

Town of Breckenridge
Planning Commission Agenda

Tuesday, September 7, 2010
Breckenridge Council Chambers
150 Ski Hill Road

12:00pm: Site Visit for Village at Breckenridge Master Sign Plan, 645 South Park Avenue
(Meet at South end of F Lot)

7:00	<i>Call to Order of the September 7, 2010 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes August 17, 2010 Regular Meeting</i>	3
	<i>Approval of Agenda</i>	
7:05	<i>Consent Calendar</i>	
	1. Summit County Building and Grounds PV (JP) PC#2010041 106 North Ridge St.	14
	2. Pedowicz Addition (JP) PC#2010047 116 Windwood Circle	24
	3. Bly Building Exterior Remodel (MGT) PC#2010050 111 Ski Hill Road	29
	4. Lot 23, Corkscrew Flats (CK) PC#2010046 290 Corkscrew Drive	36
7:15	<i>Worksessions</i>	
	1. Free Basement Density for Commercial Historic Buildings (MM)	41
	2. Village at Breckenridge Master Sign Plan (MGT)	46
8:45	<i>Town Council Report</i>	
8:55	<i>Preliminary Hearings</i>	
	1. VRDC Building 804 Hotel Change of Use, Tract C, Peak 8 Subdivision (MM) PC#2010048 1593 Ski Hill Road	54
9:55	<i>Other Matters</i>	
10:00	<i>Adjournment</i>	

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

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



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Breckenridge South

printed 2007



PEDOWICZ ADDITION
116 WINDWOOD CIRCLE

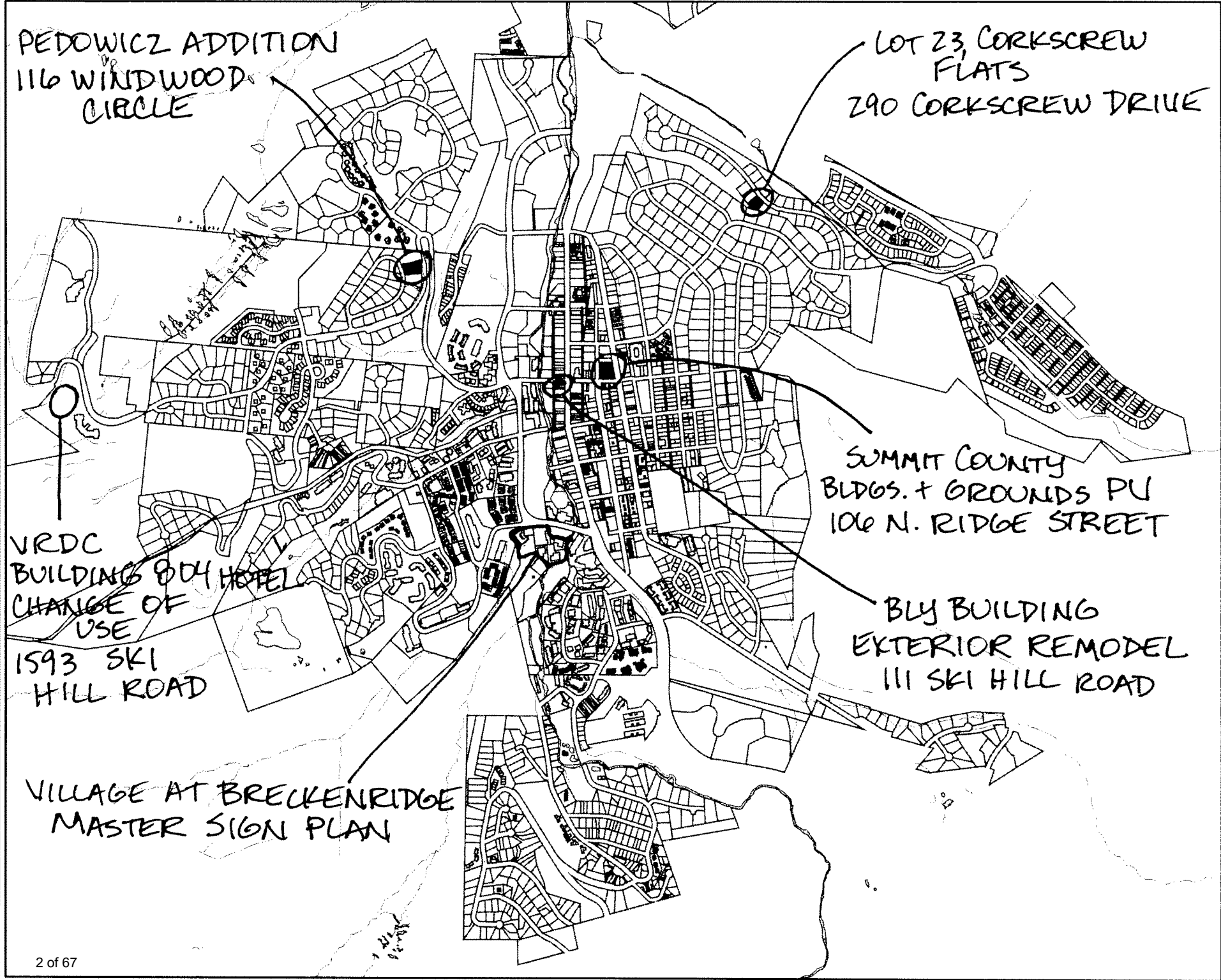
LOT 23, CORKSCREW FLATS
290 CORKSCREW DRIVE

VRDC BUILDING 804 HOTEL
CHANGE OF USE
1593 SKI HILL ROAD

SUMMIT COUNTY BLDGS. + GROUNDS PU
106 N. RIDGE STREET

BLY BUILDING EXTERIOR REMODEL
111 SKI HILL ROAD

VILLAGE AT BRECKENRIDGE
MASTER SIGN PLAN



PLANNING COMMISSION MEETING

The meeting was called to order at 7:07 pm.

ROLL CALL

Jim Lamb	Dan Schroder	Michael Bertaux
Leigh Girvin	Rodney Allen	Jack Wolfe
Dave Pringle		

Mark Burke was absent.

APPROVAL OF MINUTES

With no changes, the minutes of the August 3, 2010 Planning Commission meetings were approved unanimously (6-0). Mr. Wolfe abstained as he was not in attendance on August 3.

APPROVAL OF AGENDA

Mr. Neubecker addressed that there are extra materials not included in the packet for viewing if anyone wished. These included a letter on the Columbia Lode project and additional architectural information on Eagle Ridge Townhomes. With no changes, the Agenda for the August 17, 2010 Planning Commission meeting was approved unanimously (7-0).

CONSENT CALENDAR:

- 1) Hunter Residence (JP) PC#2010043, 0095 Gold Run Road
- 2) Slater Residence (MGT) PC#2010042, 189 Lake Edge Drive
- 3) Eagle Ridge Townhome (MM) PC#2010044, 340-350 Broken Lance Drive

Ms. Girvin questioned the “2,500 square feet” in the Hunter Residence. That is indeed the square footage, it is not a typo. Mr. Wolfe asked if the Eagle Ridge Townhome is a new project. Mr. Mosher explained a few noted details in the standard Findings and Conditions that may appear that way, such as finishing any exposed foundation, screening utilities, cash bond for landscaping, and Certificate of Occupancy vs. Compliance. On any remodel, many of these may be unforeseen and are included as standard conditions. Mr. Neubecker agreed that they could change that wording from “Certificate of Occupancy” to “Certificate of Compliance.”

Mr. Pringle asked to see the materials suggested for the Eagle Ridge Townhomes. Mr. Mosher passed around a materials sample board, existing condition photos and color rendering of the project for further examination.

With no request for call up, the consent calendar was approved as presented.

WORKSESSIONS:

- 1) Housing Rules and Regulations (LB) (Memo Only)

The memo provides the Commission with an update regarding the request for several revisions to the Affordable Housing Policies, particularly in regard to density and points. This issue was discussed at the June 22nd joint meeting with Town Council and has been raised on several occasions. Staff intends to meet with the Council Housing Subcommittee and the full Council to determine of their intent before codifying the changes.

Mr. Pringle would like the Town to address employee housing units that are purchased by companies for their staff and not by the employee themselves. Mr. Neubecker indicated that this was a Town Council issue, not a Planning Commission issue.

TOWN COUNCIL REPORT:

None.

COMBINED HEARINGS:

- 1) Freeway Super Pipe (CN) PC#2010045, Breckenridge Ski Resort, Peak 8, 1599 Ski Hill Road (Mr. Bertaux abstained from the discussion as an employee of the Breckenridge Ski Resort.)

Mr. Neubecker presented an application to re-grade the slope of the hill on upper part of Freeway trail to accommodate the required grade for a 22 foot competition half pipe and revegetate all disturbed soils; as well as prevent water quality disturbance with ground covering, sediment fencing, straw bales, etc. Dirt roads will provide good construction access.

Staff supported this project and believed that it will be a very beneficial project for the Town, as it will encourage outdoor recreation and visitors to the community, with both tournaments and everyday use. They recommend positive three (+3) points under recreation facilities.

Staff welcomed any Commissioner comment. This application was advertised as a Combined Preliminary and Final Hearing. If the Commission had concerns with approving this application as a Combined Hearing, Staff requested the Commission continue the application to a later date, providing Staff and the Applicant time to address the concerns.

The Planning Department recommended the Planning Commission approve the Freeway Terrain Park 22 Foot Half Pipe, PC#2010045, with the presented Findings and Conditions and Point Analysis.

Mr. Gary Shimanowitz, Breckenridge Ski Resort (Applicant), summarized that the pipe will be built soon, as long as it passes.

Mr. Eric Armfield, Breckenridge Ski Resort: At the bottom, a twenty-two (22) foot pipe will actually be above the tree line. This turned into a bigger engineering problem than what we have the resources to deal with now.

Mr. Shimanowitz: We would like to try this larger pipe at the top, for now. Let's give it a year, if it does not work, we could move it back down to the bottom and make it eighteen (18) feet again.

Mr. Allen opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions/Comments:

Mr. Schroder: Were positive points earned when it was created for its old location? If that was the case, we should probably not award it points now. (Mr. Neubecker: Positive points were awarded, but under water conservation, not community need or recreational facilities.)

Final Comments: I support this application; however, twenty-two (22) feet scares me!

Mr. Pringle: The pipe should be located down the mountain, more accessible to people than at the top. (Mr. Shimanowitz: The pipe will still be accessible at the new location.) (Mr. Lamb: I agree.)

Final Comments: I support it; however, I like the old location better.

Ms. Girvin: I am concerned about noise disturbance from the pipe during nightly events. (Ms. Kristen Pettit, Breckenridge Ski Resort: Noise permits will be available if necessary.) (Mr. Neubecker: Noise is an issue regardless of the pipe's location; it was not important to this application.) Will there be any nighttime events? (Ms. Pettit: There will not.)

Final Comments: I support it; if you want to make it work, go for it.

Mr. Bertaux: Final Comments: I support this application.

Mr. Lamb: Final Comments: I support this application. It is important for the Town and skiing community.

Mr. Wolfe: Final Comments: I support this application.

Mr. Allen: Final Comments: I support this application.

Mr. Pringle made a motion to approve the point analysis for the Freeway Super Pipe, PC#2010045, Breckenridge Ski Resort, Peak 8, 1599 Ski Hill Road. Mr. Lamb seconded, and the motion was carried unanimously (6-0) with Mr. Bertaux abstaining.

Mr. Pringle made a motion to approve the Freeway Super Pipe, PC#2010045, Breckenridge Ski Resort, Peak 8, 1599 Ski Hill Road, with the presented findings and conditions. Mr. Lamb seconded, and the motion was carried unanimously (6-0) with Mr. Bertaux abstaining.

PRELIMINARY HEARINGS:

1) Columbia Lode Master Plan (MM) PC#2010017, 400 North Main Street

Mr. Mosher presented a proposal to Master Plan for 24 units total per an approved Development Agreement made with Town Council allowing up to a maximum of 24 units with all plans passing a Point Analysis based on the Development

Code. The proposal is for 21 market-rate units in duplex and single family form with two workforce units (duplex) on the lower portion of the site. The original Breckenridge Building Center (BBC) buildings and lumber yard will be demolished. With this submittal, the single-family home site is being proposed back in its original (platted) location. Master Plan development standards in the form of Master Plan Notes are proposed for the entire development. After Council approval, each building will be submitted separately for review under individual Class C applications.

Mr. Marc Hogan, bhh Partners, Architect, spoke with Mr. Jon Brownson, Applicant; they would like to move the original single family home site down the hill from the originally proposed location.

Changes since the July 6th Worksession

Addressing concerns expressed from the Commission, Staff, and neighbors, the Applicants have modified the site plan layout. (The remaining master plan criteria have remained essentially the same.)

1. Most notably, the single-family lot is no longer shown at the north end of the site, but in its current approved platted location along the eastern slope near the Weisshorn Subdivision.
2. Additionally, the multi-family units have been shifted further west on the site. One unit from the upper grouping has been moved to the lower grouping, relaxing the spacing of the upper units.
3. The private drive has shifted to the west about 40-feet.
4. Site grading has been reduced about 3-feet.
5. The 'Pocket Park' has been reduced in size.
6. There are now two workforce housing units.
7. Paving has been reduced.

The Applicant and Agents sought a worksession format to allow an open dialog at this hearing (no final comments required from the Commission).

Generally, Staff was supportive of the changes to the site plan. The grading has been reduced, the impacts of the lower development to the hillside have been reduced, the upper multi-family buildings have been relaxed a bit, and the historic grid along Main Street has been strengthened. Since writing the report, the applicant and agent have move the lone single family lot further south and west to minimize site impacts.

Staff had the following questions for the Commission:

1. Was the Commission supportive of the new lower level development limitations and new road alignment?
2. Was the Commission supportive of the removal of one SFE on the upper grouping of units to the lower portion of the site?
3. Staff welcomed any comments of the single-family unit of density above the multi-family portion of the master plan.
4. Did the Commission believe the development of a single-family home (unlimited density) along the east sloped edges of the property could pass a point analysis with the suggested design enhancements?
5. Did the Commission believe the grid alignment of the lower buildings should be perpendicular to Main Street (immediately in front of the buildings) or match the alignment of the buildings south of French Street in the Conservation District?

Mr. Wolfe asked Mr. Mosher some specific questions requesting information from previous reports and presentations given in discussions that he was not a part of. Mr. Mosher and Mr. Steve West, West Brown Huntley Thompson, Attorney for the Applicant, complied. The proposed public art was addressed, as well as moving the single family home disturbance envelope. The voluntary restraints of the design of the single family home, site layout. Mr. Schroder asked clarification about the speed limit along this portion of Main Street. Mr. Pringle questioned the any other land use preparations and if the Town planners had not thought about future land use for this plot of 'gateway' land in the Town's Overview. (Mr. Truckey clarified that they had not previously designated any specific use beyond what is defined in the Land Use District Guidelines.) Mr. Pringle was concerned about ridgeline visibility of this new development. Mr. Pringle identified what he called a "wall of development" fronting Main Street and that the treed backdrop would not even be seen along Main Street because of the intensity of the

development proposed along this edge. Mr. Wolfe asked if the single family lot was already plotted. (Mr. Mosher: Yes.)

Mr. Wolfe asked if the neighboring ridgeline properties in the Weisshorn views would be interrupted by this development. Mr. Mosher referred to a list he had prepared identifying that no views would be blocked. However, it may block the neighbor's view of Gold Creek condos, but not drastically. Mr. Schroder questioned whether the site disturbances of the units and the single family dwelling would be combined during the Master Plan review, or be reviewed separate. Mr. Mosher replied that the Master Plan would be reviewed as one Development Permit and the points would reflect all together. Mr. Mosher invited Mr. Hogan to explain further the site disturbance and other details addressed.

Mr. Hogan: This process has been going on now for about a year. Asked Mr. West to continue in detail the history of this project.

Mr. West explained in detail how they have gotten to this development agreement with current land use delineation. He mentioned the existing Land Use Guidelines (LUGs), associated density and the general conception of the Development Agreement made with Town Council. We would like to retain the valuable single family lot in the project to help off-set the more expensive part of constructing the rest of the project. We still wish to relocate the Klack drainage into an enclosed drainage system instead of the ditch it's currently in. We have worked with staff for at least six months before we even presented it. We are trying to listen and be compassionate to the strong opinions of the neighboring public and the Commission. We want to create a pleasant 'gateway' to our community, just as do you.

(Mr. Pringle: Mr. West, have you ever considered putting three (3) houses up on the upper single family lot? Could you access the property further east on French Street to reduce the driveway impacts?) Mr. Hogan drew on the map where exactly Mr. Burke's lot was located, and explained that this is not on the applicant's property. (There was not general Commission support for placing any additional density on the slope of the hill.)

Mr. Neubecker suggested that the Commission discuss the location of the single family home-site to determine if the current location is hillside or ridgeline development. Mr. Hogan added that another option is that the single family residence could be moved even further south and west towards the multi-family units to avoid the existing mining disturbance located on the slope. As a result, the driveway would be substantially reduced by more than one-half and reduce the visual impacts. However, this lower portion of the lot is at a steeper grade.

Mr. Schroder asked about the site disturbance regarding filling in the Klack drainage ditch and impacts to the location of the driveway. Mr. Hogan suggested that they would refill the ditch that the Klack is currently located and the driveway would be built over the existing fill. Mr. Mosher also noted that Staff felt that the more this single family house was moved south and west the better the remaining treed backdrop would be preserved. There is not substantial tree buffer to the south west anyway.

