



**TOWN OF
BRECKENRIDGE**

Town Council Regular Meeting
Tuesday, October 24, 2023, 7:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Login information is available in the calendar section of our website: www.townofbreckenridge.com. If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

A. TOWN COUNCIL MINUTES - OCTOBER 10, 2023

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS TO COUNCIL

A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

B. BRECKENRIDGE TOURISM OFFICE UPDATE

V. NATIONAL VETERAN'S SMALL BUSINESS WEEK PROCLAMATION

A. PROCLAMATION

VI. CONTINUED BUSINESS

A. SECOND READING OF COUNCIL BILLS, SERIES 2023

VII. NEW BUSINESS

A. FIRST READING OF COUNCIL BILLS, SERIES 2023

1. *COUNCIL BILL NO. 38, SERIES 2023 - AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024*

2. *COUNCIL BILL NO. 39, SERIES 2023 - AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE*

B. RESOLUTIONS, SERIES 2023

1. *RESOLUTION NO. 19, SERIES 2023 - A RESOLUTION ADOPTING THE 2024 BUDGET AND APPROVING THE 2024-2028 CAPITAL IMPROVEMENT PLAN (AND PUBLIC HEARING)*

2. *RESOLUTION NO. 20, SERIES 2023 - A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT LAND AND WATER CONSERVATION FUND GRANT*
 3. *RESOLUTION NO. 21, SERIES 2023 - A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE DEPARTMENT STATE TRAILS GRANT PROGRAM*
 4. *RESOLUTION NO. 22, SERIES 2023 - A RESOLUTION APPOINTING THE TOWN MANAGER AND APPROVING THE EMPLOYMENT AGREEMENT*
- C. OTHER

VIII. PLANNING MATTERS

- A. PLANNING COMMISSION DECISIONS
- B. DE NOVO HEARING 114 SOUTH MAIN STREET REDEVELOPMENT

IX. REPORT OF TOWN MANAGER AND STAFF

X. REPORT OF MAYOR AND COUNCIL MEMBERS

- A. CAST/MMC (Mayor/Town Manager)
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (Bergeron)
- C. BRECKENRIDGE TOURISM OFFICE (Carleton)
- D. BRECKENRIDGE HISTORY (Saade)
- E. BRECKENRIDGE CREATIVE ARTS (Rankin)
- F. CML ADVISORY BOARD UPDATE (Saade)
- G. CHILD CARE ADVISORY COMMITTEE (Beckerman)
- H. SOCIAL EQUITY ADVISORY COMMISSION (Saade)

XI. OTHER MATTERS

XII. SCHEDULED MEETINGS

- A. SCHEDULED MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER

XIII. ADJOURNMENT

I) CALL TO ORDER, ROLL CALL

Mayor Pro Tem Owens called the meeting of October 10, 2023, to order at 7:00pm. The following members answered roll call: Todd Rankin, Carol Saade, Jeffrey Bergeron, Dick Carleton, Jay Beckerman, and Mayor Pro Tem Kelly Owens. Mayor Eric Mamula was absent.

II) APPROVAL OF MINUTES

A) TOWN COUNCIL MINUTES –September 26, 2023

With no changes or corrections to the meeting minutes of September 26, 2023, Mayor Pro Tem Owens declared they would stand approved as presented.

III) APPROVAL OF AGENDA

Town Manager Rick Holman stated there were no changes to the agenda. Mayor Pro Tem Owens declared the agenda approved as presented.

IV) COMMUNICATIONS TO COUNCIL

A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

Mayor Pro Tem Owens opened Public Comment.

Julie Shapiro, a candidate for the Summit County Board of Education and a parent who has been working in Summit County since 2008, stated she believes in public education to serve everyone. She stated she supports district accountability and housing solutions for staff, and she has been recommended by the Teachers' Union and endorsed by the Voces Unidas Action Fund. Shapiro also stated she knows there's a lot to be done but also wants to celebrate success, and we have one of the best pre-collegiate programs in the state. She stated she believes in partnerships and thanked the Council for its support of our schools. Council thanked her for her prior service on the school board.

Tamara Park, of Breck Create, invited Council members to the Dia de Los Muertos festival which begins on Friday. She stated she would like Council to join in the festival and celebrate together through classes, markets and celebrations. She also stated Breck Create is happy to take on the process for in-kind grants for facility use, also translating facility information into Spanish. She stated the Dia de Los Muertos traveling exhibit is partnered with Mountain Dreamers and is traveling around the County. Mayor Pro Tem Owens thanked Park for bringing the Airstage to the schools with inclusive South and Central American programming.

There were no additional comments and Mayor Pro Tem Owens closed Public Comment.

V) CONTINUED BUSINESS

A) SECOND READING OF COUNCIL BILLS, SERIES 2023 - PUBLIC HEARINGS

1) COUNCIL BILL NO. 33, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE F&D PLACER LEASE BETWEEN THE TOWN OF BRECKENRIDGE AND THE BRECKENRIDGE OUTDOOR EDUCATION CENTER

Mayor Pro Tem Owens read the title into the minutes. Scott Reid, Acting Assistant Town Manager, stated this ordinance would approve a long-term lease with the BOEC for the Griffith Lodge (F&D Placer) property. He further stated there were no changes to this ordinance from first reading.

Mayor Pro Tem Owens opened the public hearing.

Bob Gregory, a BOEC Board Member, thanked Council for the consideration of this ordinance and the one for the Wellington property. He thanked the Town for its generosity over so many years of bringing this service to the community.

There were no additional public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 33, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE F&D PLACER LEASE BETWEEN THE TOWN OF BRECKENRIDGE AND THE BRECKENRIDGE OUTDOOR EDUCATION CENTER. Council Member Carleton seconded the motion.

The motion passed 6-0.

- 2) COUNCIL BILL NO. 34, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE WELLINGTON LEASE BETWEEN THE TOWN OF BRECKENRIDGE AND THE BRECKENRIDGE OUTDOOR EDUCATION CENTER
Mayor Pro Tem Owens read the title into the minutes. Scott Reid stated this ordinance would approve a long-term lease with the BOEC for the Wellington property. He further stated there were no changes to this ordinance from first reading.

Mayor Pro Tem Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron asked for help to get rid of False Chamomile on that property.

Council Member Bergeron moved to approve COUNCIL BILL NO. 34, SERIES 2023 - A BILL FOR AN ORDINANCE APPROVING THE WELLINGTON LEASE BETWEEN THE TOWN OF BRECKENRIDGE AND THE BRECKENRIDGE OUTDOOR EDUCATION CENTER. Council Member Beckerman seconded the motion.

The motion passed 6-0.

- 3) COUNCIL BILL NO. 35, SERIES 2023 - A BILL FOR AN ORDINANCE TO CREATE NEW EXEMPTIONS FROM TAXATION IN THE SALES TAX CODE
Mayor Pro Tem Owens read the title into the minutes. Pam Ness, Revenue Manager, stated this ordinance would exempt certain products from the Town's sales tax code. She further stated there were no changes to this ordinance from first reading.

Mayor Pro Tem Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 35, SERIES 2023 - A BILL FOR AN ORDINANCE TO CREATE NEW EXEMPTIONS FROM TAXATION IN THE SALES TAX CODE. Council Member Saade seconded the motion.

The motion passed 6-0.

- 4) COUNCIL BILL NO. 36, SERIES 2023 - A BILL FOR AN ORDINANCE CONVEYING TOWN PROPERTY FOR FIRST PHASE OF STABLES WORKFORCE HOUSING PROJECT
Mayor Pro Tem Owens read the title into the minutes. Town Manager Holman stated this ordinance will convey a portion of Town land necessary for the first phase of the Stables housing project. He further stated there were no changes from first reading.

Mayor Pro Tem Owens opened the public hearing.
Carol Rockne, a local resident, asked who the principal owners of this property are and Mayor Pro Tem Owens clarified that the developers are Suzanne Allen Sabo and Thrive Home Builders.
There were no additional comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 36, SERIES 2023 - A BILL FOR AN ORDINANCE CONVEYING TOWN PROPERTY FOR FIRST PHASE OF STABLES WORKFORCE HOUSING PROJECT. Council Member Saade seconded the motion.

The motion passed 6-0.

- 5) COUNCIL BILL NO. 37, SERIES 2023 - A BILL FOR AN ORDINANCE APPROPRIATING \$20,000.000 IN LOCAL FUNDS IN SUPPORT OF GRANT APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR STRONG COMMUNITIES PLANNING GRANT
Mayor Pro Tem Owens read the title into the minutes. Town Manager Holman stated this ordinance would appropriate necessary funds as required for a grant application through DOLA. He further stated there were no changes to this ordinance from first reading.

Mayor Pro Tem Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 37, SERIES 2023 - A BILL FOR AN ORDINANCE APPROPRIATING \$20,000.000 IN LOCAL FUNDS IN SUPPORT OF GRANT APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR STRONG COMMUNITIES PLANNING GRANT. Council Member Beckerman seconded the motion.

The motion passed 6-0.

VI) NEW BUSINESS

A) FIRST READING OF COUNCIL BILLS, SERIES 2023

B) RESOLUTIONS, SERIES 2023

- 1) RESOLUTION NO. 18, SERIES 2023 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND THE SUMMIT COMBINED HOUSING AUTHORITY TO SHARE TOWN EMPLOYEES TO PROVIDE SERVICES TO THE AUTHORITY
Mayor Pro Tem Owens read the title into the minutes. Town Manager Holman stated this resolution would allow the Town to sign an IGA with SCHA to share staffing services with Town's staff with reimbursement back to the Town and increased compensation to the employees involved during that time.

Mayor Pro Tem Owens opened the public hearing.
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve RESOLUTION NO. 18, SERIES 2023 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF BRECKENRIDGE AND THE SUMMIT COMBINED HOUSING AUTHORITY TO SHARE TOWN EMPLOYEES TO PROVIDE SERVICES TO THE AUTHORITY. Council Member Carleton seconded the motion.

The motion passed 6-0.

C) OTHER

VII) PLANNING MATTERS

A) PLANNING COMMISSION DECISIONS

Mayor Pro Tem Owens declared the Planning Commission Decisions would stand approved as presented.

VIII) REPORT OF TOWN MANAGER AND STAFF

Town Manager Holman stated there was no report.

IX) REPORT OF MAYOR AND COUNCIL MEMBERS

The reports of Mayor and Council Members were covered during the afternoon work session.

A. CAST/MMC

B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE

C. BRECKENRIDGE TOURISM OFFICE

D. BRECKENRIDGE HISTORY

E. BRECKENRIDGE CREATIVE ARTS

F. CML ADVISORY BOARD UPDATE

G. CHILD CARE ADVISORY COMMITTEE

H. SOCIAL EQUITY ADVISORY COMMISSION

X) OTHER MATTERS

No other matters.

XI) SCHEDULED MEETINGS

- A) SCHEDULED MEETINGS FOR OCTOBER, NOVEMBER AND DECEMBER

XII) ADJOURNMENT

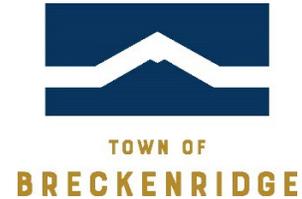
With no further business to discuss, the meeting adjourned at 7:23pm. Submitted by Helen Cospolich, Municipal Services Director and Town Clerk.

ATTEST:

Helen Cospolich, CMC, Town Clerk

Kelly Owens, Mayor Pro Tem

DRAFT



Memo

To: Mayor and Council
From: Shannon Haynes, Deputy Town Manager
Date: October 24, 2023
Subject: BTO Update

Lucy Kay, Chief Operating Officer of the Breckenridge Tourism Office has provided the following written update for Town Council, in lieu of a verbal update.

Key Data as of 10/16/23:

- Summer (May – Oct) will finish appx 5% ahead of summer 22 in room nights booked.
- Winter (very small numbers so far) is running appx 1% ahead of 22 in room nights booked.

Oktoberfest preliminary numbers:

- Revenue was enough to cover the expense overruns on ISSC and non-budgeted Pride event.
- Vendor revenue is still being collected so final numbers are not ready, but it will be favorable.
- Over 90 businesses responded to our Oktoberfest survey (64 last year). 70% were favorable regarding long term marketing value of event. Plenty of comments and cross tabs available. We will be making changes (security, token booths, etc.) based on feedback +/- that we've received. Planning on an Oktoberfest Preview – community communication prior to next event. Very open to any and all feedback on this event.

BTO Winter Preview: Oct 19. Over 90 RSVPs. BSR was primary presentation along with forward look on lodging and holiday travel. Leigh Girvin talked about the importance of Ullr legacy.

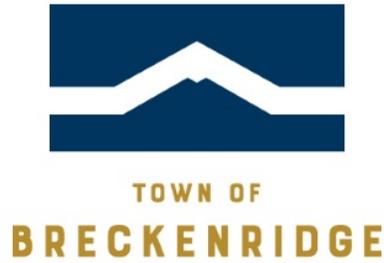
Resident Survey (4th one since 2017) will be open this week. Preliminary results will be ready for next BTO update in November.

Ullr. Preparing for the 60th Anniversary of Ullr this December, along with Lighting.

ISSC 2024. Toyota will be presenting sponsor. Twelve teams selected. Great sculpture submissions.

Governor's Conference on Tourism. Sold out in Ft. Collins. Tessa on panel discussing Breck 101 orientation. Lucy on DMOCRACY panel on importance of community engagement along w Estes Park.

Resident Survey goes live this week. Will have some preliminary results for next TC update in November.



A PROCLAMATION FOR NATIONAL VETERAN'S SMALL BUSINESS WEEK

October 24th, 2023

WHEREAS, nearly one out of ten small businesses across the United States is veteran owned - From Main Street store fronts to virtual high-tech startups that advance America, veteran owned small businesses are a pillar of our economy and contribute to the foundation of our nation; and

WHEREAS, veteran and military spouse small business owners are resilient, disciplined, and mission-oriented, thanks to their commitment to serving our country and communities; and

WHEREAS, when we resolve ourselves to strengthen our communities, we must empower and support the giants that veteran entrepreneurs are in our economy; and

WHEREAS, National Veterans Small Business Week highlights the programs and services available to veteran entrepreneurs through the U.S. Small Business Administration and resource partners; and

WHEREAS, the Town of Breckenridge supports and joins in this national effort to help America's veteran owned small businesses start, grow, and recover their businesses after a disaster and help our communities thrive.

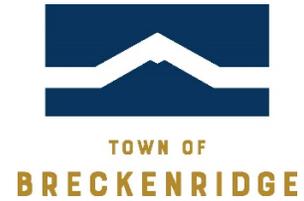
NOW, THEREFORE BE IT RESOLVED THAT I, Mayor Eric Mamula, Mayor of Breckenridge, do hereby proclaim October 30 through November 3, 2023 as NATIONAL VETERAN'S SMALL BUSINESS WEEK.

Adopted this 24th day of October 2023

Mayor, Eric Mamula

Attest:

Helen Cospolich, CMC, Town Clerk



Memo

To: Breckenridge Town Council
From: Pamela Ness, Revenue Manager
Date: October 18, 2023 (for the October 24th meeting)
Subject: 2024 Property Tax Mill Levy

Please find attached the ordinance setting the mill levy within the Town of Breckenridge for 2024 at 5.07 mills. The ordinance is submitted for first reading.

The 5.07 mill levy is the amount the Town is authorized to impose, and cannot be increased without an election. This is the same rate that the Mill Levy has had since 2014. For the 2024 budget year, we are forecasting the 5.07 mill levy to result in property tax revenues of \$5.3M. If there are any changes made at the county or state level we will come back with an appropriation.

The 5.07 mills are for the purpose of defraying the expenses of the General Fund.

FOR WORKSESSION/FIRST READING – OCT 24

COUNCIL BILL NO. XX

Series 2023

AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024

WHEREAS, the Town Council of the Town of Breckenridge has determined that a mill levy of 5.07 mills upon each dollar of the assessed valuation of all taxable property within the Town of Breckenridge is needed to balance the 2024 Town budget.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. For the purpose of defraying the expense of the General Fund of Breckenridge, Colorado for the fiscal year 2024, there is hereby levied a tax of 5.07 mills upon each dollar of assessed valuation for all taxable property within the Town of Breckenridge.

Section 2. The Town Clerk is authorized and directed, after adoption of the budget by the Town Council, to certify to the Board of County Commissioners of Summit County, Colorado, the tax levies for the Town of Breckenridge, Colorado as herein set forth.

Section 3. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 24th day of October, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the _____ day of _____ 2023, at 7:00 p.m., or as soon thereafter as possible.

ATTEST:

TOWN OF BRECKENRIDGE

Helen Cospolich, Town Clerk

Eric Mamula, Mayor

APPROVED IN FORM

Town Attorney

Date



Memo

To: Breckenridge Town Council
From: Pamela Ness, Revenue Manager
Date: October 18, 2023 (for the October 24th meeting)
Subject: Town Tax Code revisions (First Reading)

Background

Staff is proposing additions and changes to definitions which are needed from time to time to “catch up” with new technology and other nuances that have come to light since the Town Code was written. Revenue Recovery Group (RRG), our out-of-town auditing consulting firm, has recommended changes to improve clarity of some definitions due to recent technological innovations.

Based on the changes recommended by RRG, staff has reviewed our Town Code, as well as those of other municipalities with tax policies that mirror the Town of Breckenridge’s. The intent of these revisions is to update our code to provide clarification on current policy. It is important to note that these revisions will not garner new net tax revenues for the Town.

The proposed definition revisions include edits to the existing definitions of “Software as a Service” and “Digital Product”.

Recommended Action:

We ask that the Council review the proposed revisions in the attached ordinance and approve the ordinance on first reading. Staff will be present during the October 24th work session to respond to any questions that the Council may have.

**AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE
PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE.**

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
BRECKENRIDGE, COLORADO:

Section 1. That section 3-2-2, entitled "DEFINITIONS" by repealing and replacing
the term "DIGITAL PRODUCT" and the term "SOFTWARE AS A SERVICE" with the new
definitions below:

DIGITAL PRODUCT: Electronic products including, but not limited to: (1) "digital images" which
means works that include, but are not limited to, the following that are generally recognized in
the ordinary and usual sense as "photographs," "logos," "cartoons," or "drawings," (2) "digital
audio-visual works" which means a series of related images which, when shown in succession,
impart an impression of motion, together with accompanying sounds, if any, (3) "digital audio
works" which means works that result from the fixation of a series of musical, spoken, or other
sounds, including ringtones. For purposes of the definition of "digital audio works," "ringtones"
means digitized sound files that are downloaded onto a device and that may be used to alert the
customer with respect to a communication, (4) "digital books" which means works that are
generally recognized in the ordinary and usual sense as "books" and, (5) "streaming services",
which means digital products that are transferred to a user for consumption either immediately
or offline at a later time.

SOFTWARE AS A SERVICE: Tangible personal property in the form of software that is rented,
leased, or subscribed to from a provider, including but not limited to applications, systems, or
programs regardless of delivery method.

Section 2. The Town Council hereby finds, determines, and declares that this ordinance
is necessary and proper to provide for the safety, preserve the health, promote the prosperity,

1 and improve the order, comfort and convenience of the Town of Breckenridge and the
2 inhabitants thereof.

3 **Section 3.** This ordinance shall be effective as provided in Section 5.9 of the municipal
4 charter.

5

6 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
7 PUBLISHED IN FULL this 24th day of October 2023. A Public Hearing shall be held at the
8 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ___ day of
9 _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building
10 of the Town.

11 TOWN OF BRECKENRIDGE, a Colorado municipal corporation

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15 By: _____

16 Eric S. Mamula, Mayor

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18 ATTEST:

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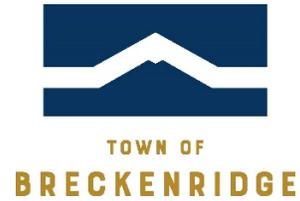
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22 _____

23 Helen Cospolich, CMC,

24 Town Clerk



Memo

To: Breckenridge Town Council
From: Finance Department
Date: October 18, 2023 (for the October 24th meeting)
Subject: 2024 Budget Document

2024 BUDGET HIGHLIGHTS

In development of the 2024 budget, we used 2021 and 2022 actuals for analysis along with updated 2023 projections based on the 2023 budget. 2023 projections and the 2024 budget were developed in a collaborative effort with the Town budget team. Our major challenges for 2024 focus on working capital demands of Affordable Housing and the Capital Improvement Plan (CIP). In addition, we are anticipating minimal sales tax growth while personnel and operating costs continue to rise.

In an effort to look at the impact of future Capital and Affordable Housing projects, we developed a 5-year projection for all Funds. Assumptions for the projection include 1% revenue growth and a general 5% increase in cost each year based upon inflation and personnel requirements. In addition, we applied the planned purchases for future projects of our major Funds including Capital, Affordable Housing, Utility, Garage, and Golf.

The 5-year forecast process resulted in anticipated cashflow requirements from the Town to fulfill the 2024 budget along with forecasted expenses for 2025 through 2028. As a result, the Town will need to prioritize major projects in the future to maintain a favorable cash position.

Based on a cashflow analysis, staff anticipates utilizing \$16.9M in cash in 2024. In addition, with current planned CIP and Housing projects, there is an additional risk of up to \$23M between 2025 and 2028.

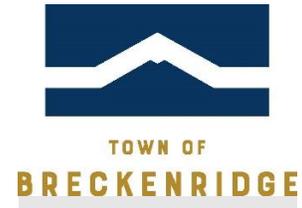
Staff introduced Key Performance Indicators (KPIs) to measure the health of the Town as recommended by the Colorado Government Finance Officers Association.

CHANGES

At our annual budget retreat held on October 10th, Council was presented with an overview for the 2024 budget along with a 5-year forecast review. The highlights below represent changes made as discussed during the retreat:

1. **Parking and Transportation Fund:** Parking Fees updated to have different rate structures Monday to Thursday and Friday to Sunday: North Main, Central Main and Wellington will match Central Main fees. FLOT will offer 4 hours at an hourly rate then a daily flat rate. Zero net impact for the ending 2024 Fund Balance.
2. **Excise Tax:** Capital restriction updated per the Capital Improvement Plan adjustment of \$5M Food & Beverage Delivery Center from 2028 to 2026. This results in an Increase in the CIP restrictions from \$44.1M to \$48.4M. Zero net impact to the ending 2024 Fund Balance.
3. **Golf:** Staff are reviewing the 2024 golf fees and will return to Town Council with a recommendation for adoption after the 1st of the year.
4. **Marketing:** Breckenridge Tourism Office Business Plan included.
5. **Capital:** Reduced 2024 Capital Improvement Plan expenses by \$950K from \$31.9M to \$30.9M: Added an additional \$150K for Food & Beverage Delivery Center, additional \$250K for Blue River Flow Analysis, removal of \$350K for Underground/Overhead Utility, removal of \$1M River Lining. Favorable net impact to ending 2024 Fund Balance: \$950K.
6. **Utility:** Water Rate Fees updated to reflect bi-monthly paper statement fee from \$7.50 to \$10 and WSMF/SFE bi-monthly statement fee from \$12.60 to \$6.30.
7. **All Fund:** \$950K expense reduction due to reduced Capital Improvement Plan.
8. **Cashflow:** \$950K improvement due to reduced Capital Improvement Plan.
9. **Summary by Fund:** \$3.35M reduction to ending fund balance summary from \$74.9M to \$71.5M due to increased restriction to Excise Tax Fund (\$4.3M less \$950K Capital Improvement Plan).
10. **5 Year Roll-forward:** 2028 Forecast after Restrictions updated from \$60.4M to \$62.7M. The variance of \$2.3M all relates to changes in the Capital Improvement Plan.
11. **5 Year Excise Tax/Childcare:** Removed \$1.2M transfer from Excise to Childcare in 2025 and 2026.

Please find the budget document [HERE](#)



Memo

To: Breckenridge Town Council Members
From: Aubrey Ciol, Grants Administrator
Date: 10/12/2023 (For October 24th—TC Work Session)
Subject: Colorado Department of Parks and Wildlife—Land and Water Conservation Fund Grant

The Town of Breckenridge Grants Administrator intends to submit an application with the Colorado Department of Parks and Wildlife—Land and Water Conservation Fund (LWCF) Grant Program requesting funds to renovate the hardscape area between the North and South ballfields at Kingdom Park.

As part of the application process, the attached resolution will authorize the submittal of the LWCF application to the Colorado Department of Parks and Wildlife requesting a grant in the amount of \$1,250,000. Approval of this resolution will also demonstrate the Town’s capability to provide the 50% matching funds, in the amount of \$1,250,000.

Staff will be available at the October 24th work session to answer questions.

1 RESOLUTION NO. ____
2

3 Series 2023
4

5 **A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT**
6 **A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE**
7 **DEPARTMENT LAND AND WATER CONSERVATION FUND GRANT.**
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10 WHEREAS, the Colorado Parks and Wildlife Land and Water Conservation Fund
11 (LWCF) program provides grants to local governments to promote the acquisition, development,
12 and protection of natural areas and outdoor recreation facilities;

13 WHEREAS, qualifying communities such as the Town of Breckenridge, are eligible to
14 apply for funds to support improvements to existing outdoor recreation sites and facilities;

15 WHEREAS, the Town will use these LWCF grant funds to cover a portion of the costs
16 associated with the renovation of the Kingdom Park Hardscape area, between the North and
17 South ballfields, to meet ADA requirements;

18 WHEREAS, specifically, the LWCF grant funds will be used to update the existing
19 hardscape to meet the needs of the community, including but not limited to concrete
20 replacement, updates to the existing restrooms, and creating ADA-compliant ramps for users.

21 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
22 BRECKENRIDGE, COLORADO:
23

24 **Section 1.** The Town Council of the Town of Breckenridge does hereby approve the
25 submission of an application to the Colorado Department of Parks and Wildlife LWCF Grant
26 program requesting a grant in the amount of \$1,250,000.

27 **Section 2.** On October 24, 2023, Town Council of the Town of Breckenridge, with
28 the adoption of their 2024 budget, encumbered \$1,250,000 meeting the requirement of the grant
29 to provide a "Local Match" for a minimum of 50% of the total project cost.

30 **Section 3.** The Town Council of the Town of Breckenridge does hereby approve that
31 this land will be used for public recreation in perpetuity.

32 **Section 4.** The Town Council of the Town of Breckenridge does hereby approve that
33 the site and any facilities will be maintained for their reasonable life expectancy.

34 **Section 5.** This resolution is effective upon adoption.

35 **Section 6.** Minor changes to or amendments of the approved agreement may be
36 made by the Town Manager if the Town Attorney certifies in writing that the proposed changes

1 or amendments do not substantially affect the consideration to be received or paid by the Town
2 pursuant to the approved agreement, or the essential elements of the approved agreement.

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4 RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2023.

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6 TOWN OF BRECKENRIDGE
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10 By: _____
11 Eric S. Mamula, Mayor
12

13 ATTEST:
14

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16
17 _____
18 Helen Cospolich, CMC,
19 Town Clerk
20

21 APPROVED IN FORM
22

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25 _____
26 Town Attorney Date
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30
31



Memo

To: Town Council Members

From: Alex Stach, Open Space and Trails Coordinator

Date: 10/18/2023 (For October 24th—TC Work Session)

Subject: Colorado Parks & Wildlife – State Trails Grant

The Town of Breckenridge’s Open Space & Trails Program intends to submit an application with the Colorado Department of Parks and Wildlife (CPW) — State Trails Grant Program requesting funding to help improve infrastructure and accessibility across the Town of Breckenridge’s various “frontcountry” trailheads and trails in high use areas within town limits. These include a number of trailhead kiosk improvements with inclusive signage, improved accessibility for the mobility-impaired on popular trails, and increased safety by replacement of outdated infrastructure. This project is part of a greater vision to improve overall public access with universal signage and dual languages, retrofit popular trails to provide safe, inclusive, and equitable access for trail users of all abilities, and create high quality user experiences at busy trails and trailheads within the Town of Breckenridge.

As part of the application process, the attached resolution will authorize the submittal of the CPW Non-Motorized State Trails Grant application to the Colorado Department of Parks and Wildlife requesting a grant in the amount of \$198,000. Approval of this ordinance will also demonstrate the Town’s capability to provide the 25% matching funds, in the amount of \$51,800, from the Open Space & Trails Program’s approved budget.

Staff will be available at the October 24th work session to answer questions.

1
2 RESOLUTION NO. ____
3

4 Series 2023
5

6 **A RESOLUTION AUTHORIZING THE GRANTS ADMINISTRATOR TO SUBMIT**
7 **A GRANT REQUEST TO THE COLORADO PARKS AND WILDLIFE**
8 **DEPARTMENT STATE TRAILS GRANT PROGRAM.**
9

10
11 WHEREAS, the Colorado Parks and Wildlife State Trails grant program provides grants
12 to local governments to continue to improve outdoor recreation opportunities, specifically trail
13 construction, maintenance, and planning, while also protecting wildlife, habitat, and cultural
14 resources;

15 WHEREAS, qualifying communities such as the Town of Breckenridge, are eligible to
16 apply for funds to support and improve existing outdoor recreation sites and facilities;

17 WHEREAS, the Town will use these State Trails grant funds to cover a portion of the
18 costs associated with retrofitting the Trollstigen Trail, renovate kiosks, and construct a
19 wheelchair-friendly trail in Cucumber Gulch;

20 WHEREAS, specifically, the State Trails grant funds will be used to improve mobility
21 access at existing trails, promote inclusivity for non-English speakers, and overall increase
22 equity for residents and visitors;

23 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
24 BRECKENRIDGE, COLORADO:
25

26 **Section 1.** The Town Council of the Town of Breckenridge does hereby approve the
27 submission of an application to the Colorado Department of Parks and Wildlife State Trails
28 Grant program requesting a grant in the amount of \$198,000.

29 **Section 2.** On October 24th, 2023, Town Council of the Town of Breckenridge, with
30 the adoption of their 2024 budget, encumbered \$51,800 meeting the requirement of the grant to
31 provide a "Local Match" for a minimum of 25% of the total project cost.

32 **Section 3.** The Town Council of the Town of Breckenridge does hereby support the
33 completion and long-term maintenance of the project;

34 **Section 4.** The Town Council of the Town of Breckenridge does hereby certify that
35 these properties will be under the control of the Town of Breckenridge for at least 25 years.

36 **Section 5.** This resolution is effective upon adoption.

37 **Section 6.** Minor changes to or amendments of the approved agreement may be made
38 by the Town Manager if the Town Attorney certifies in writing that the proposed changes or

1 amendments do not substantially affect the consideration to be received or paid by the Town
2 pursuant to the approved agreement, or the essential elements of the approved agreement.

3
4 RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2023.

5
6 TOWN OF BRECKENRIDGE

7
8
9
10 By: _____
11 Eric S. Mamula, Mayor

12
13 ATTEST:

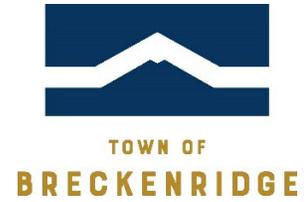
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17 _____
18 Helen Cospolich, CMC,
19 Town Clerk

20
21 APPROVED IN FORM

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23
24
25 _____
26 Town Attorney Date

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Memo



To: Mayor and Council
From: Shannon Haynes, Deputy Town Manager
Date: October 24, 2023
Subject: Town Manager Agreement

Per the Town of Breckenridge Charter, Article VII, Town Council shall appoint a Town Manager to serve as the chief executive and administrative officer of the Town. After successfully serving as the Deputy/Assistant Town Manager for seven years, and effectively proceeding through the Town Manager recruitment and hiring process, the Town Council is being asked to approve the proposed Resolution for appointment to Town Manager, and approve the associated terms and conditions in the attached Employment Agreement. If approved, the agreement will be effective on December 19, 2023.

I will be available to answer any questions.

1 RESOLUTION NO. ____

2
3 SERIES 2023

4
5
6 **A RESOLUTION APPOINTING THE TOWN MANAGER AND APPROVING THE**
7 **EMPLOYMENT AGREEMENT.**
8

9
10 WHEREAS, the appointment of the Town Manager of the Town of Breckenridge ("Town
11 Manager") is established per Section 7.1 of the Charter; and
12

13 WHEREAS, the Town Council of the Town of Breckenridge ("Town Council") desires to
14 appoint Shannon Haynes as the Town Manager pursuant to Section 7.1 of the Charter; and
15

16 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF
17 BRECKENRIDGE, COLORADO:
18

19 **Section 1.** The Town Council hereby approves a Resolution appointing the Town
20 Manager upon the terms and conditions set forth in the Employment Agreement, attached
21 hereto as Exhibit A.
22

23
24 RESOLUTION ADOPTED AND APPROVED this 24th day of October 2023.
25

26
27 ATTEST:

TOWN OF BRECKENRIDGE

28
29
30 _____
31 Helen J. Cospolich, CMC, Town Clerk

Eric S. Mamula, Mayor

32
33
34 APPROVED IN FORM
35

36
37 _____
38 Town Attorney

Date

EMPLOYMENT AGREEMENT

This Employment Agreement (“Agreement”) is made and entered into at Breckenridge, Colorado this 24th day of October, 2023, by and between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“Town”) and SHANNON B. HAYNES (“Haynes”).

Recitals

WHEREAS, the Town is a home rule municipal corporation organized and existing pursuant to Article 20, Section 6 of the Colorado Constitution; and

WHEREAS, the electors of the Town have adopted the Town of Breckenridge Home Rule Charter (“Charter”); and

WHEREAS, Section 2.4 of the Charter provides that the Town government is to be a “Council-Manager” form of government; and

WHEREAS, the office of the Town Manager of the Town of Breckenridge (“Town Manager”) was created by Section 7.1 of the Charter; and

WHEREAS, the Town Council of the Town of Breckenridge (“Town Council”), acting for and on behalf of the Town, desires to employ Haynes as the Town Manager pursuant to Sections 2.4 and 7.1 of the Charter; and

WHEREAS, the Town Council desires to provide certain benefits, establish certain conditions of employment and to set the working conditions for Haynes; and

WHEREAS, it is the further desire of the Town Council to: (i) provide certain inducements for Haynes to remain as the Town Manager; (ii) make possible full work productivity by assuring Haynes morale and peace of mind with respect to future job security; and (iii) provide a fair, equitable and agreed means for terminating Haynes services as described in this Agreement; and

WHEREAS, Haynes desires to accept employment as the Town Manager, all in accordance with, and subject to, the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Appointment of The Town Manager; Duties. The Town hereby employs Haynes as the Town Manager of the Town to perform the functions and duties specified in the Charter and ordinances of the Town, and to perform such other legally permissible and proper duties and functions as the Town Council shall from time to time direct. Haynes hereby accepts such employment in accordance with, and subject to, the terms and conditions of this Agreement.

Haynes shall devote her full time and attention to the performance of her duties under this Agreement.

2. Effective Date. Haynes shall assume the position of the Town Manager of the Town and commence her duties hereunder on December 19, 2023 (“Effective Date”).

3. Term; Termination.

A. This agreement will begin on the Effective Date and shall be in effect for a term of four (4) years unless terminated by either party as set forth in this Paragraph 3.

B. Haynes may resign her employment as the Town Manager, and hereby terminate this Agreement, at any time; provided, that Haynes shall give the Town Council not less than one hundred eighty (180) days’ prior written notice of her resignation.

C. The Town may terminate this Agreement, without being liable for breach of this Agreement, for any of the following reasons.

1. If Haynes fails to maintain permanent, full-time residence in the Upper Blue River Basin as required by Paragraph 8 of this Agreement.

2. If Haynes is convicted of any felony offense; an offense involving fraud or dishonesty; or any offense related to governmental operations under Article 8 of Title 18 of the Colorado Criminal Code; or if Haynes evidences undesirable character traits as determined by the Town Council.

3. If Haynes commits an act of gross negligence or malfeasance in office as determined by the Town Council.

4. Upon proof of fraud, misstatement of a material fact, or omission to state a material fact in connection with the information provided by Haynes to the Town Council as part of the Town Manager hiring process. All of such information, whether provided in writing, verbally or otherwise, is hereby deemed to be material to the Town Council’s decision and determination to employ Haynes as the Town Manager.

5. Subject to any limitation imposed by applicable law, if Haynes is disabled and unable to perform the duties of the Town Manager for more than ninety (90) consecutive calendar days.

