



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, July 18, 2023, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the July 18, 2023 Planning Commission Meeting; 5:30pm Roll Call**

*Location Map* 2

*Approval of Minutes* 3

*Approval of Agenda*

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

**5:40pm - Preliminary Hearings**

1. 114 S Main Street Redevelopment (SVC) 114 S Main Street; PL-2023-0077 6

**6:15pm - Other Matters**

1. Town Council Summary

2. Class D Majors Q2 2023 (Memo Only) 33

3. Class C Subdivisions Q2 2023 (Memo Only) 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.**



114 S. Main St.  
Redevelopment,  
114 S. Main Street



NOT TO SCALE

# Breckenridge South



## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Frechter.

### ROLL CALL

Mike Giller                      Mark Leas              Allen Frechter      Susan Propper **remote**  
Ethan Guerra **absent**      Steve Gerard      Elaine Gort

### APPROVAL OF MINUTES

With no changes, the June 6, 2023, Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the June 20, 2023, Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### WORK SESSIONS:

#### 1. Policy 48A: Voluntary Defensible Space

Mr. Cross presented a work session to review Policy 48A Voluntary Defensible Space. The following questions were asked of the Commission:

1. Does the Commission agree with Staff's identification of the challenges faced when trying to implement the full guidance of Fire Wise Standards within the Downtown Core and certain properties outside of the core (e.g. Tyra example)?
2. Are there additional concerns that the Planning Commission would like to note for consideration?

#### *Commissioner Questions / Comments:*

Ms. Gort: We are not adopting any of the Firewise standards? (Mr. Cross: At this time, Staff would recommend keeping our own defensible space code and implementing Firewise when possible but leaving staff the flexibility.)

Mr. Gerard: Is there any benefit to the Town to being able to say "we have implemented Firewise standards" such as insurance requiring that certification? (Mr. Cross: In speaking with RWB, some properties do have issues obtaining insurance without a defensible space plan.)

Mr. Frechter: To follow-on, the Town could say "the Town has this policy, it doesn't exactly follow Firewise, but as a property owner they may have to follow the more strict Firewise standards to get insurance?" (Mr. Cross: The insurance issue is mostly with larger properties valued above \$10 million. Mr. Benedict, Wildland Fire Captain has been working with these properties to create plans for defensible space.) Would the Town Code trump any Firewise standards?

Mr. Gerard: I believe the Town Code would trump the Firewise standards.

Mr. Giller: Does the Town consider any fire resiliency codes such as measures for construction with fire resistant materials and regulations for clearing debris and storage of combustible materials? (Ms. Puester: Staff is bringing forward an ordinance to Town Council to ban the use of cedar shake shingles. There have been discussions with Red, White, and Blue on fire resistant siding and other materials. The cleaning and debris removal information is done through messaging, primarily through RWB.) (Mr. Cross: Both Firewise and the Town's Code say the same things regarding clearing up fuels, with the exception that the Town's Code does not prohibit mulch and other landscaping materials near structures.)

- Ms. Puester: The Firewise zone 1 within 5 feet of the structure doesn't always work with many of the small lots and historic homes we have in the core of Town as shown in the photos presented tonight.
- Mr. Leas: Most new homes to meet the code are required to have a gravel barrier around the base.
- Mr. Giller: Are you considering adopting more items from other fire resiliency codes? (Ms. Puester: We did recently make some additional code changes regarding allowing more fire resilient materials such as Hardie plank siding outside the Historic District.) Regarding the cedar shingles, are we saying that no historic buildings can have the cedar shake shingles going forward? (Ms. Puester: Yes, the cedar shingles would be prohibited anywhere in Town.) (Mr. Kulick: There have not been any applications that I can recall having cedar shake shingles in the past several years.)
- Ms. Gort: What are other mountain towns doing? (Mr. Cross: Aspen and Vail, I don't believe they are following exactly Firewise, but they are following similar codes where the vegetation allowed is broken into zones like Firewise.) (Mr. Kulick: Other towns like Aspen, with a more mature tree canopy than ours, have taken the position that maintaining the tree canopy is more important in the core of Town rather than implementing all components of Firewise.)
- Ms. Propper: Having owned properties at Wellington and Longbranch, I support having visual buffers in the core of Town. Having a required 5ft buffer of no vegetation would change the character of the core of town considerably. I agree with Staff's conclusions here. I also agree with eliminating cedar shake roofs if the Town Council approves that measure.
- Ms. Gort: I agree that there is a challenge with the 5ft zone. It would create a poor-looking area without trees. Moving closer to the Firewise standards outside the 5ft zone is important, considering the fires we have had in our own community.
- Mr. Gerard: I would not want to go to the strict interpretation of Firewise in the core of town. Staff has accurately considered the implications of doing so. I think Firewise should apply to all new construction. As a former member of the Highlands Park review board, we saw the unintended consequences of adopting Firewise after construction when many owners eliminated all trees close to their homes within their view corridors. It was hard to argue against this because of Firewise but they were using it as an opportunity for clear cutting and removed the buffering that contributed to the neighborhood character for better views.
- Mr. Leas: I strongly agree that Staff should have the flexibility to determine what is best for the Town. You need to make tradeoffs between good and bad, aesthetics in this Town which includes trees, are equally as important as fire protection. We need the flexibility to make decisions regarding landscaping that are best for Breckenridge.
- Mr. Giller: I agree on number one. This really should be implemented with fire resiliency codes as well. Embers can travel miles; these are good measures, but we should also look at other resiliency tools to implement to prevent fire from spreading when embers land in and are trapped in architectural features such as roof eaves.
- Mr. Frechter: On question one I agree and support. I think for Zone 2 and 3, I don't know if it would hurt our visual buffering if we were to align our outer zones more exact with Firewise. More language regarding spacing of trees could be important. (Mr. Kulick: We also recognize that having single trees can be susceptible to blow-down in this area from heavy wind gusts. That is why we generally encourage multiple trees to be grouped together.)

#### **OTHER MATTERS:**

##### 1. Handbook of Design Standards Update

Ms. Crump gave an overview of the recently updated 2019 edition Handbook of Design Standards for the Historic and Conservation Districts.

2. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:40 pm.

---

Allen Frechter, Chair

## Planning Commission Staff Report

**Subject:** 114 South Main Street Infill  
(Class A Development, Preliminary Hearing; PL-2023-0077)

**Proposal:** A proposal to construct a new two-story building of 5,640 sq. ft., containing commercial retail and restaurant uses.

**Project Manager:** Sarah Crump, AICP, Planner III

**Date:** July 11, 2023 (for the meeting of July 18, 2023)

**Applicant/Agent:** Allen-Guerra Architecture – Yves Mariethoz

**Owner:** Main Street Development Partners, LLC – Stuart Ratzon

**Address:** 114 S. Main Street

**Legal Description:** Lot 14, Bartlett and Shock Subdivision

**Lot 5 Site Area:** 0.139 acres (6,055 sq. ft.)

**Land Use District:** 19: 1:1 FAR, Commercial and 20 UPA, Residential

**Historic District:** Core Commercial - Character Area #6

**Site Conditions:** The property is currently developed with a one story 1,746 sq. ft. non-historic commercial structure originally constructed in the 1940s but was extensively modified and expanded in the 1970s and 80s. This one-story structure, while not completely dissimilar from historical commercial buildings in the district, was not constructed to the same scale or design standards as other historic commercial frontages on Main Street which were predominately two-stories. The building is also recessed from the alignment of most storefronts on Main Street. The property underwent a remodel in 2016 and currently has retail space, retail food and beverage, and rear exterior food and beverage service area. Four parking spaces are currently provided on site at the rear and accessed from Ridge Street Alley.

**Adjacent Uses:** North: Rocky Mountain Underground (RMU) new location  
South: Mountain Tees (historic Finding Hardware Store)  
East: Ridge Street Alley ROW  
West: Main Street ROW

**Density:** Allowed (1:1 FAR, Commercial): 6,055 sq. ft.  
Proposed density: 5,640 sq. ft.

**Height (measured to the top of the parapet):**  
Recommended: 25' (30' max)  
Proposed: 30'

**Parking:** Required: 10.7 spaces  
Proposed (on-site): 8.0 spaces  
To be purchased in Parking Service Area: 2.7 spaces

<b>Setbacks:</b>	Required (Absolute/ Relative):	0'
	Proposed:	
	Front:	0'
	North side:	0'
	South side:	3.94'
	Rear:	41'

**Item History**

The existing commercial building had its start in the 1940s when it served as the Mountain States Telephone building. In 1976, the small building was converted to commercial retail use when it became the Ski Stop Ski Shop, owned by Janet O. and Henry A. Fontaine. To accommodate its new retail use, the building was extensively remodeled, and an addition was built onto the south elevation. The renovation completely hid the telephone building's original core. Five years later, in 1981, a 637 square-foot retail space was added to the south end of the building, expanding it to 1,746 square feet. In 2016, the existing building was remodeled by the current tenant, Rocky Mountain Underground. During that remodel 637 sq. ft. of interior space was converted to a retail food and beverage use and ADA access was provided. Staff and Commission determined the existing building is not historic in 2016. One year later in 2017 a 2,736 sq. ft. exterior beer garden that featured an exterior bar was developed in the rear of the property. Most recently in 2020 a small vendor cart was permitted on the property.

On May 16, 2023, the Planning Commission held a first preliminary hearing for this project and reached consensus on points listed below. Changes to the proposal since the first preliminary hearing are listed further below.

**Consensus from the May 16, 2023, Hearing**

- The Commission will not waive negative points for the height of the front parapet which exceeds the recommended height of 25' under the Development Code, even though the project meets the Historic Design Standards which states the recommended height is to match that of the surrounding historic buildings.
- The previously proposed steel cornice and trim did comply with Design Standard 228, but it was recommended by the Commission that the applicant should consider lightening the “heavy appearance” of the previously proposed steel cornice.
- Based on the design of the roof-top deck proposal, which sets the deck back from the front of the building and the front of its adjacent neighbors and features a parapet design that conceals the deck space, the proposed roof top deck design complies with the Handbook of Design Standards based on past precedent and the roof top deck itself does not violate Priority Design Standard 211 related to roof forms within the Commercial Core Character Area.
- The previously proposed elevator extension/stair tower roof form and additional height on the rear elevation caused the project to fail three Priority Design Standards: 211, 212, and 219.

**Changes Since the May 16, 2023, Hearing**

1. Cornice shape and materials – the overall scale and size of the cornice has been reduced. The simpler newly proposed cornice has a shallow profile and comes to a center point. It is no longer an overhanging steel cornice that extends most of the length of the front façade. The amount of steel bracketry on the cornice has been substantially reduced. The primary cornice material is now natural wood, painted western red cedar, to match the primary siding, as opposed to steel. Smaller steel brackets and plates still provide some accents.
2. Upper-level windows – the front façade upper-level windows have been revised to have fewer muntins for a simpler look.
3. Building height – the building height has been increased from an overall height of 28.9' to 30' at the center point of the front cornice. This allows the building to be essentially even in height at the side parapet walls with neighboring buildings that are either historic or conform to the historic district standards.

4. Accent color – the alabaster white accent color has been removed from the materials board and replaced with the grey “Tinsmith” paint color to match the color of the main western red cedar wood siding material.
5. Rear elevation – the previously proposed elevator tower on the north has been removed. The flat roof of the rear has been replaced with a centered gable roof which mimics the center point of the front cornice, to house the elevator and interior stairs now located in the center rear of the building. The rear shed roof over the porch has been removed. Rear exterior egress stairs have been moved from the south of the building to the north. The rear windows have been resized and relocated but maintain their previously proposed architectural style and materiality.
6. Interior floor plans have been revised accordingly to accommodate the new location of the interior stairs and elevator shaft.

### Staff Comments

**Land Use (Policies 2/A & 2/R):** Land Use District 19 recommends primary commercial uses and secondary residential uses. The applicant intends to have the building serve as retail and restaurant commercial space, including rooftop deck and exterior food and beverage service area. Staff has no concerns with the proposed use.

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

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

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

#### Architectural Compatibility:

The typical building details for the Core Commercial Character Area included large display windows at the street level with simple smaller rectangular windows above. Historically, the upper level of a building exhibited more solid than the typical solid-to-void ratio we see in other Districts.