Mr. Hogan: We have 'greened up' the paving plan around the multi-family lots and reduced the overall paving areas. We have suggested minimization of the space between the Main Street units from twenty (20) to fifteen (15) feet. We also have addressed the driveway access, added an additional workforce housing unit, and more green space. The public trail will be addressed at a future meeting.

Mr. Allen opened the hearing to public comment.

Julia Regan, representing Mr. Eric and Mrs. Sue Politte (227 Royal Tiger Road): Just checking to see if the Commission received a letter via email to Mr. Mosher and to the Planning Commission. (Mr. Mosher confirmed that it had been handed out to the Commission at the beginning of the meeting and the Commission had read it.) Mr. Politte would likely support the single family house being located further south and west on the hillside.

Mr. Lee Edwards: I was concerned about the use of the remaining land if the single family envelope was moved south and is different than the Development Agreement. (Mr. Mosher: There is no remaining density on the property. Any remaining space will be Private Open Space.) Can I get more details of filling in the Klack? I think

the Main Street units should take a character similar to Brittany Place, just down the street, would be a better presentation of housing for this application.

Mr. Gary List (315 Royal Tiger Road): I am supportive of moving the single family site to the south, as that would make it more “a part of the Town” anyway. I think that the ridgeline issues could actually be addressed better at its location in the middle of the hill as opposed to the ‘new’ southwest proposed location. I generally like the direction of the Commission’s discussions so far.

There was no further public comment and the hearing was closed.

Commissioner Comments:

Mr. Bertaux: [Single-Family Envelope:] Support the move of the single family envelope to the southwest, to minimize visual impacts of the driveway. As the house is moved forward, to the west, it will be less visible and more cohesive with the development below. I understand Mr. Pringle’s concerns about a ‘wall of development’ on the multi-family portion of the development but believe this can be resolved with good design and by providing view corridors. Maybe look at keeping the historic grid all the way to the north-most units across the drive. This might relax the spacing even more of the upper units.

Mr. Schroder: Believe that as the single family envelope moves further south, it becomes a more a part of the new development, and less a ‘ridgeline development issue.’ I am supportive of the one upper unit of multi-family density moving to the west below. It will give the overall look of the buildings an appropriate fill. I support the presented project ‘facing the street’ giving it an old historic feel. Support the ‘grid’ as is.

Ms. Girvin: Not real supportive of the project as a whole, but, have to agree that moving the single family home to the south and west is a better decision. (The applicant asked what her ‘ideal use and layout’ for the site would be.) Feels as though this in not an appropriate use for such an important gateway community anchor to Town. Would like to see something completely different, such as a large and taller boutique hotel that could block the unsightly views of the Gold Creek condos. There might be density left on the site for a few more units towards the north. I do not support the drive design and the overall traffic proposal. Would like to see the access moved to the east for a safer entry/exit. (It was noted that this would be off the applicant’s property.) Would like that pocket park moved to the north to act more as a buffer. From a community needs standpoint, I have a very different vision for this property. (Mr. Hogan: I am glad to hear that Ms. Girvin has a visionary plan that may be a good one. We have studied a similar situation. If it weren’t for the shoulder seasons for our seasonal tourist community, it might be work. Economically, it is just not viable.) (Mr. Tim Gerken, bhh Partners: Thank you for your thoughtful comments, however, there are so many factors, not only economics that prevented the developers from going in this general direction. Addressing the ‘wall of development’; there are ‘walls of development’ all around town in the historic district, that this will not be the only one, that that is the nature of our Town.) Addressed the concerns about the appearance of the project during construction. Will it look like Vista Point before it was built? Full of weeds? That’s not what we want. (Mr. Hogan: Landscaping with vegetation and wild flowers prior to site building, for aesthetics, then re-vegetated after completion of building.)

[Moving One Unit from the East to the West side:] I like the idea of creating openings between the buildings as you look across the site.

Mr. Pringle: [Single-Family Envelope:] Agreed that Ms. Girvin had a great idea of a starting over with a clean slate and a completely different application. I see this being similar to the Main Street Junction property. A wall of development. Also, the Main Street Junction development is not being used to its fullest. But as for this application, there are still building grading issues, along with preserving the natural background of trees. The lower development blocks all of the scenic backdrop anyway. You could easily place more density on the steeper slopes with little visual impact from Main Street. I do not like the driveway off French Street where it is. This gets too icy in the winter. You need four-wheel-drive here all the time. This is too dangerous. It is on a downhill slope and on a curve. Add another full movement driveway to Main Street. I do not like the idea of adding more cars, people and congestion on this already dangerous corner. Who approved the current site circulation? Why are we left out of the discussion? (Mr. Hogan: We have met with Engineering and the Red

White and Blue several times and have followed their direction. This layout serves the development, the Town and the Fire Department the best. (Mr. Mosher and Mr. Neubecker: Let's save the traffic study for future hearing.)

[Proposed Driveway Location:] Does not approve of the proposed driveway location.

[Moving One Unit from the East to the West side:] Support moving the single family lot to the south and west. It will make it just look like more development. The upper units are still too tight. The lower may be too tight too.

Mr. Lamb: [Single-Family Envelope:] Agreed to move the single family lot to the south.

[Moving One Unit from the East to the West side:] I like the overall staggering of buildings to create a quaint, historic looking site. I live in the Historic District. I'm not concerned with this issue of 'wall of development' because that is exactly what it is, as we are an historic Town and this matches the intensity of the District.

Mr. Wolfe: [Single-Family Envelope:] Agree with Mr. Schroder.

[Moving One Unit from the East to the West side:] I like the move, but am concerned about the prominence of the site, and suggest it needs to have a fence or something to transition into the historic district when driving or walking South. (Mr. Mosher agreed to help review the past public hearing drawings and issues before the next review.)

[Pocket Park:] I am also concerned that the proposed green space will become a public park, which does not belong here.

Mr. Allen: [Single-Family Envelope:] Agreed with moving the single family envelope to the south. Agreed that the house was previously 'hillside' development, not 'ridgeline' development. Supported using similar materials, as well, to help blend it in to the other development.

[Moving One Unit from the East to the West side:] Supported this move.

[Driveway:] Supported the turn somewhere around buildings six (6) or seven (7).

[Pocket Park:] I am glad that there is a pocket park. Green space is needed.

Commission agreed that traffic, the trail location and architecture of the single family home and its design restrictions should be addressed at further hearings. Mr. Pringle and Mr. Allen would like to see a streetscape with several elevations directly from Main Street, as well as neighboring properties.

CONTINUED HEARINGS:

1) Environmental Energy Partners Pellet Plant (MGT) PC#2010038, 12863 Colorado Highway 9

(To be continued to a future date per the request of the Applicant.)

Mr. Allen opened the hearing to public comment. There was no public comment and the hearing was closed.

Mr. Pringle moved to continue the Environmental Energy Partners Pellet Plant, PC#2010038, 12863 Colorado Highway 9, to a future date as requested by the applicant. Mr. Schroder seconded, and the motion was carried unanimously (7-0).

OTHER MATTERS:

1) PC Field Trip, September or October, 2010

Mr. Neubecker requested the Planning Commission select a few dates in September or October they were available for a field trip. A possible location may be Vail, with a development emphasis, to address their density issues.

Commissioner Comments:

Mr. Wolfe: Vail would be a great location for a development emphasis field trip. I have connections with people there who could help us discuss the problems that they are faced with. I encourage that we, as the Planning Commission, pay close attention to our future pressure to redevelop at the rate that Vail has done. We should observe their benefits to this scrape-off development, and all their misgivings. We need to learn from them. No: October 15th (Riverwalk Center event that evening.)

Mr. Bertaux: Minturn is another option. Vail would only take a couple of hours, so let's go somewhere else in the same day. No: Last two weeks of October.

Mr. Allen: Our question at hand is 'to redevelop or not to redevelop'; hearing both sides of the story from Vail will be ample information for that day.

Mr. Schroder: No: September 17th, October 9th

Mr. Neubecker: No: October 6th-8th (APA Conference). Yes: October 14th or 15th

2) Power Purchasing Agreement (Verbal)

Mr. Grosshuesch and Mr. Neubecker presented. The Town of Breckenridge is working on an agreement for solar panel installation on multiple Town buildings, including the Steven C. West Ice Arena, the Breckenridge Public Works buildings, the Recreation Center, and the Breckenridge Golf Course. The agreement with the energy company would be for 25 years, during the first five years of which the energy company would install and maintain all the panels. The Town could save potentially six figures per year in energy costs, and would have the option to purchase the panels after the first five year period. Staff wanted to alert Planning Commission about this potential project, as the installations would come through the Commission as Town Project approvals.

Commissioner Comments:

Mr. Bertaux: Will this building (Town Hall) be used? (Mr. Grosshuesch: No.) The former CMC building? (Mr. Grosshuesch: No.) Which ones then? (Mr. Grosshuesch: The ice rink, golf course, public works, and recreation center.) Are any other communities participating in this program? (Mr. Grosshuesch: The school and sanitation district are not on board yet.)

ADJOURNMENT:

The meeting was adjourned at 9:42 p.m.

Rodney Allen, Chair

TOWN OF BRECKENRIDGE

Standard Findings and Conditions for Class C Developments

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated September 2, 2010 and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on September 7, 2010 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on March 13, 2012, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to, the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. At no time shall site disturbance extend beyond the limits of the platted building/site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.
17. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees; i.e., loss of a 12-inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. The public access to the lot shall have an all weather surface, drainage facilities, and all utilities installed acceptable to Town Engineer. Fire protection shall be available to the building site by extension of the Town's

water system, including hydrants, prior to any construction with wood. In the event the water system is installed, but not functional, the Fire Marshall may allow wood construction with temporary facilities, subject to approval.

21. Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.
22. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
26. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
29. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
30. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
31. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

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

32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. Applicant shall construct all proposed trails according to the Town of Breckenridge Trail Standards and Guidelines (dated June 12, 2007). All trails disturbed during construction of this project shall be repaired by the Applicant according to the Town of Breckenridge Trail Standards and Guidelines. Prior to any trail work, Applicant shall consult with the Town of Breckenridge Open Space and Trails staff.
34. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

Planning Commission Staff Report

Project Manager: Julia Puester, AICP

Date: August 24, 2010 (For Meeting of September 7, 2010)

Subject: Summit County Building and Grounds Site Solar PV Panels (Class C Minor Hearing; PC #2010041)

Owners/Applicant: Summit County Government/Innovative Energy

Proposal: The applicant is proposing to install a 9.45 kilowatt solar photovoltaic panel system on the south facing roof of the primary building and the garage. These 54 arrays will be mounted to follow the roof surface.

Address: 106 N. Ridge Street

Legal Description: Lot 1, Abbetts Addition

Site Area: 0.18 acres (7,841 square feet)

Land Use District: 18.2 Commercial (1:1 FAR)

Character Area: Historic Character Area #2 North End Residential

Site Conditions: The existing historic primary structure is historically known as the Forsythe House built in 1902 fronts on Ridge Street. A 644 square foot addition to the primary building was constructed in 1986/87. The garage building in the rear of the property which fronts onto French Street is not historic, built in 1985. The site is flat with existing significant trees in the front yard.

Adjacent Uses: North: Residential/Office
South: Summit County Courthouse
West: N. Ridge Street, Edwin Carter Museum
East: Bank of the West multi-use commercial building

Density: No change

Mass: No change

Height: No change

Setbacks: No change

Staff Comments

The proposed placement of the panels will allow for 90-98% energy efficiency of the building usage. The collectors will be placed on the south facing roofline of the non-historic addition on the primary building and the entire south facing roofline of the non-historic garage. Photos of the buildings have been included as an attachment to the packet.

Architecture: There are no proposed changes to the exterior architecture to the building. Per Policy 5R (Absolute) (“Architectural Compatibility”) of Section 9-1-19 of the Breckenridge Town Code subsection E, entitled “Solar Panels and Solar Devices”, as related to solar devices within the Conservation District:

E. Solar Devices:

- (1) Within the Conservation District: The preservation of the character of the Conservation District and the historic structures and sites within the Conservation District are of the utmost importance. The Town encourages the installation of solar devices as an alternative energy source. However, there may be instances where solar devices are not appropriate on a particular building or site if such a device is determined by the Town to be detrimental to the character of the Conservation District or would result in a reduced state, federal or local historic rating.*

The Town encourages solar device placement to be sensitive to the character of the Conservation District and located away from the public right of way.

Within the Conservation District a solar device shall be located based upon the following order of preference. Preference 1 is the highest and most preferred; preference 6 is the lowest and least preferred. A solar device shall be located in the highest preference possible. The order of preference for the location of a solar device within the Conservation District is as follows: (1) as a building-integrated photo-voltaic device; (2) as a detached solar device in the rear or side yard away from view from a public right of way; (3) on non-historic structures or additions; (4) on an accessory structure; (5) on the primary structure; and (6) highly visible from the public right-of-way.

- (2) Within the Conservation District, no solar device shall be installed on a structure or site without first obtaining a Class C minor development permit. Solar devices are encouraged to be installed on a non-historic building or building addition and integrated into the building design. To ensure that the character of the Conservation District and its historic structures and sites are protected, an application for a development permit to install a solar device within the Conservation District will be reviewed under the following requirements:*

a. Solar devices on roofs shall be placed on a non-character defining roofline of a non-primary elevation (not highly visible from a public right-of-way). For lots which have exhausted the preferred placement options as set forth above, solar devices

that are visible from the right of way may be appropriate if they are designed to have minimal visual impacts from the right of way and do not result in detrimental character to the Conservation District, or a reduced state, Federal or local historic rating for the structure or surrounding structures. Roof mounted solar devices shall not break the existing ridgeline of the roof to which the solar device is mounted. Solar devices shall be setback from the edge of a flat roof to minimize visibility and may be set at a pitch and elevated if not highly visible from public right-of-way. On all other roof types, solar devices shall be located so as not to alter a historic roofline or character defining features such as dormers or chimneys. All solar devices shall run parallel the original roofline and shall not exceed nine inches (9") above the roofline as measured from the bottom of the panel. Solar devices and related mechanical equipment and mounting structures shall be non-reflective such as an anodized finish. Mechanical equipment associated with the solar device such as invertors, convertors and tubing attached to the building fascia shall be painted to match the building color to blend into the building.

b. Applications for new structures within the Conservation District are encouraged to include building integrated solar devices into the initial design, including a similar roof color, rather than as a later addition. Solar devices which contrast with the color of the roof of new or historic structures are inappropriate if found to be detrimental to the character of the Conservation District.

c. Detached arrays of solar devices at a historic site may be located in the rear or side yard if the arrays are not highly visible from a public right of way and do not detract from other major character defining aspects of the site. The location of detached arrays of solar devices shall also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.

d. On historic buildings, character defining elements such as historic windows, walls, siding or shutters which face a public right-of-way or contribute to the character of the building shall not be altered in connection with the installation of solar devices. Solar devices in non-historic windows, walls, siding or shutters which do not face a public right of way are encouraged.

The panels on both structures are proposed to run parallel to the roof and are flush mounted (a max of 9" above the roofline). The existing roof of the primary building is a brown/charcoal asphalt composite shingle. The roof of the garage building is red metal roof material. The panels will have a blue/black tint to them. All collectors will be below the ridgeline. Associated mechanical equipment and conduit will be painted to match the building.

The solar panels on the primary building (on the non-historic addition) will not be readily visible from N. Ridge Street. However the panels on the non-historic garage will be highly visible from French Street. This falls under preference numbers 4, 5, and 6 of section E(1) of the Development Code. As this property lies within the Conservation District, if it is determined that the panels location may be detrimental to the character of the Conservation

District or would result in a reduced state, federal or local historic rating, the installation of panels at this location may be determined to be inappropriate. Staff has discussed the application with the Colorado Historic Society (CHS) specifically regarding the visibility of the solar panels in relation to the right of way and the preservation of the Conservation District character. CHS was supportive of the application as proposed. Staff also believes that the application meets the intent of the code while balancing the goal of energy conservation and that the method of installation is in the general spirit of the Development Code. (Note: As the property is owned by Summit County government, they are legally exempt from the Town codes and regulations but have submitted a class C minor development permit application as a courtesy review.)

Staff Action

Staff has approved the application with the attached findings and conditions.

TOWN OF BRECKENRIDGE

Summit County Building and Grounds PV Panels
Lot 1, Abbetts Addition
106 N. Ridge Street
PC#2010041

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **August 24, 2010**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 7, 2010**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **March 14, 2012**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy or certificate of compliance for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Each solar array which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

8. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

9. Applicant shall paint all new garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building to match the primary building color.
10. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
11. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
12. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of

the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.

13. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
- 14. The solar panels shall run parallel to the original roofline and shall not exceed nine inches (9") above the roofline.**



Building & Grounds Office - 3.15 kW PV Roof Layout

Location: 106 N. Ridge St., Breckenridge, CO 80424
Designed By: Innovative Energy, PO Box 6538, Breckenridge, CO 80424
970-453-5384, www.renewablepower.com
Eric Westerhoff, P.E.