D. The Town may also terminate this Agreement without cause and without being liable for breach of this Agreement upon the vote of the majority of the entire the Town Council in accordance with the provisions of Section 7.1 of the Charter.

4. Severance Compensation and Benefits.

A. If Haynes resigns as provided in Paragraph 3, then the Town shall pay Haynes her salary and benefits earned to the effective date of her resignation, but the Town shall not be obligated to pay Haynes any severance compensation or provide any of this severance benefits.

B. If this Agreement is terminated by the Town for one of the reasons described in Subparagraphs D1 – 5, then the Town shall pay Haynes her salary and benefits earned to the effective date of her termination, but the Town shall not be obligated to pay Haynes any severance compensation or provide any other severance benefits.

C. If this Agreement is terminated by the Town without cause as described in Paragraph 3, then the Town shall pay Haynes severance compensation and additional severance benefits as follows:

1. Except as provided in Subparagraph 4C3, below, if Haynes' employment is terminated by the Town without cause prior to the end of the Term, then the Town shall pay Haynes a lump sum cash payment equal in amount to the total annual salary which Haynes would have received during the entirety of the Term, less any annual salary previously paid by the Town to Haynes pursuant to this Agreement, but in no event shall the severance pay due to Haynes under this Subparagraph be less than six (6) months' salary. The calculation of severance pay due to Haynes under this Subparagraph C1 shall be based upon her then-current salary at the time of termination; and such calculation shall be final for all purposes. In addition to the cash payment, the Town shall provide the same coverage or employee elected coverage for health and life insurance at the employee premium rate for the remainder of the term of the contract; and additional coverage for health and life insurance at the employee premium rate up to and including the time in which Haynes is eligible for the Town's retiree medical plan.

2. Notwithstanding the provisions of Subparagraph C1 if Haynes' employment is terminated without cause by the Town Council during the six months (6) immediately following the seating and swearing in of a Mayor following the Town's regular municipal election, then in lieu of the provisions of Subparagraph C1 the Town shall pay Haynes a lump sum cash payment equal to the greater of: (i) twelve (12) months' then-current salary or (ii) the total amount of annual salary which Haynes would have received during the entirety of the term of this Agreement, less any annual salary previously paid by the Town to Haynes pursuant to this Agreement. In addition to the cash payment, the Town shall provide the same coverage or employee elected coverage for health and life insurance at the employee premium rate for the remainder of the term of the contract; and additional coverage for health and life insurance at the employee premium rate up to and including the time in which Haynes is eligible for the Town's retiree medical plan.

D. Any monetary compensation due to Haynes pursuant to this Paragraph 4 shall be paid by The Town in full within twenty (20) days of the date of Haynes' termination.

5. Compensation; Retirement Plan.

A. For services rendered pursuant to this Agreement, The Town agrees to pay Haynes an initial annual salary of Two Hundred Forty-five Thousand (\$245,000), payable in the same manner and as such time as all other employees of the Town are paid.

B. Annually in conjunction with the budget process, the Town Council shall determine what salary adjustment will be made in Haynes' annual salary. The Town Council may, in its sole discretion, review Haynes' performance at any time and may, based upon that review, adjust Haynes' salary accordingly; provided, however, that during the term of this Agreement, Haynes' annual salary shall not be less than Two Hundred Forty-Five Thousand (\$245,000), unless otherwise agreed to in writing by the Parties. Any adjustment to Haynes' annual salary may be received, applied and invested by Haynes in whatever form on a cafeteria basis as determined in Haynes's sole discretion.

C. Haynes shall participate in the ICMA retirement plan and the Town's contribution thereto on Haynes' behalf shall be seventeen percent (17%) of Haynes's salary which is payable each month. Haynes shall be one hundred percent (100%) vested in her retirement plan upon her commencement of duties as The Town Manager.

D. The Town shall pay its portion of the FICA contribution for Haynes's compensation as provided by law.

6. Hours of Work. Haynes is employed to perform the job of the Town Manager regardless of the number of hours of work each workweek which are require to accomplish the job. It is agreed that Haynes is exempt from the provisions of the Fair Labor Standards Act, and any comparable state wage law, and as such she shall not receive any overtime compensation for hours worked in excess of forty (40) hours in a workweek.

7. Automobile Allowance. In recognition of the requirement by the Town that Haynes shall be available to perform services for the Town twenty-four (24) hours a day, the Town shall provide Haynes as additional compensation an automobile allowance of One Thousand Dollars (\$1,000.00) per month. Haynes shall be responsible for all costs of operation, fuel, maintenance, insurance, and licensing of her vehicle.

8. Residence. It is a condition of Haynes's employment that she reside within the Upper Blue River Basin (the area bounded by Farmers Korner on the north and Hoosier Pass on the south) during her employment as the Town Manager. Haynes' failure to continuously maintain such permanent, full-time residency within the Upper Blue River Basin, shall be cause for

termination of this Agreement, and in the event of such termination Haynes shall not be entitled to severance pay.

9. Defense and Indemnification. The Town shall defend and indemnify Haynes from and against all claims, demands and suits arising within the scope of her duties and subject to the limitations of, the Colorado Governmental Immunity Act, Part 1 of Article 10 of Title 24, C.R.S., as from time to time amended.

10. Dues and Subscriptions. As limited by the budget and in the sole discretion of the Town Council, the Town agrees to pay Haynes' appropriate professional dues and subscriptions which are necessary for her continuation and full participation in national, regional, state and local associations and organizations which are necessary and desirable for her continued professional participation, growth and advancement and which are in the best interests of the Town.

11. Professional Development.

A. As limited by the budget and in the sole discretion of the Town Council, the Town agrees to pay registration, reasonable travel and subsistence expenses for Haynes for professional and official travel, meetings and occasions adequate to continue Haynes' professional development and to attend necessary official and other functions for the Town, including, without limitation, the annual conference of the International City Management Association, the Colorado Municipal League, and other national, regional, state and local government groups and committees of which Haynes or the Town is member.

B. Subject to The Town Council approval, the Town shall further pay for Haynes' reasonable tuition, travel and subsistence for short courses, institutes and seminars that are necessary for Haynes' professional development and which are in the best interests of the Town.

12. General Expenses. The Town recognizes that certain reasonable and necessary expenses of a non-personal and generally job-related nature will be incurred by Haynes in connection with the performance of her duties under this Agreement. The Town agrees to reimburse or to pay such general expenses.

13. Vacation; Other Benefits.

A. Except as otherwise expressly provided in this Agreement to the contrary, Haynes shall be entitled to receive all benefits provided by the Town to its full-time employees from time to time throughout the term of this Agreement.

B. Haynes shall accrue vacation leave in accordance with the Town's Employee Guidelines. Vacation leave shall be taken during the course of each year, subject to The Town Council approval. Haynes understands that it is the policy of the Town to encourage the use of

vacation leave during the year in which it is accrued. The maximum amount of accrued but unused vacation leave which may be carried over from one year to another shall be the same for Haynes as for other full-time Town employees, as established from time to time throughout the term of this Agreement in the Town's Employee Guidelines. Any amount of vacation leave to be carried over in excess of the amount Haynes is entitled to carryover as a matter of right by the Employee Guidelines must be authorized in writing by the Mayor or the Town Council. The question of whether Haynes shall be paid for her accrued but unused vacation leave in the event of her resignation or the other termination of this Agreement shall be determined by the Town's Employee Guidelines in effect at the time of such resignation or termination. In making any calculation required with respect to payment for accrued but unused vacation leave, Haynes' rate of pay shall be determined using her then-current rate of pay.

C. Haynes shall be entitled to sick leave, personal leave and cafeteria benefit in accordance with the terms of the Town's Employee Guidelines.

14. Performance Evaluation. The Town Council shall provide Haynes with a formal evaluation of her performance annually at a time approximate to the anniversary date of her assumption of the duties of the Town Manager, or as otherwise needed or as requested by Haynes.

15. Other Terms and Conditions of Employment. The Town Council shall fix any such other terms and conditions of Haynes' employment as it may determine from time to time, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the Charter, the ordinances of the Town, or other applicable law.

16. Applicable Law. This Agreement is subject to the provisions of the Charter, the ordinances of the Town and other applicable law. In the event of a conflict between the provisions of this Agreement and applicable law, the applicable law shall govern; provided, however, that all provisions of this Agreement which are not in conflict with applicable law shall remain in full force and effect.

17. Assignment. This Agreement is for personal services predicated upon Haynes' special abilities or knowledge. Haynes shall not assign this Agreement in whole or in part.

18. Annual Appropriation. Notwithstanding anything herein contained to the contrary, the Town's obligations under this Agreement are expressly subject to an annual appropriation being made by the Town Council in an amount sufficient to allow the Town to perform its obligations hereunder. In the event sufficient funds shall not be appropriated for the payment of sums due to or to become due to Haynes hereunder, this Agreement may be terminated by either party without penalty; provided, however, that in the event of such termination Haynes shall be paid severance pay as provided in Paragraph 4 of this Agreement. The Town's obligations under this Agreement shall not constitute a general obligation indebtedness or multiple year direct or

indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado.

19. Waiver. The failure of either party to exercise any of their rights under this Agreement shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by the party waiving such rights.

20. Applicable Law. This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado.

21. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement.

22. Severability. In case one or more of the provisions contained in this Agreement, or any application hereof, shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained in this Agreement and the application hereof shall not in any way be affected or impaired thereby.

23. No Adverse Inference. This Agreement shall not be interpreted or construed against either party on the basis that such party drafted this Agreement. Both parties stipulate and agree that they had the opportunity to participate fully in the drafting of this Agreement.

24. Paragraph Headings. Paragraph headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Agreement.

25. Binding Effect. The provisions of this Agreement with regard to compensation and severance pay shall be binding upon and shall inure to the benefit of Haynes' heirs at law and personal representatives.

IN WITNESS WHEREOF, the parties have executed this Agreement the date first written above.

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

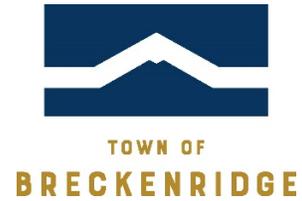
By: _____
Eric Mamula, Mayor

ATTEST:

Helen Cospolich, Town Clerk

Shannon B. Haynes

Shannon Haynes TM Employment Agreement 092623



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: October 18, 2023
Subject: Planning Commission Decisions of the October 17, 2023 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, October 17, 2023:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Stafford Residence, 201 Morning Star Drive, PL-2023-0485

A proposal to demolish an existing single family home and construct a new 8,079 sq. ft. single family home with 6 bedrooms and 5.5 bathrooms. *Approved.*

2. Wagner Residence, 204 Wellington Rd., PL-2023-0487

A proposal to demolish an existing single family residence and construct a new single family residence with 8,170 sq. ft. of density, 5 bedrooms, 6.5 bathrooms, and a 3+ vehicle garage. *Called up and approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.



Stafford Residence,
201 Morning Star
Drive

Wagner Residence,
204 Wellington Rd.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 pm by Chair Frechter.

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the October 3, 2023 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 17, 2023 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

CONSENT CALENDAR:

1. Stafford Residence (SVC), 201 Morning Star Drive; PL-2023-0485

Commissioner Questions / Comments:

Mr. Frechter: Will there be emergency access to the lower-level subterranean lifts?

Ms. Susanne Allen-Sabo, Principal Architect, Allen-Guerra Architecture: Yes, there will be a door through the storage room.

Mr. Frechter: Does the master suite have the potential to be a lock off unit?

Ms. Crump: The definition for an ADU, or lock off, says it must have direct access to parking. Staff does not find the master suite to meet the definition as the circulation to access parking is through the main part of the residence. Additionally, the master suite does not contain a wet bar so staff does not find it to be a lock off.

Mr. Frechter: Are those windows on the first level in between the stairs and the garage?

Ms. Crump: That is correct, those are windows, not doors. There is a door from the garage to the exterior patio.

The Stafford Residence, a new single-family home proposed at 201 Morning Star Drive, PL-2023-0485, was approved as presented without call up.

2. Wagner Residence (CC), 204 Wellington Rd., PL-2023-0487

Mr. Leas made a motion to call up the Wagner Residence, seconded by Mr. Giller. The motion passed 5 to 0 and the project was called up.

Mr. Cross presented a short overview of the project to address the Commission's concerns.

Commissioner Questions / Comments:

Mr. Frechter: There was a project in the Highlands that was similar to this in wanting to have the garage on the main level creating a bigger impact, which I believe more negative points were incurred than this. They made a choice to have the garage in the back versus having the garage on the lower level and entering immediately from the front which would have less impact. (Mr. Cross: I believe you are referring to 32 Round Rd.

Comparing 32 Rounds to this proposal, they have similar length, but 32 Rounds has about 700 sq ft more of paved area. They received negative four (-4) points specifically for disturbance from the driveway, not due to retaining walls.) (Mr. Truckey: And the 32 Rounds project was all new paving. There was no offset from existing paving.) Compared to the existing, it seems that meeting the Engineering Code and implementing retaining walls makes the property more visual. This will have a huge visual impact coming up from Wellington Rd. The Upper Blue Commission declined the Lizzie Lode project in the past due to the visual impact.

Mr. Leas: Do we have a drawing showing the number of trees that will be taken down for the project? (Mr. Cross: Yes. For 32 Rounds Rd, there were 50 trees removed, but this number may be inaccurate due to the Defensible Space project in the Highlands during 2022. Wagner Residence is only proposing the removal of 26 trees.)

Mr. Leas: I'm counting around a dozen trees that are in the path of the driveway so that will impact the visual prominence of the property. (Mr. Cross: That is correct.)

Mr. Giller: I see 200,000 BTU/hr of exterior gas appliances/fireplaces/grills, a spa tub that is right up against the limit for no impact at 64 sq. ft., and no inclusion of photovoltaic panels with the presumption that they will achieve the HERS rating to gain positive two (+2) points. Looking at all of this, there's really nothing energy efficient in the design and yet the applicant is only paying \$2,537 in fees to the program. That doesn't seem like an affective deterrent of energy conservation. (Mr. Cross: The snowmelt at the apron of the driveway would be exempted for safety, so the fees the applicant is paying would be to offset the BTUs. The REMP program allows for up to 200,000 BTU/hr and the user must offset only 10 percent of that usage. Any BTUs beyond 200,000 must be offset at 10 percent. Additionally, changes have been made under Policy 33; snowmelt will now begin receiving negative points after 1,000 sq. ft. of heated area and residential properties are capped at a total of three (3) gas-connected fireplaces. The Town still allows one (1) wood burning, phase 2 EPA rated fireplace. The Wagner residence will have three gas connected fireplaces, one wood fireplace, and a BBQ grill.

Mr. Giller: Outdoor electric heaters are currently exempt? (Mr. Truckey: That is correct.)

Mr. Giller: Is there a plan to regulate electric heaters? (Mr. Truckey: Yes, we started with gas, but the program could expand in the future.)

Mr. Giller: Although this is a great start to energy conservation, I think we're still generous with the 200,000 BTU and the \$2,537.00 fee-in-lieu is very modest. (Mr. Cross: We are seeing a change in behavior from this program. We haven't gotten too far into the program yet but some of the discussions that we have had with applicants around REMP have guided their proposals.)

Applicant, Mr. Mark Provino, Principal Architect, Provino Architecture:

Thank you for your time reviewing the project. I appreciate all of staff's efforts. We have sited the house to conceal the garage, I think that's a good design to not have the garage doors facing the street. There are some impacts from that design like a longer driveway, but as mentioned before just to get to where the driveway is currently, we must implement the tiered walls. We are trying to beautify that with the landscaping in between the natural boulders. Not shown in my rendering, there is a large grove of aspen trees existing between the house and the right-of-way that will not be disturbed. This will help conceal much of the disturbance from Wellington Road. If we did not have to comply with a fairly tight Engineering requirement, we could get up to the level of the residence quicker, but that is not the case. Although 26 trees will be removed, I'm not sure where I would put the driveway to comply with Engineering Standards if I did not design the site in this way. We are trying to be as soft on the site and make it as beautiful as we can. In regards to energy conservation and Policy 33, we are consulting with

Deeper Green and Active Energies to create a thermal envelope and whole package that is 20% better than code minimum.

- Mr. Leas: You have about 40 ft of grade on this property and my concern is around sediment control. The plans indicate waddles which are grossly insufficient for sediment control. I would like you to revise that so the contractor will put Super Sediment fence along the area that needs erosion control. You're going to have a lot of dirt coming out of there and the potential for a lot of dirt going down into Wellington Road and further into the Blue River.
- Mr. Provino: I'll address that. In comparing this project to 32 Rounds, I think it is closer to 1,200 sq. ft. of additional paving at 32 Rounds than what we are proposing for the Wagner Residence based on the staff reports. At the pre-application meeting, 32 Rounds was pointed towards as precedent for driveways points and we were prepared for negative four (-4) points. We do feel that assigning additional negative points for the driveway would be unfair based on this discussion and the precedent on the screen.
- Mr. Frechter: The reason you don't have the driveway going straight into Wellington Rd is because you want to preserve the existing curb cut? (Mr. Cross: Currently, the property to the north and this property share a curb cut and driveway entry. Per Engineering request, they are separating the two and will have two individual accesses.)
- Mr. Provino: It's not feasible to bring the curb cut south and the driveway straight down to Wellington Road there, it is much steeper.
- Mr. Provino: Looking at the street view just south of the driveway access, here you can see the Aspen grove that will be in front of the retaining walls providing screening for the property.
- Mr. Guerra: Parking during construction is going to be a nightmare, have you thought about how to address that issue?
- Mr. Provino: We will have to strategize for that, I don't currently have a construction management plan, but yes, the builder will need to address parking during construction.

Mr. Fretcher opened the hearing for public comment. There were no comments and the public comment period was closed.