Section 4.3 of the Handbook of Design Standards for the Historic and Conservation Districts describes the specific building components found on typical historic commercial buildings found in Breckenridge. This is exhibited in the illustration below and compared with the proposed front facade:

#### Illustration From 2019 Handbook



#### Proposed Front Facade



Fig 4.3.2 Typical storefront elements should be preserved.



The street level of the proposed building has not been considerably revised since the first preliminary hearing. The rendering shows a recessed entrance store-front design, with storefront windows, steel kick plate and a wood trim belt course above transom windows on the lower level. In the first preliminary hearing there were Commissioner suggestions to raise the level of the kickplate and display windows to align exactly with the neighboring buildings, perhaps using a plinth to raise the height. As proposed, the height of the storefront windows of the first floor does follow Priority Design Standard 218 that requires maintaining the alignment of building elements created by existing display windows and window moldings etc. This reinforces the continuity of the commercial district as may be perceived from the pedestrian level. It is not necessary that these elements perfectly align with the kickplate and windows of neighboring buildings. The second story continues to be proposed as grey painted 4" wood lap siding with traditional windows at intervals consistent with the solid to void ratio standards recommended in the district. There is also a clear distinction between the first and second floor as required by Priority Design Standard 220.

### *"Form and Shape*

#### *Policy:*

*New buildings should reinforce the perception of the historic forms and shapes of the area. In terms of building form, the Main Street Commercial Character Area is characterized by simple rectangular shapes which present a rectangular building profile to the street. Sloped gable roofs hidden from the street by flat parapets and false fronts are also integral design elements along Main Street.*

#### *Design Standards:*

*Priority Design Standard 211. Use building forms similar to those found historically in the area.*

- *Use simple building forms, especially rectangular ones oriented with the narrow side parallel to the street.*
- *Keep components of individual building elements in scale with those found historically.*

*Priority Design Standard 212. Use simple roof forms similar to those of historic buildings in the area.*

- *Gable roof forms with false fronts are preferred."*

The proposed building features a rectangular shape, storefront windows and false front cornice that are preferred features in the Main Street Commercial Character Area. The project still proposes a flat roof behind a parapet that the applicants would like to utilize for a roof-top deck. Understanding that minimizing the appearance of the deck from Main Street is preferred, the proposed deck area has shifted from the original design and is now inset 4' from the front of the building behind the front parapet wall and 5'4" from the north and south to reduce the visibility of patrons.

Consensus was reached during the first preliminary hearing that the deck itself does not violate any Priority Design Standards.

The previously proposed elevator shaft and stair tower have been removed from the design. Instead, a gable roof houses the elevator and stairs in the center of the rear. The newly proposed centered rear gabled roof now mimics the height and centered location of the newly proposed cornice point on the front façade. This change makes the proposal a "simple roof form" which is found historically in the area and, as observed from the street level, would align visually with the rest of the district. The gable cannot be viewed from Main Street and the view of the gable from the alley shows that the proposed rear gable roof aligns with the roof pitches of existing buildings on the alley to the north and south. Staff recommends that this proposal now meets Priority Policies 211 and 212.

The rear of the proposed structure features an at-grade heated patio between the parking area and rear entry. A second uncovered patio is proposed at the main-level rear entry. The rear façade of the building is proposed with 4" wood siding, also painted grey "Tinsmith." Steel emergency egress stairs extend to the alley from the roof top on the north side. A brick wainscot base and natural wood and steel accents are proposed. The rear façade features fewer and

smaller windows but in a matching design to those proposed on the front upper level with additional muntins. These design choices continue to comply with Design Standards 231, 232, and 233 which call for a simple utilitarian character and materials for rear facades facing the alley. Staff has no concerns.

Building Materials:

Design Standard 225 states *“Maintain the present balance of building materials found in the Core Commercial Area.”* and further emphasizes;

- *“Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.”*
- *“Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.”*

The project proposes 4” horizontal red cedar wood lap siding painted grey (color: Sherwin Williams “Tinsmith”). Steel beam accents and painted red cedar wood trim, now proposed to be painted in the same color “Tinsmith” bisect the building into quadrants. The cornice brackets and parapet details are made from steel beams and welded steel plates with rivet accents. Staff finds that these proposed details all abide with the Handbook of Design Standards and have no concerns.

Windows:

Priority Design Standard 95 states *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”* The importance of windows is again repeated in Priority Design Standard 222, *“Maintain the alignment of upper story windows.”*

Design Standard 223 states: *“Maintain the pattern created by upper story windows.”*

- *“Windows of a similar size and shape to those found historically should be used, and other façade elements that establish the same pattern should be incorporated.”*

The revised elevations show upper-level red cedar window frames with fewer interior muntins than previously proposed. Both window styles of the former and current proposal were present in the Historic District and the overall solid-to-void ratio pattern for upper-story windows on the front façade has been met. Staff does not have concerns about this window detail and finds they comply with Design Standard 223.

Ornament and Detail: Design Standard 228 states *“Use ornament and detail that will reinforce the established pedestrian character of the area.”* and additionally specifies:

- *“In particular, windows, details, ornaments and cornice moldings reoccur frequently and are encouraged to enhance visual interest.”*

The cornice and trim detail of the building have been significantly revised from the previous proposal of steel beam, steel plates, and large steel brackets. The new cornice has a simpler shape, smaller side profile, and is made primarily from wood. It no longer has a noticeable overhang. Smaller steel brackets and plates serve as modern accents. The revised front cornice is a closer interpretation to the classic false front parapet form that reinforces the perception of the historic forms seen in the district. Staff is supportive of the proposed storefront design and believes the modifications to the cornice size, shape, and materiality achieves the Commission’s request to lighten the “heaviness” of the steel elements found on the previous design. Staff finds this proposal meets Design Standard 228.

Site Plan: The overall site plan remains the same as from the first preliminary hearing. The project follows the historic settlement pattern for this block (Priority Design Standard 4). It also matches the Town grid (Priority Design Standard 5). Staff believes that the new construction reinforces the unity of the block (Priority Design Standard 8).

The placement of the structure with a 0' front setback at Main Street maintains the established historic setback (Priority Design Standard 89). All parking is located at the rear of the lot. Landscaping (Design Standard 213) has been kept to a minimum along the street edge to be harmonious with the functions of the Core Commercial Character Area. There is no new proposed landscaping in the front. Existing trees in the public right-of-way at the street level will be retained. Some landscaping is proposed in the rear to screen the rear patio and parking from the lot to the south.

*C. Employee Housing Impact Mitigation: 1. The purpose of this Section C is to ensure that new development or changes in the intensity of use provide a reasonable amount of employee housing to mitigate the impact on available employee housing caused by such development.*

The floor area has not changed since the first preliminary hearing. This application proposes 4,451 sq. ft. of retail, 649 sq. ft. of retail food and beverage (bar) area, and 1,270 sq. ft. of exterior food and beverage. This would require employee housing mitigation for 8.32 employees if no commercial uses already existed. Credit will be given toward employee housing impact mitigation for the existing commercial uses on site which equal 1,109 sq. ft. retail, 637 sq. ft. food and beverage, and 2,736 sq. ft. exterior food and beverage, or 8.09 employees. This creates a net addition of 0.23 employees to mitigate.

**Density/Intensity (3/A & 3/R):** The building's two levels total 5,640 square feet of commercial use. This is below the maximum allowed density based on commercial use. Staff has no concerns with the density for the proposed use.

**Building Height (6/A & 6/R):** The suggested building height for this Land Use District is two stories (26'). However, the Development Code recommends a height of 25' for the portion of Main Street between Lincoln and Washington Avenues where this lot is located. The Handbook of Design Standards further stipulates building heights are limited to 30' for the Core Commercial Character Area and Priority Design Standard 81 states *"build to heights that are similar to those found historically."* A diagram under this policy elaborates that building heights should fall within the established norm of the historic scale of the block and character area.

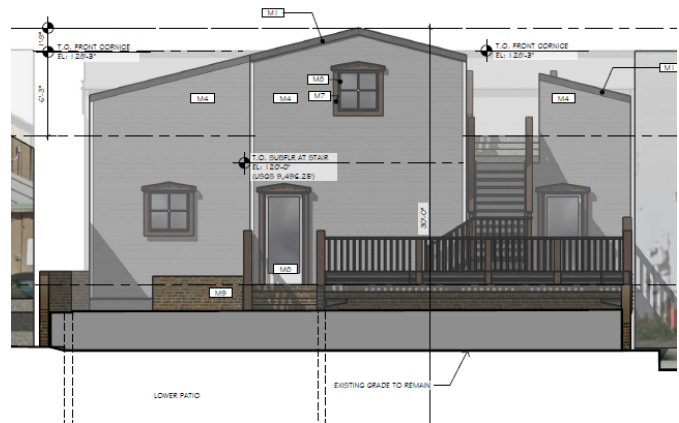
Priority Design Standard 219 for the Character Area states, *"Maintain the similarity of historic building heights as seen at the sidewalk edge"* and *"Building heights should step down to the rear of properties to retain the lower scale that is traditional on alleys."*

Measuring from the top of the front center cornice point the building measures 30' tall. The rear gable is even in elevation with this cornice point but due to the existing grade change from the front to rear of the lot which will remain, the rear of the building is approximately 5' shorter than the front. Staff believes this change allows the project to now meet the Priority Design Standard 219 requirement to step down in the rear.

Proposed Front Elevation



Proposed Rear Elevation



At the previous hearing, the Commission recognized the contradiction between the Historic Design Guidelines Priority Design Standard 219 and the Development Code regarding building height. There was consensus that although the proposed height for the front parapet does not exceed the established historic height for this section of Main Street, the Commission would not waive points for the height of the front parapet. Therefore, the proposed height of 30' meets Priority Design Standard 219 but warrants negative five (-5) points under the Development Code Policy 6/R.

**Site Suitability (7/R) And Site Design (8/R):** Since this proposal is in the Core Commercial Area of Town on a previously developed lot and no significant natural features exist on the lot, there are no related portions of this policy that are applicable to this proposal.

**Placement of Structures (9/A & 9/R):** As a commercial use, zero setbacks are allowed. The submitted plans show a setback of 0" from the front property line facing Main Street, the building being attached to 112 S Main Street to the north at approximately 0", a 3.94' side setback to the south, and a 41' rear setback.

The existing building on site currently shares its south wall with the historic Finding Hardware Store building on Lot 13 to the south. This proposal places the new structure further to the north on the site with a nearly zero setback to Lot 15. The south side setback is 3.94' and is proposed for drainage. This would expose the north rock wall of the historic Finding Hardware Store. This positioning is similar to other buildings located in the Core Commercial Area, having little to no side yards or a narrow side opening only on one side. The proposal maintains a strong "building wall" along the sidewalk per the Core Commercial design standards, complying with Priority Design Standard 210. Staff has no concerns with the placement of the structure.

**Snow Removal and Storage (13/R):** The project proposes 387 sq. ft. (29%) of snow stacking for the 1,322 sq. ft. of proposed non-heated impervious surfaces. Staff has no concerns.

**Refuse (15/R):** All developments are encouraged to provide for the safe, functional, and aesthetic management of refuse. Refuse for this development will be accommodated by an existing waste facility located across Ridge Street Alley. Staff has no concerns.

**Access / Circulation (16/A & 16/R; 17/A):** The site is pedestrian accessible from Main Street and from the rear alley. Vehicular access is only from the rear parking lot off Ridge Street Alley. Staff has no concerns.

**Parking (18/A & 18/R):** The proposal requires 10.7 parking spaces. Eight spaces are being proposed on-site, requiring the purchase of 2.7 spaces from the Parking Service Area. The eight on-site parking spaces are located in the rear of the property with access from Ridge Street Alley and screened by proposed Aspen trees from the site to the south. Section 5 of Policy 18/R allows for the provision of positive points to non-residential buildings between 2,000-10,000 square feet located within the parking service area which provide at least two off-street parking spaces. Staff recommends positive two (+2) points be awarded to this project under this policy for providing eight on-site parking spaces.

**Open Space (21/R):** Projects on Main Street within the Core Commercial area, which have a floor area ratio of 1:1, are not required to have any minimum amount of open space. Staff has no concerns.

**Landscaping (22/A & 22/R):** Requirements for any landscaping in the Core Commercial Area are minimal. Design Standard 214 states that most plantings within the property should be native while perennial plantings may be used as accents. There is no requirement for substantial planting in this Character Area. The applicant proposes a landscape buffer of aspen trees behind the building to provide screening from the adjacent parking lot and using pine trees along the patio to screen the site. Staff is supportive of the landscape concept.

