under Policy 24/R. Two conditions have been added to the application prior to Certificate of Occupancy. The first condition requires the applicant to record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, that deed restricts two units, totaling 1,084.7 sq. ft. to rental rates not to exceed what is affordable to a household earning 80% of the AMI. The second is for the applicant to record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, deed restricting another five units, totaling 2,437.23 sq. ft., requiring the occupants work within Summit County for at least 30 hours a week and prohibiting short term rentals.

**Building Height (6/A & 6/R):** The building was previously shown to be over height and the applicant indicated that the building could be modified to reduce the height to meet the recommended 26 feet. However, since the previous meeting, modifications to the building were required to accommodate the additional residential units and some additional grading needs to occur to allow for an entrance. Due to these changes, the overall height was increased to 31 feet. This policy awards negative five (-5) points to buildings exceeding the recommended height by less than one half story.

**Landscaping (22/A & 22/R):** Landscaping is proposed for screening on the east, west, and southern sides of the structure. In total, 25 (1.5” to 2”) aspen trees and five (14’) spruce trees are proposed. Since the previous review, the applicant has removed any proposed new landscaping from the front setback area, where a 10’ sidewalk, bus shelter, and snowstack easement also exists. In the event Park Avenue is ever widened, a sidewalk may need to be placed within the easement and the proposed trees will not be impacted in their new locations. There are some existing trees within this easement and the applicant is proposing to retain them. Staff has no concerns.

**Parking (18/A& 18/R):** Since the previous submittal, the interior of the building changed with more residential units added but less medical office and retail square footage. The previous parking requirement was 40 spaces, but is has increased to 47. Each residential unit requires 1.5 spaces, or 21 spaces. The medical office requires 1 space per 300 sq. ft. which totals 23.0 spaces. The retail space requires an additional 2.4 spaces, for a total of 46.4, or 47 spaces. Within the subdivision, there are 76 existing spaces and 13 new proposed for a total of 89 spaces. The first building, on Lot 6B, requires 24 spaces and when combined, the two buildings require a total of 71 spaces, which results in a surplus of 17 spaces. There is one building site remaining within this subdivision, on Lot 6C, where these spaces will be needed.

**Internal/External Circulation (16/A & 16/R; 17/A):** Access for this site is existing and connects to both Airport Road and Park Avenue. CDOT has required a traffic study be done for this new structure. The Engineering Department is working with the applicant to finalize details of the traffic study. As a result, there will likely be modifications to the entrance of this development along Park Avenue. Any proposed modifications will be reviewed through the Engineering and Streets Departments to ensure compliance with Town standards. A condition has been added that the applicant finalize these details with Engineering and Streets prior to the issuance of a building permit.

**Snow Removal And Storage (13/A & 13/R):** Parking, sidewalks, and access roads were designed and mostly constructed as part of the original subdivision improvements. There are 13 parking spaces being constructed with this application that were planned but not constructed. Because the subdivision has shared parking and functions more as a master planned development, snow storage calculations are done for the whole subdivision. Within the entire subdivision, there is 10,680 sq. ft. of functional snow storage, which is 29% of the amount of paved areas. Staff has no concerns.

**Storage (14/A & 14/R):** At the previous meeting no storage was proposed, and the Commission recommended the project receive negative four (-4) points. Since the previous hearing, storage has been added to the design and equals 389 sq. ft., or 5.38% of the total residential square footage of 7,230 sq. ft. Since the proposed storage exceeds the code recommendation of 5%, staff has no concerns.

**Exterior Lighting (46/A):** The applicant has provided a light fixture that meets the lighting requirements of the Code. No site lighting is changing with this application and the only lighting added will be attached to the structure. Staff has no concerns.

**9-1-17-3: Point Analysis:** Staff has found all Absolute Policies are met and recommends points be awarded under two Relative policies. Staff has prepared a final point analysis with a recommended cumulative score of zero (0) points.

Positive Points:

- Building Height (Policy 6/R): -5 points, for being less than a half story over recommended height.

Negative Points:

- Social Community (Policy 24/R): +5 points, for providing deed restricted housing that is 7.01% (1,084.77 sq. ft.) or more of the project's density.

Total Score (0)

**Questions for the Planning Commission**

1. Does the Commission support the proposed changes to the subdivision plat notes?
2. Does the Commission agree with the proposed final Point Analysis?

**Staff Recommendation**

The Planning Department recommends approval of the Parkway Center Mixed Use Building, PL-2019-0292, located on Lot 6A, Parkway Center Subdivision, at 429 North Park Avenue with the proposed Findings and Conditions and the attached point analysis indicating zero (0) points.

# PARKWAY II

## PARCEL A . PARKWAY CENTER SUBDIVISION AMENDED TOWN OF BRECKENRIDGE . COLORADO



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PARKWAY II  
 PARCEL A . PARKWAY CENTER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE . COLORADO  
 TITLE: COVER SHEET

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ISSUE	DATE
PRELIM	4 JUL 2016
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020