- Ms. Propper: No comments.
- Mr. Giller: No comments other than previous comments on the project. The energy conservation fee is a great start and its focus on gas service. This project has done a good job of maximizing the size of everything while still coming in below the REMP caps. I encourage the Town to continue this and add electric exterior space heaters to it. I feel the \$2,537 fee is not a significant carrot or deterrent for a home of this price point.
- Mr. Leas: No comments.
- Mr. Guerra: No comments.
- Mr. Frechter: A comment for staff. Under Policy 7R Section D. actually specifies minimum points shall be minus four to plus four (-4/+4), not minus two to plus two (-2/+2). We must be careful of setting precedent here. (Mr. Kulick: It's a 2x multiplier, and minus four to plus four (-4/+4). So you can go anywhere from negative two (-2) or positive two (+2) and up to negative eight (-8) to positive eight (+8).) (Mr. Truckey: You could do 2, 4, 6, or 8. We used to only have minus four (-4) and minus eight (-8) and we put in the two increments to add more variation for projects that don't need the full minus eight (-8) or a bit more than the minus four (-4). Mr. Provino was actually part of the team which helped with comprehensive code amendments.)

- Mr. Provino: The existing garage is roughly at 9640' USGS. Looking at the proposed contours of the driveway, I hit 9640' USGS where those walls end, so to get up the slope the walls are required. It's a necessary evil to hit the letter of the [Engineering] code.
- Mr. Leas: Is that your point that where the retaining wall ends you won't be able to see it from the street, it'll only be visible from the house or by the neighbor?
- Mr. Provino: Yes.

Mr. Giller made a motion to amend the condition of approval #13 to include a second sentence saying, "As per discussion at Planning Commission hearing, the applicant must utilize super sediment control fencing for erosion control.", seconded by Ms. Propper. The motion passed 5 to 0.

Mr. Giller made a motion to approve the Wagner Residence with a passing score of positive one (+1) point, including the amended condition of approval #13 regarding sediment control, seconded by Mr. Leas. The motion passed 5 to 0.

WORK SESSIONS:

1. Voluntary Defensible Space and Landscape Policy

Mr. Cross presented a work session to discuss the Defensible Space guidelines set forth by Policy 22A: Landscaping, and Policy 48A: Voluntary Defensible Space, along with proposed amendments. The Commission was asked for questions, comments, or concerns on the proposed amendments.

Commissioner Questions / Comments:

- Mr. Guerra: No questions.
- Mr. Leas: I think this pretty much reflects what we already discussed, so no questions.
- Mr. Giller: No questions. Big body of work that has had a lot of positive progress so I'm happy to see it.
- Mr. Frechter: My only thought is around enforcement. Since having this discussion, I have noticed anyone who has firewood has it piled up against the house. You don't want to shovel a path to your firewood. How aggressively will the fire department or the Town be enforcing this? (Mr. Cross: If there were an incident, the location of firewood won't make or break firefighters protecting your home. They're more concerned with the implementation of Firewise standards, like the removal of dead and diseased trees, and creating crown spacing to help protect your home. I would hope they are going to try to do as much as possible to protect your home no matter what, but I believe the standards specify firewood be stored away from the house.)
- Mr. Leas: People do not realize how dangerous that is. I know of an incident where an 8,000 sq. ft. home burned down for the second time due to inadequate storage of firewood. (Mr. Kulick: I would like to clarify that with voluntary defensible space, it is really an educational opportunity, and we are encouraging home owners to take advantage of that Policy. When Red, White, and Blue performs an assessment and makes recommendations, those are all things that would be encouraged under this Policy 48A. Where we have a new development, like the hearing we had tonight, if we saw firewood next to the home on the final inspection that would be in violation of Policy 22 and must be corrected before the issuance of the CO. In terms of aligning Red White & Blue with the Town between fire mitigation and beautification it's more of an educational opportunity.)

All Commissioners present nodded in agreement and support of the proposed amendments to the defensible space policies.

OTHER MATTERS

1. Town Council Summary
2. Class D Majors Q3 2023 (Memo Only)
3. Class C Subdivisions Q3 2023 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:54 pm.

Allen Frechter, Chair

Town Council Staff Report

Subject: 114 South Main Street Redevelopment
(Class A Development, De Novo Hearing; PL-2023-0077)

Date: October 13, 2023 (for the October 24, 2023 meeting)

Project Manager: Sarah Crump, AICP; Planner III

Applicant: Allen-Guerra Architecture – Yves Mariethoz

Owner: Main Street Development Partners, LLC – Stuart Ratzon

Proposal: The applicant proposes to demolish the existing non-historic commercial structure and construct a new two-story building of 5,890 sq. ft., containing commercial retail and restaurant uses.

Address: 114 S. Main Street

Legal Description: Lot 14, Bartlett and Shock Subdivision

Land Use District: 19, Commercial; 1:1 FAR

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 (commercial retail/restaurant/bar)
South: Mountain Tees [historic Finding Hardware Store] (commercial retail)
East: Ridge Street Alley ROW
West: Main Street ROW

Density: Allowed (1:1 FAR, Commercial): 6,055 sq. ft.
Proposed density: 5,890 sq. ft.

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

Parking: Required: 10.29 spaces
Proposed (on-site): 8.00 spaces
To be purchased in Parking Service Area: 2.29 spaces

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

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 approved and developed in the rear of the property. Most recently in 2020, a small vendor cart was permitted on the property.

The application for this proposal was received March 23, 2023 and therefore must be evaluated against the code that was enacted at that time. Newly adopted code amendments such as Policy 33R Energy Conservation and the Renewable Energy Mitigation Program (REMP) do not apply to this application.

The Planning Commission held preliminary hearings for this project on May 16 and July 18, 2023. On September 5, 2023, the Planning Commission voted 7 to 0 to approve this project at a final hearing with a passing point analysis of one positive (+1) point. A week later, the Town Council voted 7 to 0 to call up the Planning Commission's approval for a De Novo Hearing scheduled for October 24, 2023. Prior to the De Novo Hearing date, the applicant made several changes to the stairwell, elevator, and rear entryway design to address items related to ADA compliance from the Planning Commission imposed Findings and Conditions. Changes to the proposal since the final hearing with the Planning Commission are listed below. Staff has met all public notice requirements and posted the property for the De Novo Hearing.

Changes since the September 5, 2023 Planning Commission Final Hearing

The following changes are proposed to the plans since the Planning Commission approval on September 5, 2023.

Building and Form:

The interior stairwell and elevator have been redesigned to accommodate a larger elevator with side entry door which meets Building Code requirements regarding the American National Standards for Accessible and Usable Buildings and Facilities. This change slightly altered the amount of floor area dedicated to the different uses of commercial retail, food and beverage, and exterior food and beverage.

Staff Comments

Land Use (Policies 2/A & 2/R): Land Use District 19 recommends primary commercial uses and secondary residential uses. The land use will remain unchanged from the existing commercial use that features retail and major retail food and beverage and exterior food and beverage outlets. The applicant intends to continue these uses in the proposed building which will serve as commercial retail and retail food and beverage space.

The proposed roof-top deck will feature an exterior food and beverage use. Roof-top food and beverage decks are not common in Breckenridge but have been permitted in the past, including Whiskey Star, 229 S. Main St., and the new RMU location at 112 S. Main St. Exterior food and beverage sales are exempted from the requirement for merchandise to be confined to fully enclosed buildings.

9-7-6: EXEMPTIONS:

The following outdoor displays of merchandise shall be exempt from the provisions of this chapter:

- A. *Dining: Outdoor dining (when in compliance with the town's development code).*

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 applicable historic guidelines 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 façade. Note these illustrations are not drawn to the same scale.

Illustration From 2019 Handbook

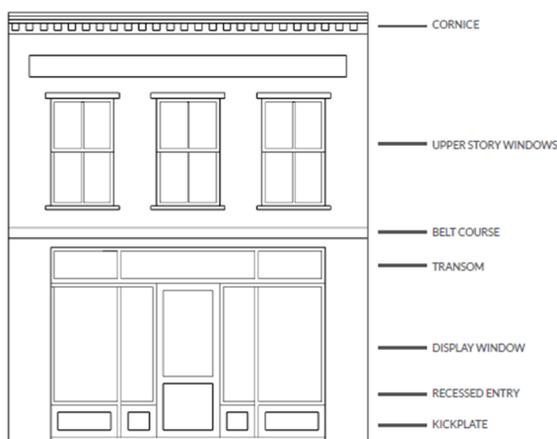


Fig 4.3.2 Typical storefront elements should be preserved.

Final Proposed Front Façade



The proposed design aligns with the typical storefront designs historically found in the Core Commercial Character Area. The storefront windows and transom detail glazing extend to 9' above grade. Natural stained and painted wood trim pieces surround the window and transom. Stone and metal kickplates extend from grade to approximately 2' high. The design features a recessed commercial entry and proposes a middle belt course made of wood trim with painted steel plate accent details. This design complies with Priority Design Standard 218 which requires maintaining the alignment of commercial storefront building elements. This reinforces the continuity of the commercial district as may be perceived from the pedestrian level. The second story is proposed to be grey painted 4" red cedar natural 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. The front cornice comes to a center point, reminiscent but not a replication of historic structures in the district. Staff has no concerns.

Roof top decks are not particularly common in the Conservation District, with only four noted commercial examples existing today and one currently under construction. Roof top decks are also not specifically addressed in the

Handbook of Design Standards and only a few Design Standards loosely relate to this type of proposal. The form and shape section of the #6 Core Commercial Character Area of the Handbook of Design Standards, and its associated Design Standards, listed below are the most relevant code section to review a roof-top deck proposal.

"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 cornice that are preferred features in the Main Street Commercial Character Area. This building proposes a sunken deck behind the gabled cornice. Understanding that minimizing the appearance of the deck from Main Street is preferred, the proposed deck area is inset 16' from the front of the building and 5'4" from the north and south to reduce the visibility of patrons. The deck is sunken approximately 4' providing a further reduction in visibility. To the east of the sunken deck, at the rear of the building the roof again extends to a gable line which mimics the front cornice in slope and height. The rear gable contains the interior stairwell and elevator shaft. Gables are a typical roof form within the historic district and this design complies with Priority Policies 211 and 212. There are previous examples of flat roofs with decks in the Commercial Core, including at 115 S Main Street (The Horseshoe), and 112 S Main Street (new RMU); additionally the standard says "preferred" and not "required".

Past Precedent

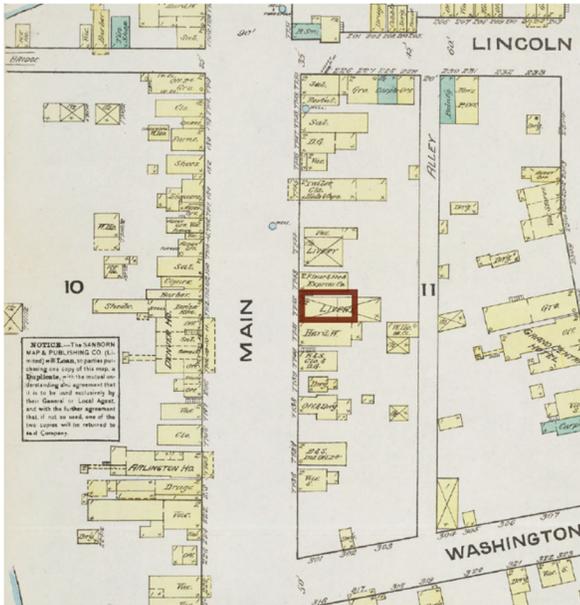
1. Rocky Mountain Underground Roof Top Deck and Bar, PL-2021-0132, 112 S. Main St. (This project is located in the Core Commercial Character Area and is directly to the north) The Commission found the design complied with Design Standards 211 and 212.
2. Hilliard House, PL-2017-0297, 110 S. Ridge St. (This project is located in the South End Residential Area) A roof top deck was approved above a portion of the connector. The deck was mostly screened from Ridge Street by the second story of the Hilliard House. The Commission did not believe the deck affected the historic context of the building.
3. Euro Restaurant, PL-2013-0104, 500 S. Main Street. (This project is located in the South Main Transition Area) The design was setback 5' from the front façade. The roof top seating is visible from Main Street and from the parking lot in the rear of the building. The Commission did not believe this would have a negative effect on the architecture of the building or the Conservation District.
4. Fatty's Restaurant, PC#2006194, 106 South Ridge Street: (This project is located in the South End Residential Area) The Commission was not concerned with the expansion of the rooftop deck which would bring it closer to the street.
5. Horseshoe II Deck Expansion (formerly "Modis"), No PC#, 115 S. Main St. (This project is located in the Core Commercial Character Area) The Commission was most concerned about the visibility of umbrellas and sound from outdoor speakers. Overall, the Commission found that with the deck setback 13' from the front parapet, visibility of the umbrellas was not a major issue.

The precedent covers a wide span of years, but all projects listed were reviewed against the Handbook of Design Standards for the Historic and Conservation Districts which was adopted in 1992. Priority Design Standards 211 and 212 are unchanged from the Handbook's original adoption. Based on the design of the proposal, which insets the deck space back from the front of the building and from adjacent neighbors and features a sunken design that conceals the deck space, Staff finds the proposed roof top deck design complies with the Handbook of Design Standards based on past precedent.

Priority Design Standard 88. Maintain the perceived width of nearby historic buildings in new construction.

The project lot is somewhat wider than neighboring commercial lots at 44' but was historically platted. The proposed building is 40' in width and 76' in length. Sanborn Maps of Main Street show the varying building widths of historic buildings in this area which ranged from more narrow to broader than this proposal. Notably the Denver Hotel, which once sat directly across Main Street from this location, was 25' greater in width than this proposed building with 65' of frontage to Main Street.

The proposed building is represented below by a red square on the Sanborn map to show its width in context to historic buildings on Main Street. The Denver Hotel was 65' wide. The proposed structure is 40' wide and the proposed width complies with Priority Design Standard 88.



Priority Design Standard 88 and its associated Figure 5.2.9 in the Handbook of Design Standards are general design guidelines that apply to both residential and commercial new construction. More specific to this project are the Commercial Core Character Area Standards which define appropriate building widths for commercial store front designs.

“Store Front Design

*Policy: The historically strong connection between store fronts and sidewalks should be preserved in both rehabilitation and new construction. Split levels and blank walls that diminish the sense of pedestrian scale should be avoided. The street floor should be predominantly glass. Upper floors should be perceived as being more opaque than the lower floors. **Store fronts were typically 25 feet wide, although fronts of greater and lesser dimensions did occur. Historic buildings survive in widths ranging from 16 to 40 feet.**” (Emphasis Added)*

With a proposed 40' of street frontage, this building falls within the historic range of surviving street frontage widths for historic commercial structures along Main Street. The Core Commercial Character Area also allows for zero-foot lot line setbacks and building to the sidewalk is required by Priority Design Standard 217. Staff has no concerns regarding the width of the proposed building.

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 natural wood lap siding painted gray (proposed color: Sherwin Williams “Ellie Gray”). Steel accents and painted red cedar wood trim (proposed color: Sherwin Williams “Alabaster”) transect the building into three vertically oriented sections. The cornice brackets and belt course details are made from welded steel plates with rivet accents. The material of the proposed storefront kickplate is basalt stone with steel strapping between and the foundation as seen from the rear is masonry brick. Staff find that the proposed materials and details comply with Design Standard 225 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 further 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 elevations show upper-level red cedar window frames which come to a center point on the upper frame and accented by steel rivets on the upper-level window heads, rather than a simple rectangular frame. Similarly shaped historic windows do exist in Town, such as the windows on the upper level of 103 N Main Street (Gold Pan Saloon) but were not as prevalent as simple rectangular windows on upper levels of commercial buildings. Because the proposed solid to void ratio of the first and second floor windows and the overall window shape is consistent with these Design Standards, Staff does not have concerns about this window detail.

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.”*

Wood trim accents along the cornice and belt course provide more architectural and visual interest through a raised three-dimensional design created by layered painted wood trim pieces. Steel brackets are proposed to be mounted perpendicular to the façade, providing an architectural detail that can be perceived from the pedestrian-level. This design creates a visually stimulating front façade, unique to this structure, that still reinforces the perception of the historic forms seen in the Core Commercial Character Area. The design does so without being overly ornamental, which is discouraged in the Historic District and not an architectural style historically found in Breckenridge. Staff finds this proposal meets Design Standard 228 and has no concerns.

Rear Facades:

Design Standards 231, 232, and 233 state, *“rear entrances were for utilitarian use, and their design reflected this fact.”*

The rear of the proposed structure features a heated patio between the parking area and rear entryway. A lower second patio at the main-level rear entryway is also heated. These patios are not proposed for exterior food and beverage uses. The rear façade of the building is proposed with 4” wood siding, also painted Sherwin Williams “Ellie Gray.” Exterior egress stairs extend from the alley to patio to the roof top. A brick wainscoting at the foundation, natural wood deck railing, and steel accents are proposed. The rear façade features fewer and smaller windows but in a matching design to those proposed on the front second level. These design choices comply with Design Standards 231, 232, and 233 which call for a simple utilitarian character and materials for rear facades facing the alley. The two rear patio doors are proposed to be half-light doors and have muntins similar to those of the rear windows. Staff finds these half-light doors also meet Design Standard 231, which calls for the design to, *“express the simple, utilitarian*

character of alleys in the design of rear facades.” The half-light rear doors will serve a utilitarian purpose but do not invoke a storefront entrance. Staff has no concerns about the rear façade.

Site Plan:

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 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.

This application proposes 4,254 sq. ft. of retail, 724 sq. ft. of retail food and beverage (bar) area, and 1,030 sq. ft. of exterior food and beverage. Each use has a specific multiplier to calculate employee generation based on proposed floor area. Mitigation of 35 percent of employees generated is required. This proposal would require employee housing mitigation for 8.0 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 8.1 employees. This creates a net negative of employees to mitigate, and no employee housing mitigation is required.

Employee Generation

	Multiplier (employees generated per 1000 sq.ft.)	Existing Floor Area	Existing Employee Generation Credit	Proposed Floor Area	Proposed Employees Generated
Retail	2.4	1,109	.9	4,254	3.6
Food and Beverage	10.2	637	2.3	724	2.6
Exterior Food and Beverage	5.1	2,736	4.9	1,030	1.8
Total			8.1		8.0

Density/Intensity (3/A & 3/R)/Mass (4/R): The building’s two levels total 5,890 square feet of density. This is below the maximum allowed density based on commercial use for 1:1 allowed floor area ratio (FAR). 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 grade to the top of the front center cornice point the building measures 30’ tall. The rear gable matches the same USGS height with the front 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 measures 26.6’. The cornice is essentially even in height at the north and south with the existing buildings 112 S Main Street and the historic Finding Hardware Store located at 120 S Main Street creating the appearance of an even cornice height across several lots on this block of South Main Street. Therefore, the proposed

height of 30' meets Priority Design Standards 81 and 219 but warrants negative five (-5) points under the Development Code Policy 6/R.