**Drainage (27/A & 27R):** Adequate drainage for the site will be handled through a French drain on the south.

**Utilities Infrastructure (26/A & 26/R; 28/A):** All necessary utilities are existing and located in the adjacent ROWs. Staff has no concerns.

**Energy Conservation (33/R):** The applicant is proposing 3 EV chargers to be installed in the rear parking area for an additional positive three (+3) points. The proposal includes 310 sq. ft. of heated paving which warrants negative one (-1) point under the Development Code at the time of application.

**Point Analysis (Section: 9-1-17-3):** At this preliminary review staff has identified the following relevant Absolute, Relative and Priority Design Standards with this report:

From the Development Code:

Negative Points: -6

- Policy 6/R: Proposed height that is thirty feet (30'). Five feet above the recommended 25' in this area, which warrants negative five (-5) points.
- Policy 33/R: Negative one (-1) point for 310 sq. ft. of heated paving.

Positive Points: +7

- Policy 18/R: Positive two (+2) points for providing at least two off-street parking spaces as a non-residential building between 2,000-10,000 square feet.
- Policy 33/R: Positive two (+2) points for exceeding the energy savings of the IECC or SSBC minimum standards (whichever is most restrictive) by 20-29 percent.
- Policy 33/R: Positive three (+3) points for providing three installed EV chargers.

Historic Standards (24/A)

- At the first preliminary hearing held May 16, 2023, the project was failing three Priority Design Standards: 211, 212, and 219. Considering the revisions to the previous design of the rear elevator shaft and roofline, Staff believes that the requirements of Priority Design Standards: 211, 212, and 219 have now been met.

At this preliminary review, the proposal passes all Priority Design Standards and Absolute Policies and has a passing score of positive one (+1) point related to Relative Policies.

### **Staff Recommendation**

Staff believes that the project passes all Priority Policies of the Design Standards and passes all Absolute policies of the Development Code. Staff recommends the above passing point analysis and believes the project is ready for a final hearing.

Staff has the following questions for the Commission:

1. Is the Commission supportive of the point analysis?
2. Does the Commission have any additional comments on the proposed project design?
3. Does the Commission believe the project is ready for a final hearing?

<b>Preliminary Hearing Impact Analysis</b>				
Project:	114 S Main Street	<b>Positive</b>	<b>Points</b>	<b>+7</b>
PC#	PL-2023-0077			
Date:	7/11/2023	<b>Negative</b>	<b>Points</b>	<b>- 6</b>
Staff:	Sarah Crump, AICP, Planner III			
		<b>Total</b>	<b>Allocation:</b>	<b>+1</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
1/A	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	<b>Architectural Compatibility / Historic Priority Policies</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)	- 5	Height that is five feet above 25'
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	<b>Ridgeline and Hillside Development</b>	Complies		
9/A	<b>Placement of Structures</b>	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		
15/A	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		

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)	+2	2000-10000 SF building in service area providing at least 2 off-street parking spaces on site.
19/A	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	<b>Social Community</b>	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2	+2	HERS rating between 20-29% above IECC 2018
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	-1	310 SF of heated patio
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)	+3	Three installed EV chargers
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		
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		



# 114 SOUTH MAIN STREET

EXTERIOR MATERIALS SCHEDULE

DATE: JULY 6, 2023



LABEL	ITEM	COLOR	DESCRIPTION
M1	CORNICE CAP		BENT ALUMINUM FLASHING COLOR: DARK GREY
M2	CORNICE WITH PAINTED CEDAR SOFFIT		STEEL C-CHANNEL WITH RIVETS COLOR: GUN BLUING GRAPHITE GREY  1 X4 WESTERN RED CEDAR T&G PAINTED WITH SHERWIN WILLIAMS SW 7657 "TINSMITH" (TO MATCH SIDING)
M3	CORNICE BRACKETS & ACCENT PLATES		WELDED STEEL PLATES COLOR: GUN BLUING GRAPHITE GREY
M4	HORIZONTAL SIDING		1 "X4" WESTERN RED CEDAR LAP SIDING WITH 1/4" A HISTORIC COVE CUT COLOR: SHERWIN WILLIAMS SW 7657 "TINSMITH"
M5	ACCENT SIDING BELOW LOWER WINDOWS		STEEL PANELS COLOR: GUN BLUING GRAPHITE GREY

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK GREY.

# 114 SOUTH MAIN STREET

## EXTERIOR MATERIALS SCHEDULE

DATE: JULY 6, 2023

M6

ACCENT  
TIMBERS/TRIM



COLOR: SHERWIN WILLIAMS SOLID  
EXTERIOR PAINT SW 7008  
"ALABASTER"

M7

WINDOW & DOOR  
TRIM



2"x4" 2"x6" WESTERN RED CEDAR  
TRIM COLOR: SW 3007 LODGE  
BROWN SOLID STAIN

M8

DOORS / WINDOWS



SIERRA PACIFIC WINDOW  
COMPANY – REGULAR WINDOWS  
COLOR: 112 FRENCH LINEN

M9

RETAINING WALLS



GENERAL SHALE BRICK COMPANY.  
"WEATHERED OAK" TUMBLED  
VINTAGE BRICK

M10

ROOF



PAC-CLAD TITE-LOCK STANDING  
SEAM, SMOOTH PANELS, 18"O.C. 22  
GAUGE PRE-PAINTED GALVANIZED  
STEEL WITH KYNAR 500 PAINT  
DREXEL METALS "CHARCOAL GREY"

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS,  
GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK GREY.

# 114 SOUTH MAIN STREET



## EXTERIOR LIGHT FIXTURE

**MODEL:** Customizable Calla Indoor/Outdoor LED Barn Light

**BRAND:** COCOWEB

**DIMENSIONS:** 16" SHADE SIZE

### OPTIONS:

STEM STYLE: TRADITIONAL

SHADE AND BASE FINISH: BLACK

STEM FINISH: BLACK

CAGE AND SENSORS: DUSK-TO-DAWN PHOTOCELL

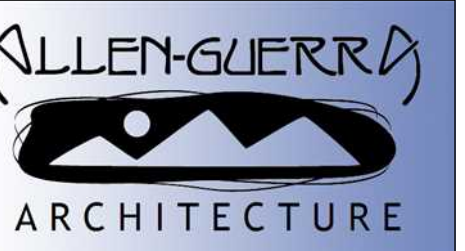
**WATTAGE:** 24 WATT – INTEGRATED FULLY-DIMMABLE LED

**SUPPLIER:** SKU - BCA16BK-8B-PSBK <https://www.cocoweb.com/barn-lights/gooseneck-barn-lights/customizable-calla-indoor-outdoor-led-barn-light/>



# 114 SOUTH MAIN STREET

LOT 14, BARLETT & SHOCK ADDITION  
 114 SOUTH MAIN STREET  
 BRECKENRIDGE . SUMMIT COUNTY . COLORADO



ALLEN-GUERRA ARCHITECTURE  
 710 GRANITE STREET  
 PO BOX 5540  
 FRISCO COLORADO 80443  
 PH: 970 453 7002  
 E-MAIL: INFO@ALLEN-GUERRA.COM  
 WEBSITE: WWW.ALLEN-GUERRA.COM



NOTE: RENDERING FOR PRESENTATION PURPOSES ONLY

## CLASS A PRELIMINARY - REVISION 2

6 JULY 2023



FRISCO . COLORADO  
 T: 970.453.7002  
 WWW.ALLEN-GUERRA.COM

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
 LOT 14, BARLETT & SHOCK ADDITION  
 BRECKENRIDGE . SUMMIT COUNTY . COLORADO

TITLE  
 COVER SHEET

COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
CLASS A PRELIM	23 MAR 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