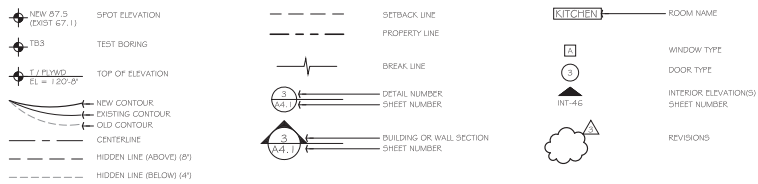
PROJECT# 190



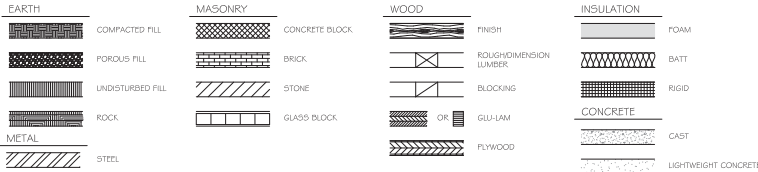
## ARCHITECTURAL ABBREVIATIONS

AFB ABOVE FINISHED FLOOR	EL OR ELEV ELEVATION	LAB LABORATORY	SAN SANITARY
ACDUS ACRODICAL	ENGR ENGINEER	LAM LAMINATED	SECT SECTION
ADD ADDITION, ADDENDUM	EQU EQUAL	LAV LAVATORY	SEW SEWER
ADJ ADJACENT	EST ESTIMATE	LVT LIGHT	SHT SHEET
AGGR AGGREGATE	EXC EXCAVATE	MFG MANUFACTURER	SIVF SHEET VINYL FLOORING
ALT ALTERNATE	EXIST EXISTING	MAT MATERIAL	SHLV SHELVES (ING)
ALUM ALUMINUM	EJ EXTERIOR JOINT	AND AND	SIC STRUCTURAL
APFD APPROVED	EXT EXTERIOR	MAS MASONRY OPENING	SIM SIMILAR
APPROX APPROXIMATE	EXP EXPOSED	MAX MAXIMUM	SLD SLIDING
ARCA ARCHITECTURAL	FAB FABRICATE	MED MECHANICAL	SOUND TRANSMISSION
ASB AS SOON AS POSSIBLE	FAZ FACE OF	MED (ING) MEDICINAL	SRC STRONG GLASS
BARBAR BARBERED RADIATION	FIN FINISH	MIN MINIMUM	SFC SPOFFICATION
BM BEAM	FR FIRE	MIS MISCELLANEOUS	SQ SQUARE
BNG BEARING	FRP FIREPLACE	NEC NATIONAL ELECTRIC CODE	SQFE SQUARE FEET
BFF BELOW FINISHED FLOOR	FTX FITURE	NOM NOMINAL	SS STAINLESS STEEL
DET DETWEN	FLR FLOOR	NOT IN CONTRACT	STD STANDARD
BK BLOCK	FLG FLOORING	NOT APPLICABLE	STL STEEL
BSMT BASEMENT	FD FLOOR DRAIN	NOT TO SCALE	STRUC STRUCTURAL
BTU BRITISH THERMAL UNITS)	FT FOOT, FEET	OC ON CENTER	SUB SUBSTITUTE
BD BOARD	FTC FOOTING	OFG OFFERING	SUPPL SUPPLEMENT
BS BOTH SIDES	FN FOUNDATION	ORF ORNAMENTAL	SURF SURFACED FOUR SIDES
BO, BV BOTTOM OF	FURN FURNISH	OPH OPPOSITE HAND	TV TELEVISION
BULD BUILDING	GAL GALLON	OD OUTSIDE DIAMETER	TEL TELEPHONE
CAB CABINET	GA GAUGE	PARP PARIST BLUE ROBBON	TEMP TEMPERED
CL CENTER LINE	GALV GALVANIZED	FTN PARTITION	THK THICK
CLG CEILING	GC GENERAL CONTRACTOR	FENNY FENNY (NAILS, ETC)	TILE TILE
CER CERAMIC	GL GLASS, GLAZED	FER FERROPERATED)	T&G TOP & BOTTOM
CLO CLOSET	GLB GULL-LAM BEAM	FERP FERROPERICULAR	T&T TOP OF
CID CLOTHES DRYER	GR GRADE	FLAST PLASTIC	TR, TYP TYPICAL
CLW CLOTHES WASHER	GRV GYPSUM	PLAS PLASTIC	TR, TYP TYPICAL
COL COLUMN	GWB GYPSUM WALLBOARD	PLAS PLASTIC	TR, TYP TYPICAL
CONC CONCRETE	HD HARDWARE	PLAS PLASTIC	TR, TYP TYPICAL
CON CONSTRUCTION JOINT	HD HEAD	PLUM PLUMBING	UNLN UNFINISHED
CONT CONTINUOUS	HVAC HEATING, VENTING, AND AIR CONDITIONING	PLWY PLUWOOD	UNLN UNFINISHED
COORD COORDINATE	HORIZ HORIZONTAL	PROJ PROJECT	UNLN UNFINISHED
CRT COUNTERTOP	HP HORIZONTAL	PROP PROPERTY	UNLN UNFINISHED
CS COUNTER SINK	HW HOT WATER	QTY QUANTITY	VERT VERTICAL
CF CUBIC FEET	HT HEIGHT	RAD RADIUS	VNT VINYL COMPOSITION TILE
CP DOWN PROOFING	HTF HOT WATER HEATER	RD ROOF DRAIN	VOLT VOLT
DEPT DEPARTMENT	IBC INTERNATIONAL BUILDING CODE	RM ROOM	WC WATER-CHEATER
DET DETAIL	INCL INCLUDES	ROOF ROOF	WF WATERPROOF
DIA, O/ DIAMETER	INFO INFORMATION	ROUG ROUGH SAWN	WF WEIGHT
DIM DIMENSION	INSP INSPECTION	REC RETAINING WALL	WAF WELDED WIRE FABRIC
DW DRAINWASHER	INSF INSULATION INSPECTION	REF REFERENCE	W/W WITH
DN DOWN	ID INSIDE DIAMETER	REFR REFRIGERATOR	WO WITHOUT
DR DRINKING	INSUL INSULATION	REFR REFRIGERATOR	WO WOOD
DWG DRAWING	INT INTERIOR	REIN REINFORCED	WKG WORKING
EACH EACH WAY	INSUL INSULATION	REIN REINFORCED	
ELECT ELECTRICAL	INT INTERNATIONAL RESIDENTIAL CODE	RESIL RESILIENT	
EC ELECTRICAL CONTRACTOR	JOINT JOINT	REID REINFORCED	
	JCT JUNCTION	RISK RISK	
	KWH KILOWATT HOUR	RO ROUGH OPENING	