Revision: A

Date: 6/09/10

Page: 2 of 2

Drawn By: B. Webster
Checked By: E. Westerhoff

Permit No:

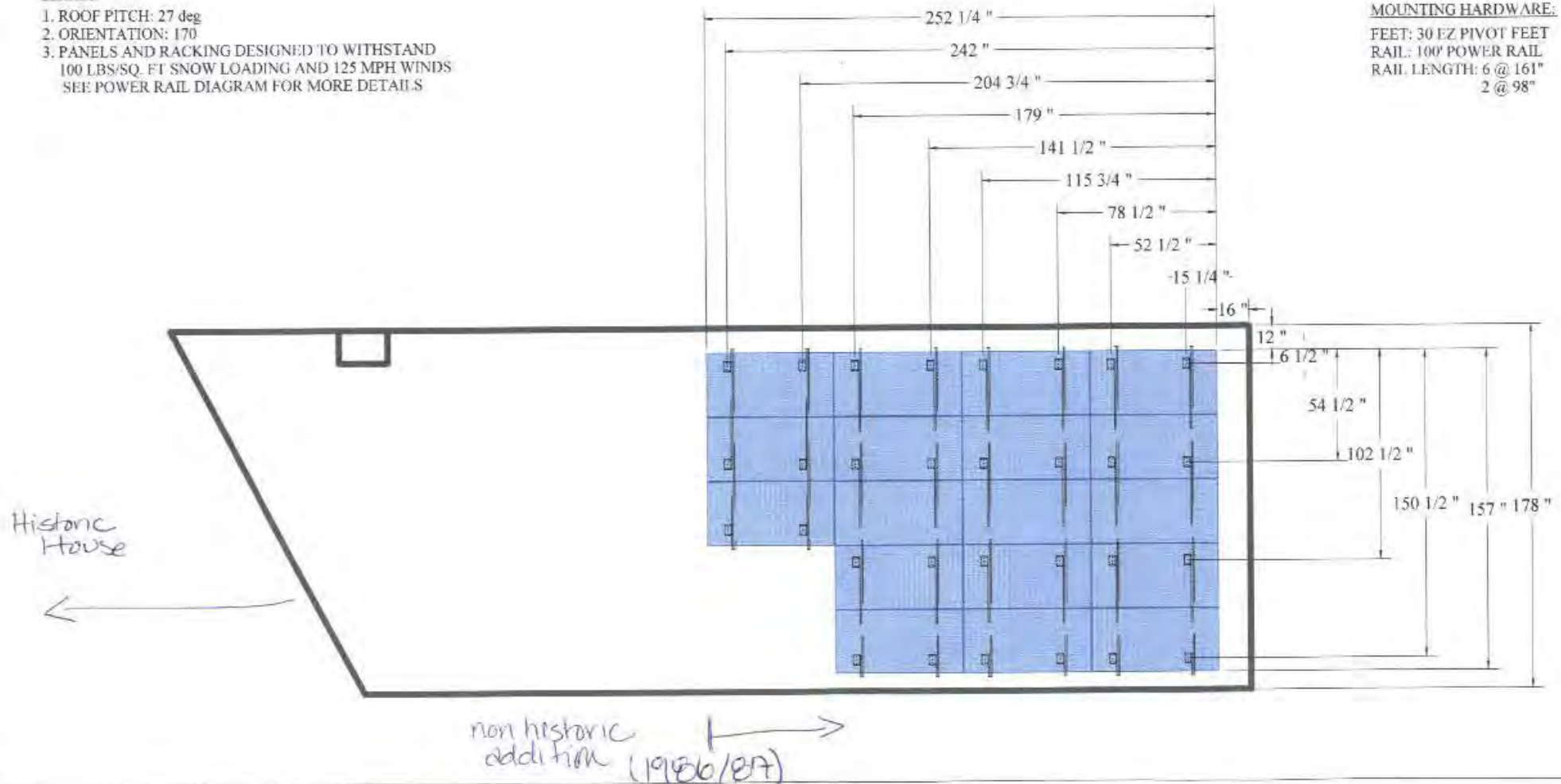
Notice: This design is the property of Innovative Energy and will be rendered invalid for permit or incentive purposes unless system is installed by Innovative Energy.

NOTES:

1. ROOF PITCH: 27 deg
2. ORIENTATION: 170
3. PANELS AND RACKING DESIGNED TO WITHSTAND 100 LBS/SQ. FT SNOW LOADING AND 125 MPH WINDS
SEE POWER RAIL DIAGRAM FOR MORE DETAILS

MOUNTING HARDWARE:

FEET: 30 EZ PIVOT FEET
RAIL: 100' POWER RAIL
RAIL LENGTH: 6 @ 161"
2 @ 98"





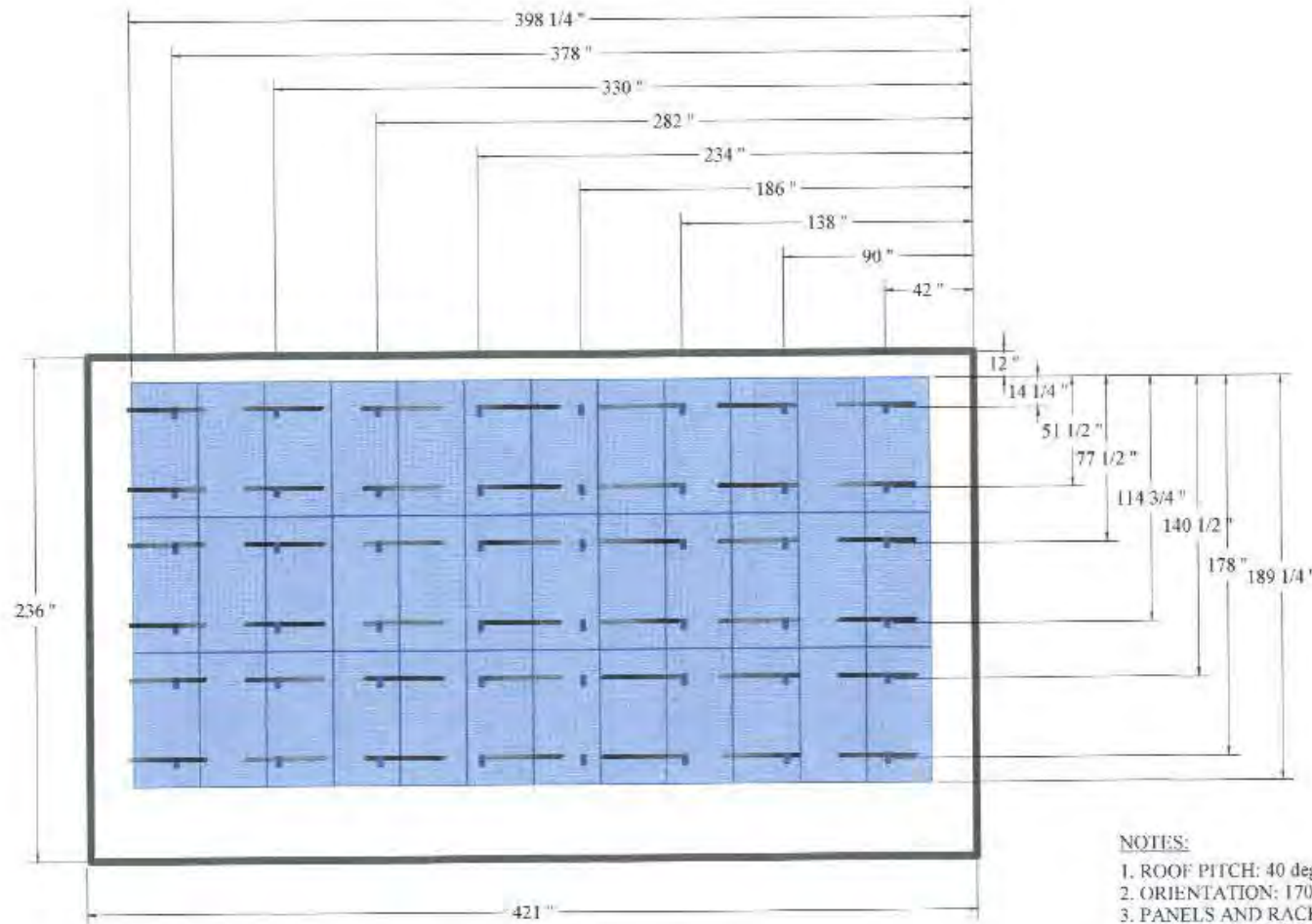
Building & Grounds Garage - 6.3 kW PV Roof Layout

Location: 106 N. Ridge St., Breckenridge, CO 80424
Designed By: Innovative Energy, PO Box 6538, Breckenridge, CO 80424
970-453-5384, www.renewablepower.com
Eric Westerhoff, P.E.

Revision: A Date: 6/09/10 Page: 2 of 2

Drawn By: B. Webster Permit No:
Checked By: E. Westerhoff

Notice: This design is the property of Innovative Energy and will be rendered invalid for permit or incentive purposes unless system is installed by Innovative Energy.



MOUNTING HARDWARE:
FEET: 48 DPW POWER POST
48 SMALL "L" FEET
RAIL: 200' POWER RAIL
RAIL LENGTH: 6 @ 381.5"

NOTES:

1. ROOF PITCH: 40 deg
2. ORIENTATION: 170
3. PANELS AND RACKING DESIGNED TO WITHSTAND 100 LBS/SQ. FT SNOW LOADING AND 125 MPH WINDS. SEE POWER RAIL DIAGRAM FOR MORE DETAILS

nonhistoric garage (1985)

**Summit County Building and Grounds Office and Shop
106 N. Ridge St.
View of South Facing Roof Surfaces from French St.**

Ridge
Street



French St.
Frontage

View of South Facing Roofs from Ridge St.

Ridge
St.
Frontage





Class C Development Review Check List

Project Name/PC#:	Pedowicz Residential Addition	PC #2010047
Project Manager:	Julia Puester, AICP	
Date of Report:	August 31, 2010	for meeting of September 7, 2010
Applicant/Owner:	Marty and Ninn Pedowicz	
Agent:	Arapahoe Architects	
Proposed Use:	Single family residence addition of 614 square feet home office above the existing garage, new gas fireplace and new 48 square foot deck.	
Address:	116 Winwood Circle	
Legal Description:	Lot 9, Christie Heights Subdivision	
Site Area:	30,622 sq. ft.	0.70 acres
Land Use District (2A/2R):	LUD 10: Residential (2 UPA)	
Existing Site Conditions:	This site is relatively flat near Winwood Circle and slopes steeply at the rear as it approaches Ski Hill Road and "25' vegetative buffer, snow stack, utility and drainage easement". There is significant existing tree cover and landscape on site.	
Density (3A/3R):	1:3.5 F.A.R. or 6,500 sq.ft.	Proposed: 3405 (614 sq. ft. new)
Mass (4R):	1:3.5 F.A.R. or 6,500 sq.ft.	Proposed: 5,140 sq. ft.
F.A.R. Areas:	1:5.96 FAR	
Lower Level:	1,056 sq. ft.	
Main Level:	1,182 sq. ft.	
Upper Level:	1,167 sq. ft.	(614 new)
Accessory Apartment:	n/a	
Garage:	517 sq. ft.	
Total:	3,922 sq. ft.	
Bedrooms:	5	(one new)
Bathrooms:	3.5	
Height (6A/6R): (Max 35' for single family outside Historic District)	31 feet overall	(addition below existing roofline)
Lot Coverage/Open Space (21R):		
Building / non-Permeable:	1,700 sq. ft.	5.55%
Hard Surface / non-Permeable:	2,680 sq. ft.	8.75%
Open Space / Permeable:	26,242 sq. ft.	85.70%
Parking (18A/18R):	Required: 2 spaces Proposed: 2 spaces	
Snowstack (13A/13R):	Required: 670 sq. ft. Proposed: 670 sq. ft.	(25% of paved surfaces) (25.00% of paved surfaces)
Fireplaces (30A/30R):	One - gas fired	(new)
Accessory Apartment:	None	
Building/Disturbance Envelope?	None	
Setbacks (9A/9R):	No change. Front: 40 ft. Side: 27 ft. Side: 16 ft.	

Rear: 130 ft.

Architectural Compatibility (5/A & 5/R): The residence will be compatible with the land use district and surrounding residences.
Exterior Materials: To match existing: Horizontal cedar lap siding; natural round stone base, heavy timber and glu-lam beams and columns; aluminum clad windows
Roof: To match existing: asphalt composite shingle
Garage Doors: No change
Landscaping (22A/22R): No change
Drainage (27A/27R): Positive away from structure
Driveway Slope: 8 %
Covenants: None.

Point Analysis (Sec. 9-1-17-3): An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

Staff Action: Staff has approved the Pedowicz Addition at Lot 9, Christie Heights, PC #2010047, 116 Winwood Circle, with the standard findings and conditions.

Comments:

Additional Conditions of Approval:



ARAPAHOE ARCHITECTS P.C.

P.O. BOX 4780
BRECKENRIDGE, CO 80424
(703) 453-8474
FAX: 453-8475

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PEDOWICZ ADDITION
LOT 9, CHRISTIE HEIGHTS SUBDIVISION, FILING NO. 1, AMENDED
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

SITE PLAN

DATE	10/19
DRAWN BY	CM
TITLE	
REVISED TO	108 CLASS C
SHEET	

A-1

FOUND # 5 REBAR WITH METAL CAP STAMPED "25" W.C L.S. 15242" PIN LIES S 85°15'08" W, 33.35 FEET FROM

LOT 10

SECOND STORY ADDITION OVER EXISTING GARAGE

EXCEPTION DEEDED TO TOWN OF BRECKENRIDGE

232.17' N76°42'40"E

69.57' S119°30'E

SKI HILL ROAD (60' R.O.W.)

85.07' S02°08'00"E

10' BUILDING SETBACK

10' BUILDING SETBACK

S85°48'00"W 204.56'

LOT 8

WINDWOOD CIRCLE (50' R.O.W.)

FOUND # 5 REBAR WITH STAKE MARKED "PROPERTY CORNER"

4 REBAR WITH CAP L.S. 9839 14° E, 0.69' RELATED POSITION

57.67' N21°24'00"W

CHORD = 161°04'W 63.67'

25' BUILDING SETBACK

ASPHALT DRIVEWAY

L=63.75' Δ=07°46'04" R=349.10'

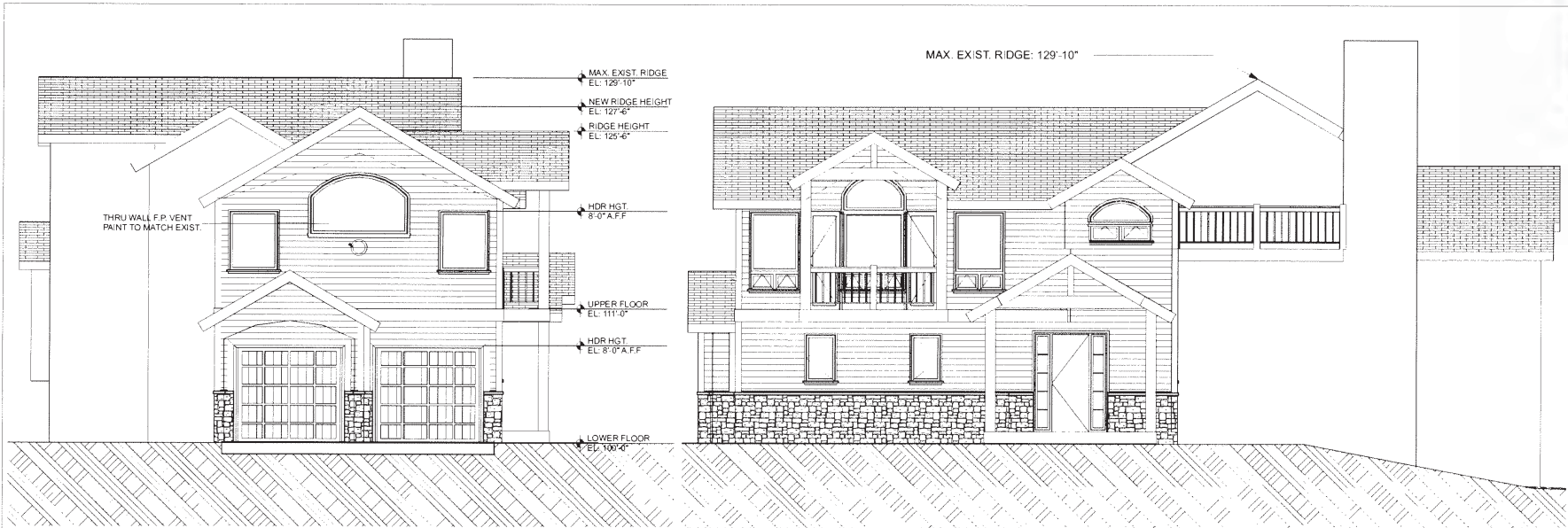
CONCRETE WALL

HOLDER PUCK

SEARCH COMMENTS WAY OR 3, INC.