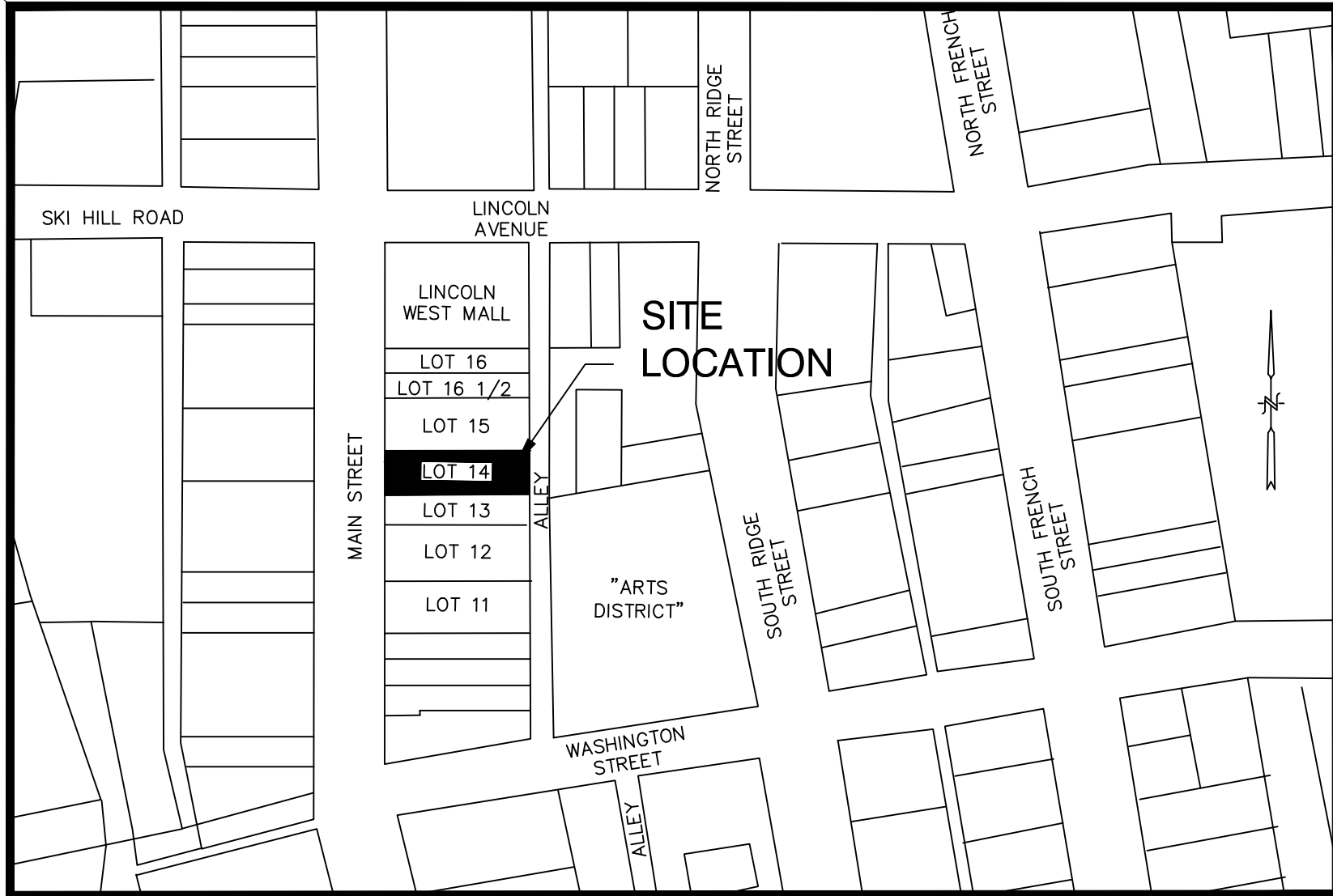
PROJECT # 2301



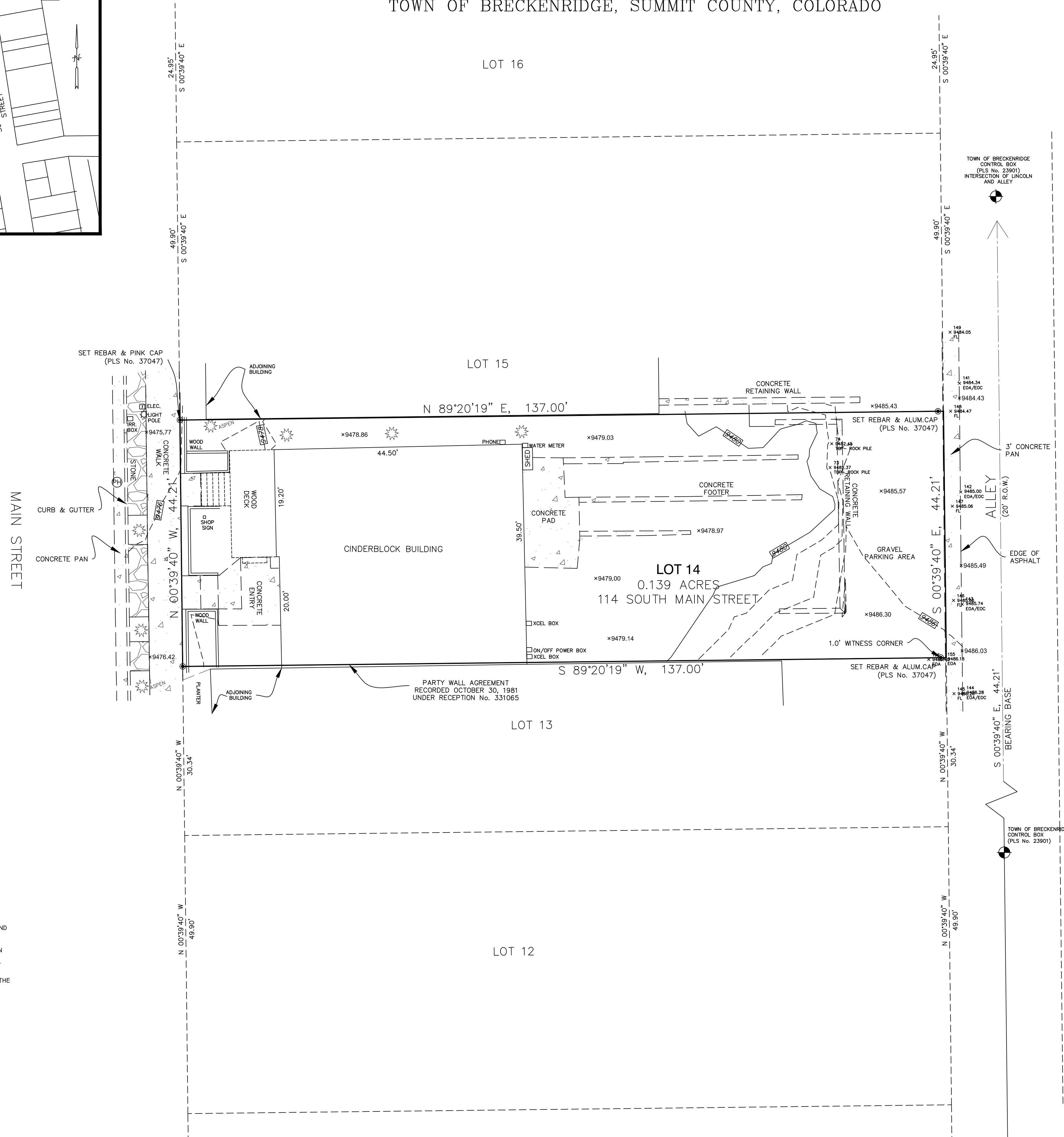
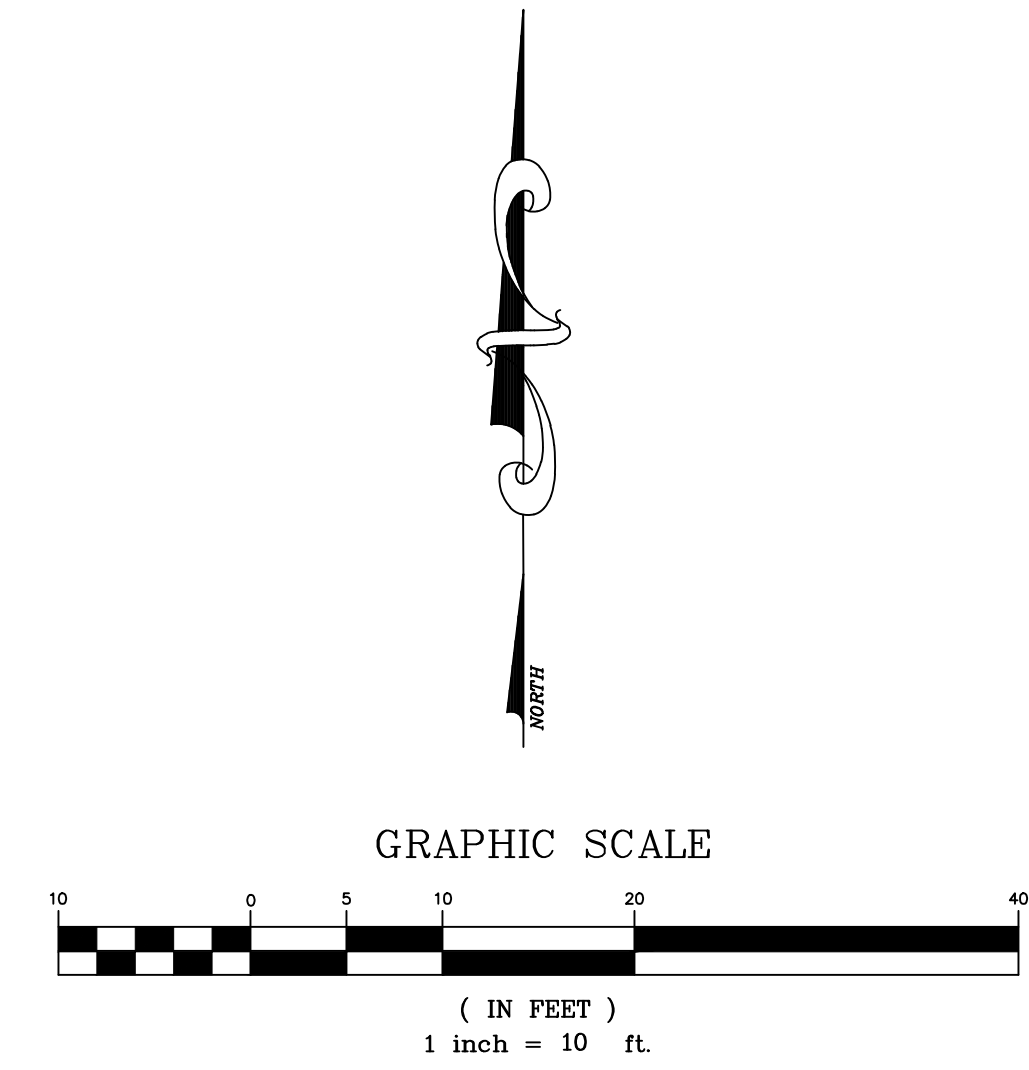


ALTA/ACSM LAND TITLE SURVEY  
**LOT 14, BARTLETT & SHOCK ADDITION**

SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST, 6TH P.M.  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



VICINITY MAP  
 NO SCALE



**LEGEND**

	TOWN OF BRECKENRIDGE CONTROL (PLS No. 23901)
	SET REBAR AND CAP (PLS No. 37047)
	ASPEN TREE
	UTILITY PEDESTAL BOX
	PHONE MANHOLE
	LIGHTPOLE
	SPOT ELEVATION

- GENERAL NOTES**
- DATE OF SURVEY: MARCH 27-30, 2015.
  - THE ORIGINAL PLAT OF BARTLETT AND SHOCK ADDITION WAS RECORDED 1892 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
  - BASIS OF BEARINGS: TOWN OF BRECKENRIDGE CONTROL BOXES SET IN ASPHALT AT INTERSECTION OF LINCOLN AVENUE AND ALLEY SOUTH OF LOT 14, BEING S 00°39'40" E, RIGHT-OF-WAY PLAT OF BARTLETT & SHOCK PLACER, USHS #1134 WAS RECORDED BY BASELINE SURVEYS AUGUST 23, 2004 UNDER LAND SURVEY PLAT NUMBER 765. THIS CONTROL CHECKED WITHIN 0.10' OF PROPERTY CORNERS FOUND ALONG MAIN STREET AND THE ALLEY TO THE SOUTH OF LOT 14.
  - CONTOUR INTERVAL = TWO FEET.
  - ZONING: PARCEL IS ZONED TOWN OF BRECKENRIDGE COMMERCIAL.
  - BUILDING TIES ARE INDICATED IN PARENTHESIS.
  - SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. DOCUMENTS USED IN THIS ALTA SURVEY WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. M20150411-2 DATED APRIL 6, 2015 AT 5:00 P.M..

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

**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED BEING A REGISTERED LAND SURVEYOR OF THE STATE OF COLORADO, CERTIFIES TO  
 (i) 114 S MAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY AND (ii) LAND TITLE GUARANTEE COMPANY AS FOLLOWS:  
 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD  
 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND  
 INCLUDES ITEMS 1, 2, 4, 5, 7a, 8, AND 11a OF TABLE A THEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SIGNATURE \_\_\_\_\_  
 ELIZABETH K. SCHMIDT  
 COLORADO REGISTRATION NUMBER 37047

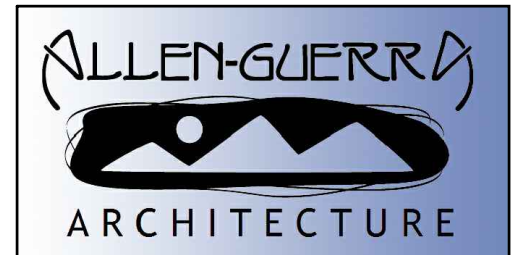
Drawn EKS	Dwg 1569 ALTA.DWG	Project 1569
Date 4/6/15	Scale 1" = 10'	Sheet 1 of 1