## ARCHITECTURAL SYMBOLS



## PLAN AND SECTION MATERIAL SYMBOLS



## GENERAL NOTES

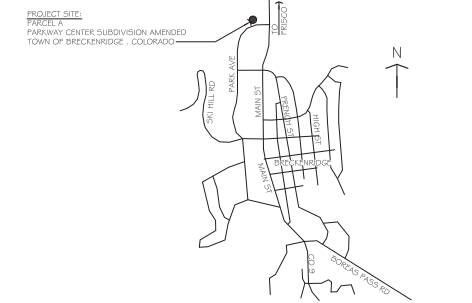
- CONTRACTOR'S RESPONSIBILITIES
  - THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REGULATIONS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN CONTAINED WITH THESE DOCUMENTS WHICH CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS, 4 CONTRACT DOCUMENTS WHICH APPLY.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
  - SEE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FIRE DEPARTMENT.
  - THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER AND ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
  - THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES CONFORM TO ALL FIRE AND SAFETY CODES AND REGULATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
  - THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND WOOD STOVE INSTALLATION CONFORMS WITH ALL LOCAL, STATE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
  - CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE SMOKE DETECTORS 4 CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
  - CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
  - ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DEGRADATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
  - PROVIDE ALL ACCESS MATERIALS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES. IF FIRE PROTECTION IS REQUIRED, ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
  - NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVISED SHOP DRAWINGS AND SAMPLES.
  - THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNER'S ASSOCIATION, IF APPLICABLE. CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENBURDERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
  - THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
  - MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. TIGHT BUILDING CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS, GRAVEL SPACES, & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.
- CHANGES TO THE DESIGN
  - CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT, AND FROM THE ARCHITECTURAL REVIEW BOARD, IF APPLICABLE.
- STRUCTURAL CHANGES
  - ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE, ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.
- DISCREPANCIES
  - ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
  - SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DIRECTION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLASSIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
- DIMENSIONS
  - DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
    - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR WALLS TO BE 2-6 STUD WALLS 1/2" UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS TO BE 2-6 STUD WALLS 1/2" UNLESS NOTED OTHERWISE.
  - WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

## GENERAL NOTES

## SITE NOTES

- A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, INC. DATED 19 APRIL, 2015.
- THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
- ANY EXISTING LANDSCAPING OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES DESIGNATED TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
- FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS.
- PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

## LOCATION MAP



## SHEET INDEX

C5	COVER SHEET
INFO	INFORMATION SHEET
A1-1	SITE PLAN
A2-1	MAIN LEVEL FLOOR PLAN
A2-2	UPPER LEVEL FLOOR PLAN
A2-3	ROOF PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	INTERIOR ELEVATIONS
A3-3	PERSPECTIVE RENDERINGS
A4-1	BUILDING SECTIONS
A4-2	BUILDING SECTIONS
C-1	GRADING & DRAINAGE PLAN
C-2	UTILITY PLAN
	AMPHIB PLAT
	ORIGINAL SURVEY

## DATA BLOCK

MASTER PLAN NAME:		PARWAY CENTER		PARCEL A USES:	
LAND USE DISTRICT:		9 & 9A		RETAIL MEDICAL 950 SF	
LAND AREA:		100,076.57 (2.3 ACRES)		RESIDENTIAL EMPLOYEE 5,920 SF	
LOT COVERAGE:		BUILDINGS: 5,743 SF		TOTAL SITE DENSITY: 15,489 SF (1.2,83 SFE)	
		SIDEWALKS: 5,407 SF		ALLOWED 31,58 SFE	
		PAVING: 31,472 SF		TRACT B (Existing) 9,17 SFE	
		TOTAL: 42,626 SF		TRACT A (Proposed) 12,83 SFE	
OPEN SPACE AREA:		57,540 SF (57% OF SITE)		TOTAL SITE PARKING:	
SNOW STORAGE:		10,680 SF (28% OF PAVING)		REQUIRED 58	
				PROVIDED 89	
				REMAINING 31	

## SIGNATURE BLOCK

UPON THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE TOWN OF BRECKENRIDGE, THIS SITE PLAN SHALL BE BOUND UPON THE APPLICANT AND THE APPLICANTS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE TOWN HAS ISSUED A FINAL CERTIFICATE OF COMPLIANCE. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BINDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN AND IN THE DEVELOPMENT PERMIT FOR THIS SITE. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY IN ACCORDANCE WITH THE BRECKENRIDGE DEVELOPMENT CODE. THIS DOCUMENT REPRESENTS THE ENTIRE UNDERSTANDING BETWEEN THE APPLICANT AND THE TOWN OF BRECKENRIDGE WITH REGARD TO DEVELOPMENT RIGHTS AND DENSITY REMAINING ON THIS SITE.

## PROJECT DIRECTORY

<b>OWNER</b> DOESONS PROPERTIES, LLC PO BOX 7 BRECKENRIDGE, COLORADO, 80424 T: 970-453-2325	<b>STRUCTURAL ENGINEER</b> REG ENGINEERING 502 WHITE ROCK AVE., SUITE 2 PO BOX 3725 BRECKENRIDGE, CO 81224 T: 970-349-1216
<b>ARCHITECT</b> ALLEN GUERRA ARCHITECTURE 1915 AIRPORT ROAD, SUITE 105 PO BOX 7468 BRECKENRIDGE, COLORADO, 80424 T: 970-453-7002	<b>CIVIL ENGINEER</b> REG ENGINEERING 502 WHITE ROCK AVE., SUITE 2 PO BOX 3725 BRECKENRIDGE, CO 81224 T: 970-349-1216
<b>GENERAL CONTRACTOR</b> BRECKENRIDGE LANDS CUSTON HOMES, LLC 130 545 HILL ROAD, SUITE 130 PO BOX 7 BRECKENRIDGE, COLORADO, 80424 T: 970-453-2325	<b>SURVEYOR</b> SCHMIDT LAND SURVEYING, INC PO BOX 5761 FRESNO, COLORADO, 80443 T: 970-409-9963



ALLEN GUERRA ARCHITECTURE  
 21 P GRANITE STREET  
 FRESNO, COLORADO, 80443  
 PH: 970-409-9963, FAX: 970-409-9960  
 EMAIL: INFO@ALLENGUERRA.COM  
 WEBSITE: WWW.ALLENGUERRA.COM

PARKWAY CENTER II  
 PARCEL A, PARKWAY CENTER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO  
 INFORMATION SHEET  
 TITLE:

ISSUE	DATE
PRELIM	4 JUN 2016
PLANNING	26 JUL 2016
REVIEW	10 JAN 2020
FINAL	1 MAY 2020
UPDATE	27 MAY 2020
PROJECT # 92	

## INFO

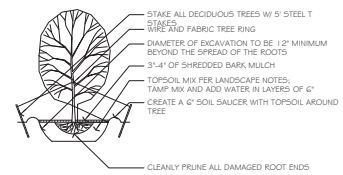
### LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	43	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	25	POPULUS TREMULOIDES	ASPEN	(14) 1.5' CAL (6) 2" CAL
	5	PICEA PUNGENS	COLORADO SPRUCE	14'
	2,670 SF	NEW CONCRETE SIDEWALK	FINISH TO MATCH EXISTING	
		EXISTING ASPHALT ROAD	TO REMAIN	