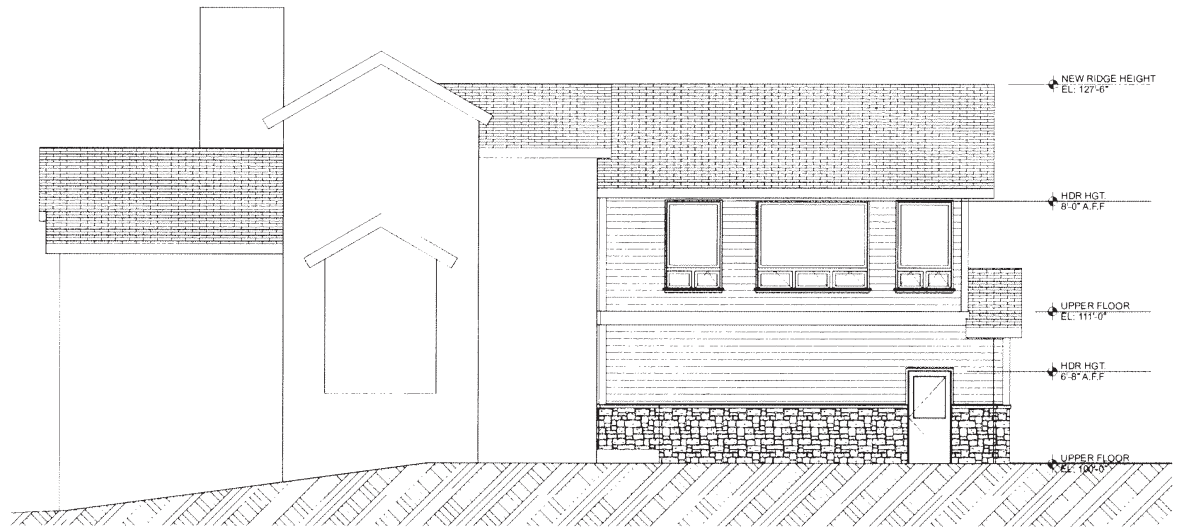
1 Site Plan SCALE 1" = 10'

RECEIVED
AUG 20 2010
TOWN OF BRECKENRIDGE
PLANNING DEPT



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

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



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



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PEDOWICZ ADDITION
LOT 9, CHRISTIE HEIGHTS SUBDIVISION, FILING NO. 1 AMENDED
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

ELEVATION

DATE	10/19
BY	CM
ISSUE	
REVISION FOR CLASS C	

A-3



2 NORTH WEST PERSPECTIVE VIEW
SCALE: 1/8"=1'-0"



1 SOUTH WEST PERSPECTIVE VIEW
SCALE: 1/8"=1'-0"



3 NORTH EAST PERSPECTIVE VIEW
SCALE: 1/8"=1'-0"



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PEDOWICZ ADDITION
LOT 9, CHRISTIE HEIGHTS SUBDIVISION, FILING NO. 1, AMENDED
BRECKENRIDGE, SUMMIT COUNTY, COLORADO

**PERSPECTIVE
VIEWS**

DATE	10/19
DRAWN BY	CM
ISSUE	
REVISED TO	FOR CLASSIC

A-4

However, there is also loss of heat from around the window frame. Hence, the property owner plans on rebuilding the window frames with proper insulation so they will not allow air leakage. Also, the proposal is to Tyvek the entire building and the new cement board has insulation on the backside of the board. The owner's intent is to make this building much more air tight and energy efficient. Also, they would like to make the building fit in better with the Historic and Conservation Districts. While not in the Historic District, the building is in the Conservation District and is adjacent to Town's Historic District. Currently the building is sided with vertically oriented T-111 siding. The 4" reveal horizontal siding is what the Handbook of Design Standards for the Historic and Conservation Districts recommend. In the past, the Planning Commission has allowed cement board to be used in the Historic and Conservation Districts on non-historic buildings without negative points.

The building's exterior remodel and modification consists of:

- New 2x wood cornice
- New 2x wood frieze
- New 2x wood trim and header
- New 2x wood trim
- New cement board 4" lap
- New 2x wood bandboard with metal flashing
- New vertical metal wainscot (The metal wainscot is a standing seam material, typically used for roofing applications. The frequency of the horizontal seam will be 14", 16", or 18".)

Architectural Compatibility (5/A & 5/R): The Bly Building exterior remodel will be architecturally compatible with the land use district and surrounding buildings, bringing the building more into conformance with the Handbook of Design Standards for the Historic and Conservation Districts.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis for the Bly Building exterior remodel project and found it to pass all applicable Absolute Policies of the Development Code and found no reason to assign positive or negative points under any Relative policies.

Staff Action

Staff has approved the Bly Building Exterior Remodel, PC#2010050, located at 111 Ski Hill Road, Lot 105 Bartlett & Shock, with the standard findings and conditions.

TOWN OF BRECKENRIDGE

**Bly Building Exterior Remodel
111 Ski Hill Road
Lot 105, Bartlett & Shock
PERMIT #2010050**

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 1, 2010**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **September 7, 2010**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen months from date of issuance, on **March 14, 2012**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. This permit contains no agreement, consideration, or promise that a certificate of occupancy or certificate of compliance will be issued by the Town. A certificate of occupancy or certificate of compliance will be issued only in accordance with the Town's planning requirements/codes and building codes.
6. Applicant shall not place a temporary construction or sales trailer on site until a building permit for the project has been issued.

7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
9. **No existing trees are authorized for removal with this plan. Applicant shall preserve all existing trees on site.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

10. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
11. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
12. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. **No staging is permitted within public right of way without Town permission.** Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
13. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site, if light fixtures are new or replaced. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

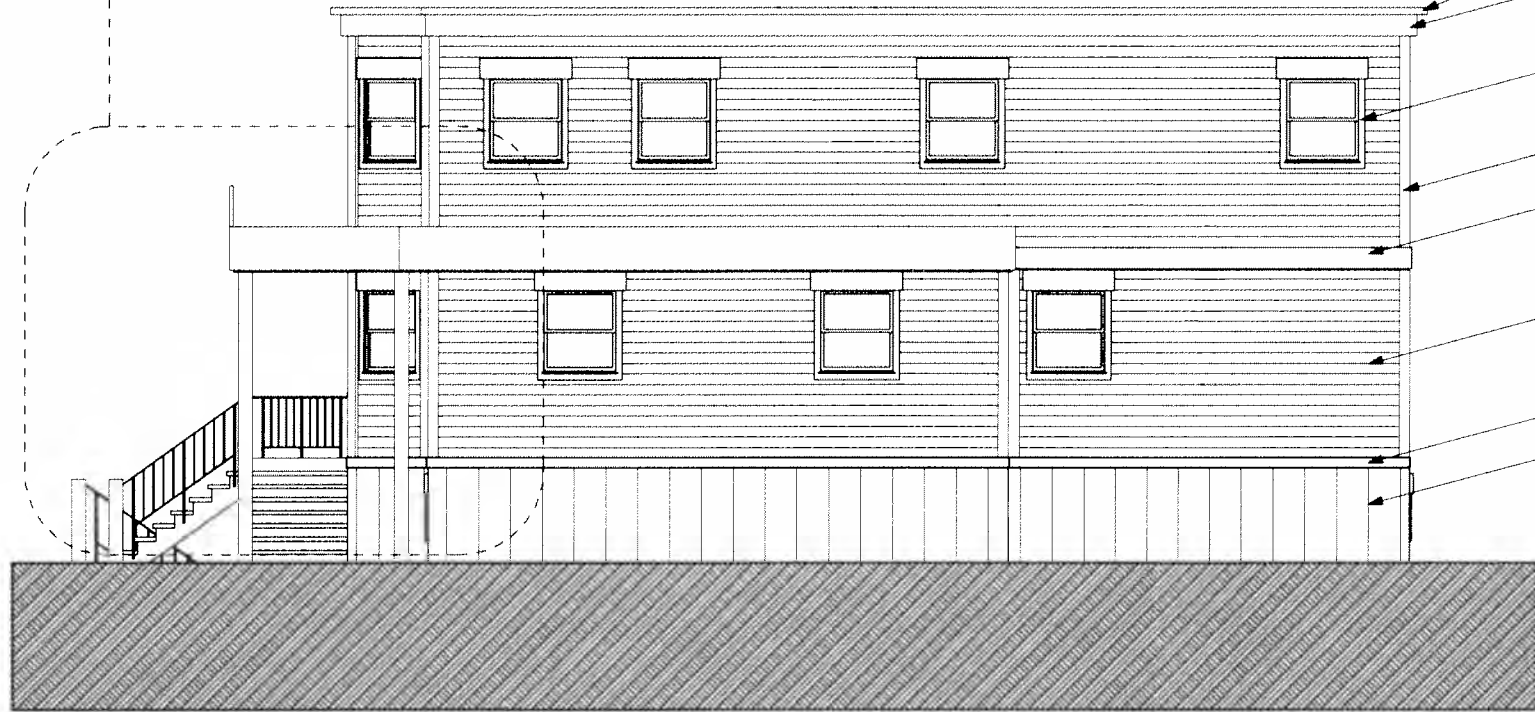
PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

14. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
15. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
16. Applicant shall screen all utilities, to match the building.
17. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
18. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in

cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.

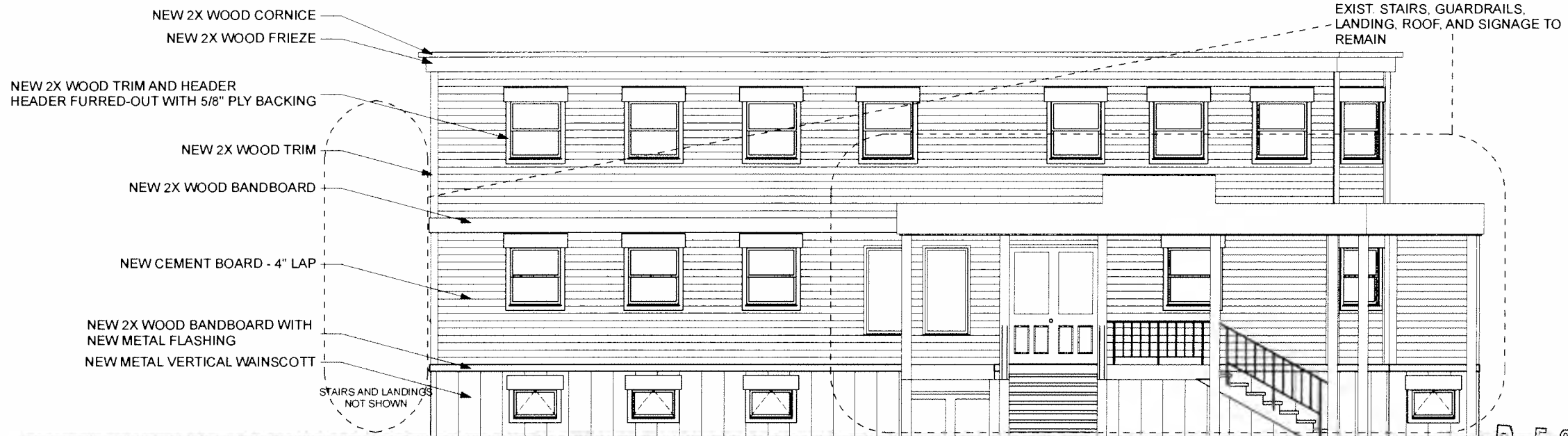
19. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
20. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney.
21. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

EXIST. STAIRS, GUARDRAILS,
LANDING, ROOF, AND SIGNAGE TO
REMAIN



- NEW 2X WOOD CORNICE
- NEW 2X WOOD FRIEZE
- NEW 2X WOOD TRIM AND HEADER
HEADER FURRED-OUT WITH 5/8" PLY BACKING
- NEW 2X WOOD TRIM
- NEW 2X WOOD BANDBOARD
- NEW CEMENT BOARD - 4" LAP
- NEW 2X WOOD BANDBOARD WITH
NEW METAL FLASHING
- NEW VERTICAL METAL WAINSCOTT

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



- NEW 2X WOOD CORNICE
- NEW 2X WOOD FRIEZE
- NEW 2X WOOD TRIM AND HEADER
HEADER FURRED-OUT WITH 5/8" PLY BACKING
- NEW 2X WOOD TRIM
- NEW 2X WOOD BANDBOARD
- NEW CEMENT BOARD - 4" LAP
- NEW 2X WOOD BANDBOARD WITH
NEW METAL FLASHING
- NEW METAL VERTICAL WAINSCOTT
- EXIST. STAIRS, GUARDRAILS,
LANDING, ROOF, AND SIGNAGE TO
REMAIN
- STAIRS AND LANDINGS
NOT SHOWN

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



ARAPAHOE
ARCHITECTS P.C.

P.O. BOX 4780
BRECKENRIDGE, CO 80424
(970)453-8474
FAX: 453-8475

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BLY BUILDING
111 Ski Hill Rd.
TOWN OF BRECKENRIDGE, COLORADO

ELEVATIONS

JOB: 1000
DRAWN BY: CM
ISSUE:
8/23/10 - TOB CLASS C

RECEIVED
AUG 23 2010
TOWN OF BRECKENRIDGE
PLANNING DEPT

SHEET

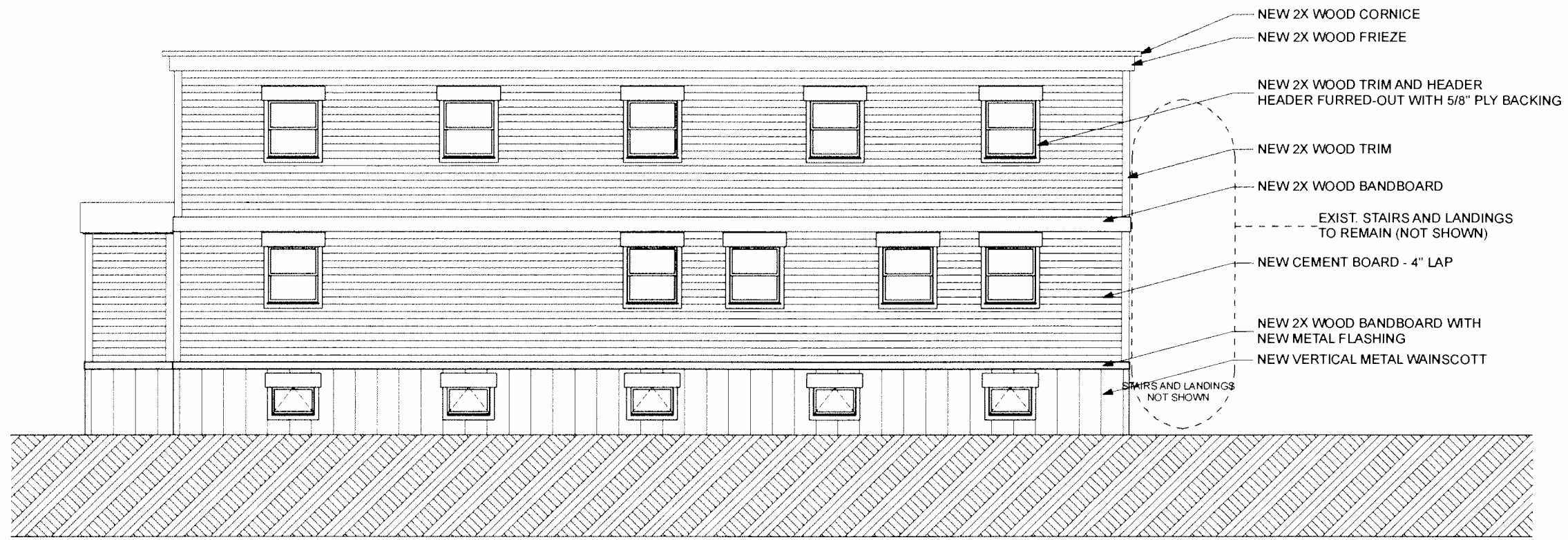
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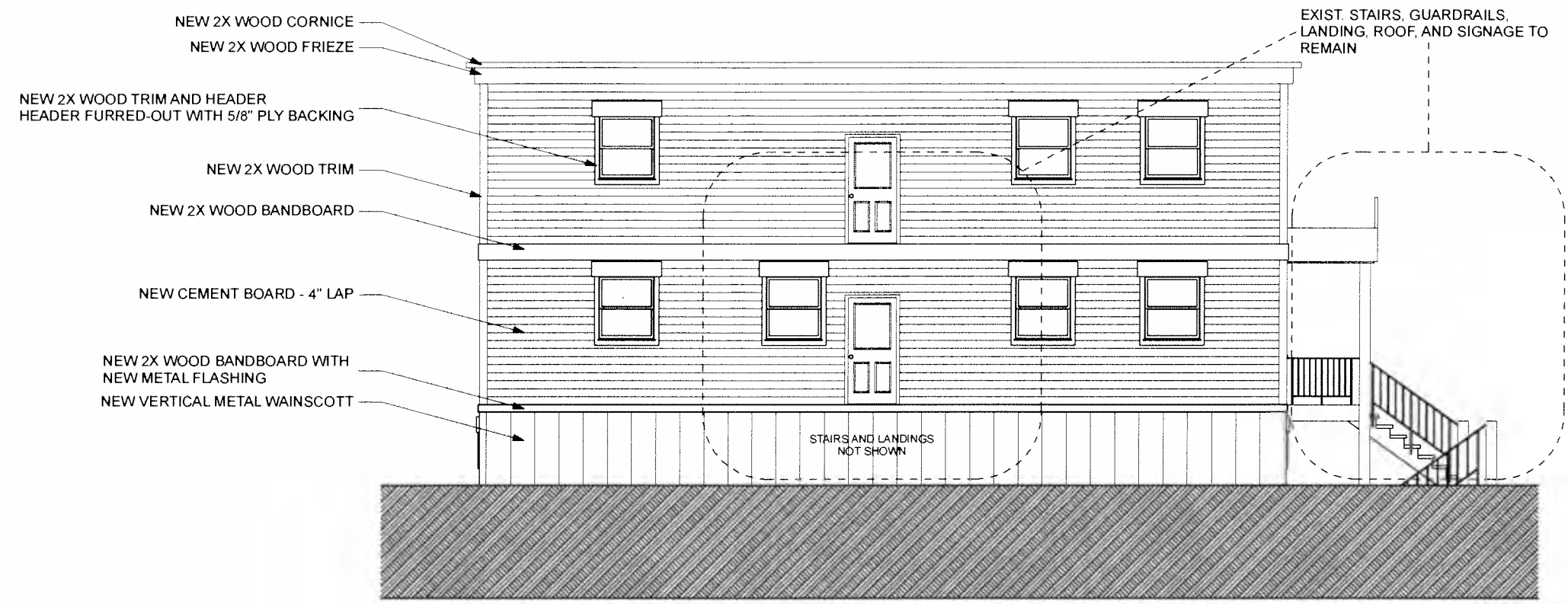
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1 WEST ELEVATION
SCALE 1/4" = 1'-0"



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

BLY BUILDING
111 Ski Hill Rd.
TOWN OF BRECKENRIDGE, COLORADO

ELEVATIONS

JOB 1000
OWN BY CM
ISSUE
8/23/10 - TOB CLASS C

SHEET

A-3



Class C Development Review Check List

Project Name/PC#: Lot 23, Corkscrew Flats, Phase II, PC#2010046
Project Manager: Chris Kulick, AICP
Date of Report: August 23, 2010
Applicant/Owner: Breckenridge Lands
Agent: Tom Begley
Proposed Use: Single Family Residential
Address: 290 Corkscrew Drive
Legal Description: Lot 23, Corkscrew Flats
Site Area: 16,553 sq. ft. 0.38 acres
Land Use District (2A/2R): LUD 14-2 (24.00 acres), Residential, 4 Units per Acre, Single Family or Duplex; 1 SFE assigned per Corkscrew Flats Subdivision.