The figure above shows the proposed height of this building in context with other buildings on the block. Staff has no concerns with the proposed height.

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 the opening 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. of snow stacking for the 1,322 sq. ft. of proposed non-heated impervious surfaces. This equals 29 percent of the hardscape area and exceeds the requirement of 25 percent. 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 which will be unchanged. 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. The opening to the alley on the south of the lot will not be accessible by pedestrians and is for drainage. Staff has no concerns.

Parking (18/A & 18/R): Parking requirements are calculated from the floor area of proposed uses. The proposal requires 10.29 parking spaces. Eight spaces are being proposed on-site, requiring the purchase of 2.29 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.

3 x (-2/+2) A. Private Open Space:

(2) Commercial Areas: It is encouraged that all commercial (nonresidential) developments or the commercial portions of multiuse developments contain at least fifteen percent (15%) of their gross square footage of land area in natural,

improved or functional open space. Streets and driveways, parking lots, sidewalks, decks, planter boxes, rooftop gardens, or small landscaping strips shall not count as open space. Where possible, open space shall be placed adjacent to rights-of-way and other public areas.

Exception for Character Area 6 in the Conservation District: Properties within Character Area 6 (Core Commercial) as identified in the Handbook of Design Standards for the Historic and Conservation Districts, are allowed to be built up to the property line to match the historic development pattern and thus leave little area for provision of open space. As such, commercial properties in Character Area 6 shall not be assessed negative points for failing to provide at least fifteen percent (15%) open space. (Ord. 1, Series 2019) (Emphasis Added)

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 to maintain existing street trees along the right-of-way and a landscape buffer of Aspen trees behind the building to provide screening from the adjacent parking lot. Staff is supportive of the landscape concept.

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

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

Energy Conservation (33/R): The applicant proposes 3 EV chargers to be installed in the rear parking area for an additional positive three (+3) points. Per State Law, HB23-1233, spaces with installed EV chargers must qualify toward the required minimum number of parking spaces. EV chargers installed in private parking areas are controlled by the property owner and may be used by staff or patrons and by electric vehicles or internal combustion engine vehicles at the owner's discretion. The proposal includes 310 sq. ft. of heated paving which warrants negative one (-1) point under the Development Code Policy 33R as written at the time of application. The project also proposes to exceed the energy savings of the IECC or SSBC minimum standards (whichever standard is more restrictive) by 20-29 percent. This will require an energy audit from a certified energy firm prior to issuance of the Building Permit and warrants positive two (+2) points for the project. The newly passed Renewable Energy Mitigation Program (REMP) does not apply to this application which was received prior to the effective date of the REMF policy.

Exterior Loudspeakers (Policy 42A): A general concern with exterior food and beverage areas is the potential to generate additional noise. Policy 42 addresses exterior speakers on deck or patio areas of restaurants and liquor license establishments in an effort to minimize noise generation from outdoor seating areas. The applicants are not proposing any exterior speakers with the current application. Understanding there may be a desire to utilize exterior loudspeakers in the future, a separate Class D-Minor permit approval prior to the installation or use of any exterior loudspeakers on the property is required. Additionally, the conduct of the business will be subject to the requirements of the Town's noise ordinance (Title 5, Chapter 8 of the Municipal Code) which is enforced by the Police Department.

POLICY 42 (ABSOLUTE) EXTERIOR LOUDSPEAKERS:

Exterior loudspeakers may only be allowed in seating areas associated with the deck or patio area of a restaurant or liquor licensed establishment, and are not allowed on front porches or entranceways. Exterior loudspeakers shall be located on a site so as to minimize the visibility of such speakers, and shall be affixed in such a manner as to reduce noise intrusion on adjacent properties and to adhere to the requirements of the Town's noise ordinance (title 5, chapter 8 of this Code). Exterior loudspeakers shall not be used for the purpose of attracting attention to the restaurant or liquor licensed establishment where they are located. (Ord. 1, Series 2019) (Emphasis Added).

Exterior Lighting (Section: 9-12): The applicant has submitted exterior lighting plans for the project. The property is within Commercial Lighting Zone 1. All proposed fixtures meet the requirements of the Town's lighting standards for Zone 1. At this time, the applicants are not proposing seasonal bistro style lighting or other lighting associated with the roof-top deck. Bistro lighting is permitted in outdoor dining/bar areas exclusively in Lighting Zone 1. Should it be requested in the future, a separate permit application for bistro lighting must be submitted and reviewed against the Town's then current lighting code. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff recommends the following point analysis as identified from relevant sections of the Development Code and Handbook of Historic Design Standards:

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 EVSE chargers.

The proposal has been reviewed against all Design Standards from the Handbook of Design Standards and against Design Standards for the Core Commercial Character Area. Staff finds the proposal complies with and has assigned no negative points associated with the Design Standards. Staff finds the proposal complies with all Priority Design Standards, particularly the following applicable Priority Design Standards: 81. Building Height, 88. Building Width, 95. Window Proportions, 210. Setbacks, 211. Building Form, 212. Roof Form, 217. Align Buildings with Sidewalk Edge, 218. Commercial Storefronts, 219. Similar Historic Building Heights, and 220. Distinct Upper Story. The proposal passes all Absolute Policies from the Development Code and has a passing score of positive one (+1) point related to Relative Policies.

Staff Recommendation

The Planning Department recommends approval of the 114 South Main Street Redevelopment, PL-2023-0077, located on Lot 14, Bartlett and Shock Subdivision, 114 South Main Street with the attached point analysis indicating the design meets all Absolute Policies and Priority Design Standards, and has a total score of one positive (+1) point under all Relative Policies and the written Formal Decision Document prepared by the Town Attorney which includes the Findings and Conditions.

De Novo Hearing Point Analysis				
Project:	114 S Main Street	Positive	Points	+7
PC#:	PL-2023-0077			
Date:	10/13/2023	Negative	Points	- 6
Staff:	Sarah Crump, AICP, Planner III			
		Total	Allocation:	+1
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	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	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
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	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2	+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	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		

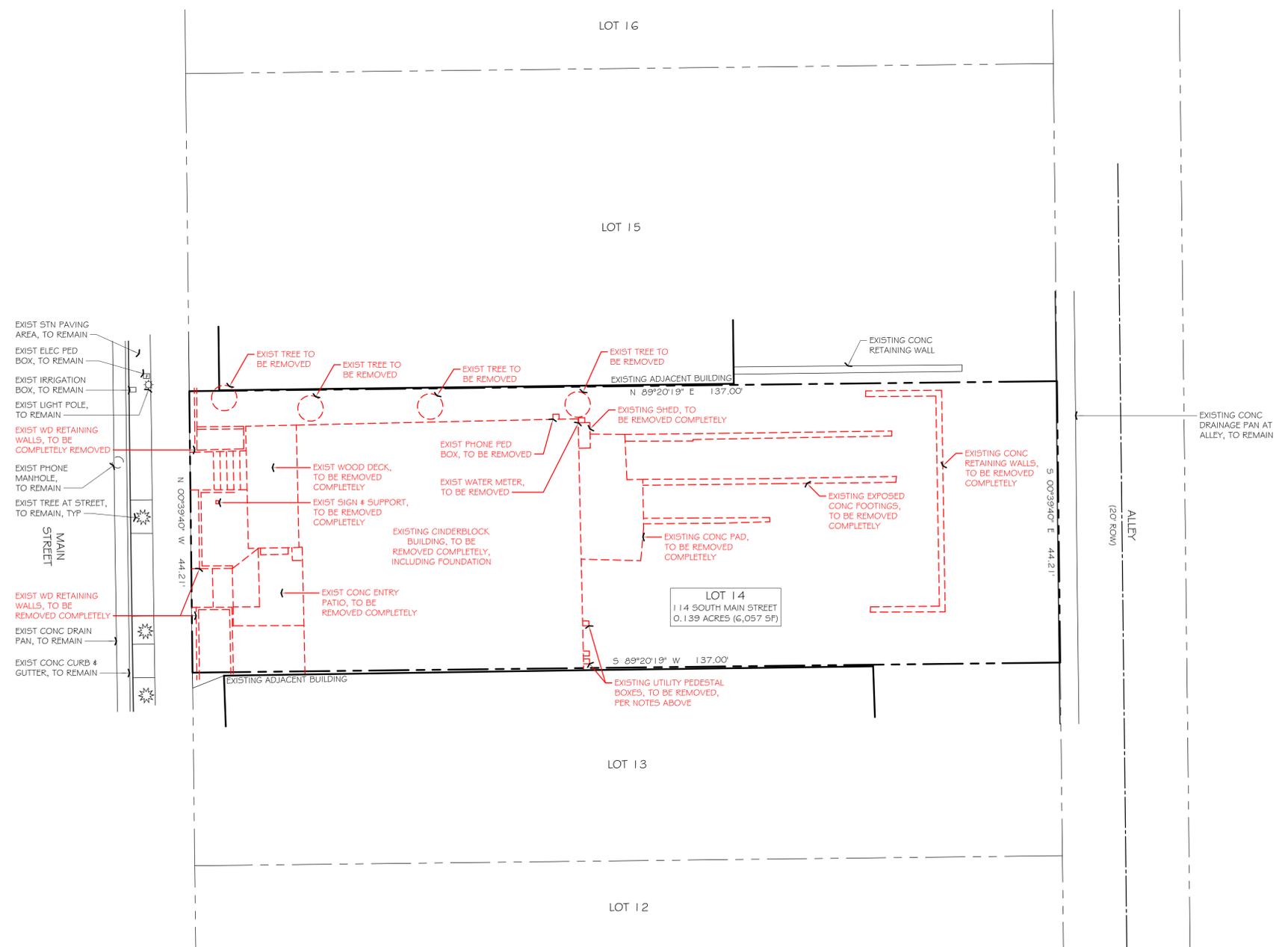
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		



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

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.



- EXIST 5TH PAVING AREA, TO REMAIN
- EXIST ELEC PED BOX, TO REMAIN
- EXIST IRRIGATION BOX, TO REMAIN
- EXIST LIGHT POLE, TO REMAIN
- EXIST WD RETAINING WALLS, TO BE COMPLETELY REMOVED
- EXIST PHONE MANHOLE, TO REMAIN
- EXIST TREE AT STREET, TO REMAIN, TYP
- EXIST WD RETAINING WALLS, TO BE REMOVED COMPLETELY
- EXIST CONC DRAIN PAN, TO REMAIN
- EXIST CONC CURB & GUTTER, TO REMAIN

PRELIMINARY - NOT FOR CONSTRUCTION

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

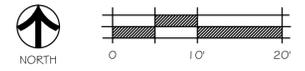
TITLE SITE DECONSTRUCTION PLAN

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ISSUE:	DATE:
OWNER REVIEW	10 JUL 2020
CLASS A PRELIM	23 MARCH 2023
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CLASS A FINAL	16 AUG 2023
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PROJECT #: 2301

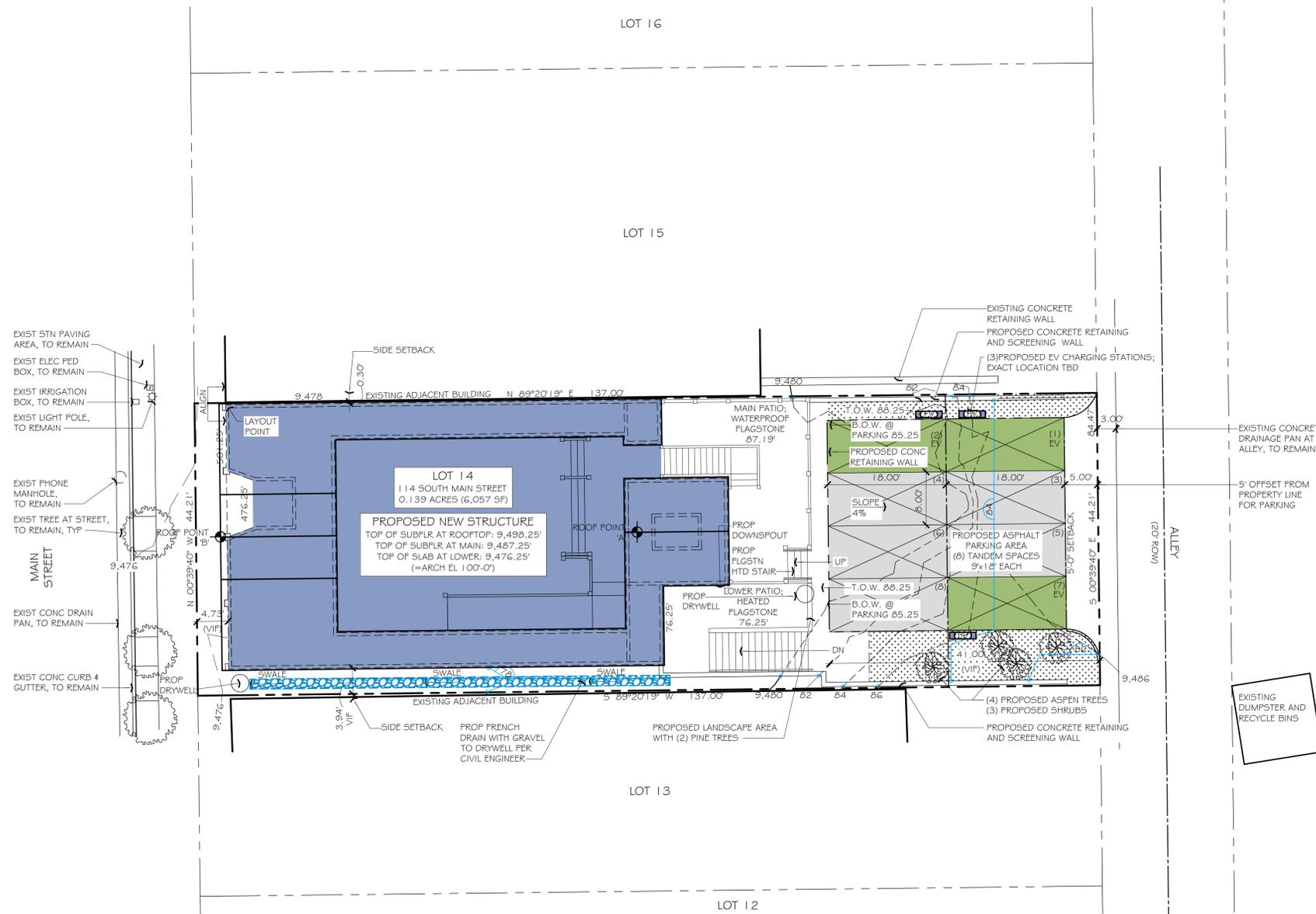
1 DECONSTRUCTION PLAN
D1.1
SCALE: 1" = 10'-0"



D1.1



2 PROPOSED STREET ELEVATION
 SCALE: NTS



EXTERIOR HEATED PAVING AREA

LOWER EAST ENTRY PATIO	375
MAIN EAST ENTRY PATIO	0
TOTAL	375 SF

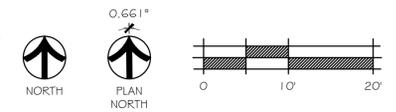
SNOW STACK AREA CALCULATIONS

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
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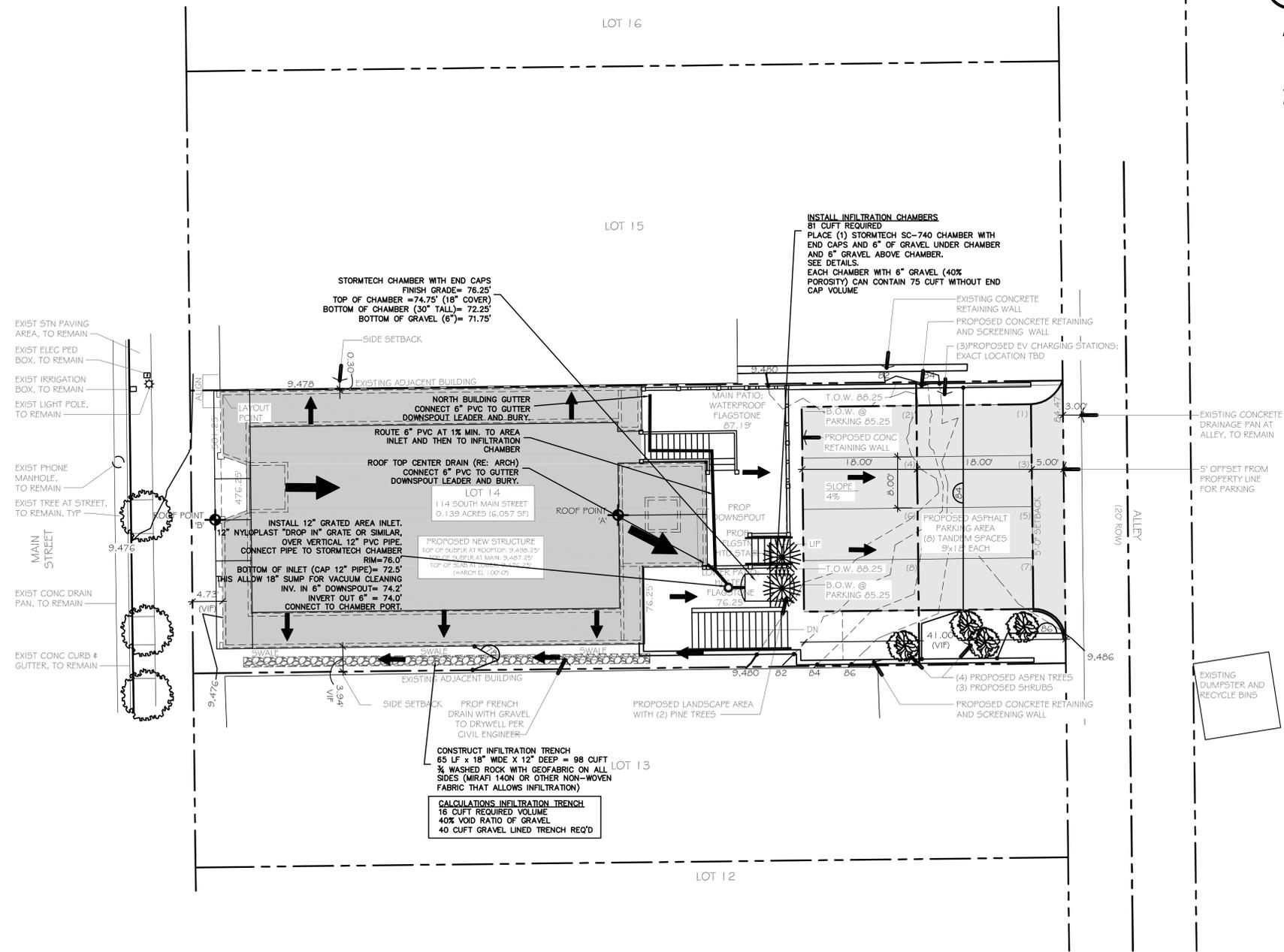
114 S. MAINS ST.
 BRECKENRIDGE, CO
 DRAINAGE PLAN