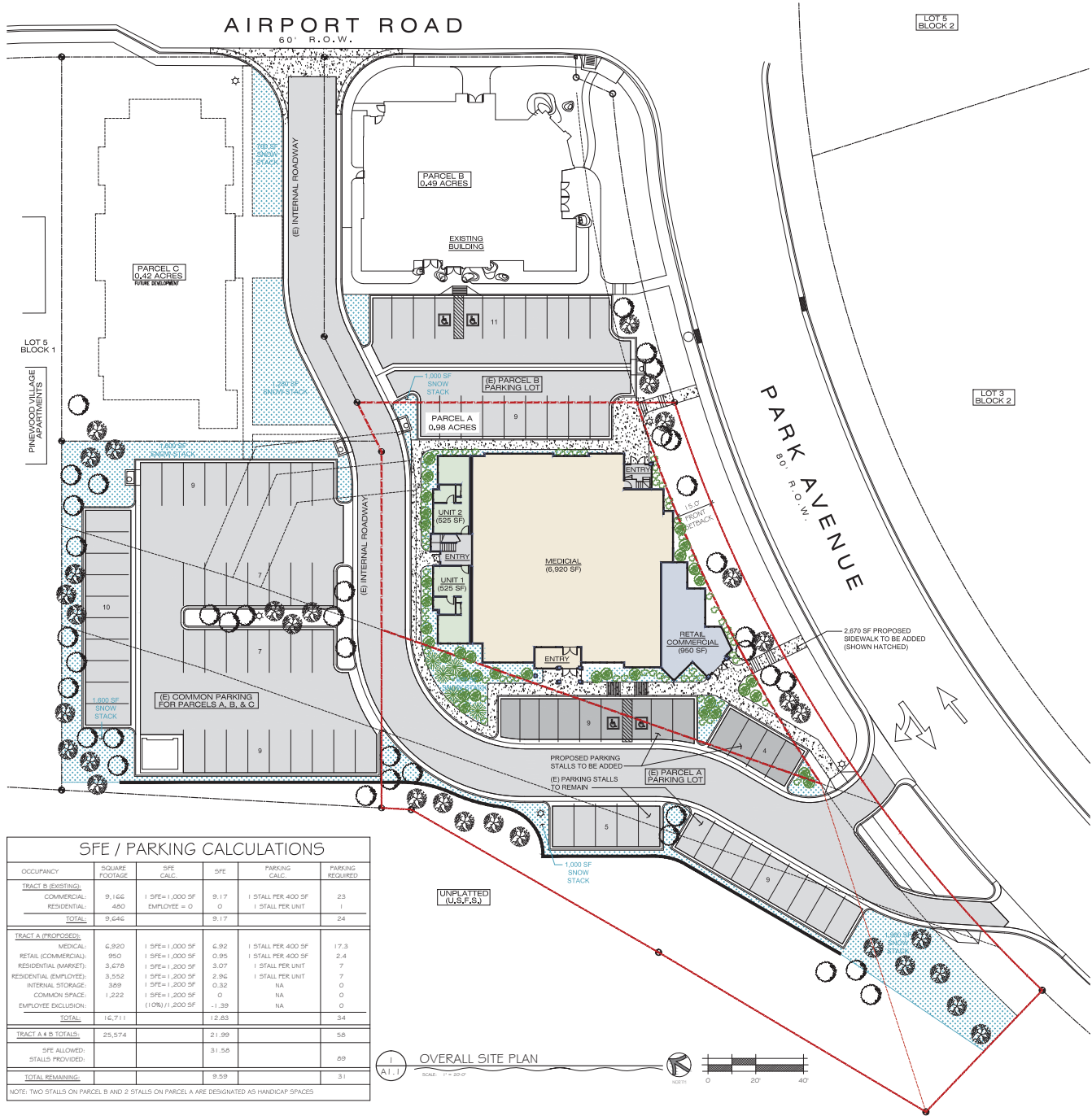
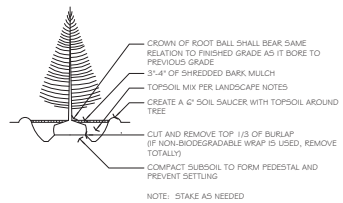
### LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLE OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DICES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 8' BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 12' OF THE PROPOSED RESIDENCE SHALL BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- REMOVE ALL EXISTING BESTIE KILL TREES, PER HOA GUIDELINES.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
  - 30% SLENDER WHEATGRASS
  - 15% CANBY BLUEGRASS
  - 10% BIG BLUEGRASS
  - 10% IDAHO FESCUE
  - 10% SHEEP FESCUE
  - 10% WESTERN WHEATGRASS
  - 2% BLUE WILDERY
  - 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

### DECIDUOUS TREE PLANTING



### CONIFEROUS TREE PLANTING



SFE / PARKING CALCULATIONS					
OCCUPANCY	SQUARE FOOTAGE	SFE CALC.	SFE	PARKING CALC.	PARKING REQUIRED
TRACT B (EXISTING)					
COMMERCIAL	9,166	1 SFE=1,000 SF	9.17	1 STALL PER 400 SF	23
RESIDENTIAL	450	EMPLOYEE = 0	0	1 STALL PER UNIT	1
<b>TOTAL</b>	<b>9,646</b>		<b>9.17</b>		<b>24</b>
TRACT A (PROPOSED)					
MEDICAL	6,920	1 SFE=1,000 SF	6.92	1 STALL PER 400 SF	17.3
RETAIL (COMMERCIAL)	950	1 SFE=1,000 SF	0.95	1 STALL PER 400 SF	2.4
RESIDENTIAL (MARKETS)	3,676	1 SFE=1,200 SF	3.07	1 STALL PER UNIT	7
RESIDENTIAL (EMPLOYEE)	3,552	1 SFE=1,200 SF	2.96	1 STALL PER UNIT	7
INTERNAL STORAGE	369	1 SFE=1,200 SF	0.32	NA	0
COMMON SPACE	1,222	1 SFE=1,200 SF	1	NA	0
EMPLOYEE EXCLUSION	(1,076) 1,200 SF		-1.39	NA	0
<b>TOTAL</b>	<b>16,711</b>		<b>12.83</b>		<b>34</b>
<b>TRACT A &amp; B TOTAL:</b>	<b>25,574</b>		<b>21.99</b>		<b>58</b>
SFE ALLOWED: STALLS PROVIDED			31.56		60
<b>TOTAL REMAINING:</b>			<b>9.59</b>		<b>31</b>