Existing Site Conditions: The lot slopes downhill from south to north at 12%. Site is rocky and free of most types of vegetation. A utility easement is located in the northeast corner of the lot. There is also a 10' drainage easement that runs the entire length of the northwest side of the lot.

Density (3A/3R):	Allowed: 4,500 sq. ft.	Proposed: 3,054 sq. ft.
Mass (4R):	Allowed: 4,500 sq. ft.	Proposed: 3,839 sq. ft.
F.A.R.	1:4.31 FAR	
Areas:		
Lower Level:	1,213 sq. ft.	
Main Level:	1,841 sq. ft.	
Upper Level:		
Accessory Apartment:		
Garage:	785 sq. ft.	
Total:	3,839 sq. ft.	

Bedrooms: 3
Bathrooms: 3.5
Height (6A/6R): 30 feet overall
(Max 35' for single family outside Historic District)

Lot Coverage/Open Space (21R):

Building / non-Permeable:	2,467 sq. ft.	14.90%
Hard Surface / non-Permeable:	1,850 sq. ft.	11.18%
Open Space / Permeable:	12,648 sq. ft.	76.41%

Parking (18A/18/R):

Required:	2 spaces
Proposed:	4 spaces

Snowstack (13A/13R):

Required:	463 sq. ft.	(25% of paved surfaces)
Proposed:	589 sq. ft.	(31.84% of paved surfaces)

Fireplaces (30A/30R): Three - gas fired

Accessory Apartment: None

Building/Disturbance Envelope? Building Envelope

Setbacks (9A/9R):

Front:	Building Envelope
Side:	Building Envelope
Side:	Building Envelope

Rear: Building Envelope

Architectural Compatibility (5/A & 5/R): The residence will be compatible with the land use district and surrounding residences.
Exterior Materials: Natural moss rock; natural cedar shake and horizontal lap siding, aluminum clad
Roof: Composition shingles, core-ten accents
Garage Doors: Wood Clad

Landscaping (22A/22R):		
Planting Type	Quantity	Size
Colorado Spruce	3	2 @ 6 feet tall and 1 @ 10 feet tall
Aspen	9	6 @ 2" & 3 @ 3", 50% multi-stem
Shrubs and perennials	30	5 Gal.

Drainage (27A/27R): Positive away from structure

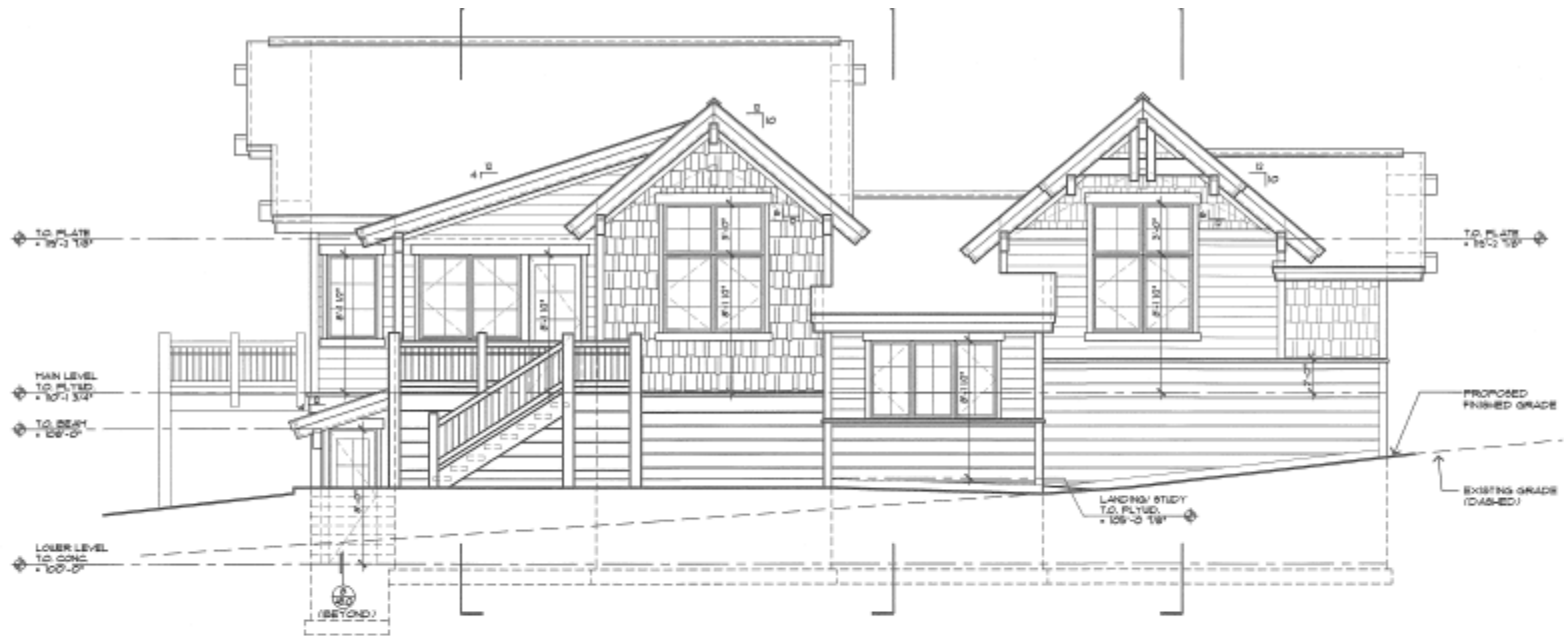
Driveway Slope: 8 %
Covenants: Standard Landscaping Covenant to be recorded prior to Certificate of Occupancy.

Point Analysis (Sec. 9-1-17-3): An informal point analysis was conducted for this proposed residence and no positive or negative points are warranted.

Staff Action: Staff has approved Lot 23, Corkscrew Flats Phase II, PC #2010046, 290 Corkscrew Drive, with the standard findings and conditions

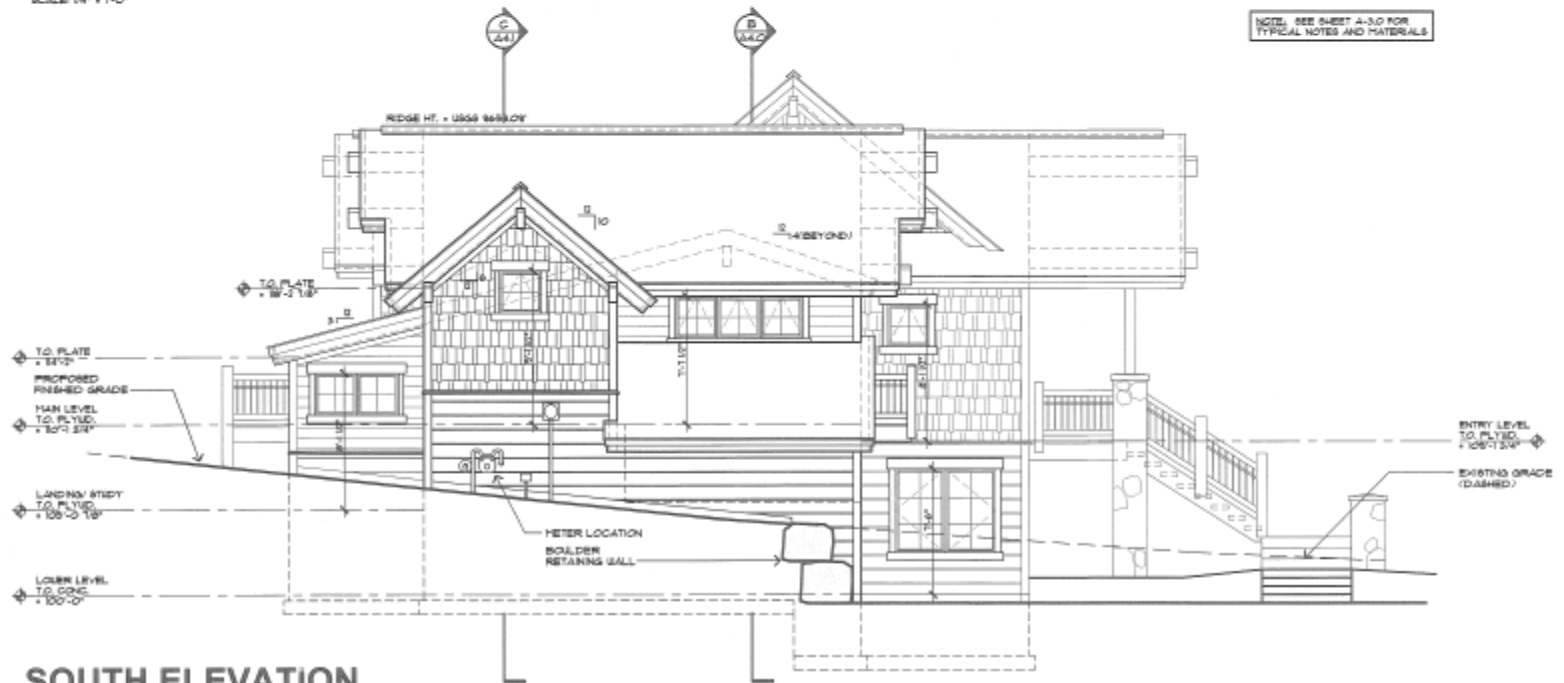
Comments:

Additional Conditions of Approval:



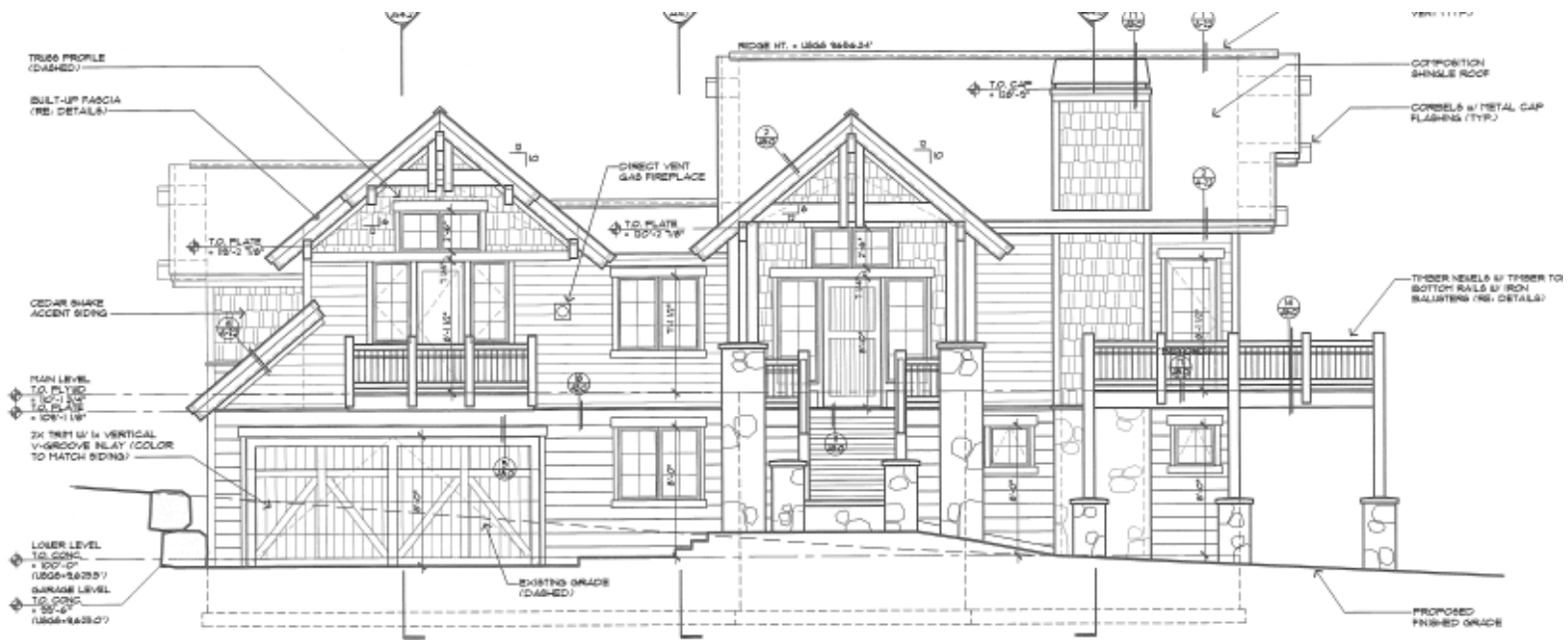
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



MEMORANDUM

TO: Planning Commission

FROM: Michael Mosher and Chris Neubecker

DATE: September 1, 2010

SUBJECT: Free Basement Density under Historic Commercial Buildings - Third Review

This is the third review of a proposal to further incentivize the restoration, renovation and adaptive reuse of historic commercial buildings by allowing 'free' basement density for uses other than storage. As proposed, this policy change could only occur to commercial historic structures that would be locally landmarked.

During the last review of this subject on March 3, 2009 the Commission expressed concerns about:

1. Larger historic buildings adding new uses (separate from the ground level) instead of using the space for support density for the primary use above and the possible impacts.
2. The source of this 'free' density.
3. Parking impacts of the additional density.
4. Financial impacts to the property owner.

The discussion this evening explores the potential benefits and impacts of allowing free basement density for uses other than storage. Those issues regarding the possible source of any density, possible financial incentives and other issues not related to the Development Code are planned to be discussed with the Town Council.

The benefits:

1. An incentive for additional historic preservation/rehabilitation.
2. Locally landmarking additional historic structures.
3. An increase in economic vitality for the Town.
4. More efficient use of main level density for the patron's needs (additional retail/restaurant square footage).

The possible impacts:

1. Increase in parking requirements. The parking requirements, for the most part, could be addressed via the Parking Service Area and additional fees to be paid (where eligible).
2. May increase vehicular and pedestrian activity.
 - a. The added density would be beneath the historic structure only, maintaining the footprint. However, the added circulation needs from added density could impact the historic character of the property. Policy 17 (External Circulation) may apply. This would be reviewed at individual site plan review.
3. May create negative site impacts.
 - a. In some cases (if the basement is large enough), egress doors/windows may be required in basements. In the past the Town has approved egress window-wells if placed behind the

primary façade with proper landscaped screening. Policy 7 (Site and Environmental Design) may be applied.

Staff is supportive of providing additional incentives for restoration of historic commercial properties for adaptive re-use and long term preservation. We understand that there may be site impacts and monetary impacts (parking, Plant Investment Fees, TDRs, Housing), however, we would like to find a way to encourage such preservation through a policy change. For the most part, Staff believes that this additional density can provide some incentive without significant impacts to each site.

Many of the remaining historic structures in Town are very small. We have had several requests from applicants to place areas other than storage (such as non-public uses like management offices, kitchens, and other support functions) in basements to allow for better public retail/seating areas on the main level. Owners of those few larger buildings are asking for uses beyond storage to make the task of restoration/renovation economically viable.

We welcome any Commissioner comments and would like direction to proceed with drafting a policy for review.

Comments from the March 3, 2009 Worksession

Commissioner Questions/Comments:

Mr. Bertaux: How did you calculate Skinny Winter? (Mr. Mosher: Went through county web data, it is a rough number. It would have taken many hours to go through each property file to access exact data. As applicants come in to add any density we would look at each property and the actual proposal of basement density.) Benefit is people aren't requesting above ground density. Why don't we just take the density off the Town's many parking lots? (Mr. Grosshuesch: Council is looking at this density for affordable housing too.)