HISTORIC vs. DEVELOPED STORM RUNOFF						
STUDY POINT	HISTORIC			DEVELOPED		
	10 YEAR (cfs)	25 YEAR (cfs)	100 YEAR (cfs)	10 YEAR (cfs)	25 YEAR (cfs)	100 YEAR (cfs)
A1	0.00	0.00	0.05	0.15	0.21	0.32

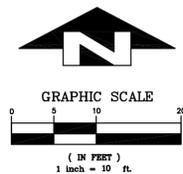
Total Area = 0.139 AC
 Impervious (Roofs/Paving) = 0.065 AC + 0.052 AC = 0.117 AC
 Grass open space (fair) = 0.022 AC

DETAIN ONSITE:
 100 YEAR STORM- DEVELOPED - HISTORIC = 0.27 CFS.
 TIME OF CONCENTRATION = 0.1 HR (6 MIN.)
 VOLUME TO DETAIN = 97 CUFT
 3100 SQFT TO REAR DRYWELL (83% DETAINED VOLUME = 81 CUFT)
 660 SQFT TO SIDE INFILTRATION TRENCH (17% DETAINED VOLUME = 16 CUFT)

SEE SHEET C2.0 FOR SOILS ANALYSIS, TR-55 RUNOFF CALCULATIONS AND INFILTRATION CHAMBER DETAILS



PERIODICALLY MAINTAIN DRAINAGE FACILITIES TO KEEP FREE OF DEBRIS. INSPECT FACILITIES AT LEAST EVERY 6 MONTHS OR AFTER LARGE STORM EVENTS



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE/ASPHALT

NO.	DATE	REVISIONS	BY
	08/14/2023	PERMIT SUBMITTAL	

DESIGNED	MCW	DATE	08/11/23
DRAWN	MCW		
CHECKED	XXX		
JOB NO.	XXX		

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
(-1) 900 SQ FT OR LESS OF HEATED PATIO
(-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
(+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
(+3) 3 EV CHARGERS
(+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: 19
I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
ONE STORY EXISTING BUILDING: 1,746 SF,
COMMERCIAL, NON-HISTORIC STRUCTURE,
4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)
DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

PROPOSED LOWER LEVEL	3,126	SF
MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,030	SF
TOTAL	1,839	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

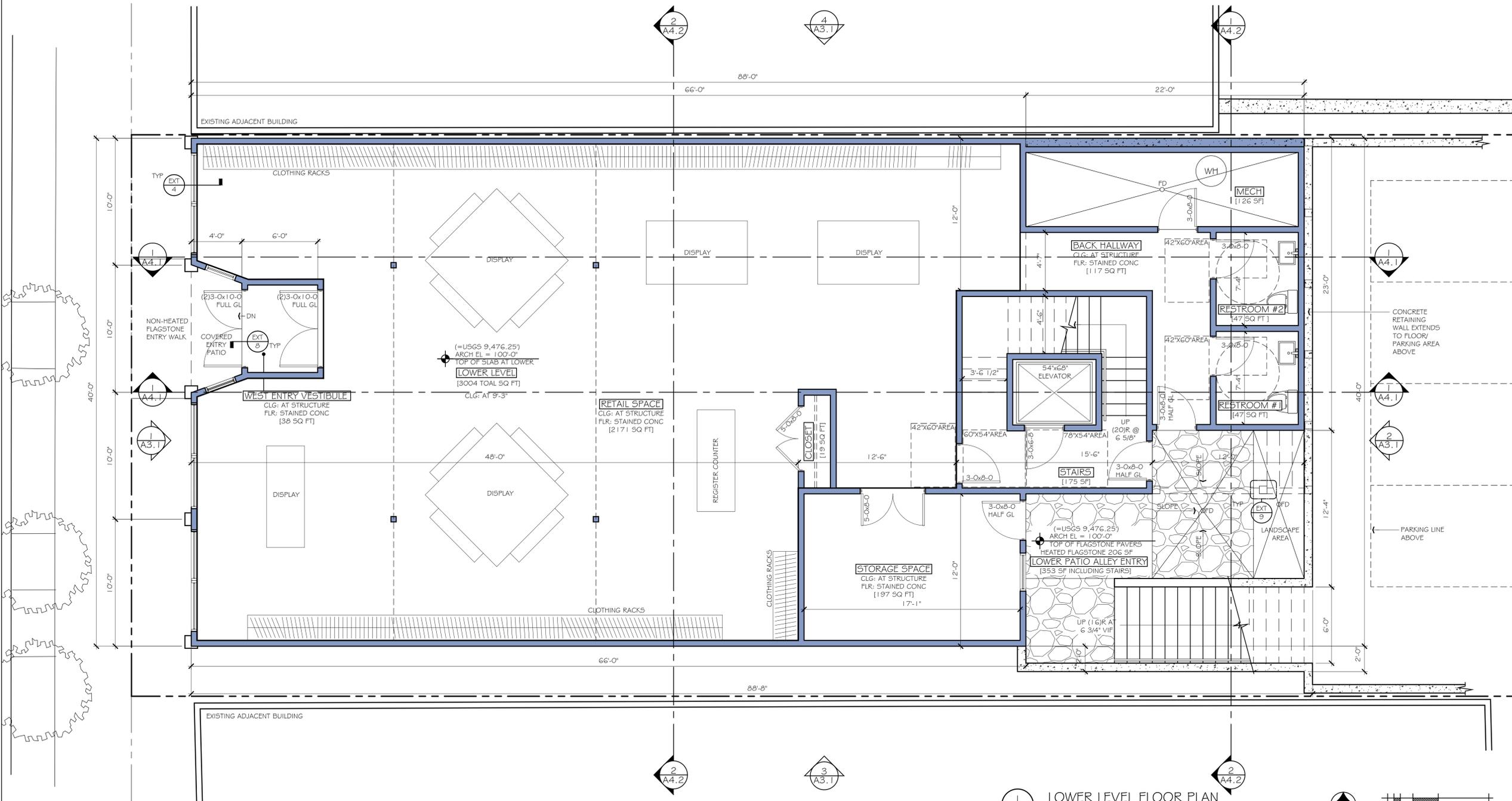
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
PROPOSED FRONT: 0'
PROPOSED NORTH SIDE: 0'
PROPOSED SOUTH SIDE: 3.94'
PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	36
	RETAIL SPACE	RETAIL	2,171
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
	MECHANICAL	STORAGE	126
MAIN LEVEL	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RESTROOMS	RESTAURANT	108
	HALL	RESTAURANT	171
UPPER LEVEL	BAR	RESTAURANT	284
	STAIR LANDING	RESTAURANT	161
	MAIN PATIO	HALL/BATH	70
	ROOFTOP PATIO	EXT F&B	1,030
	STAIR LANDING	HALL/BATH	91



PRELIMINARY - NOT FOR CONSTRUCTION

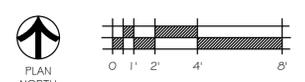
114 SOUTH MAIN STREET
LOT 14 - BARTLETT & SHOCK ADDITION
BRECKENRIDGE, COLORADO - 80424

TITLE
LOWER LEVEL FLOOR PLAN

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CLASS A FINAL	10 OCT 2023

PROJECT #: 2301

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



A2.1

POINTS ANALYSIS

NEGATIVE POINTS: (-6)
(-1) 500 SQ FT OR LESS OF HEATED PATIO
(-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
(+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
(+3) 3 EV CHARGERS
(+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: I9
I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
ONE STORY EXISTING BUILDING: 1,746 SF,
COMMERCIAL, NON-HISTORIC STRUCTURE,
4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)

DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

PROPOSED

LOWER LEVEL	3,126	SF
MAIN LEVEL	2,671	SF
UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,030	SF
TOTAL	1,839	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

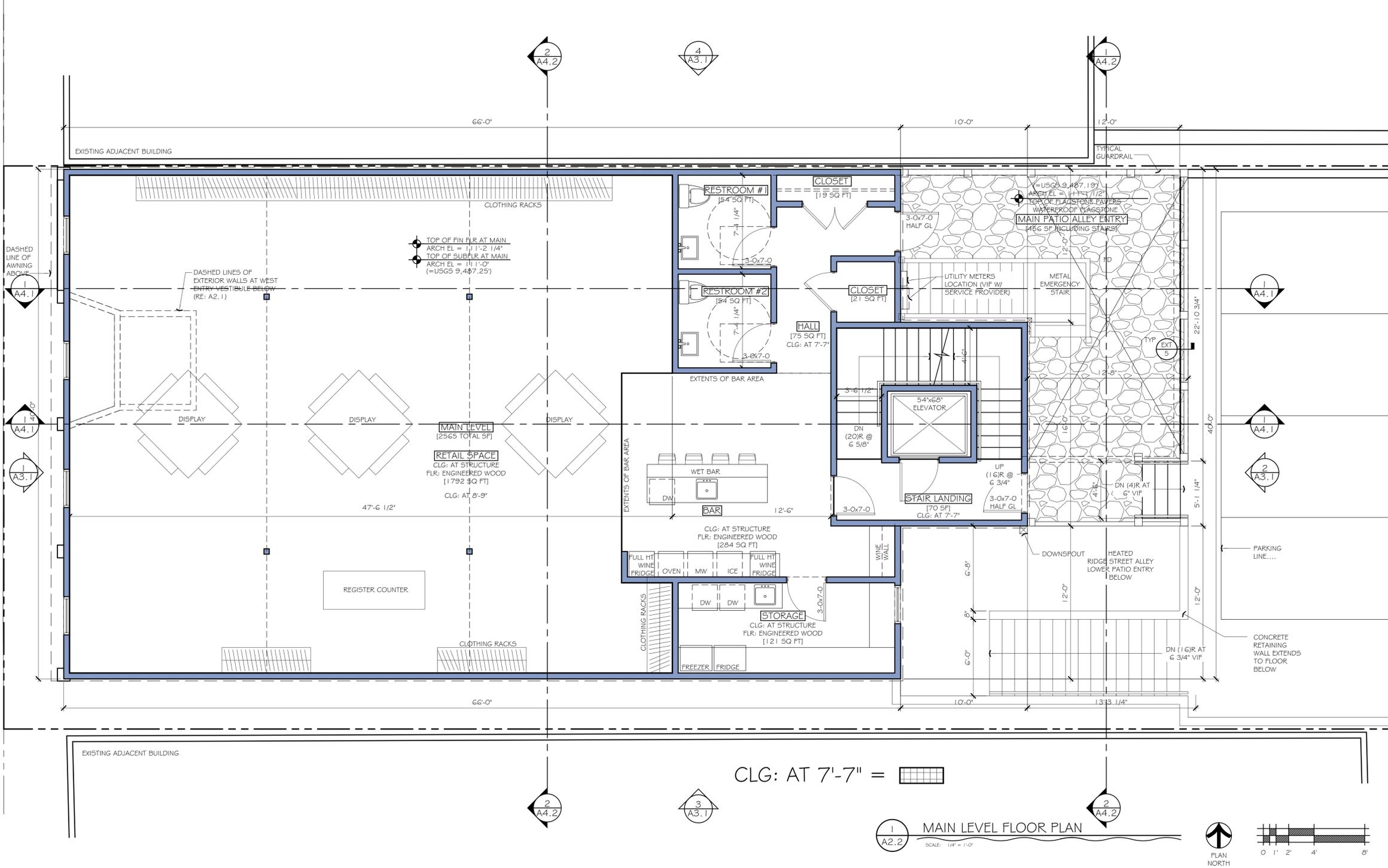
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
PROPOSED FRONT: 0'
PROPOSED NORTH SIDE: 0'
PROPOSED SOUTH SIDE: 3.94'
PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	38
	RETAIL SPACE	RETAIL	2,171
	STORAGE	RETAIL	197
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
MAIN LEVEL	MECHANICAL	STORAGE	126
	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
UPPER LEVEL	HALL	RESTAURANT	171
	BAR	RESTAURANT	284
	STORAGE	RESTAURANT	161
	STAIR LANDING	HALL/BATH	70
	MAIN PATIO	HALL/BATH	456
	ROOFTOP PATIO	EXT F&B	1,030
	STAIR LANDING	HALL/BATH	91



PRELIMINARY - NOT FOR CONSTRUCTION

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

TITLE
MAIN LEVEL FLOOR PLAN

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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
CLASS A FINAL	16 AUG 2023
CLASS A FINAL	10 OCT 2023

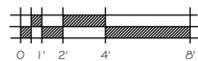
PROJECT #: 2301

A2.2

CLG: AT 7'-7" =

1 MAIN LEVEL FLOOR PLAN

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



POINTS ANALYSIS

NEGATIVE POINTS: (-6)
 (-1) 500 SQ FT OR LESS OF HEATED PATIO
 (-5) BUILDING HEIGHT OF 30'-0"

POSITIVE POINTS: (+7)
 (+2) TWO OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL BUILDING BETWEEN 2,000 & 10,000 SF
 (+3) 3 EV CHARGERS
 (+2) 20-29 PERCENT ABOVE IECC (THERMAL SOLAR HEATING SYSTEM-HIGH R VALUE WALLS AND WINDOWS)

(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: 19
 I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

HISTORIC DISTRICT:
 CORE COMMERCIAL-CHARACTER AREA #6

EXISTING SITE CONDITION:
 ONE STORY EXISTING BUILDING: 1,746 SF,
 COMMERCIAL, NON-HISTORIC STRUCTURE,
 4 PARKING SPACES IN REAR

GROSS FLOOR AREA SUMMARY

LOT SIZE: 0.139 ACRES (6,055 SF)
 DENSITY ALLOWED (I:1 FAR, COMMERCIAL)=6,055 SF

PROPOSED LOWER LEVEL	3,126	SF
PROPOSED MAIN LEVEL	2,671	SF
PROPOSED UPPER LEVEL	93	SF
TOTAL	5,890	SF

EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
MAIN LEVEL PATIO	456	SF
UPPER LEVEL PATIO	1,030	SF
TOTAL	1,839	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
 PROPOSED: 30'

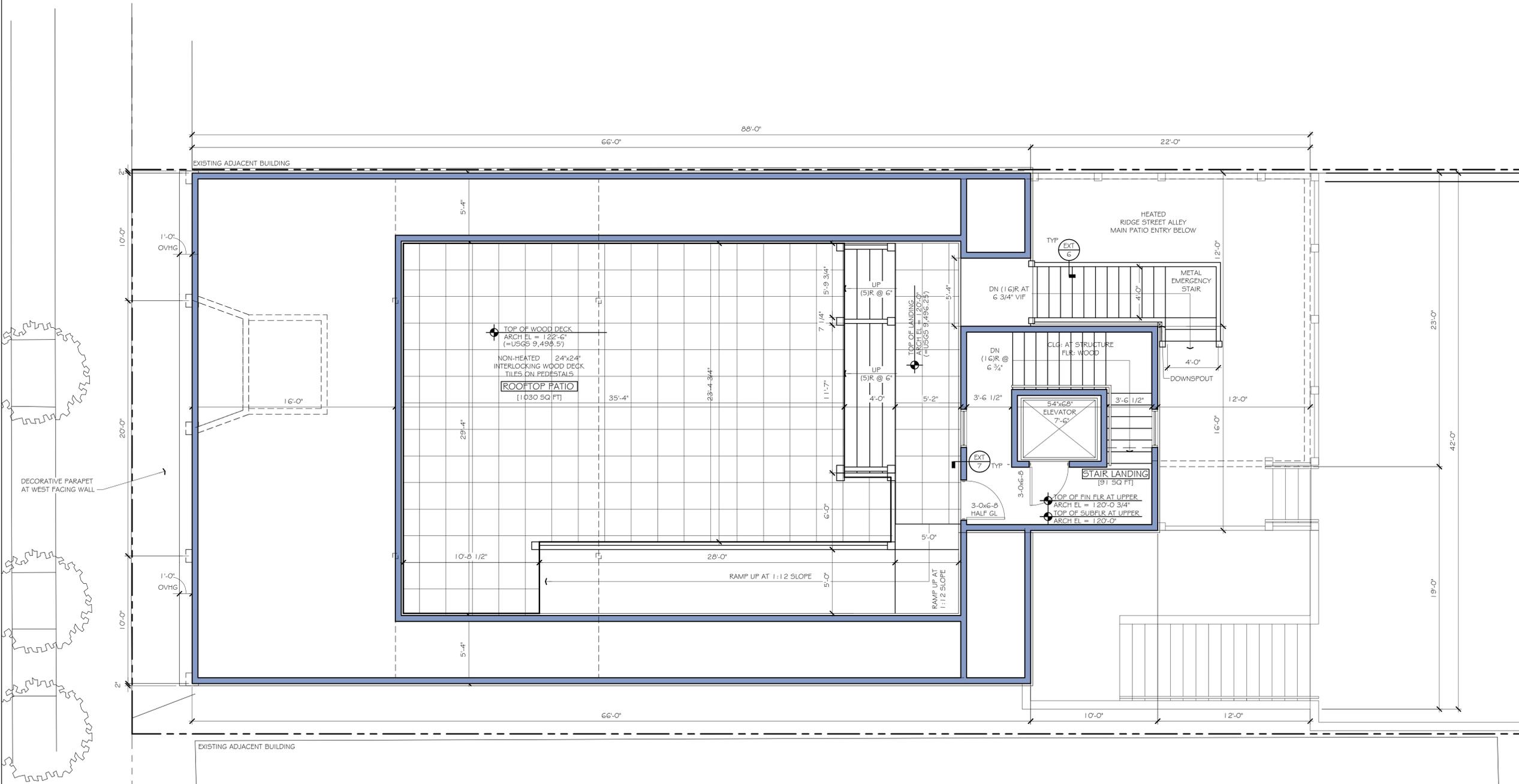
PARKING CALCULATIONS

REQUIRED	10.39 SPACES
PROPOSED (ON-SITE)	8 SPACES
TO BE PURCHASED	2.39 SPACES

SETBACKS REQUIRED:
 PROPOSED FRONT: 0'
 PROPOSED NORTH SIDE: 0'
 PROPOSED SOUTH SIDE: 3.94'
 PROPOSED REAR: 41'