NOTE: TWO STALLS ON PARCEL B AND 2 STALLS ON PARCEL A ARE DESIGNATED AS HANDICAP SPACES



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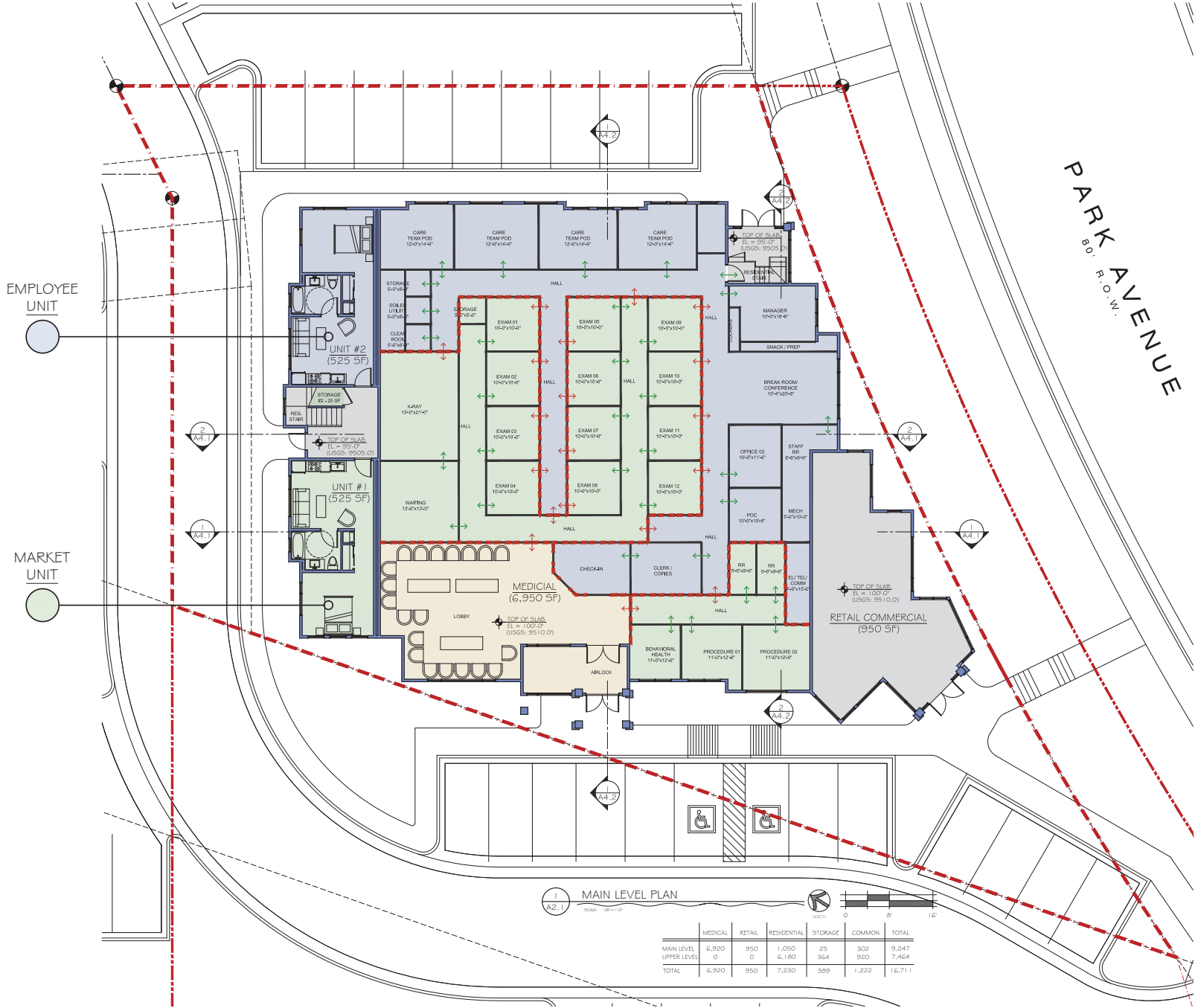
**PARKWAY CENTER II**  
PARCEL A - PARKWAY CENTER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO  
TITLE: **OVERALL SITE PLAN**

DATE	ISSUE
4 JUN 2018	PRELIM
25 JUL 2019	PLANNING
10 JAN 2020	REVIEW
1 MAY 2020	FINAL
27 MAY 2020	UPDATE

PROJECT # 192



DATE	DESCRIPTION
27 MAY 2020	UPDATE
1 MAY 2020	FINAL
10 JAN 2020	REVIEW
25 JUL 2019	PLANNING
4 JUN 2018	PRELIM



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

	MEDICAL	RETAIL	RESIDENTIAL	STORAGE	COMMON	TOTAL
MAIN LEVEL	6,920	950	1,050	25	302	9,247
UPPER LEVEL	0	0	6,180	364	920	7,464
TOTAL	6,920	950	7,230	389	1,222	16,711



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PARKWAY CENTER II  
 PARCEL A - PARKWAY CENTER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE SUMMIT COUNTY COLORADO  
 TITLE: UPPER LEVEL PLAN

DATE	DESCRIPTION
27 MAY 2020	UPDATE
1 MAY 2020	FINAL
10 JAN 2020	REVIEW
25 JUL 2019	PLANNING
4 JUN 2018	PRELIM

PROJECT # 192  
 A2.2

1 UPPER LEVEL PLAN  
 SCALE: 1/8"=1'-0"  
 NORTH

	MEDICAL	RETAIL	RESIDENTIAL	STORAGE	COMMON	TOTAL
MAIN LEVEL	6,920	950	1,050	25	302	9,247
UPPER LEVEL	0	0	6,180	364	920	7,464
TOTAL	6,920	950	7,230	389	1,222	16,711







ALLEN GUERRA ARCHITECTURE  
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**NOTE:**  
 ALL SIDING TO MATCH  
 EXISTING PARKWAY BUILDING



1 WEST ELEVATION  
 3/16\" = 1'-0"



2 SOUTH ELEVATION  
 3/16\" = 1'-0"

PARKWAY II  
 PARCEL A PARKWAY ONE-TRIP SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE, COLORADO  
 TITLE: EXTERIOR ELEVATIONS