Mr. Pringle: If we keep providing more parking people will park there. Is this the result we want? What is the real incentive for the historic buildings to do restoration? My thought was that giving them free unrestricted space we need to make sure we catch the other impacts along the way. By limiting the use to "activities that support the use above" is a little vague. (Mr. Neubecker: Potentially get more historic buildings restored with this ordinance.) The original ordinance (for storage only) was triggered when Tillie's was built because although they weren't a historic structure and they wanted free basement density. This is when the town became objectionable to this issue. We'll likely have this question again when new construction comes in as well in the historic district. (Mr. Mamula: There is an incentive for the town with the historic buildings. There is no incentive for the town with new construction.) (Ms. Girvin: New construction can create basement density, it just isn't free.) Is it possible to add above ground density to the south 100-200 block? Bring them back to the alleys? Can we move density from one parcel to another? What about density along the river that we will never use? (Mr. Mosher: Historic standards still need to preserve open yards at the back of buildings in the Core Commercial area.) (Mr. Mamula: The County makes a valid point that we can't create density. Some of the council wants to move density from the town parking lots.) Think about a development agreement with owners so that this is a "covenant" or instrument of the special nature of what we're doing. (Mr. Mosher: There is a site configuration that the historic district has to abide by – extra density could be an out building, etc.)

Mr. Lamb: 25,000 added square feet of possible new over 3 blocks – it isn't really that intense. (Mr. Pringle: it depends on what the use is – what if it is a bar?)

Mr. Allen: 1 – STORAGE, 2 – RETAIL, 3 – RETAIL AND SEPARATE USE. These are the three issues to discuss. (Mr. Mosher: Didn't talk about moving non-retail uses to the basement such as bathrooms, offices, etc.) (Mr. Neubecker: Want to look at whether it is completely usable for any type of use they want to use it for which might have the greatest impact on parking issues, etc.) Skinny Winter needs 1.5 parking spaces for office/retail space; they could pay into the district for those spaces. Is there an analysis on the cost per space that the town spends and analyzing the cost per space that the town brings in? (Mr. Mamula: \$13,000 per space was done in the 80's, but it should be a lot more now.) (Mr. Mosher: We have some existing spaces now that can be used per Mr. Kulick's study.) Has anyone seen any downsides or questions to this? (Mr. Pringle: Unintended consequences are adding to the intensity of the uses in the area. I still think it is a good thing to do.) (Mr. Mosher: It might have a huge expense to do it. We need incentives.) It seems like everyone is okay with this? (Mr. Schroder: It is getting at the main goal of rehabilitation.) Abby Hall for example – how do we fit additional density there? (Mr. Pringle: We might need to find a palette of incentives for projects where it cannot apply.) (Mr. Bertaux: Give incentives based on quality of the plans. Categorize the quality of a restoration. Give points?)

Ms. Katz: I think I was opposed previously and thought it through last night, and if the outcome from the incentives helps with rehabilitation then it is okay. (Mr. Mamula: does the town need to assist with things we really want to say? Parking requirement fee down, PIF, etc. Seems like there will need to be more incentives.) (Mr. Neubecker: Keep in mind there are good state tax incentives for commercial uses.)

Ms. Girvin: If Motherloaded got free basement density, would it trigger the need for 11 more parking spaces? (Mr. Mosher: Yes, per the code. We took the square footage of the upper level and applied the same use – restaurant – to the basement. Staff wanted to bring up that we want to provide incentive to add basement density. Didn't take into consideration if they had additional existing density to build on the property.) Do we want to keep focusing these retail needs on Main Street? We want to keep it on Main Street and consolidate it instead of letting it sprawl. Allows ways to increase SF you can get sales tax on without increasing mass or density in the community, as well as removing sprawl. (Mr. Mamula: Setbacks on north of Main Street aren't zero lot lines, which keeps people from proposing projects to the north.) (Mr. Mosher: Ridership in transit is increasing. One example: San Francisco no parking requirements downtown – people must use transit.) Skinny Winter construction question - one could put a foundation underneath it without adding the density? Just a concrete slab? (Mr. Mosher: Absolutely, but when the dollars go into that they will likely want to add as much density as possible because of the cost.) (Mr. Neubecker: Logistically they could come in and add a foundation only.)

Mr. Schroder: Parking would be a limiting factor. At full capacity we are short two percentages of parking spaces. Question based on the notion that everyone will built out to full capacity. (Mr. Mamula: The real question is whether or not more people come to town those days or are we satisfying more people that are already here? Do we really have to park more people just because we have added square footage? Retail makes the most sense since it doesn't take as much water, sewer cost etc. (Mr. Neubecker: some money for parking also goes to transit program. Promotes less automobile use. Take care of the guest when they get here which is funded by parking fee.)

Mr. Allen opened the hearing to public comment.

John Cooney, local business owner: Looking at restoring our building and it is a tremendous project. We would love to completely restore the building and allow the below-grade density to be a separate commercial space at a minimum. If our building had three different retail spaces, it will add more vitality to what's happening on Main Street. If we wanted to have a yoga studio downstairs or a tattoo parlor why would the town need to police that? Incentive for us is to have the added commercial space, and we will restore the historic aspect of the building.

Mr. Mamula: Have you crunched those numbers? Is it enough of an incentive?

Mr. Cooney: We haven't and others have had to do shoring, etc. for 250K. We know it is risky, and having an incentive to do the space would be helpful. We can add 1,500 square feet so it is an incentive for us. For others it might not be an incentive, like the Prospector.

Mr. Truckey: One thing we may have to deal with is - are we creating free density? To join up with the plan you need to transfer density, you can't just come up with density out of thin air. What is the fraction of TDR and how are we going to address that?

Mr. Neubecker Historic District isn't a receiving zone for TDRs. We would need to look at that.

Mr. Mosher: It is a hardship to put that kind of money into that kind of square footage. Next steps are to come back to the PC with some cost-benefit analysis.

Historic Properties (Boxed) Commercial Use (Shaded) Parking Service Area (Hatched)



MEMORANDUM

TO: Planning Commission

FROM: Matt Thompson, AICP

DATE: September 3, 2010

SUBJECT: Village at Breckenridge (VAB) Master Sign Plan

The Village at Breckenridge (VAB) is requesting a work session to discuss potential plans to ease property identification while enhancing vehicle and pedestrian safety along Highway 9 and how these issues pertain to the unique circumstances of the VAB property.

As a result of the current remodel at the VAB, the HOA is establishing commercial signage guidelines that are in line with Town signage requirements and will maintain a more uniform retail (and way finding) signage plan throughout the Village. VAB would like to find a way to easily orient visitors and help them navigate their way to their final destination without confusion. Although VAB is directly on Highway 9 (Park Avenue), there are challenges for out-of-town guests trying to navigate their way to the VAB due to lack of proper signage and no clear indicator for the narrow, easy to miss, entry to Circle Drive between the Liftside Inn and the Village Hotel. Guests often spend an excessive amount of time when first arriving making wrong turns and dangerous u-turns around Town, trying to find the VAB.

The applicant believes there are two solutions to the above dilemma: have signage along Highway 9 that is easily identifiable for approaching vehicles and clearly identify the Circle Drive entry. The first sign would be larger than 20 square feet and would be placed high up on the north side of the building facing Park Avenue (Liftside Building), hence would need a variance. The second sign would be part of an arch, which the Fence Ordinance now prohibits. An arch design was approved in the old Master Sign Plan, but never built.

A second area of the Master Sign Plan that the applicant would like feedback on are the tenant signs and pedestrian way finding. There are tenant spaces in four of the buildings at VAB. All four of the buildings have multiple facades with entrances on three sides of most buildings. The total square footage of allowable sign area for any building is equal to sixty six (66%) of the 'buildings frontage'. However, the definition of building frontage in the Sign Code does not work well with this project. "*Building frontage: The width of a building facing a street or alley or, where a mall exists, building frontage means that portion of the mall which is perpendicular to the street.*" It appears to Staff the applicant should be allowed to count three frontages on Plaza Buildings 1, 2, and 3 and two frontages on the Liftside Building. Another issue that may require a variance from the Sign Code is the number of freestanding signs. The Sign Code allows no more than one-freestanding sign per property, but the applicant feels they need several freestanding signs to help with pedestrian way finding.

Staff generally agrees that this project is unique as this is a major destination for the public with access to the Medical Center, Peak 9 base and five buildings all including multiple retail locations. We would like feedback from the Commission on the following issues:

1. Does the Commission believe a variance is warranted for a sign larger than 20 sq. ft. facing Park Avenue?
2. Would the Commission support a variance for an entry arch?
3. Does the Commission support multiple freestanding way finding signs?
4. Does the Commission agree that multiple facades should be counted toward the “building frontage” measurement to determine tenant sign area?

Memorandum

August 20, 2010

To: Town of Breckenridge
P.O. Box 168
Breckenridge, CO 80424

From: Chris Guarino
Wember Inc.
970.581.4075
Owner's Representative for the Village at Breckenridge Home Owner's Association

Re: Village at Breckenridge Planning Commission Work Session Application

Dear Town Staff and Planning Commission:

On behalf of the Village at Breckenridge (VAB) we are requesting a work session to discuss potential plans to ease property identification while enhancing vehicle and pedestrian safety along Hwy 9 and how these issues pertain to the unique circumstances of the VAB property.

As a result of the current remodel at the VAB, the HOA is establishing commercial signage guidelines that are in line with town signage requirements and will maintain a more uniform retail (and way finding) signage plan throughout the Village. That signage plan has been submitted to the town and will be presented to staff along with the appropriate applications and supporting documentation. The intent of this work session request is to discuss plans for property identification prior to submitting additional permit applications.

DILEMMA:

There are two main items for review, both involve enhancing existing conditions dramatically but will require consideration from the commission prior to moving forward due to new town ordinances.

Considering the destination characteristics of the VAB property, how do we identify it in a way that will easily orient visitors and help them navigate their way to their destination without confusing circulation through the South end of Town?

While maintaining a physical presence along Hwy 9 there are challenges for out of town guests trying to navigate their way to the VAB due to a lack of proper signage and no clear indicator for the narrow, easy to miss, entry to Circle Drive between the Liftside Inn and the Village Hotel. Guests often spend an excessive amount of time when first arriving making wrong turns and dangerous u-turns around town as they confuse VAB with Main Street Station or other nearby properties.

SOLUTION:

There are two clear solutions to the above noted dilemma; Have signage along Hwy 9 that is easily identifiable for approaching vehicles and clearly identify the Circle Drive entry. We feel this can be achieved by replacing pre existing features from the property that no longer exist due to the current and previous construction projects. Upon a first review with town staff we understand the two items the VAB has been planning as a solution may conflict with new town ordinances and restrictions. Pre existing conditions are what we hope to discuss during the work session rather than requesting a variance.

REFERENCE:

Please reference the attached existing master signage plan "Exhibit A". Note, pre existing property identifying features included a free standing double sided sign. (each side 33 s.f.); a 43.9 s.f. entry arch and several other signs each over the now 20 s.f. restriction for signage.

Please also reference the attached color photos of the old VAB logo(Exhibit B) that used to exist in Circle drive on the East elevation of the Liftside building. This logo was approximately 80 – 100 s.f. and no longer exists as a result of demo.

FOR WORK SESSION DISCUSSION:

The VAB requests that the planning commission consider the following for discussion at the work session:

- The VAB is a major destination for the public with access to the Medical Center, the chair lifts and five buildings all including multiple retail locations
- Only one of the five buildings has frontage along Hwy 9
- Limiting signage to 20 s.f. as an identifier for a major public destination, multiple retail locations in 5 buildings and a medical center will be ineffective and can lead to vehicle and pedestrian confusion and hazards
- VAB will include several signs within the 20 s.f. limitation as a part of the master signage permit but would also like to proceed with designing property identification signage that would exceed the 20 s.f. limitations but would still reduce the overall signage s.f. from pre-existing conditions.
 - o Reference the attached photo (Exhibit C) mocked up to show where the logo could be placed on the North side of the Liftside building along Hwy 9. This photo was taken from F Lot.
- The VAB would also like to replace the entry Arch that was previously removed but is still included in the master plan on file with the town. Please reference the attached renderings of the two options for an entry arch that the VAB has been developing (Exhibit D.)

MAJOR TENANT DIRECTIONAL SIGN TYPE E.01

- Only Major tenants will be listed per H.O.A.
- Eight (8) tenant maximum



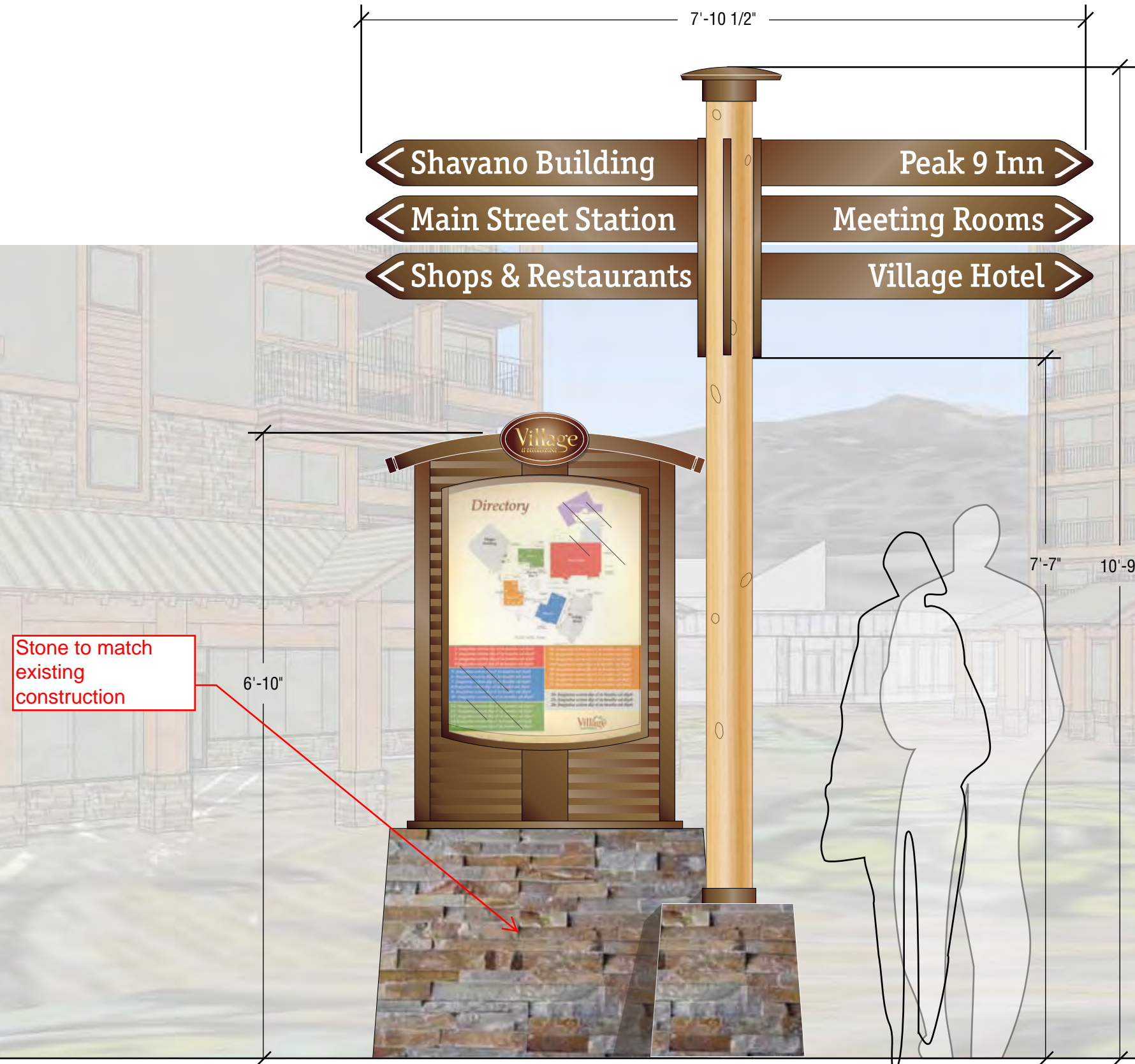
Post is rough sawn cedar treated with Penofin stain. Bases are stone veneer (Canyon Quarry). Directional arms are fabricated aluminum (1" thick). Paint all sides MAP metallic paint to match bronze. All text/arrows is 3M adhesive die-cut vinyl.

No Stone Base, metal plate to allow for anchoring and future mobility

FRONT ELEVATION- Major Tenant Directional in Circle
Scale: 3/4" = 1'

DIRECTIONAL/DIRECTORY SIGN TYPE F

- Maximum four (4) messages per side
- Back of Directory to be used for posting Village at Breckenridge events



DIRECTORY:
 Base is stone veneer (Canyon Quarry). Directory is fabricated aluminum. Paint all sides MAP metallic paint to match bronze. All text/arrows is 3M adhesive die-cut vinyl. Directory case. Clear lexan lockable case-Double-sided. Directory map and listing are high resolution digital print laminated to rigid substrate. Logo is cast bronze plaque.

DIRECTIONAL SIGN:
 Post is rough sawn cedar treated with Penofin stain. Bases are stone veneer (Canyon Quarry). Directional arms are fabricated aluminum (1" thick). Paint all sides MAP metallic paint to match bronze. All text/arrows is 3M adhesive die-cut vinyl.

Stone to match existing construction

FRONT ELEVATION- Directory F
 Scale: 3/4" = 1'

PROJECT IDENTITY SIGN TYPE A.01

OPTION 1



Approaching from Park Avenue

Fabricated steel or aluminum arch, powdercoated, 1 color. Columns are rough sawn cedar treated with Penofin stain. Bases are stone veneer (Canyon Quarry). Logos (2) are fabricated aluminum powdercoated 1 color. Logo letters are 1" thick cut metal, painted MAP brilliant gold.