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

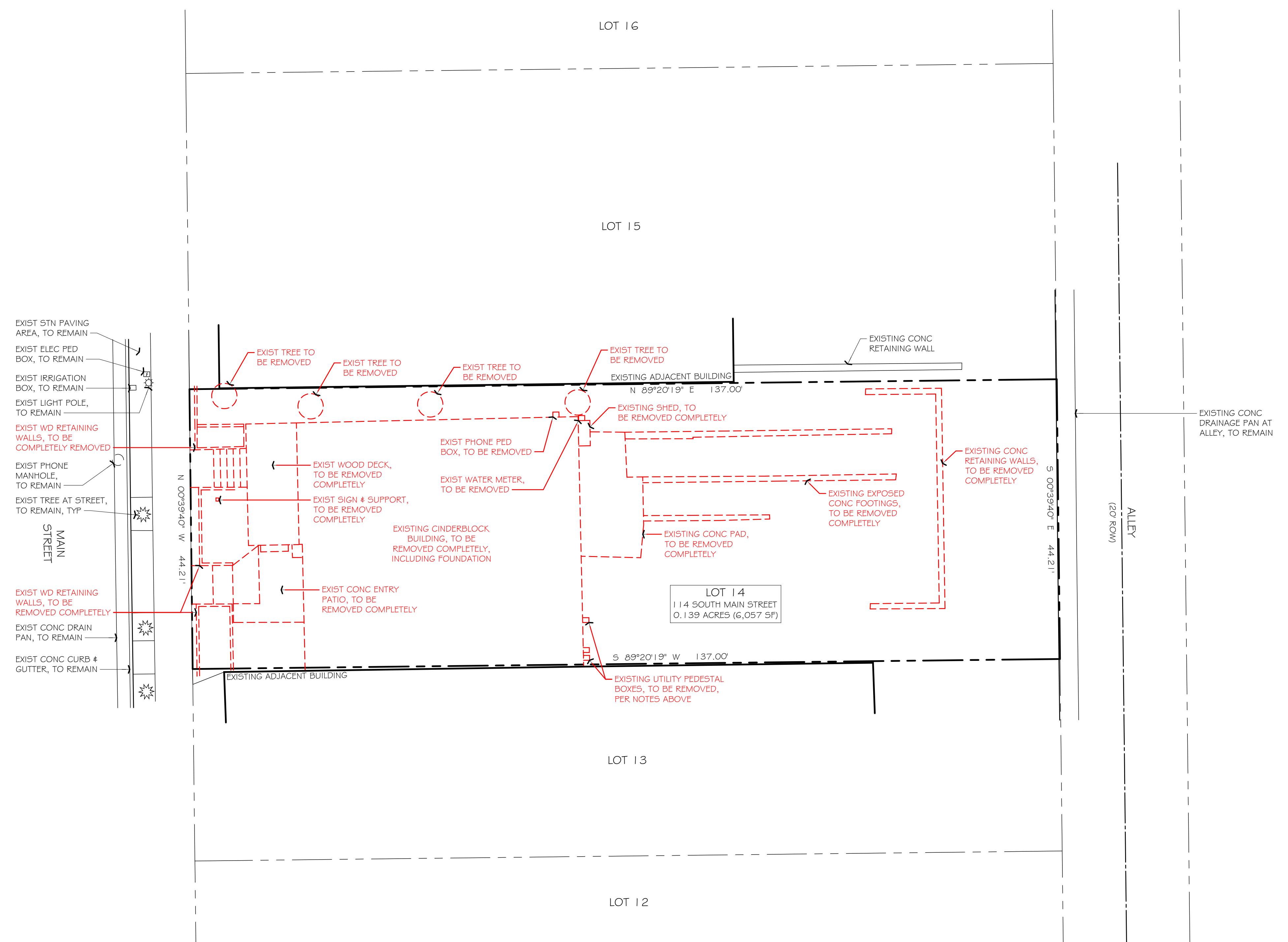


### DECONSTRUCTION NOTES

- GC TO BE RESPONSIBLE FOR ALL DECONSTRUCTION METHODOLOGY, SEQUENCING, MATERIALS HANDLING, AND ASSOCIATED REMOVAL PROCEDURES.
- IF REQUIRED, GC TO ENGAGE PROFESSIONAL ENGINEER TO SURVEY CONDITION OF EXISTING BUILDING(S), TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE(S), #/OR ADJACENT STRUCTURES, DURING DECONSTRUCTION OPERATIONS.
- GC TO VERIFY THE PRESENCE, OR LACK THEREOF, OF ASBESTOS, LEAD PAINT, AND ANY OTHER HAZARDOUS MATERIALS IN THE EXISTING STRUCTURE(S). IN THE EVENT THAT THESE MATERIALS ARE DISCOVERED, GC TO FOLLOW ALL RECOMMENDATIONS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN REGARDS TO THE REMOVAL AND DISPOSAL OF THESE MATERIALS.
- GC TO FOLLOW ALL STATE AND TOWN STANDARDS AND REGULATIONS IN REGARDS TO THE DEMOLITION OF THE STRUCTURE(S), AND LEGALLY DISPOSE OF ALL DEMOLISHED ITEMS AND MATERIALS.
- GC TO PROVIDE ADEQUATE SECURITY AND CLEANLINESS TO ENSURE PUBLIC SAFETY DURING AND FOLLOWING DECONSTRUCTION.
- GC TO LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF ALL EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS.
- GC TO RECYCLE SALVAGEABLE MATERIALS, AS MUCH AS POSSIBLE.



ALLEN-GUERRA ARCHITECTURE  
 718 P GRANITE STREET  
 PO BOX 5540  
 TRUCO COLORADO 80443  
 PH: 970 453 7002  
 E-MAIL: INFO@ALLEN-GUERRA.COM  
 WEBSITE: WWW.ALLEN-GUERRA.COM



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
 LOT 14 - BARTLETT & SHOCK ADDITION  
 BRECKENRIDGE, COLORADO - 80424

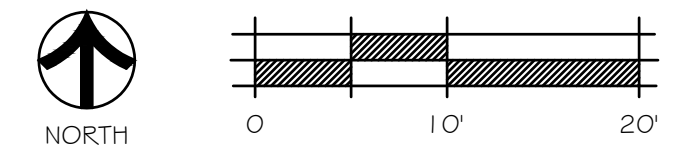
TITLE  
**SITE DECONSTRUCTION PLAN**

COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

PROJECT #: 2301

1 DECONSTRUCTION PLAN  
 D1.1  
 SCALE: 1" = 10'-0"

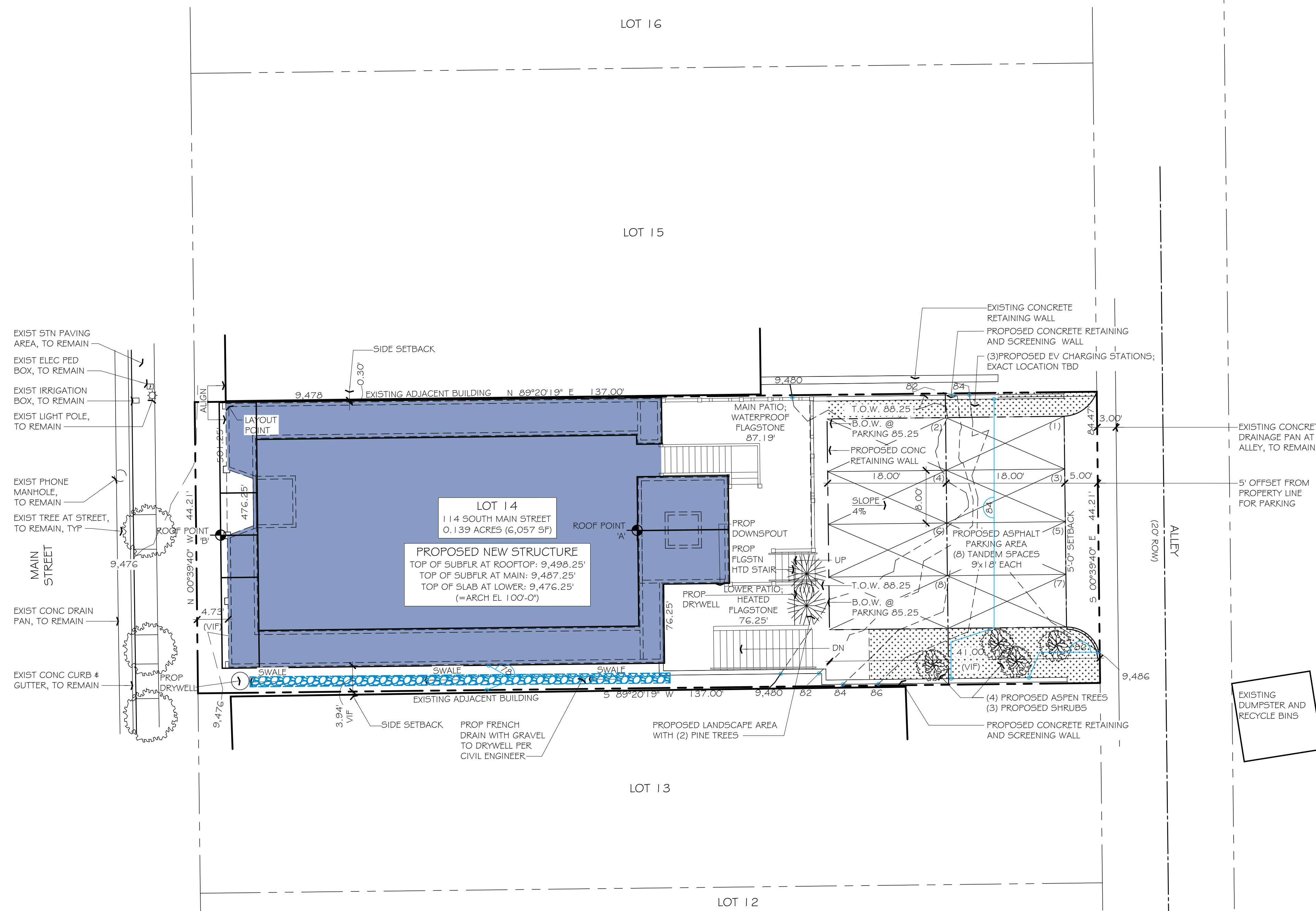


D.1.1





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



EXTERIOR HEATED PAVING AREA

LOWER EAST ENTRY PATIO	310	
MAIN EAST ENTRY PATIO	0	
<b>TOTAL</b>	<b>310</b>	<b>SF</b>

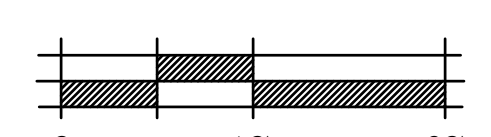
SNOW STACK AREA CALCULATIONS

PAVED PARKING AREA INCLUDING 5'-0" SETBACK	1,322
SNOWSTACK AREA	387
SNOWSTACK PERCENTAGE OF PAVED AREA	29%

RIDGE HEIGHT CALCULATIONS

RIDGE POINT	EXIST GRADE	PROP FIN GRADE	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9,479.6'	9,479.6'	EXISTING GRADE	9,506.25	9,506.25' - 9,479.6'	26.6'
B	9,476.25'	9,476.25'	EXISTING GRADE	9,506.25	9,506.25' - 9,476.25'	30.0'

1 PROPOSED SITE PLAN & LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
LOT 14 . BARTLETT & SHOCK ADDITION  
BRECKENRIDGE . COLORADO . 80424  
TITLE: PROPOSED SITE AND LANDSCAPE PLAN  
COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023
PROJECT #	2301

AI.I



**POINTS ANALYSIS**

- (-1) 500 SQ FT OR LESS OF HEATED PATIO
- (-4) BUILDING HEIGHT OF 28'-11"
- (+2) 20-29% ENERGY SAVING BEYOND CURRENT IECC CODE - ACHIEVED WITH THERMAL SOLAR HEATING SYSTEM
- (+3) 3 EV CHARGERS
- (+1) SCREENED PARKING
- (+1) TOTAL POINTS - PASSING

**GROSS FLOOR AREA SUMMARY**

LOWER LEVEL	3,214	SF
MAIN LEVEL	2,671	
UPPER LEVEL	88	
<b>TOTAL</b>	<b>5,973</b>	<b>SF</b>

**EXTERIOR AREAS**

LOWER LEVEL PATIO	310	SF
MAIN LEVEL PATIO	378	
<b>TOTAL</b>	<b>688</b>	<b>SF</b>

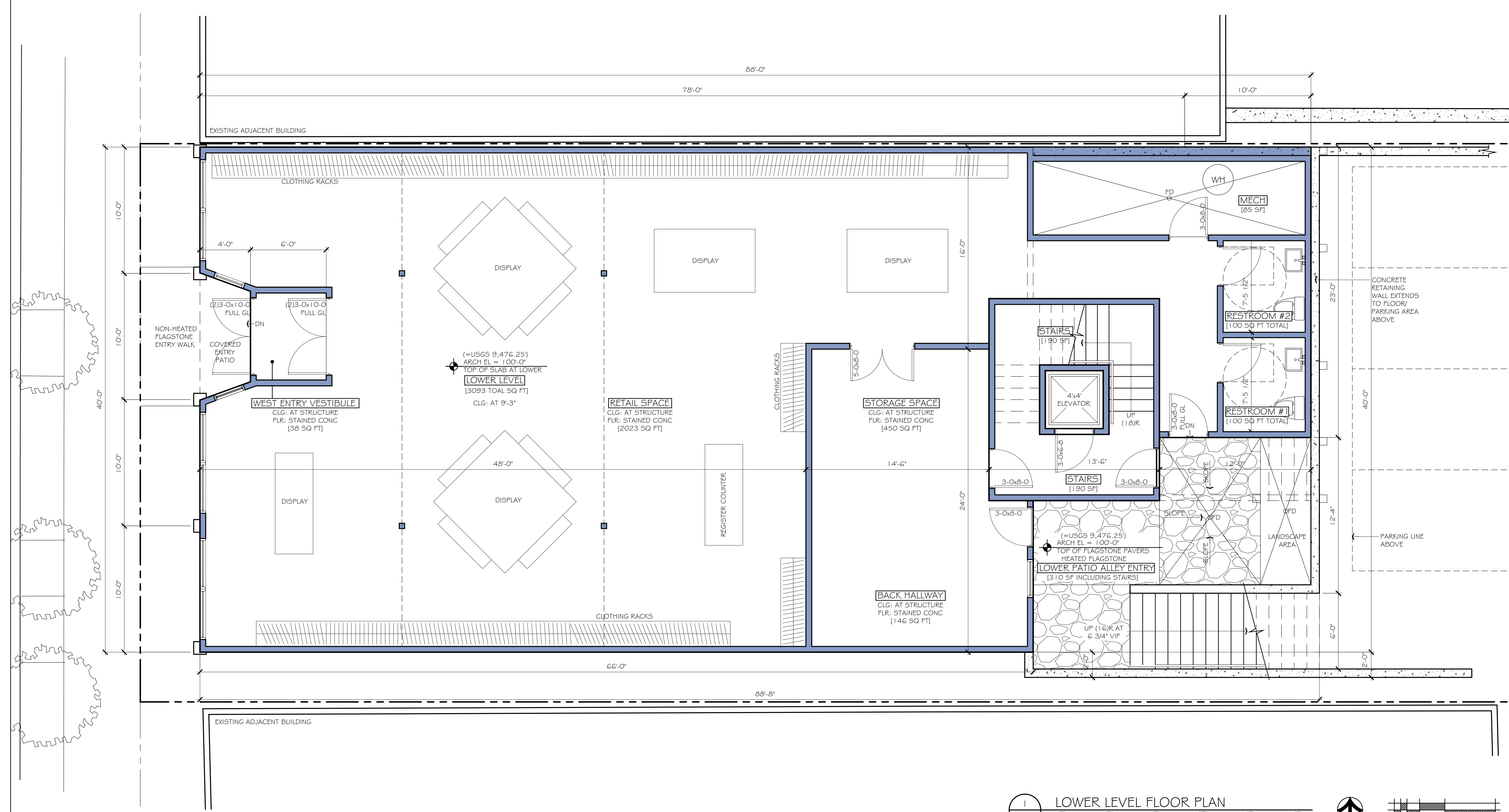
**PARKING CALCULATIONS**

5,786 SQ FT GENERAL RETAIL  
1.4 x 5.79 = 8.1 PARKING SPACES  
187 SQ FT BAR  
3.5 x 0.187 = 0.6545 SPACES  
8.75 TOTAL PARKING SPACES