NEW EMPLOYEE HOUSING IMPACT MITIGATION

LEVEL	AREA	USE	SQ FT
LOWER LEVEL	VESTIBULE	HALL/BATH	35
	RETAIL SPACE	RETAIL	2,171
	STAIRS	HALL/BATH	169
	BACK HALL	RETAIL	117
	MECHANICAL	STORAGE	126
MAIN LEVEL	RESTROOMS	RETAIL	94
	LOWER PATIO	HALL/BATH	206
	RETAIL SPACE	RETAIL	1,792
	RESTROOMS	RESTAURANT	108
UPPER LEVEL	HALL	RESTAURANT	171
	BAR	RESTAURANT	284
	STORAGE	RESTAURANT	161
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	ROOFTOP PATIO	EXT F&B	1,030
	STAIR LANDING	HALL/BATH	91



PRELIMINARY - NOT FOR CONSTRUCTION

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

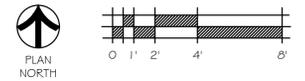
TITLE
 UPPER LEVEL FLOOR PLAN

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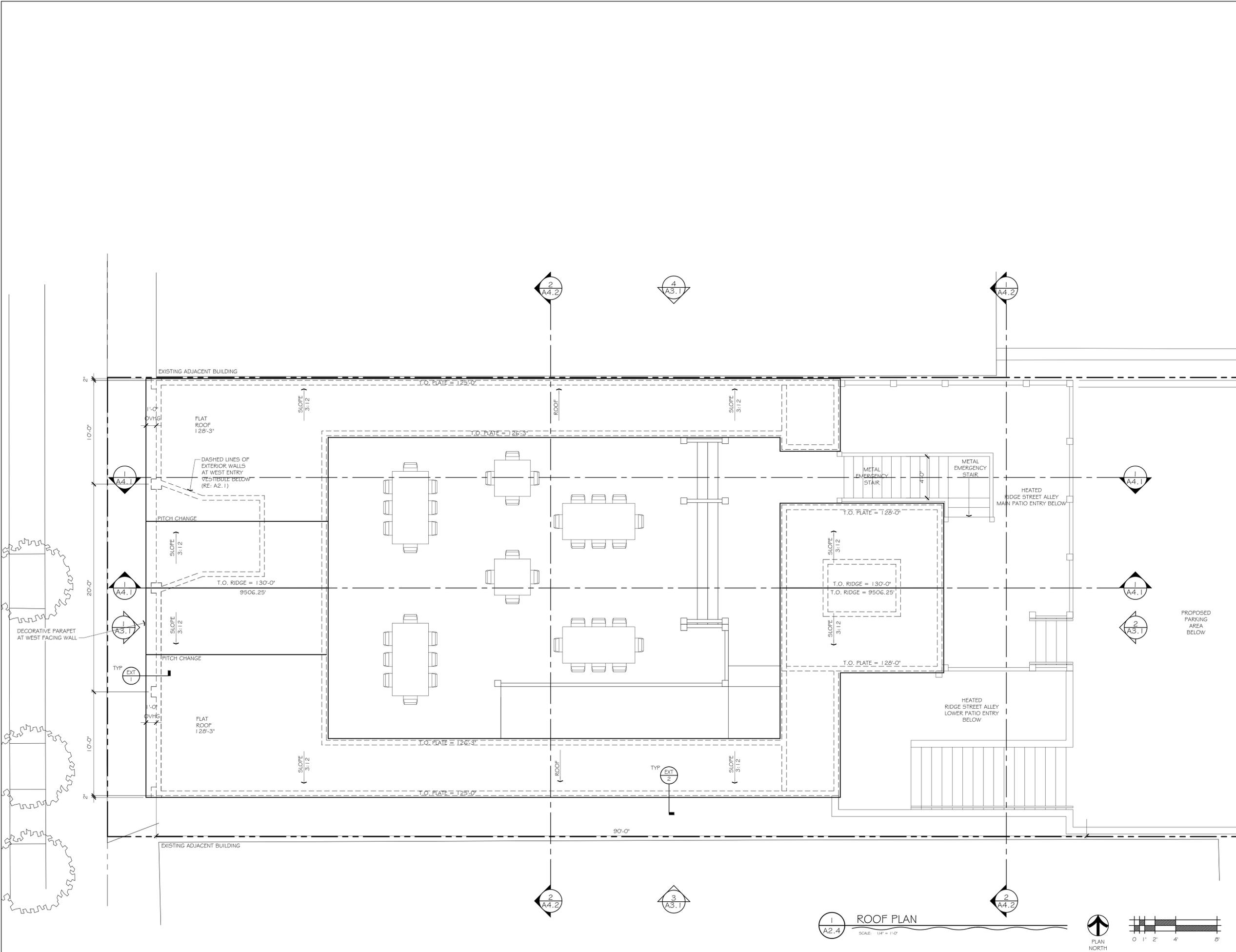
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PROJECT #: 2301

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



A2.3



PRELIMINARY - NOT FOR CONSTRUCTION

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

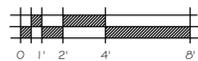
TITLE
ROOF PLAN

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PROJECT #: 2301

1
 A2.4
ROOF PLAN
 SCALE: 1/4" = 1'-0"



A2.4

PRELIMINARY NOT FOR CONSTRUCTION

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

TITLE
EXTERIOR ELEVATIONS

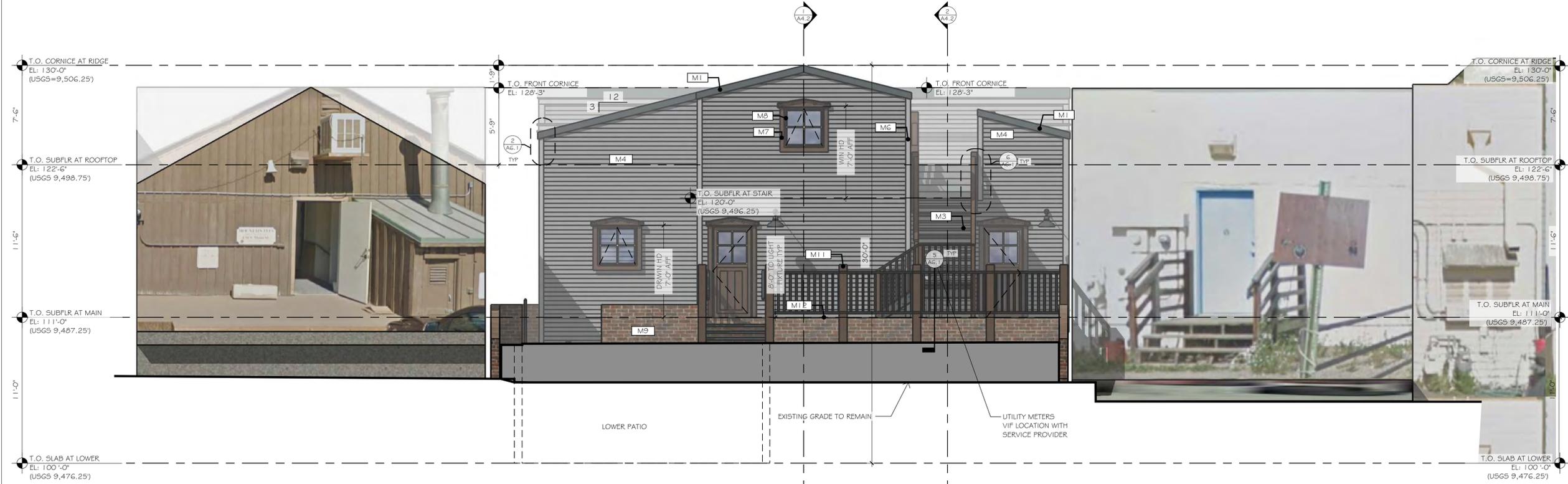
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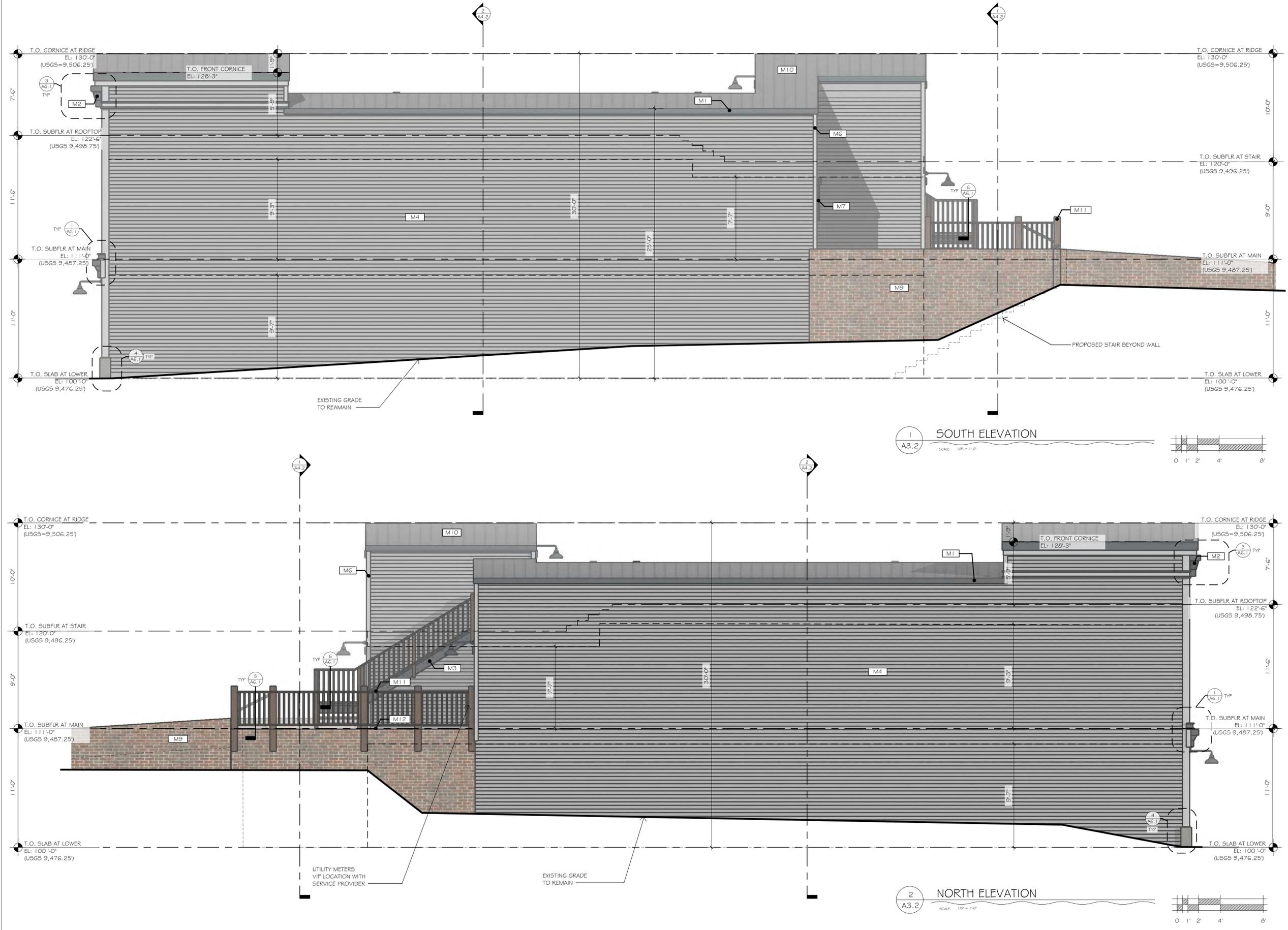
A3.1



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



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



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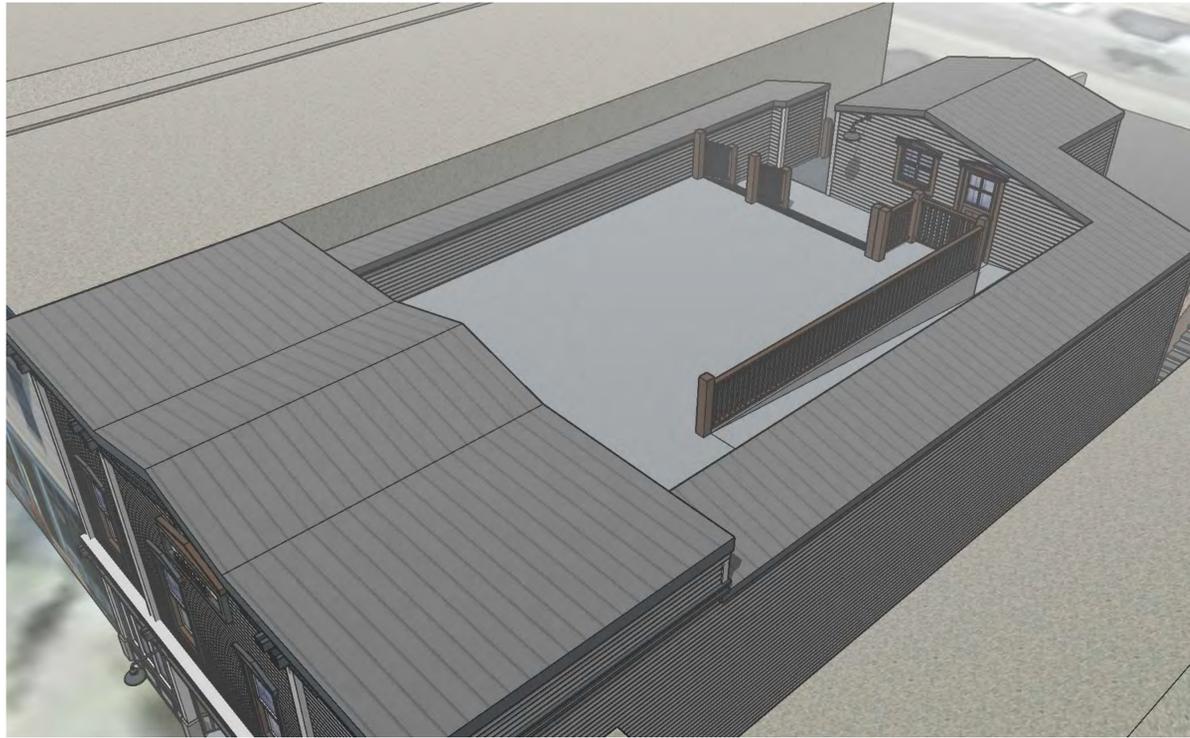
114 SOUTH MAIN STREET
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EXTERIOR ELEVATIONS

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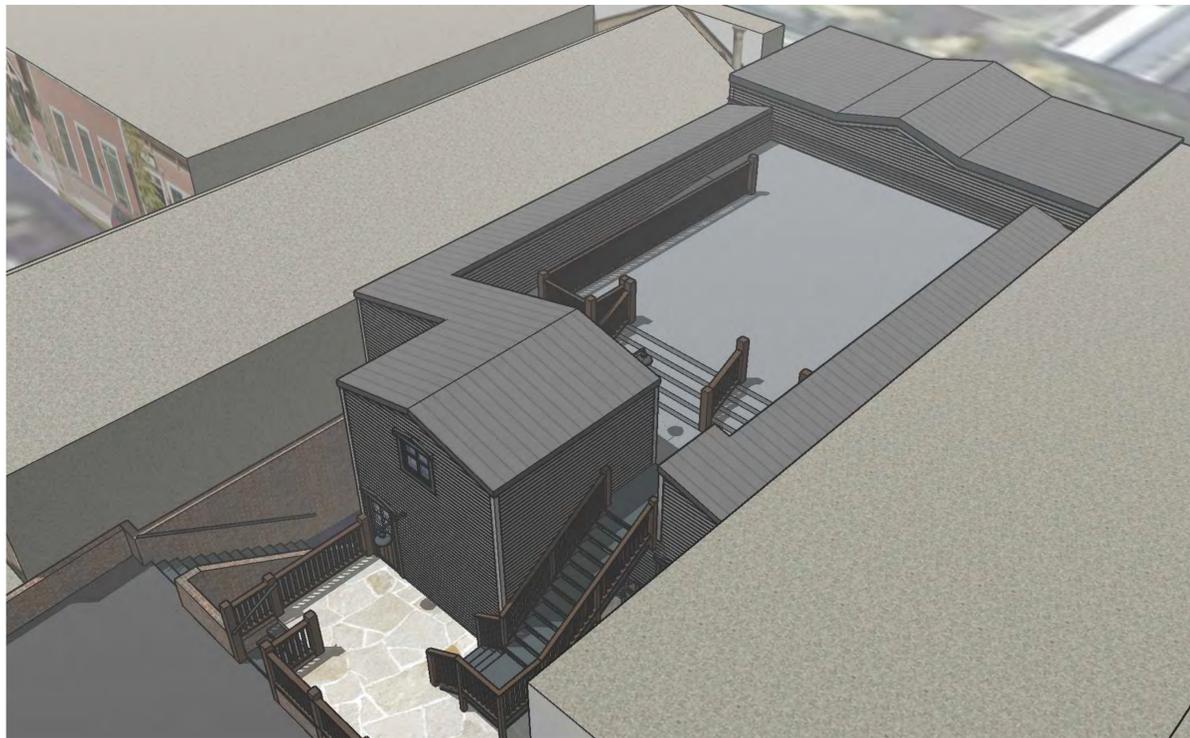
A3.2