PROJECT IDENTITY SIGN TYPE A.01

OPTION 2



Approaching from Park Avenue

Fabricated steel or aluminum arch, powdercoated, 1 color. Columns are rough sawn cedar treated with Penofin stain. Bases are stone veneer (Canyon Quarry). Logos (2) are fabricated aluminum powdercoated 1 color. Logo letters are 1" thick cut metal, painted MAP brilliant gold.



Planning Commission Staff Report

Project Manager: Michael Mosher, Planner III

Date: August 30, 2010 (for the September 7, 2010 Meeting)

Subject: Vail Resorts Development Company - Building 804 Hotel (A Rock Resorts Hotel at One Ski Hill Place), Preliminary Hearing; (Class A Development PC#2010048)

Owners/Applicants: Vail Resorts Development Company; Randy May, Director of Development

Agents/Architects: O'Bryan Partnership Architects; Ken O'Bryan (Principal)

Proposal: The applicants propose to construct a 100 room hotel at the base of Peak 8 with 57,235 square feet of Guest Rooms, 9,012 square feet of commercial use and 20,757 square feet of Guest Services. This is a modification to the original proposal that was approved with a 47-room condo/hotel lodge totaling 54,442 square feet with 10,360 square feet of commercial space and 20,219 square feet of Guest Services.

Legal Description: Tract C, Peaks 7 & 8 Perimeter Subdivision - Pending re-subdivision

Address: 1593 Ski Hill Road

Site Area: 111.19 acres - Pending re-subdivision

Land Use Districts: Development is subject to the 2005 Amendment to the Peaks 7 and 8 Master Plan (PC#2005105).
LUD 10 Residential—SFR, up to 8-plex, Townhomes @ 2 UPA
LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums, Condo-hotels, Hotels and Lodges @ 4 UPA

Site Conditions: Building 804 is to be located immediately adjacent (northwest) of One Ski Hill Place, at the base of the ski slopes. Placement of this building will eliminate the existing Ullr Building that currently houses the ski school and ticketing/office functions at Peak 8. Additionally, the lower level supports of the Peak 8 Gondola station will be enclosed in this building. The Cucumber Gulch Preventative Management Area is to the east of the development site.

Density: Allowed per the 2005 Amendment to the Peaks 7 and 8 Master Plan:

Overall Master Plan at Peak 8:

Residential (Lodge use only*):	282.00 SFE
*(Hotel use is a larger multiplier - see below)	
Commercial: 14,500 sq. ft.	14.50 SFE
Guest Services: 48,000 sq. ft.	48.00 SFE

Remaining at Peak 8 after One Ski Hill Place:

Residential (Lodge)*	196.57 SFE
----------------------	------------

Commercial:	11,375 sq. ft.	11.38 SFE
Guest Services:	24,890 sq. ft.	24.89 SFE
<u>Proposed with this application:</u>		
Residential (Hotel*)	57,235 sq. ft.	41.47 SFE
*1,380 SF / SFE		
Commercial:	9,012 sq. ft.	9.01 SFE
Guest Services:	20,757 sq. ft.	20.76 SFE
Total:	87,004 sq. ft.	

Proposed Amenities: Per the Development Code:

3. (Absolute) Density/Intensity: "Multi-family" Common areas such as lobbies, hallways, and amenity areas shall not be counted against the density.

Note: Staff refers to Common Areas and Amenities as "Amenities" in this report. Additionally, any overage of amenity, beyond the 100% bonus shall count as mass only.

24. (Absolute) The Social Community: Meeting and Conference Rooms: All condominium/hotels, hotels, lodges, and inns shall provide meeting areas or recreation and leisure amenities, at a ratio of one square foot of meeting or recreation and leisure amenity area for every thirty five (35) square feet of gross dwelling area. (Ord. 9, Series 2006)

24. (Relative) The Social Community: 3 x (0/+2)

D. Meeting And Conference Rooms or Recreation and Leisure Amenities: The provision of meeting and conference facilities or recreation and leisure amenities, over and above that required in subsection A of this policy is strongly encouraged. (These facilities, when provided over and above that required in subsection A of this policy, shall not be assessed against the density and mass of a project when the facilities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities, and they do not equal more than 200 percent of the area required under subsection A of this policy.) (Ord. No. 9, Series 2006)
(Highlights added.)

Amenities available:

Peak 8 Base Overall required Amenities (using Lodge use and proposed Hotel use square footages)

Amenity @ 1/35 Residential Density: 9,669 SF
Required Amenity @ 1/35 (times 2) Residential Density: 19,337 SF

Used at One Ski Hill Place:

Required Minimum: 2,929 SF
Allowed w/ 100% bonus: 5,858 SF
Provided: 23,038 SF
Overage (above allowed is counted towards excess mass only*):
17,180 SF

* One Ski Hill Place and Building 804 shall function as the primary location of most amenities for the Peak 8 base area and are allowed to be over mass as long as the remaining amenities for the future buildings do not exceed the total allowed mass for the entire base area.

Proposed at Building 804:	
Required Minimum	1,635 SF
Allowed w/ 100% bonus	3,271 SF
<u>Provided:</u>	<u>7,008 SF</u>
Overage (overage counted towards mass only):	3,737 SF

Overall Remaining Mass for all of Peak 8 Base with One Ski Hill Place and after construction of Building 804: -1,580 SF*

* Note: A negative number means that that amount of future density must be located below grade so as to not count towards mass or else negative points shall be incurred unless a density transfer is proposed.

Mass: Staff notes that, during the review of One Ski Hill Place, it was decided (by applicants and Planning Commission) that the mass for all buildings located at the base of Peak 8 would be assessed on the overall total allowed at Peak 8, not each individual building. These numbers are tracked with each approval and the Findings and Conditions.

Allowed per the 2005 Amendment to the Peaks 7 and 8 Master Plan:

Overall Master Plan at Peak 8:

Residential (Lodge Use*):	423,000 sq. ft.
Commercial:	14,500 sq. ft.
Guest Services:	48,000 sq. ft.

Remaining at Peak 8 after One Ski Hill Place:

Residential (Lodge)	294,860 sq. ft.
Commercial:	11,375 sq. ft.
Guest Services:	24,890 sq. ft.
Total:	331,125 sq. ft.

Proposed with this application:

Allowed - based on Proposed Density

Residential (Hotel)	71,544 SF
Commercial	9,012 SF
<u>Guest Services</u>	<u>20,757 SF</u>
Total:	101,313 SF

Proposed

Residential	80,655 SF
Commercial	9,012 SF
Guest Services	20,757 SF
<u>Amenity Overage</u>	<u>3,737 SF</u>
Total	114,161 SF

Employee Housing: Proposed to be located off site - detailed review at future meeting.

Height: Per 2002 Development Agreement ~ LUD 39: 62.0' (five stories)
Proposed Height: 74.0' (six stories -10 pts.)

Snow Storage: To be provided at a future meeting.

Setbacks: Pending subdivision data with future application

Parking: **Required per Master Plan:**
100 Residential (one space/unit)
0 additional (per Master Plan)
100 spaces in garage*

* Special covenant to be recorded restricting parking by valet only - see discussion below.

Proposed: 100 interior spaces
16 additional exterior spaces for drop-off
116 spaces

Refuse: Trash/recycling enclosure is proposed within south end of building.

Loading Areas: Loading docks and receiving areas are proposed near south end of building.

Background

The Planning Commission approved the Amendment to the Peaks 7 and 8 Master Plan (PC#2005105) on December 6, 2005. The changes to the Master Plan (for Peaks 7 and 8) now show a total of 529.8 SFEs of density with 453.3 Residential SFEs, 19.5 Commercial SFEs and 57 Guest/Skier services SFEs. The portion allocated just to Peak 8 consists of 282.0 Multi-family Residential SFEs, 14.5 Commercial SFEs, and 48.0 Guest Services Facilities SFEs for a total of 344.5 SFEs. The Master Plan also outlines specific design criteria and standards for the general development and the different uses. These remained unchanged with the modification.

The original Building 804 condo-hotel (PC#2008032) was approved by the Planning Commission on November 18, 2008. This application is to modify the existing permit to a full hotel use. The rooms have no kitchens and are not privately owned. The original permit is still active and will be abandoned (a condition of approval with the final review) pending the approval of this application.

Per the Master Plan, there are still additional separate lodges (future development permits) to be created at the base of Peak 8 with the remaining density and mass from the Master Plan. Per the approval of One Ski Hill Place, the applicants are planning on placing portions of the required meeting spaces and amenities for all the base development area within the main buildings to centralize these services. In addition, the overall site development is to be completed in phases (along with the development of the future buildings).

Staff Comments

Land Use (Policies 2/A & 2/R): The proposed uses abide with those allowed in the Master Plan.

Density/Intensity (3/A & 3/R) / Mass (4/R): Per the Development Code: 3. (Absolute) Density/Intensity (3/A): ... Common areas such as lobbies, hallways, and amenity areas shall not be counted against the density.

Per the overall Peak 8 Master Plan calculations, there is available square footage for this development from the remaining density for the proposed residential uses, commercial uses, guest services and amenities.

Based on the proposed residential density, the required minimum square footage for amenity/meeting space (1/35 of the residential density) is 1,635 square feet. With the 200% bonus (the bonus does not count towards density or mass) the total allowed is 3,271 square feet. The proposed amenity/meeting space for this building is 7,008 square feet and is 3,737 square feet over the 200% bonus. The 3,737 square foot overage will be counted towards the overall mass totals.

The mass of the building is determined by the total square footage of the building that is above grade. Portions of the Parking Level and the Garden Level are below grade and will not be counted towards the allowed mass. With 101,313 square feet of mass allowed and 114,161 proposed, this building is over mass. This means that portions of future developments at Peak 8 will need to be placed below grade or incur negative points during their review.

As approved with the One Ski Hill Place application, we are tracking the remaining density and mass allocations for the Peak 7 and 8 Master Plan with each development application.

Architectural Compatibility (5/A & 5/R): Per the Peak 7 and 8 Master Plan:

Design Standards:

The architecture will present a rustic mountain lodge style through the use of authentic stone foundations, large sheltering roof forms, large shaded windows, simple but strong detailing and a sense of informality. Natural and natural appearing materials such as lap and shingle siding, board and batten siding and real stone faced foundations will enhance the character and blend with natural surroundings. Natural appearing synthetic materials may only be used as exterior building materials where fire retardant materials are required by building and/or fire codes, or for elements, where in the determination of the Planning Commission, the synthetic material is indistinguishable from pedestrian level. The use of synthetic exterior building materials is subject to the Town of Breckenridge Development Code. No stucco will be used on any exterior building elevation. Wood elements will be stained, with muted colors chosen from a natural palate of weathered browns and grays. Brighter hues may be chosen for elements such as windows and window trim. Design diversity will be achieved with each type of building, or cluster of buildings, which may have their own style based on these qualities. This is one of the few places in Breckenridge where larger buildings can comfortably be in scale with the mountain backdrop and clearly be dominated by the surrounding natural mountain setting.

Similar to the architecture at One Ski Hill Place, this building exhibits rustic mountain lodge architecture with undulating roof forms and massing that has been broken up nicely. Exterior materials include a natural stone base, horizontal cedar lap siding, and above the third story, cementitious siding (to meet the current Fire Code). The roof forms are broken up and slope down at the ends of the

building adding interest. An additional lower roof form brings the scale of the building to a pedestrian level along the edges.

The applicants have developed both renderings and a computer generated three-dimensional model of the building for review at the evening meeting. Architectural drawings and computer renderings have been included as a separate attachment for your review.

Staff has no concerns with the proposed architecture and believes the design conforms to the guidelines of this policy and those guidelines addressed in the Peak 7 and 8 Amended Master Plan.

Building Height (6/A & 6/R): The Per 2002 Development Agreement the building is located in Land Use District (LUD) 39 that suggests a maximum five-story building height or 62'-0" measured to the mean.

Per the Master Plan:

Heights of Buildings shall be established in accordance with the Development Code and Land Use District 39, as they are in effect at the time of the approved 2003 Master Plan provided.

1. That for buildings at Peak 8 Base Area only, the measurement to be made in accordance with the definition of Building height in Section 9-1-5 of the Development Code shall be made "to the proposed finished grade elevation at the exterior wall below", and not to natural grade, which generally does not exist in the area, provided that such proposed finished grades shall not include artificial appearing berming or fill. Artificial berming or fill is characterized by excessive rise and steep grades in the vicinity of building foundations.

The current drawings show the tallest portion of the building to be 74'-0" above grade at the gable element over the northwest portion of the roof. This is within the range of being one story over the suggested height of five stories in this Land Use District. As a result, negative ten (-10) points will be incurred at final review.

Buildings that are over height are allowed to mitigate some of the impacts by obtaining positive points for certain designs (stepping roof forms down at the edges, density in roof forms, etc.). This will be presented when more detailed elevations are provided at a future meeting.

Site and Environmental Design (7/R): The building has been placed on the site in a manner to reduce grading impacts. There are two levels below grade and, as with the previous submittal the Gondola will terminate on the plaza level eliminating the temporary stairs and scaffolding that are there now.

This building ties into the base development of One Ski Hill Place with an extensive plaza to accommodate skier activity at the base of the chairlifts and outdoor activities during the summer months.

This entire development is designed for public recreational uses and should visually welcome the guests to the facility from the slopes above and from the Town below. As a result, we believe the site should not be heavily buffered with landscaping and other methods as we might see with smaller private developments. As a result, we are not suggesting any negative points for the site buffering under this policy. We welcome any Commissioner comment.

Placement of Structures (9/A & 9/R): With no re-subdivision proposed at the time of this writing, we have no comment on the placement of the new building as it relates to this policy. The building is

generally as shown on the “Fit Test” sheet of the Master Plan (Staff will have a copy at the meeting) and will meet all absolute and relative portions of this policy. We anticipate a subdivision being reviewed after approval of this building. Since the applicant owns all the surrounding property at the base area, we are not concerned about setbacks.

Snow Removal and Storage (13/A and 13/R): With this submittal, the entire plaza area is to be snow melted as well as the access to the main entry. A covenant will be recorded ensuring this in perpetuity for the development.

At the final review on the approved Tract C Shock Hill (PC#2007109), negative points were assigned for the extensive snow melt system and the use of non-renewable energy to provide this heat. Staff believes the plaza melting has the same issues and suggests negative three (-3) points be incurred under Policy 33 Energy Conservation. The snow melt at the main entry (north facing) is more for public safety and Staff is supportive of this area being melted. We would suggest positive three (+3) points under Policy 16, Access / Circulation for the public safety.

Refuse (15/A & 15/R): The separate refuse and recycling area is shown on the drawings at the northeast end of the building. They are incorporated within the principal structure and, as a result, will warrant one positive (+1) point under this Relative Policy.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The check-in and parking is all taken off of Ski Hill Road at the main entry to One Ski Hill Place. Building 804 is a satellite lodge to One Ski Hill Place. The access and parking/drop-off area for skier drop-off and day care functions is located off Ski Hill Road to the northwest. Staff appreciates that the two functions (private and public) are separated well.

Service and trash access is from a separate loading dock area at the northeast end of the building (at grade) separated from the skier drop-off parking area. Smaller service trucks can access beneath the building as needed. Staff has no concerns.

Parking (18/A & 18/R): Per the Development Code:

2 x (2/+2) (1) Public View: The placement and screening of all off street parking areas from public view is encouraged.

The Master Plan requires parking for the residential and the commercial uses. Per the Master Plan, all 100 parking spaces for the residential portion of the development are placed underground. The surface parking spaces and drives are for temporary loading only and will not be counted as required parking.

Thus, 100% of the required residential parking is placed below grade. Per the Master Plan, the commercial parking requirements for all commercial and skier/guest services are provided with the common on-site parking spaces and thus, have no further requirement.

Of the parking space/skier drop-off parking space totals, 86% have been provided underground. At the recent Commission meetings, Staff has heard support for awarding positive four (+4) points for providing over 90% of the parking underground. With 100% of the required parking being provided for underground, we will suggest positive four (+4) points under this policy at final review.

Since changing the use from Condo-hotel to hotel, the number of rooms has increased to 100. Based on the Master Plan, one parking space per room is required to be placed beneath the building. With the smaller room size, the footprint space needed for typical parking exceeds the footprint of the multi-level hotel. As a result, the applicants are proposing that the parking be provided by valet only. This

would allow the standard design for parking (9' X 18' stalls and 24' wide drive aisles) to be reduced and the 100 vehicles to fit beneath the building. (This will require a variance. We will present Engineering comment at a future meeting.) Vehicles would be parked and retrieved by employees of the hotel only. The applicant's attorney has been working with the Town Attorney on drafting a covenant (running with the development) that would restrict access to the garage to employees (valets) only. We welcome Commissioner comment.

Landscaping (22/A & 22/R): With this submittal, the exact size and quantity of the proposed plantings has not yet been provided.

With the previous approved Building 804 Condo-hotel plans, we heard concern about the lack of extra landscaping around the plaza. Responding, the applicant's had added extra landscaping with the provision for "Winter Landscaping" and "Summer Landscaping". The current submitted plans do not show landscaping in the plaza. We welcome the Commissioners thought on the scope of the landscaping plan. Would you suggest more landscaping in the Plaza?

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

Employee housing; With 87,004 square feet of applicable density (residential plus non-residential) a minimum of 4.51% of this density needs to be provided in employee housing to obtain zero points under this policy. This equates to 3,924 square feet. The applicants have indicated that this requirement will be fulfilled by deed restricting units at the Breckenridge Terrace development on Airport Road. In addition, the applicable housing impact fee for the development will be mitigated by deed restricting units at Breckenridge Terrace. A Condition of Approval will be included requiring the accurate amount of employee housing.