8 SPACE PROVIDED ON SITE  
0.75 SPACES PAID BY IN LIEU FEE  
\$19,236 x 0.75 = \$14,427

**EMPLOYEE HOUSING IMPACT MITIGATION**

LEVEL	AREA	USE	SQ FT	# OF HOUSED EMPLOYEES
LOWER LEVEL	VESTIBULE	HALL/ BATH	38	0 x 0.038 x 35% = 0
	RETAIL SPACE	RETAIL	2,023	2.4 x 2.02 x 35% = 2
	STAIRS	HALL/ BATH	190	0 x 0.19 x 35% = 0
	MECHANICAL	STORAGE	85	0 x 0.085 x 35% = 0
	RESTROOMS	HALL/ BATH	100	0 x 0.1 x 35% = 0
	LOWER PATIO	HALL/ BATH	310	0 x 0.31 x 35% = 0
MAIN LEVEL	RETAIL SPACE	RETAIL	1,878	2.4 x 1.88 x 35% = 2
	RESTROOMS	HALL/ BATH	111	0 x 0.11 x 35% = 0
	HALL	HALL/ BATH	219	0 x 0.22 x 35% = 0
	BAR	RESTAURANT	187	10.2 x 0.19 x 35% = 1
	STAIRS	HALL/ BATH	132	0 x 0.13 x 35% = 0
	STAIR LANDING	HALL/ BATH	80	0 x 0.08 x 35% = 0
	MAIN PATIO	HALL/ BATH	378	0 x 0.38 x 35% = 0
UPPER LEVEL	ROOFTOP PATIO	EXT F&B	1,270	5.1 x 1.27 x 35% = 3
	STAIR LANDING	HALL/ BATH	88	0 x 0.88 x 35% = 0
<b>TOTAL</b>				<b>8</b>



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
LOT 14 - BARTLETT & SHOCK ADDITION  
BRECKENRIDGE, COLORADO - 80424

LOWER LEVEL FLOOR PLAN

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023

PROJECT #: 2301

PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
LOT 14 - BARTLETT & SHOCK ADDITION  
BRECKENRIDGE, COLORADO - 80424

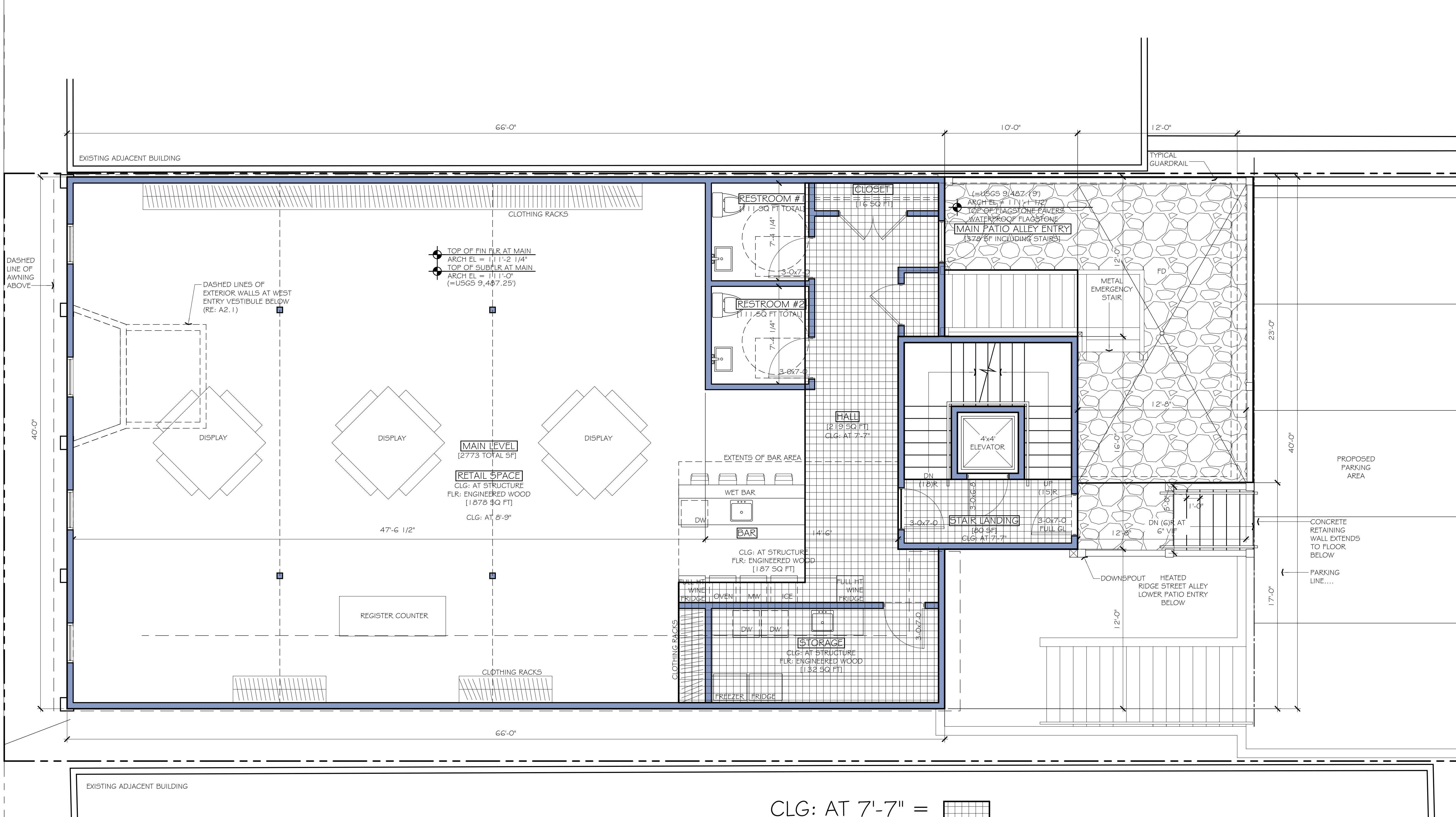
TITLE  
MAIN LEVEL FLOOR PLAN

COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

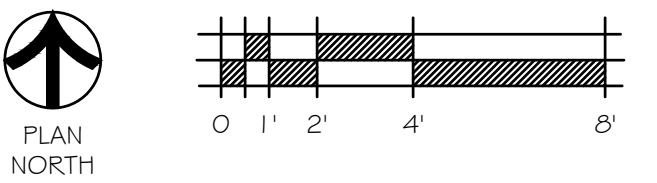
PROJECT # 2301

A2.2



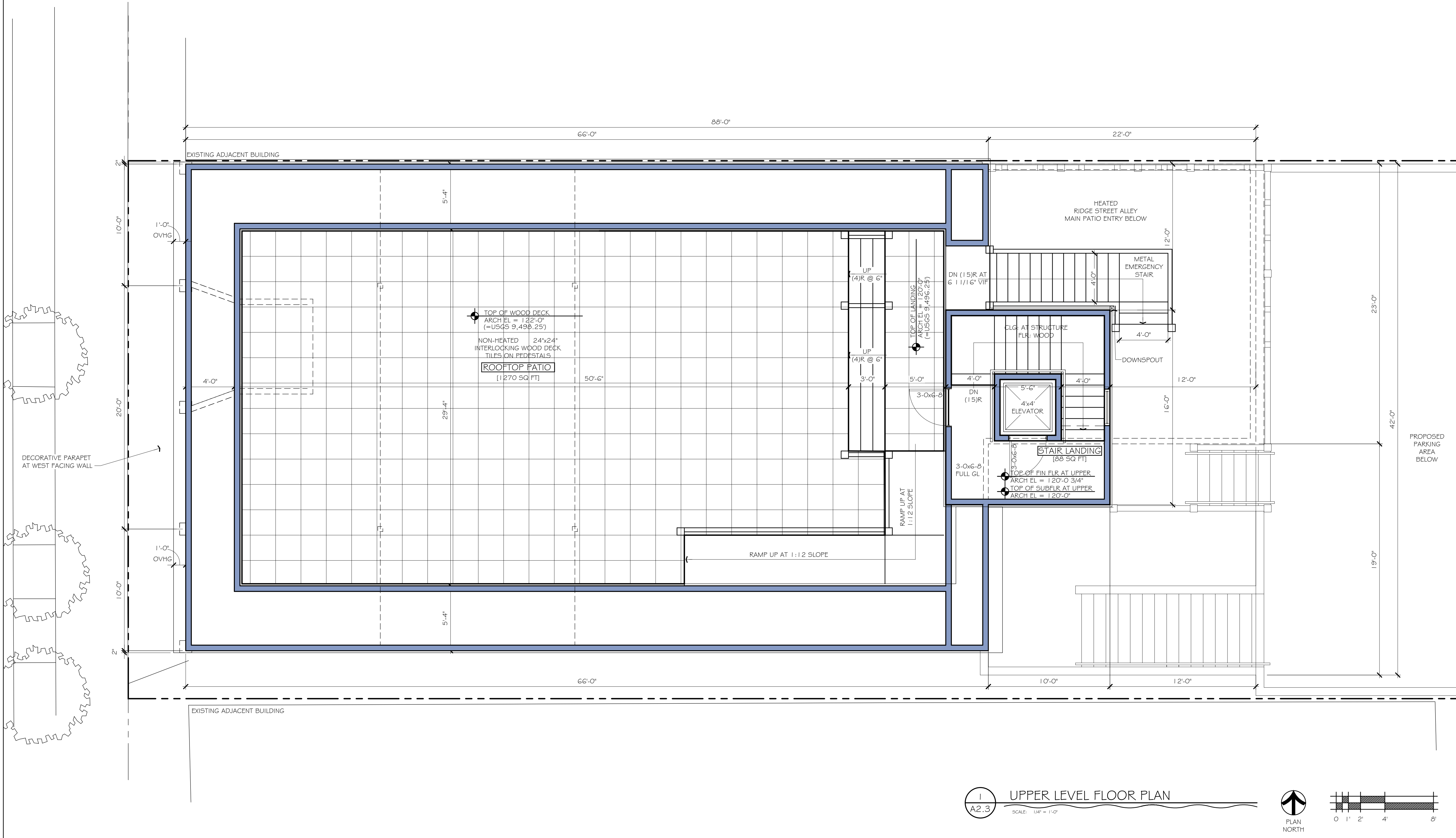
CLG: AT 7'-7" = [Grid Pattern]