DATE	DATE
PRELIM	4 JUL 2018
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020

PROJECT# 192

A3.1



1 EAST ELEVATION  
 3/16" = 1'-0"



2 NORTH ELEVATION  
 3/16" = 1'-0"

PARK WAY II  
 PARCEL A PARKWAY CENTER SUBDIVISION AMENDED  
 TOWN OF BRECKENRIDGE, COLORADO  
 TITLE: EXTERIOR ELEVATIONS

DATE	DATE
ISSUE	
PRELIM	4 JUL 2018
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020



2 NORTHWEST PERSPECTIVE  
A3.3



1 SOUTHWEST PERSPECTIVE  
A3.3



4 SOUTHEAST PERSPECTIVE  
A3.3



3 NORTHEAST PERSPECTIVE  
A3.3



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WEB SITE: WWW.ALLEN-GUERRA.COM

PARK WAY II  
PARCEL A PARKWAY CENTER SUBDIVISION AMENDED  
TOWN OF BRECKENRIDGE, COLORADO  
TITLE: PERSPECTIVE RENDERINGS  
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ISSUE	DATE
PRELIM	4 JUL 2018
REVIEW	10 JAN 2020
UPDATE	24 MAR 2020
FINAL	1 MAY 2020
UPDATE	20 MAY 2020

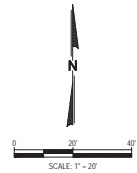
PROJECT # 192  
A3.3



LEGEND	
	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED CULVERT
	PROPOSED SWALE
	STORMWATER FLOW
	PROPOSED ASPHALT
	EXISTING ASPHALT
	PROPOSED SIDEWALK
	PROPOSED PAN/CURB

**NOTES**

- REFER TO CURRENT GEOTECHNICAL REPORT FOR THE PAVING SECTION FOR THE PARCEL A PARKING SPACES.



REV	DATE	DESCRIPTION	REVISION BLOCK



PREPARED FOR: BRECKENRIDGE LANDS, LLC  
 SHEET TITLE: PARKWAY CENTER, PARCEL A  
 FINAL SITE PLAN  
 GRADING AND DRAINAGE PLANS

DESIGNED BY:	KWC
DRAWN BY:	KWC
CHECKED BY:	KWC
APPROVED BY:	ML
PROJECT NO.:	270.001
DATE:	04/09/20
SCALE:	AS SHOWN

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

**C-1**  
 SHEET 1 OF 2



LEGEND	
	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	EXISTING FIRE HYDRANT
	GATE VALVE
	PROPOSED CULVERT
	PROPOSED SWALE
	PROPOSED PAN/CURB

NOTES

1. THE SANITARY SEWER DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE UPPER BLUE SANITATION DISTRICT RULES AND REGULATIONS DATED 2009.
2. THE WATER SYSTEM DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE TOWN OF BRECKENRIDGE WATER CONSTRUCTION STANDARDS UPDATED MARCH 2011.

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

NO.	DATE	DESCRIPTION	REVISION BLOCK



PREPARED FOR: BRECKENRIDGE LANDS, LLC  
 SHEET TITLE: PARKWAY CENTER, PARCEL A  
 FINAL SITE PLAN  
 UTILITY PLAN

DESIGNED BY:	KWC
DRAWN BY:	KWC
CHECKED BY:	KWC
APPROVED BY:	ML
PROJECT NO.:	270.001
DATE:	04/09/20
SCALE:	AS SHOWN

**C-2**  
 SHEET 2 OF 2

<b>Final Hearing Point Analysis</b>				
Project:	Parkway Center Mixed Use Building	<b>Positive Points</b>	<b>+5</b>	
Plan #	PL-2019-0292			
Date:	5/26/2020	<b>Negative Points</b>	<b>- 5</b>	
Staff:	Jeremy Lott, AICP, Planner II			
		<b>Total Allocation:</b>	<b>0</b>	
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Fails		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		31.58 SFEs (Single Family Equivalents) total are allowed for all of the lots within this subdivision. 8.14 SFEs were used for the first building, which is on Lot 6B (on the corner). This building is proposed at 12.83 SFEs, leaving 10.61 SFEs for use on Lot 6C.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		The contemporary design adheres to the Land Use Guidelines and matches other buildings within this existing subdivision.
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 5	Recommended: 26 ft., per LUGs. Proposed: 31 ft. Building is less than one half story above recommended height.
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		Existing and proposed landscaping will provide buffering.
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		Platted setbacks - project meets requirements.
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		Entire subdivision provides 29% of amount of paved areas.

13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		Project provides storage that is equal to 5.3% of the residential square footage
15/A	<b>Refuse</b>	Complies		Will utilize existing dumpster on adjacent common area parcel.
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		Parking Areas are existing. Addition of 14 spaces to bring total to 88 spaces for a 71 space requirement for Lots 6A and 6B.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	<b>Loading</b>	Complies		
19/R	Loading	1x(+1)		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		Subdivision has 57.5% open space
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		New landscaping proposed to buffer the site along Park Avenue.
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)	+5	Project providing deed restricted housing that is 7.01% (1,085.77 sq. ft.) or more of the project's density
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	<b>Infrastructure</b>	N/A		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	N/A		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60 (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)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	<b>Subdivision</b>	Complies		
36/A	<b>Temporary Structures</b>	Complies		
37/A	<b>Special Areas</b>	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	<b>Home Occupation</b>	Complies		
39/A	<b>Master Plan</b>	Complies		
40/A	<b>Chalet House</b>	Complies		
41/A	<b>Satellite Earth Station Antennas</b>	Complies		
42/A	<b>Exterior Loudspeakers</b>	Complies		
43/A	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
44/A	<b>Radio Broadcasts</b>	Complies		
45/A	<b>Special Commercial Events</b>	Complies		
46/A	<b>Exterior Lighting</b>	Complies		Site lighting is not changing. Applicant has provided a lighting fixture that will be attached to the building.
47/A	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
48/A	<b>Voluntary Defensible Space</b>	Complies		
49/A	<b>Vendor Carts</b>	Complies		
50/A	<b>Wireless Communication Facilities</b>	Complies		



## TOWN OF BRECKENRIDGE

Parkway Center Mixed Use Building Final  
Lot 6A, Parkway Center Subdivision  
429 North Park Avenue  
PL-2019-0292

### 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 **May 28, 2020**, and findings made by Community Development with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **June 2, 2020** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

### CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on **June 9, 2023**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Applicant shall field locate utility service lines to avoid existing trees.