Social Community: Per the Development Code:

3 x (0/+2)

D. Meeting And Conference Rooms or Recreation and Leisure Amenities: The provision of meeting and conference facilities or recreation and leisure amenities, over and above that required in subsection A of this policy is strongly encouraged. (These facilities, when provided over and above that required in subsection A of this policy, shall not be assessed against the density and mass of a project when the facilities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities, and they do not equal more than 200 percent of the area required under subsection A of this policy.) (Ord. No. 9, Series 2006)

The drawings indicate that there is to be 7,087 square feet in amenities. Per the residential square footage, 1,635 square feet is required. As noted above, the applicant has concentrated the majority of the amenity spaces required for this and future lodges into One Ski Hill Place.

The Amenities at Building 804 will include:

Plaza One

- o Boot storage for guests

5th Level

- o Spa and Hot Tubs

Staff has no concerns.

Community Need: At the final hearing for the approved Building 804 condo-hotel, we heard support for awarding positive points for the provision of the day-care facility within the development. The new

proposal is providing the same. Staff is supportive of the proposal and would again suggest positive four (+4) points at final review.

Transit 25/R: Per the Development Code:

Nonauto Transit System: The inclusion of or the contribution to a permanent nonauto transit system, designed to facilitate the movement of persons to and from Breckenridge or within the town, is strongly encouraged. Nonauto transit system elements include buses and bus stops, both public and private, air service, trains, lifts, and lift access that have the primary purpose of providing access from high density residential areas or major parking lots of the town to the mountain, etc. Any development which interferes with the community's ability to provide nonauto oriented transportation elements is discouraged. Positive points shall be awarded under this policy only for the inclusion of or the contribution to nonauto transit system elements which are located on the applicant's property. (Ord. 37, Series 2002)

With the review of One Ski Hill Place, a shuttle service was provided for all the development at the base of Peaks 7 and 8. As a result, positive points were awarded with that application. Since this service has already been provided for this building, Staff is not suggesting additional positive points under this policy.

Drainage (27/A and 27/R) and Water Quality (31/A and 31/R): The submitted civil drawings delineate the utility layout, site grading, surface drainage and ground water contours. Planning and Engineering Staff has reviewed the submitted plans and have no immediate concerns with the proposed drainage/utility plans.

Staff notes that the applicants and their agents have been working with hydrology consultants while designing the building. Based on this review and the mitigation efforts already in place at the base of Peak 8, Staff anticipates the design of the building and the water quality treatment facilities will not negatively impact the ground water or Cucumber Gulch to the north. However, we will present updated data (post construction of One Ski Hill Place) at a future meeting. The impacts of the current development at Peak 8 are still under review.

Lighting: The applicant has stated that all lighting will comply with Town policy for exterior lighting. These will be submitted and reviewed with the building set submittal.

Seven-Week Review Process: Staff has worked closely with the applicants and agent to thoroughly review and revise this application. Since this is an initial review with additional data pending, the seven-week review schedule was loosely followed.

Staff Recommendation

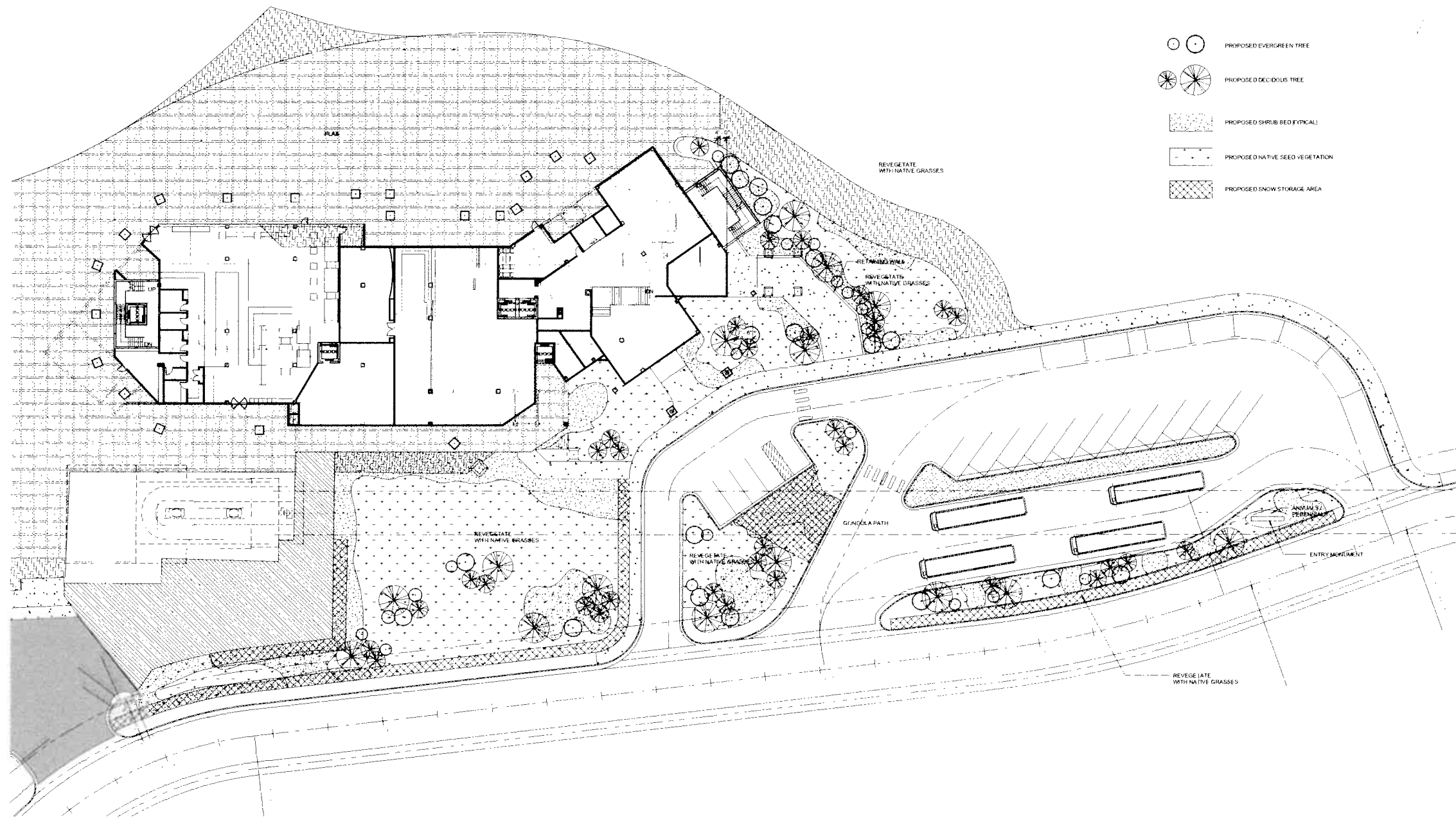
Staff has worked closely with the applicant and agent to carefully review this proposal and proposed densities against the 2005 Amendment to the Peaks 7 and 8 Master Plan. We found the architecture, density and mass, and site planning to abide with the Master Plan.






We welcome comments on the following:

1. Does the Commission have any comments on the proposed change from a condo-hotel to a full hotel use?
2. Are there any comments on the preliminary architecture?
3. Does the Commission believe there should be additional landscaping placed in the plaza at the base of the ski runs?

4. Does the landscaping placed at the base of the development (street-side) seem adequate for site buffering?
5. Does the Commission have any comments regarding the proposed valet parking only proposal?

We welcome any additional questions or comments from the Commission.



-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS TREE
-  PROPOSED SHRUB BED (TYPICAL)
-  PROPOSED NATIVE SEED VEGETATION
-  PROPOSED SNOW STORAGE AREA



1 LANDSCAPE PLAN
1" = 20'-0"

O'BRYAN PARTNERSHIP, INC.
ARCHITECTS - A.I.A.

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ROCK RESORTS
 A ROCK RESORTS HOTEL AT
 ONE SKI HILL PLACE
 PEAK 8
 BRECKENRIDGE, COLORADO
 VAIL RESORTS
 DEVELOPMENT COMPANY

Revisions:
 8-5-2010 | DEVELOPMENT PERMIT SUBMITTAL
 8-31-2010 | REVISED DEVELOPMENT PERMIT SUBMITTAL

Date: 8-5-2010

Project No: 2366.00

Drawn by: EWR

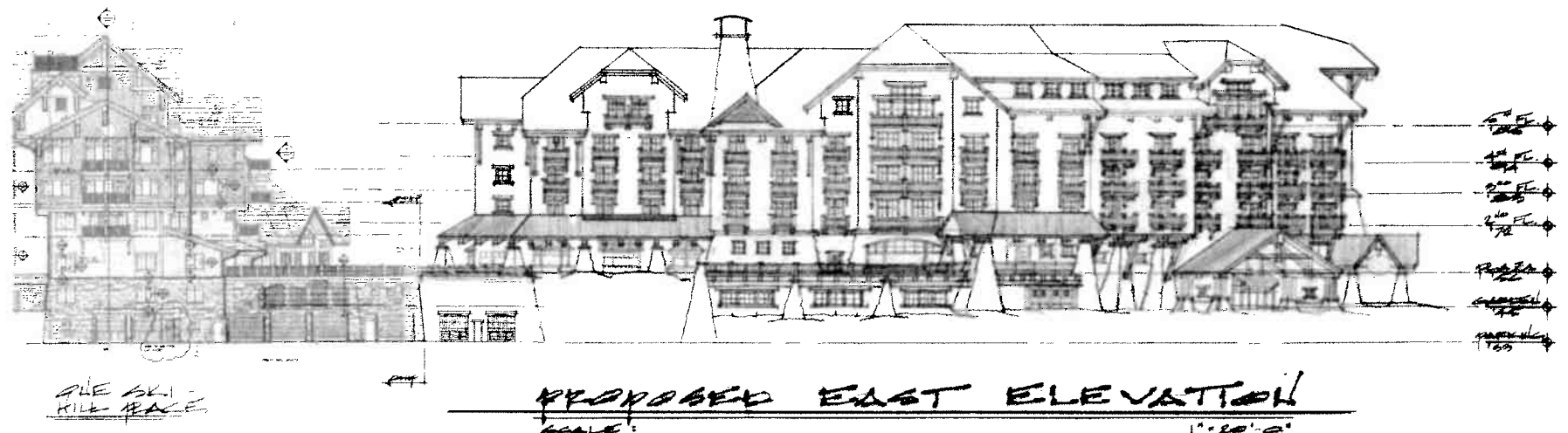
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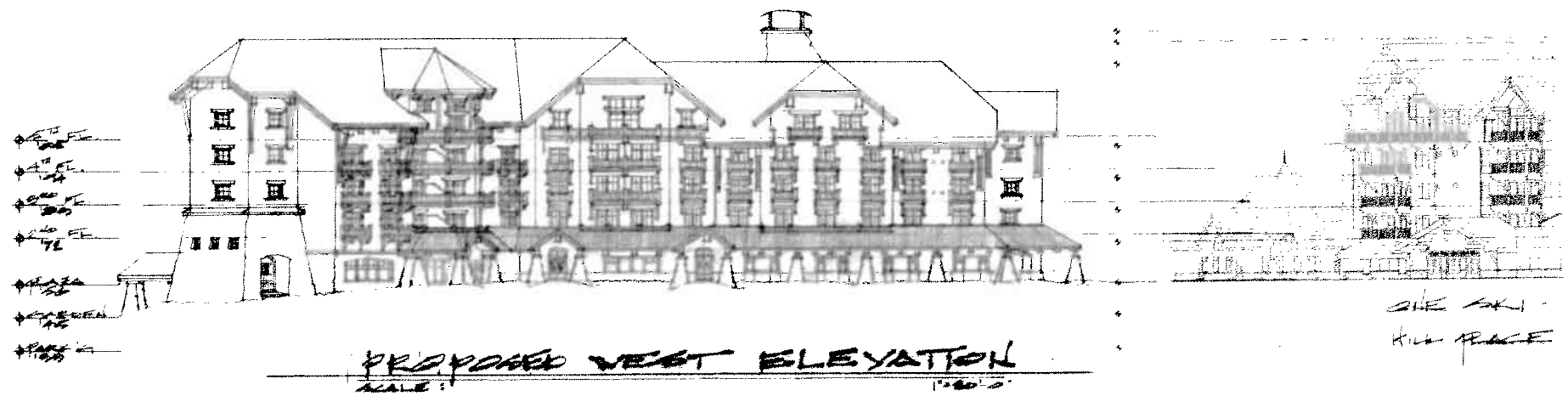
LANDSCAPE PLAN

© COPYRIGHT



ONE SKI -
HILL PLACE

PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"



→
→
→
→
→
→
→

PROPOSED WEST ELEVATION
SCALE: 1" = 20'-0"

ONE SKI -
HILL PLACE

A ROCK RESORTS HOTEL AT
ONE SKI HILL PLACE



PEAK 8
BRECKENRIDGE, COLORADO

VAIL RESORTS
DEVELOPMENT COMPANY

Revisions:
8-5-2010 1 DEVELOPMENT PERMIT
SUBMITTAL
8-11-2010 3 REVISED DEVELOPMENT
PERMIT SUBMITTAL

Date: 8-5-2010

Project No: 2366.00

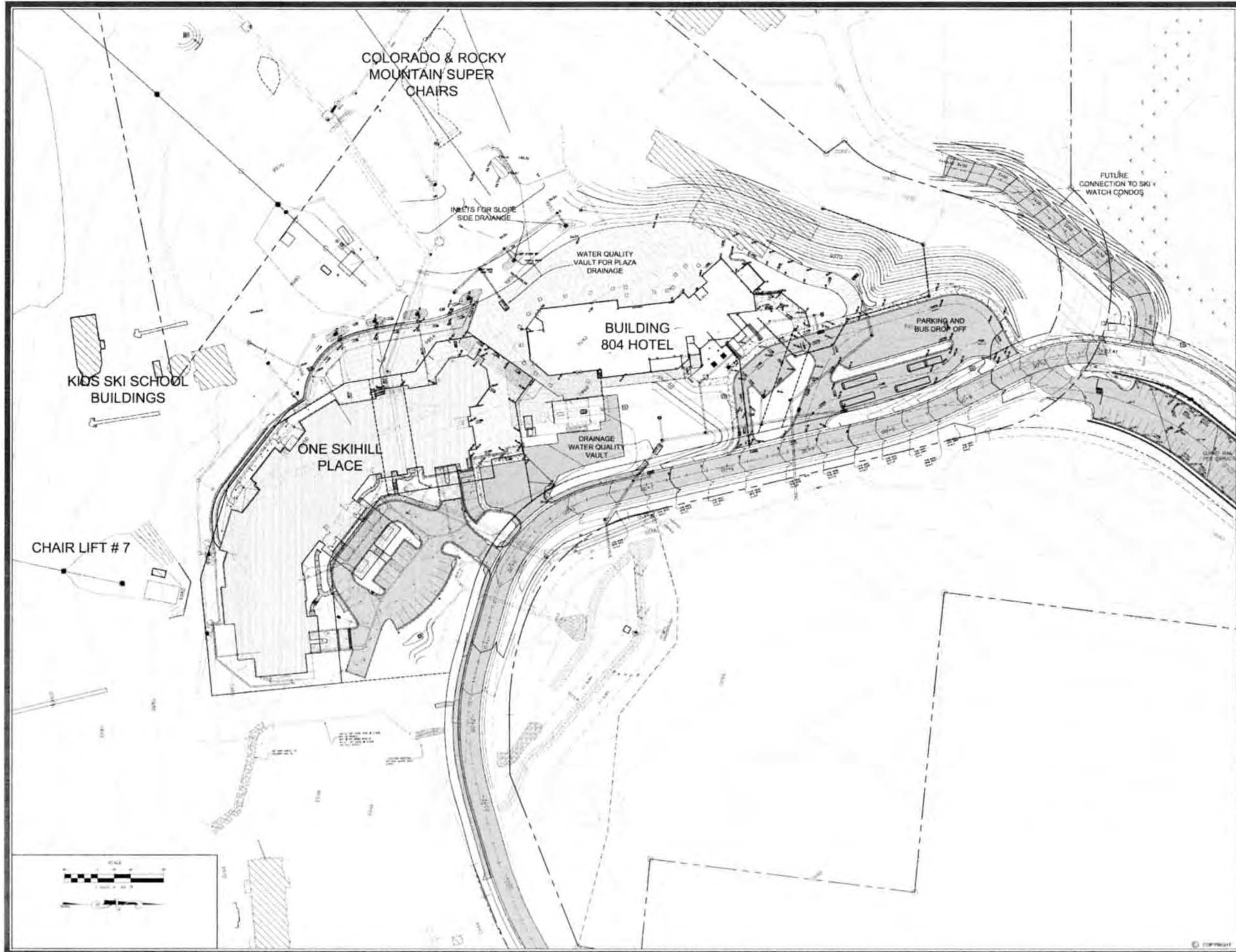
Drawn by: JJS

Checked by: KAO

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ELEVATIONS



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PARTNERSHIP, INC.
ARCHITECTS - A.I.A.



TETRA TECH, INC.
11111 W. 10th Ave. Suite 100
Boulder, CO 80501

A ROCK RESORT HOTEL AT
ONE SKI HILL PLACE

PEAK 8
BRECKENRIDGE, COLORADO

Vail Resorts
Development Co.

Revisions:

Date: 08-31-10

Project No: 23503

Drawn by: SM1

Checked by: JAL

C-2
PRELIMINARY
SITE
PLAN