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

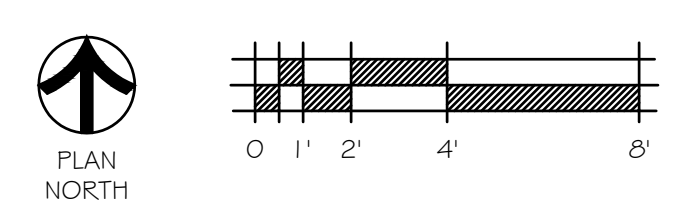




PRELIMINARY - NOT FOR CONSTRUCTION



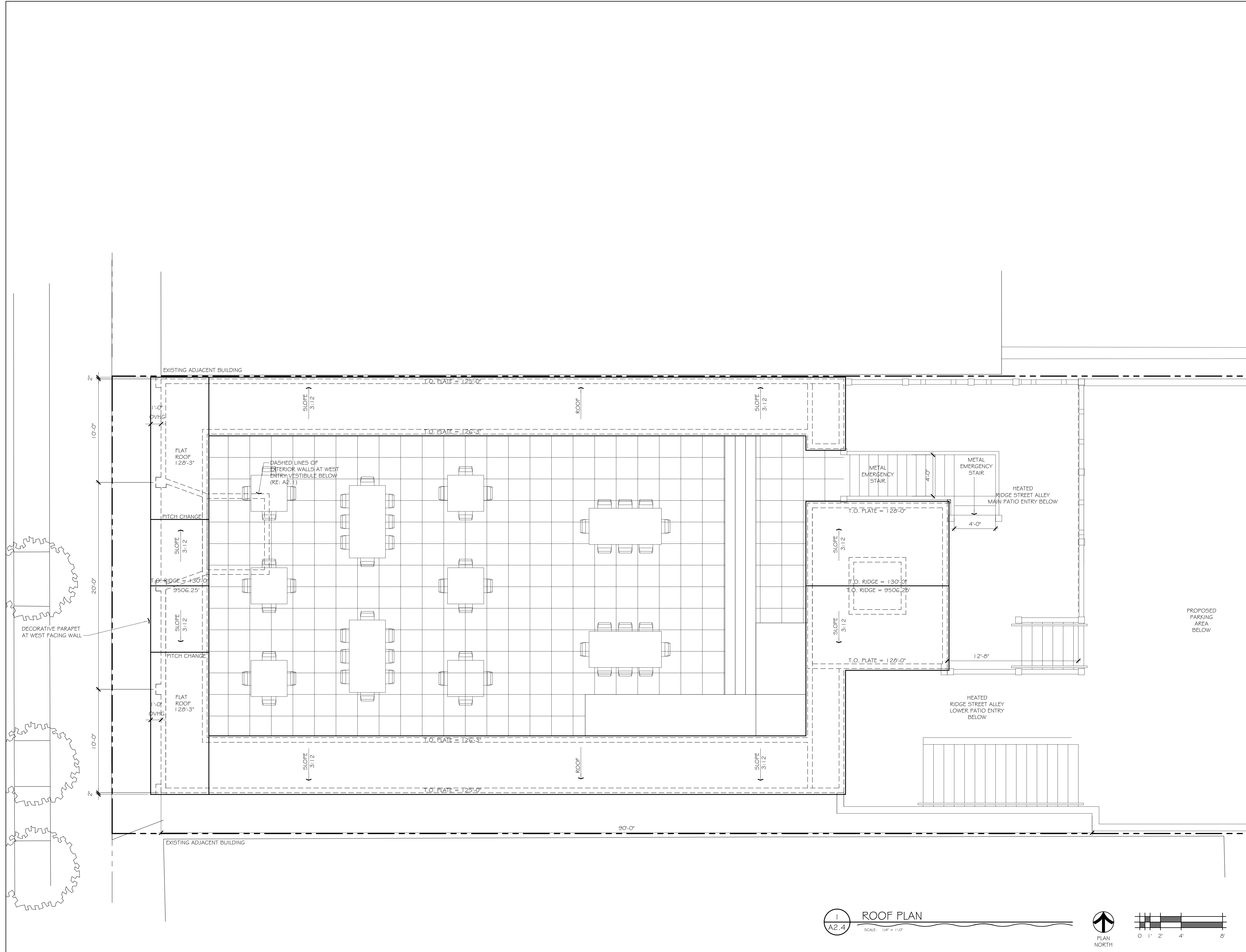
1 UPPER LEVEL FLOOR PLAN  
A2.3 SCALE: 1/4" = 1'-0"



ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

PROJECT # 2301

A2.3



PRELIMINARY - NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
LOT 14 - BARTLETT & SHOCK ADDITION  
BRECKENRIDGE, COLORADO - 80424

TITLE  
ROOF PLAN

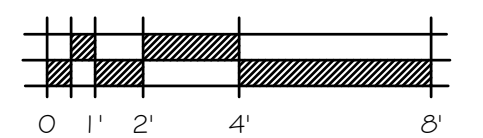
COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

PROJECT #: 2301

A2.4

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

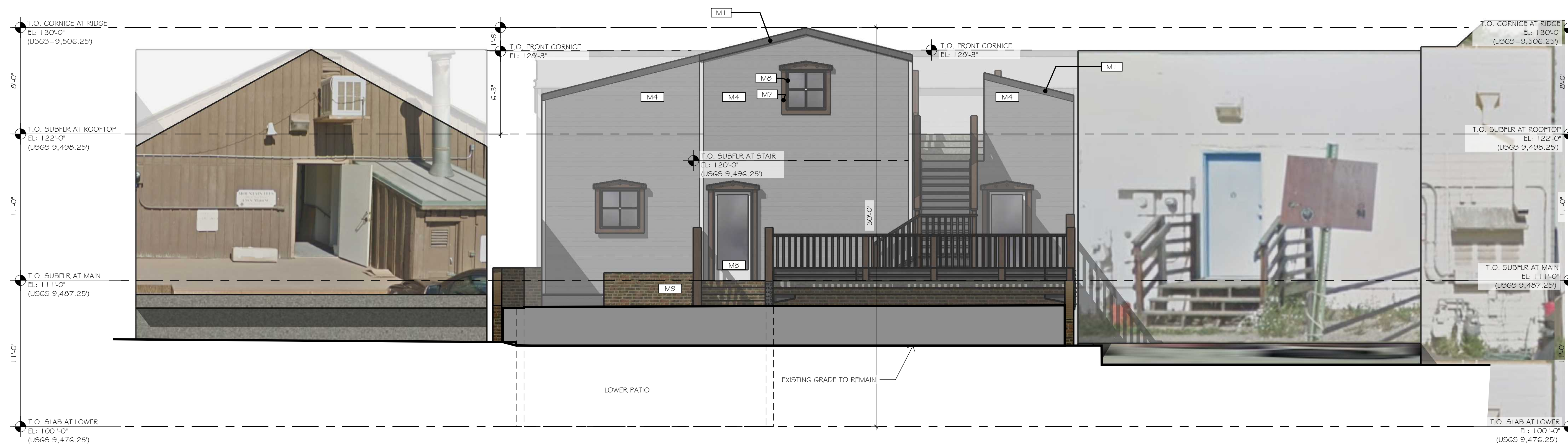






1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING GRADE TO REMAIN  
TYPICAL EXTERIOR LIGHT PER SPECS



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

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
LOT 14, BARTLETT & SHOCK ADDITION  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE  
EXTERIOR ELEVATIONS

COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
CLASS A PRELIM	23 MAR 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