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

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PROJECT # 2301

A3.3



3 ROOFTOP TOWER 3D VIEW
A3.4 SCALE: NA



1 BACK ENTRY 3D VIEW
A3.4 SCALE: NA



4 LOWER PATIO 3D VIEW
A3.4 SCALE: NA



2 EMERGENCY STAIRS 3D VIEW
A3.4 SCALE: NA

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

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A3.4

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(+1) TOTAL POINTS - PASSING

ZONING

LAND USE DISTRICT: I9
I:1 FAR, COMMERCIAL & 20 UPA, RESIDENTIAL

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EXTERIOR AREAS

LOWER LEVEL PATIO	353	SF
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UPPER LEVEL PATIO	1,243	SF
TOTAL	2,052	SF

HEIGHT: 25' RECOMMENDED, 30' ABSOLUTE MAX.
PROPOSED: 30'

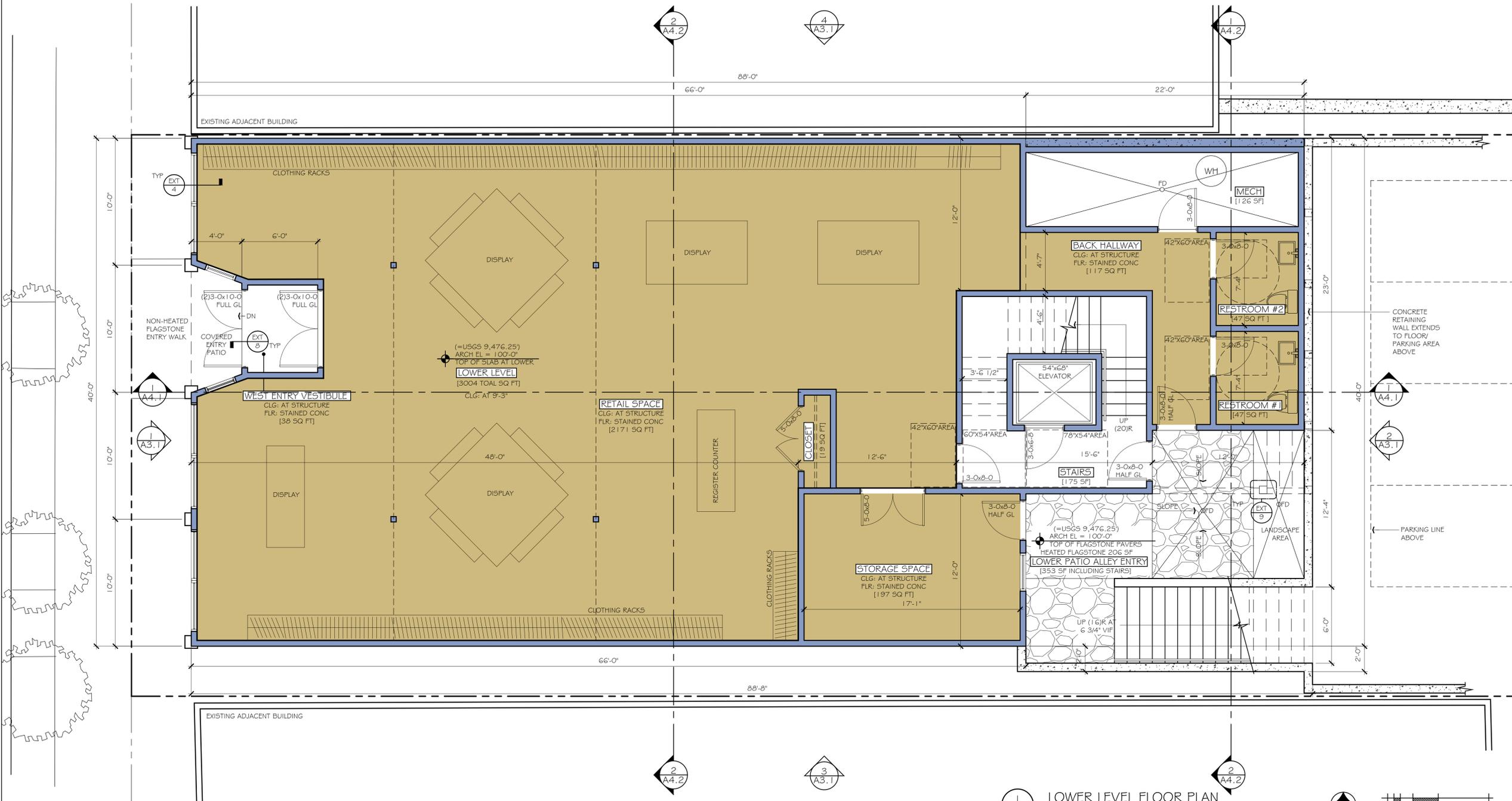
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NEW EMPLOYEE HOUSING IMPACT MITIGATION

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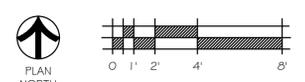
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LOWER LEVEL FLOOR PLAN

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



A2.1

POINTS ANALYSIS

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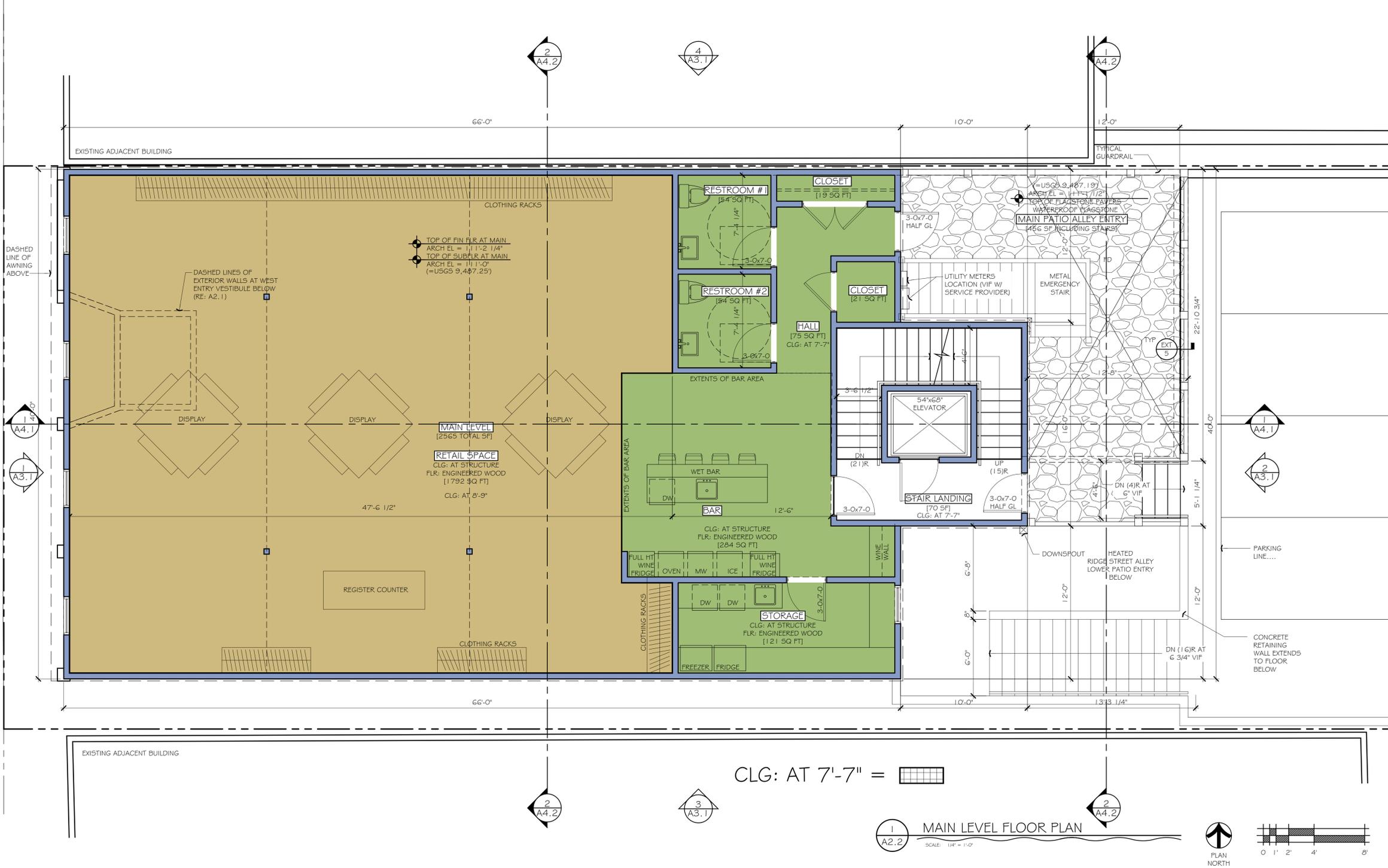
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A2.2

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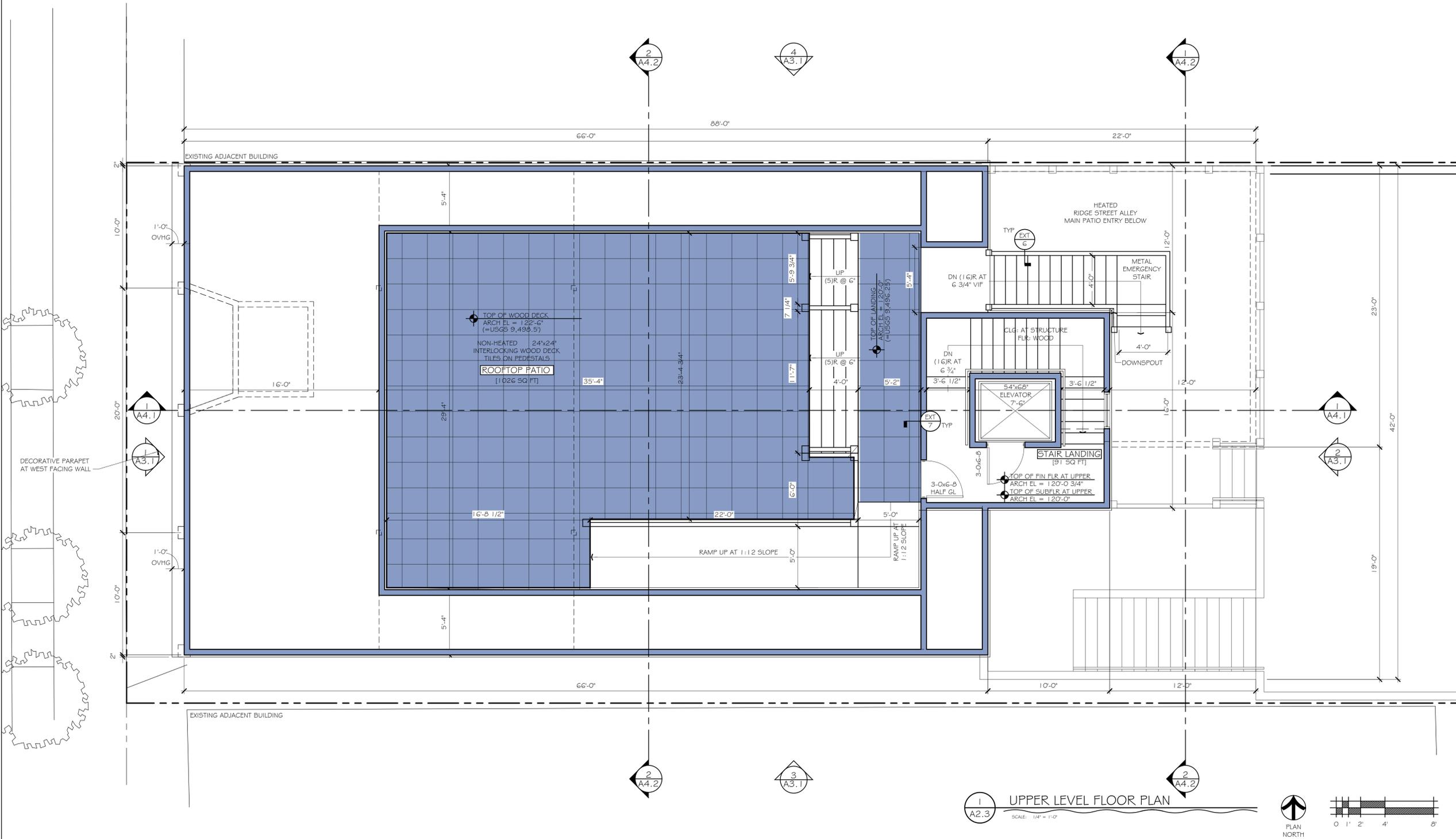
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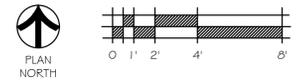
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1
A2.3
UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



A2.3

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

EXTERIOR MATERIALS SCHEDULE

DATE: AUGUST 16, 2023



M1

CORNICE CAP



BENT ALUMINUM FLASHING
COLOR: DARK GREY

M2

METAL BRACKETS



STEEL PLATES AND STEEL TUBES
COLOR: GUN BLUING GRAPHITE GREY

M3

ACCENT PLATES AT
COLUMNS AND
EXTERIOR STAIRS
STRINGERS



WELDED STEEL PLATES W/ RIVETS
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
7650 "ELLIE GRAY"

M5

ACCENT SIDING
BELOW LOWER
WINDOWS



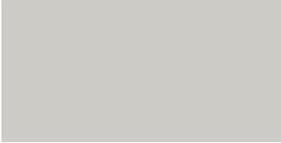
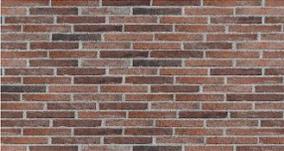
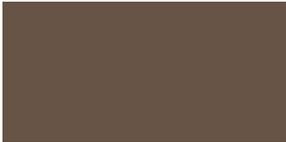
STONE PANELS: BASALT STONES
WITH STEEL STRAPPING. STEEL
COLOR: GUN BLUING GRAPHITE GRAY

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: AUGUST 16, 2023

LABEL	ITEM	COLOR	DESCRIPT
M6	ACCENT TIMBERS/TRIM		COLOR: SHERWIN WILLIAMS SOLID EXTERIOR PAINT SW 7657 "TINSMITH"
M7	WINDOW AND 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"
M11	POLES AND WOOD RAILING		WESTERN RED CEDAR TRIM COLOR: SW 3007 LODGE BROWN SOLID STAIN
M12	FLAGSTONE PATIO		FLAGSTONES: OKLAHOMA "BLUESTONE" 12X24 RUSTIC CUT OR NATURAL SHAPE PER OWNER

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

Sarah Crump

From: larry crispell <larry.crispell@gmail.com>
Sent: Wednesday, October 18, 2023 12:52 PM
To: Mayor <mayor@townofbreckenridge.com>
Subject: 114 S. Main development permit application

External Message - Please confirm you know the sender

To: Mayor Mamula and Town Council

Thank you for the opportunity to comment on the development permit application for 114 South Main Street, PL-2023-0077.

I am speaking, in this letter, only as a concerned citizen and my views do not necessarily represent those of Breckenridge History.

Because this is a de novo hearing, of course you will have the opportunity to look at all the evidence and draw your own fresh conclusions.

I believe I understand that this application is being called up over concerns about positive points for EV charging stations.

In addition to looking at that, I would urge you to look at it from the aspect of compliance with the 2019 edition of the Handbook of Design Standards for the Historic and Conservation Districts.

I am referring to 5.2.7 New Construction, Building Width, starting on page 110.

Please look at Fig 5.2.9 with the accompanying text: "New buildings should present a primary façade to the street that is similar in width to those historic structures in existence today".

I believe the proposed façade of 114 South Main is wider than any surviving historic structure in the immediate vicinity. I believe it is too wide and too uniform to be in compliance. As shown in the diagram cited above, buildings should step a portion of the façade back to break up the façade and achieve that goal.

Buildings on that block to compare to are: Skinny Winter, Evans Pharmacy, Masonic Hall, Arcade Hotel, Wildflower, and the Roby (Theobald) Building.

The Denver Hotel is not useful for this analysis because it is not an "historic structure(s) in existence today."

I assume that finding that the proposed development does not meet this standard means that it cannot pass a point analysis.

Thank you, Larry Crispell



Scheduled Meetings

Shading indicates Council required attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

October 2023

Oct. 18th - 19th, 2023	Vail	MT2030 Summit	All Day
October 19th, 2023	Council Chambers	BTO Winter Preview	9:00am - 11:00am
Oct. 19th - 20th, 2023	Vail	CAST Meeting	All Day
Tuesday, Oct. 24th, 2023	Council Chambers	Second Meeting of the Month	3:00 pm / 7:00 pm

November 2023

Tuesday, Nov. 14th, 2023	Council Chambers	First Meeting of the Month	3:00 pm / 7:00 pm
Tuesday, Nov. 28th, 2023	Council Chambers	Second Meeting of the Month	3:00 pm / 7:00 pm

Other Meetings

October 24th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
October 26th, 2023	Summit Stage Transit Board Meeting	8:15am
	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm
October 30th, 2023	Open Space & Trails Meeting	5:30pm
November 1st, 2023	Police Advisory Committee	7:30am
	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	10:00am
November 2nd, 2023	QQ - Quality and Quantity - Water District	10:00am
November 7th, 2023	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
November 8th, 2023	Breckenridge Heritage Alliance	Noon
November 9th, 2023	Upper Blue Sanitation District	5:30pm
November 14th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	10:30am
November 20th, 2023	Social Equity Advisory Commission	7:30am
	Summit Combined Housing Authority	9:00am
November 21st, 2023	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
November 27th, 2023	Open Space & Trails Meeting	5:30pm
November 28th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
November 30th, 2023	Summit Stage Transit Board Meeting	8:15am
	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm



Scheduled Meetings

Shading indicates Council required attendance – others are optional

The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.

December 5th, 2023	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
December 6th, 2023	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	3:00pm
December 12th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	10:30am
December 13th, 2023	Breckenridge Heritage Alliance	Noon
December 14th, 2023	I-70 Coalition	1:00pm
	Upper Blue Sanitation District	5:30pm
December 15th, 2023	Breck Create	3:30pm
December 18th, 2023	Social Equity Advisory Commission	7:30am
	Summit Combined Housing Authority	9:00am
December 19th, 2023	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
TBD	Tourism Overlay District Advisory Committee Meeting	10:30am
	Transit Advisory Council Meeting	8:00am
	Water Task Force Meeting	9:30am