8. An improvement location certificate of the height of the top of the foundation wall, and the height of the building's ridges must be submitted and approved by the Town during the various phases of construction. The final mean building height shall not exceed 31' 11" to the mean at any location.
9. At no time shall site disturbance extend beyond the limits of the area of work shown, including building excavation, and access for equipment necessary to construct the residence.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

10. **Applicant shall finalize any traffic study details or modifications to the site's access points with the Town's Engineering and Streets Divisions. Any improvements required as part of the traffic study shall be constructed by the applicant, unless Engineering agrees otherwise.**
11. Applicant shall submit proof of ownership of the project site.
12. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
13. 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.
14. 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.
15. 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.
16. 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.
17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade, 7' above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
18. **Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.**

#### **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

19. **A Subdivision Plat shall be approved by the Town and filed at the Summit County Clerk and Recorder showing updated lot lines, easements, and containing a plat note that states: *"Residential uses shall be allowed in this subdivision provided a minimum of 50% of the unit count is deed restricted for employee housing, in a form acceptable to the Town. In addition to the minimum 50% unit count, the square footage of the residential portion of any building to be used as employee housing shall be as close to 50% of the***

*residential square footage as possible. Due to building design and layout it may not be possible to have an exact 50/50 split in deed restricted and market rate housing square footages but the intent is to have the two as equal as possible.”*

- 20. Applicant shall record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, that deed restricts five (5) units, totaling 2,437.23 sq. ft. of the residential portion of the project so that the occupant shall work in Summit County at least 30 hours per week and so that short term rentals shall be prohibited.**
- 21. Applicant shall record a covenant with the Summit County Clerk and Recorder, in a format acceptable to the Town Attorney, that deed restricts 2 units, totaling 1,086 sq. ft. of the residential portion of the project so that rental rates shall be limited to be affordable to a family of four earning 80% of the Area Median Income (AMI), requires an occupant to work in Summit County at least 30 hours per week, and prohibits short term rentals.**
22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall paint all metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks or 10' in eave overhangs, plus 1' for every 5' from edge of eave.
28. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
29. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
- 30. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of**

Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**

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

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(Initial Here)



## Town Council Highlights

### **DISCUSSION WITH UNDERWRITER ON PARKING STRUCTURE/FIBER FINANCING**

- Since March, the municipal bond market has improved and liquidity has come back. There has been positive inflow for the last few weeks. Interest rates have leveled out in the last two weeks. The municipal MMD (index): the rates are back to where they were in early March. Credit spreads are still a little bit wider. Breckenridge will be one of the first deals that our underwriter has worked on that are more tourism-dependent but the reserves that the Town of Breckenridge has will help tremendously with the investors. We currently do not know what rating Moody's is giving the Town of Breckenridge. Last year, during the periodic review, Moody's gave Breckenridge a Double-A.

### **LEGISLATIVE REVIEW**

**Employee Generation Code Amendment (Second Reading):** In October of 2018, staff presented options for revisions to Policy 24 (Housing) to the Town Council. Options included a housing mitigation methodology, where the required mitigation is based on the number of employees generated by the project, instead of the current methodology, which is based on a percentage of gross floor area (GSFA) regardless of the use. The employee generation methodology is more equitable as the employee housing demand varies significantly based on the use. **Passed 7-0.**

**Water System Maintenance Fee Amendment (Second Reading):** The second reading of the ordinance amending the Town's Water System Maintenance Fee Ordinance is scheduled for May 26th. There are no changes proposed to the ordinance from the first reading. **Passed 7-0.**

**Overhead Walkway Lighting (Second Reading):** This code amendment would allow for the year-round decorative downcast, fully shielded lighting with Kelvin and lumen limitations above walkways between buildings in commercial Lighting Zones 1&2 (which generally includes the Historic District and areas east of Park Avenue and Main Street Station and a portion of The Village) for the purposes of safety of pedestrians walking in otherwise unlit or dimly lit walkways. **Passed 7-0.**

**Noise Ordinance Amendment (Second Reading):** The second reading of the ordinance making a violation of the Town's Noise Ordinance a civil infraction instead of a misdemeanor municipal offense is scheduled for May 26th. There are no changes proposed to the ordinance from the first reading. **Passed 7-0.**

**Ordinance to Amend Public Notice Requirements for Town Projects (Second Reading):** The second reading of the ordinance amending the Town Project Ordinance is scheduled for May 26th. There are no changes proposed to the ordinance from the first reading. **Passed 7-0.**

**Emergency Ordinance to Approve COP Funding (Emergency Ordinance):** The Town has customarily done an emergency ordinance when authorizing the issuance of municipal debt, whether that debt be in the form of municipal bonds or COPS. This is so that the ordinance will become effective immediately, which will allow the Town to sell the COPS before the ordinance would become effective if it was adopted a non-emergency ordinance. Basically, an emergency ordinance gives the Town the flexibility to determine the best time to actually issue the COPS. **Passed 7-0.**

**Policy 33R Energy Conservation (First Reading):** At the April 28th Council meeting, the Sustainable Building Code was approved by the Council at second reading. The Sustainable Building Code will require a

number of new sustainable measures to be included in residential and commercial projects. Some of these new requirements overlap with parts of the Development Code under Policy 33/R Energy Conservation. Staff is updating the Policy to remove positive points for items that are now required, such as solar-ready and Electric Vehicle (EV) ready projects to avoid “double-dipping”, as well as adding the ability to obtain additional positive points for sustainability measures beyond the new requirements. The proposal also includes new negative points for large outdoor pools and hot tubs as well as large areas of outdoor heated pavement. **Passed 7-0.**

**Club Memberships (First Reading):** At their May 12th work session, the Town Council discussed the topic of Amenity Club memberships. Overall, the Council was not supportive of allowing any fee-based day usage of amenity areas intended for overnight guests of hotels, lodges, or timeshare resorts throughout Town. Their concerns about this day usage include commercial activity in areas that were not counted as commercial density, impacts on parking and external circulation, and the lack of adequate amenity space for overnight guests.