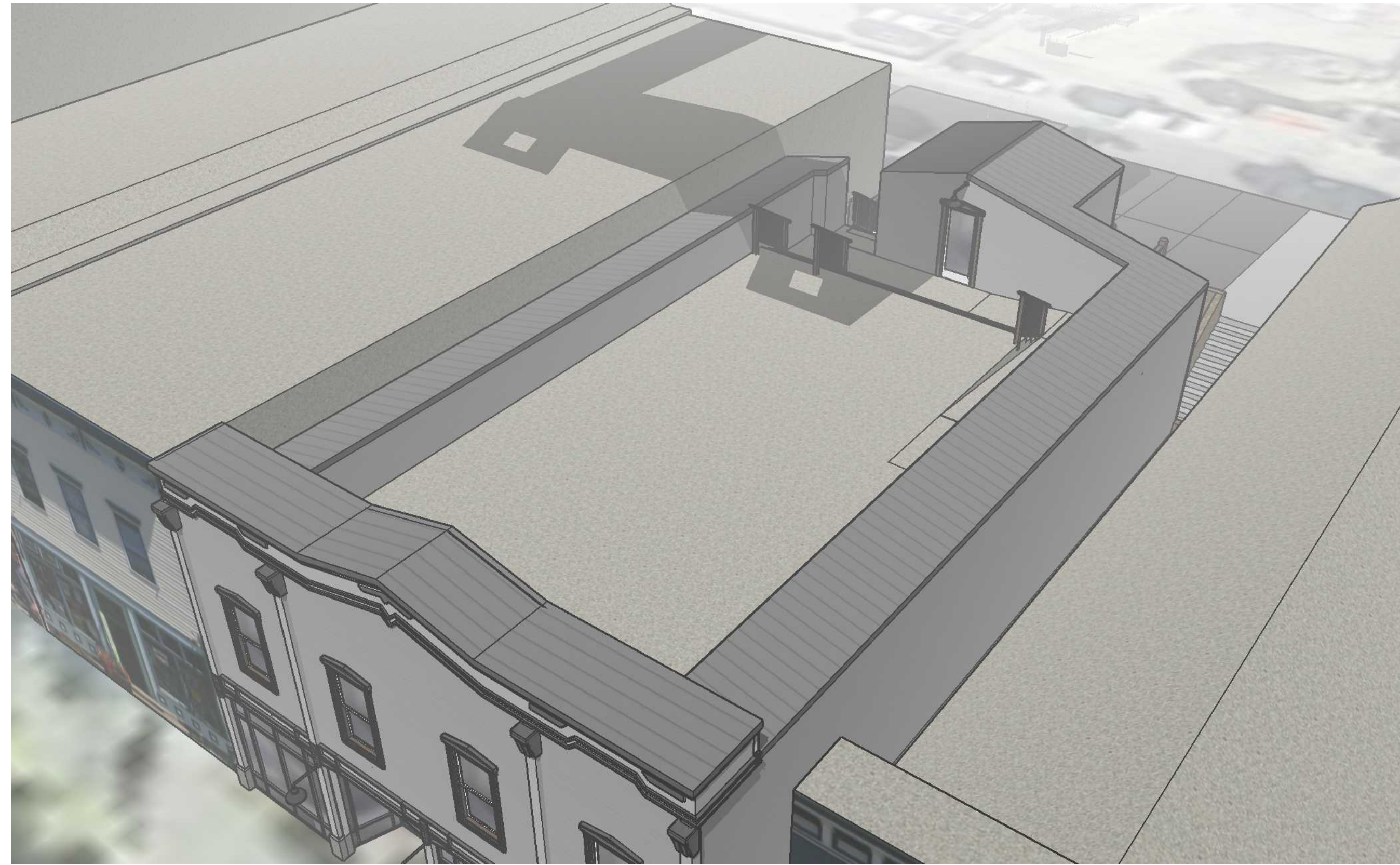
PROJECT # 2301

A3.1





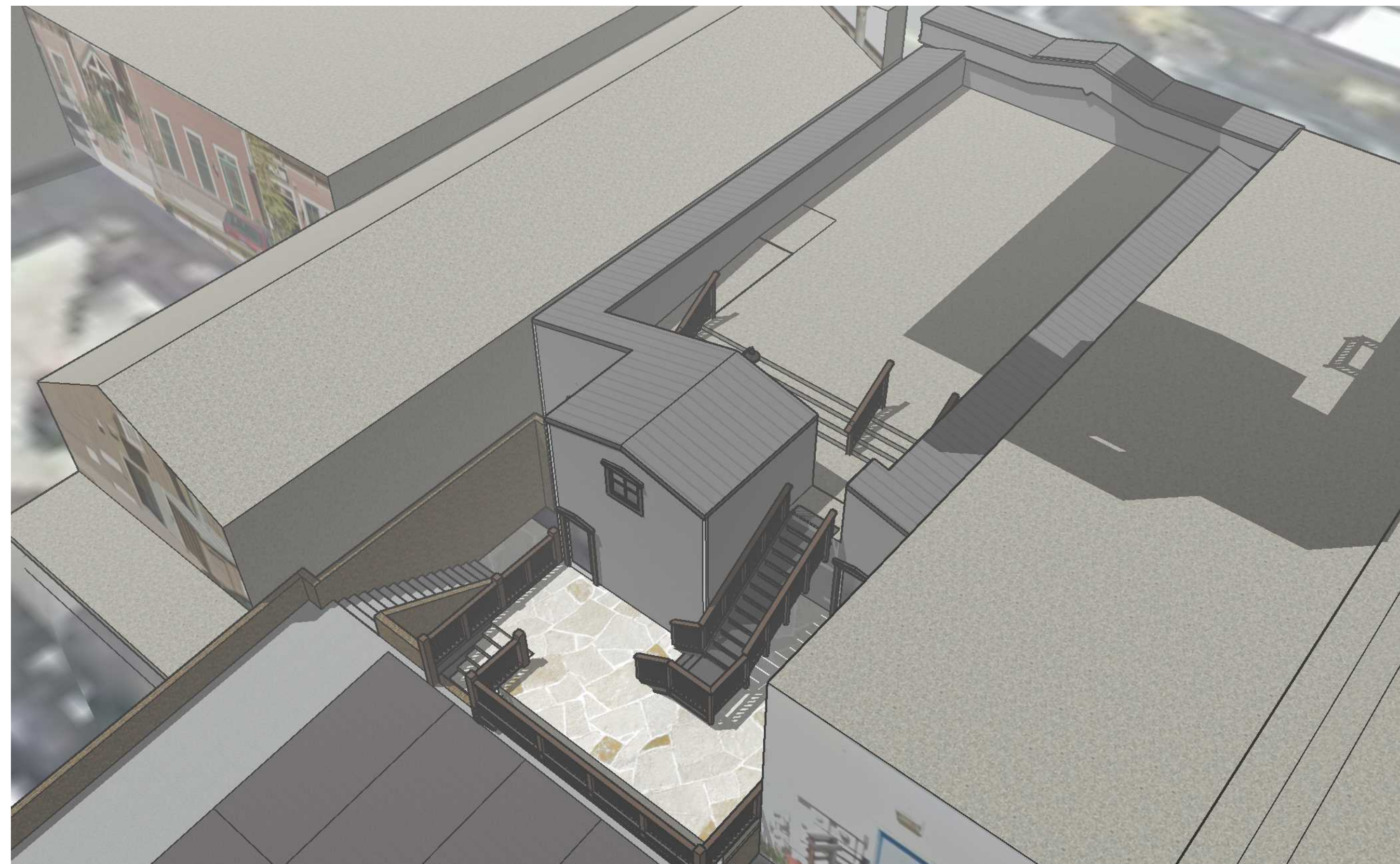




3 SOUTH WEST AERIAL 3D VIEW  
A3.3 SCALE: NA



1 NORTH WEST 3D VIEW  
A3.3 SCALE: NA



4 NORTH EAST AERIAL 3D VIEW  
A3.3 SCALE: NA



2 SOUTH EAST 3D VIEW  
A3.3 SCALE: NA

PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
LOT 14, BARTLETT & SHOCK ADDITION  
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE  
3D VIEWS

COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
CLASS A PRELIM	23 MAR 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

PROJECT # 2301

A3.3



PRELIMINARY NOT FOR CONSTRUCTION

114 SOUTH MAIN STREET  
 LOT 14, BARTLETT & SHOCK ADDITION  
 BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE  
 SHADOW PROJECTIONS

COPYRIGHT AS AN UNPUBLISHED WORK. REUSE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
CLASS A PRELIM	23 MAR 2023
PLANNING REV 1	1 MAY 2023
PLANNING REV 2	6 JULY 2023

PROJECT # 2301

A1.2



JUNE 21 4PM



JUNE 21 NOON



JUNE 21 9AM



DECEMBER 21 4PM

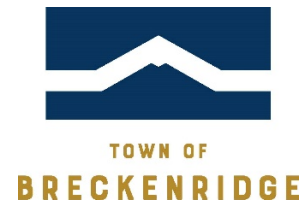


DECEMBER 21 NOON



DECEMBER 21 9AM





# Memo

To: Breckenridge Planning Commission  
 From: Julia Puester, Assistant Director  
 Date: July 12, 2023 (For July 18, 2023 Meeting)  
 Subject: Approved Class D Majors Quarterly Report (Q2 2023)

## BACKGROUND

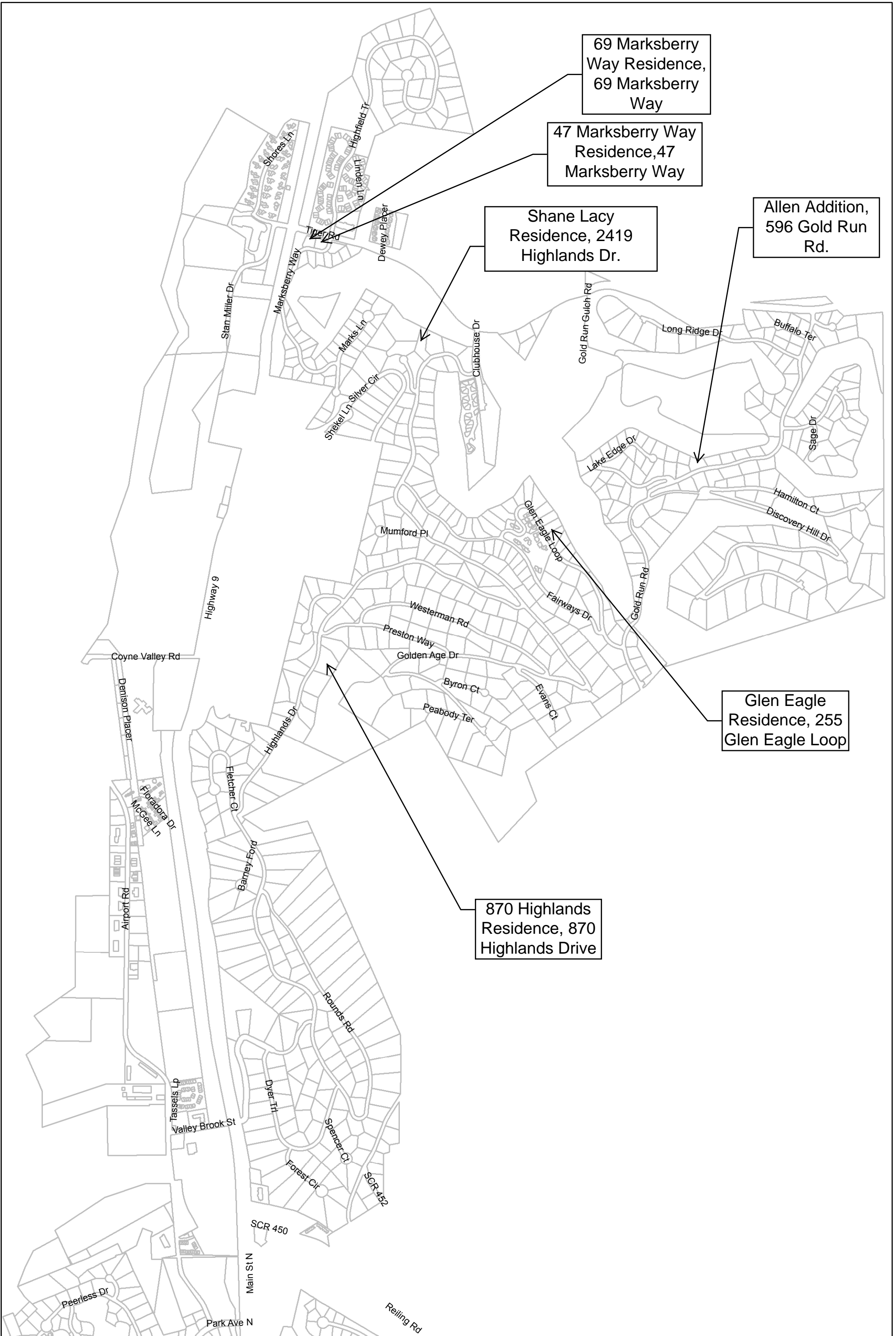
Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorized the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 Development Policies. Staff regularly reports recently approved Class D Major development permits to the Planning Commission.

We have included a list of the Class D Major development permits that have been approved for the second quarter of 2023.

If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

Plan Number	Address	Project Name	Description	Approval Date	Planner
PL-2023-0064	255 Glen Eagle Loop	Glen Eagle Residence	A new 4,767 sq. ft. single family residence with 4 bedrooms, 5 bathrooms, and attached garage.	May 3, 2023	Sarah Crump
PL-2023-0162	596 Gold Run Rd.	Allen Addition	A 589 sq. ft. addition that will consist of a main level great room and lower level storage room.	May 18, 2023	Sarah Crump
PL-2023-0164	108 Bridge St.	Weiss Carriage House	Addition of 803 sq. ft. including a 1 bedroom carriage house and new mudroom connector to a market rate home.	May 25, 2023	Sarah Crump
PL-2023-0057	69 Marksberry Way	69 Marksberry Way Residence	Demolition of an existing building with driveway and parking lot straddling lots 69 & 47. The construction of a two story single family residence including: garage, kitchen, dining, living, office, three (3) bedrooms, bunk room, and family room.	June 1, 2023	Clif Cross

PL-2023-0056	47 Marksberry Way	47 Marksberry Way Residence	Demolition of an existing building with driveway and parking lot straddling lots 69 & 47. The construction of a two story single family residence including: garage, kitchen, dining, living, office, five (5) bedrooms, bunk room, and family room.	June 1, 2023	Clif Cross
PL-2023-0067	870 Highlands Dr.	870 Highlands Residence	A new 7,412 sq. ft. single family residence with 6 bedrooms and 6.5 bathrooms.	June 5, 2023	Sarah Crump
PL-2023-0134	2419 Highlands Dr.	Shane Lacy Residence	A new 5,017 sq. ft. single family residence with 5 bedrooms, 4 bathrooms, and 2 half bathrooms.	June 5, 2023	Sarah Crump



69 Marksberry Way Residence,  
69 Marksberry Way

47 Marksberry Way Residence,  
47 Marksberry Way

Shane Lacy Residence, 2419  
Highlands Dr.

Allen Addition,  
596 Gold Run Rd.

Glen Eagle Residence, 255  
Glen Eagle Loop

870 Highlands Residence, 870  
Highlands Drive



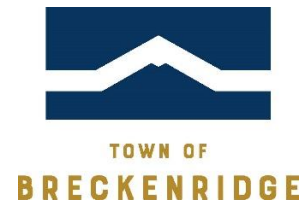
Weiss Carriage  
House, 108  
Bridge St.



NOT TO SCALE

# Breckenridge South





# Memo

**To:** Breckenridge Planning Commission  
**From:** Julia Puester, Assistant Director  
**Date:** July 12, 2023 (For July 18, 2023 Meeting)  
**Subject:** Approved Class C Subdivision Quarterly Report (Q2 2023)

Section 9-2-3-3 of the Breckenridge Subdivision Code authorizes the Director to review and approve Class C subdivisions administratively without Planning Commission review. “Administrative Review: The processing of a class C subdivision application shall be an administrative review conducted by the director. No public hearing shall be required”. (Section 9-2-3-3 B)

Class C Subdivisions are defined as follows:

“CLASS C SUBDIVISION: A subdivision of structure(s) into separate units of interest, including, but not limited to, condominiums, timeshare interests, cooperatives, townhouses, footprint lots in conjunction with an approved master plan, and duplexes when done in accordance with a previously approved subdivision plan, site plan, development permit or site specific development plan; the modification or deletion of existing property lines resulting in the creation of no additional lots (lot line adjustment); an amendment to a subdivision plat or plan which does not result in the creation of any new lots, tracts or parcels; or the platting or modification of easements, building envelopes or site disturbance envelopes. A class C subdivision application may be reclassified by the director as either a class A or class B subdivision application within five (5) days following the submission of the completed application if the director determines that the application involves issues which make it inappropriate for the application to be processed administratively as a class C application”.

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission. As a result, we have included a list of the Class C Subdivisions that have been approved in the second quarter of 2023. If you have any questions about these applications, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.

Plan Number	Address	Project Name	Description	Approval Date	Planner
PL-2023-0070	206, 208, 210 S. Ridge Street	Wendell Square Condo Resubdivision	Resubdivide Units 3, 4, and 5 to create two new units 3A and 5A.	April 3, 2023	Sarah Crump





Wendell Square Condo  
Resubdivision, 206,  
208, 210 S. Ridge St.



NOT TO SCALE

# Breckenridge South