- **Mayor Eric suggested a 6-month moratorium on amenity clubs while further figuring out the policy. Council agreed. This was removed and replaced with an emergency ordinance for the moratorium. This emergency ordinance for the moratorium passed 7-0.**

**Walkable Main Street (Resolution):** This purpose of this resolution is to allow for the temporary closure of portions of Main Street for additional social distancing as required by state and local health departments due to the COVID-19 pandemic. This resolution gives the Town Manager the ability to determine businesses eligible to expand into the street and the timeframe and boundaries of the temporary closure, as well as the terms and conditions necessary for businesses to use the street during the closure. Council will move forward with the closure as the committee decides what the details will be. **Passed 6-0 (Mayor Eric Mamula was recused from the vote).**

## MANAGERS REPORT

**Public Projects Update:**

- **Fiber:** Fiber9600 work in the downtown core is complete including the asphalt restoration, with the exception of N. French Street and Luisa Drive. The next area of work, designated as Pon 22, includes S. Ridge, S. French, Jefferson, and Adams. Jefferson has been milled, trenched, and has conduit and vaults placed from French to the Dredge pond. S. French was milled from Jefferson to Sunbeam and they are currently working on trenching for conduit and vault placement. S. Ridge was milled from Jefferson to the Marriot and a trenching for conduit and vault placement has started.
- **River Park:** Construction continues on Phase 2 of River Park. The contractor completed excavation, grading, and placement of concrete curb. In the last couple of weeks, the custom playground equipment (fish climbers, log steppers, and slide), play boulders, and swings were installed. The bike park construction and play surfacing installation will begin next week. The bike park construction, play surfacing, parking lot paving, and landscaping will continue through June.

**Parking and Transportation:**

- **Parking Structure Budget Update:** Hyder has provided an updated figure for local dollars spent on the project between subcontractors, suppliers, and lodging as \$10.5 M (27.6%) of the GMP. In order to begin the project this year and meet the schedule outlined in the agreement with Vail Summit Resorts, Inc., decisive action must be taken on awarding the project. The Town will need to issue a Notice to Proceed to Hyder by May 27th and allow contractor mobilization to begin May 29th to remain on schedule for a November 2021 completion.
- **Free Ride Transit Summer Service:** Our anticipated date of resuming service is Monday, June 1st, presuming the SCPHO is amended to allow the Free Ride to operate.
  - Routes Schedule Frequency:
  - Gray 6:15 AM - 10:15 PM 30 Minutes
  - Black 6:15 AM - 10:15 PM 30 Minutes
  - Purple A 6:15 AM - 3:45 PM 30 Minutes
  - Purple B 3:45 PM - 10:15 PM 30 Minutes
  - Trolley not running June - August



- All drivers and riders must wear face coverings • All riders will enter and exit the bus from the rear door (ADA exceptions) • Only 10 (or number per SCPHO) passengers per bus • Breck Station will remain closed to the public with the exception of the bathrooms so that drivers can maintain the appropriate social distancing while on breaks • Protective dividers have been installed between the driver and passengers • Social distancing stickers are installed on the buses • All buses will be cleaned each night with extra attention to high touch areas
- **Summer 2020 Paid Parking Recommendation:** With the start of construction in the South Gondola lot and the closure of the majority of Main Street to vehicular traffic, 681 parking spaces will be lost. In addition, an extra 40 spaces will be lost with the following changes: - Ski Hill Rd (7 spaces) have been removed for safety reasons - Adams Ave parking (15 spaces) will be removed as the roadway is converted to 2-way traffic during the Main St closure - Washington Ave parking (4 spaces) will be removed as the roadway will be closed to the west of the alley during the Main St closure - Barney Ford lot (14 spaces) is expected to be closed during the Main St closure to provide space for animation.
  - With the goal to ensure available parking for guests, while continuing to provide parking options for employees, staff recommends the following: - Begin parking lot and on-street paid parking in conjunction with the kick off of the Main Street closure - Use parking rates from 2019 (attached). These rates do not include approved 2020 increases on Main and Ridge Streets, as well as in several lots. Further, the overnight parking rate would remain at 2019 levels. - As no concerts are currently planned at the Riverwalk Center, staff recommends changing the hours for paid parking in the Tiger Dredge lot to match F-Lot (10am to 3pm). Previously Tiger Dredge was pay from 10am to 8pm to ensure parking for the NRO concerts and other events. - Use the same employee permitting system as in previous years

**Update Housing and Childcare Update:**

- **Housing:** Considerations for the 2020 housing budget projections include a 65% reduction in tax revenue, reduced rental revenue to cover rent abatements/relief, forgiving the Pinewood 1 land lease for 2020, and deferring the Pinewood 1 mortgage payment for 2020. This projection also assumes that the Town sells all 9 buy down properties, not purchasing additional buydowns, and deferring other project expenses including the rec center housing site, the public works housing site, and Airport Road improvements.
- **Childcare:** Due to the application system being utilized for the Small Business Rent Relief program, we are delaying the start of the Child Care Tuition Assistance application to open on June 1st. This was communicated to all current families on tuition assistance via email through SurveyMonkey Apply on April 30th. With the extended tax deadline to July 15th, we will proceed with 2018 taxes but will require 2019 taxes prior to September 1st. SurveyMonkey Apply will most likely morph into a Community Benefits page that will allow us to have more than one program running at a time and be ready to add new programs without changing the platform.

**Financials:** Overall, we are approximately \$746k under 2020 budgeted revenues in the Excise fund. Sales tax is currently \$741k under YTD budget, and \$764k behind prior year (down 10% over prior YTD). Accommodations tax is \$238k under budget, and \$191k behind last year. Real Estate Transfer Tax is \$172k over budget, yet \$442k behind prior year.

**Re-Opening/Walkable Main Street Discussion:** The re-opening of the Rec Center will be a slow phased approach. Rec Center will begin taking reservations for pass holders on June 17. Summer camps will begin on June 8. Reservations will begin for the Ice Rink on July 1. Purpose of walkable Main Street: a bigger area for people to walk around and have more space for physical distancing and to allow the expansion of space for businesses from June 12 until mid-August but being flexible with the end date. The town has come up with protocols for retail but will not allow them to expand out into the streets but allow them 12 ft in front for a rack or table and signboards. 14 restaurants have expressed interest in expanding their liquor license into the street, as of May 26. Mayor Eric was disappointed at the level of interest from the restaurants. Rick Holman

reminded them that this was only restaurants with liquor licenses, but there is a concern with people taking alcohol into other areas. Council approved the closure of Main Street.

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