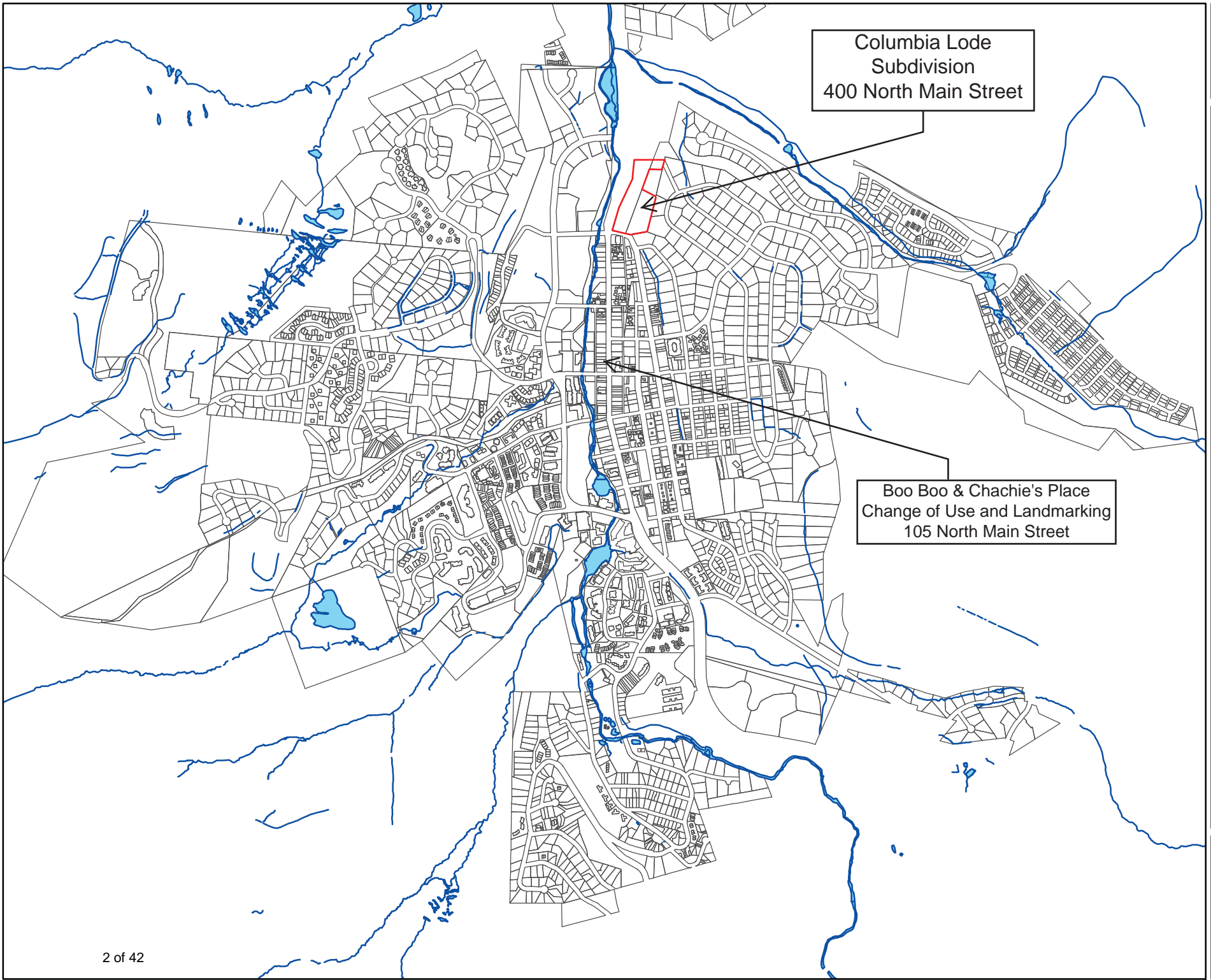


**Town of Breckenridge**  
**Planning Commission Agenda**  
Tuesday, May 3, 2011  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00</b>	<b><i>Call to Order of the May 3, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call Approval of Minutes April 19, 2011 Regular Meeting Approval of Agenda</i></b>	<b>3</b>
<b>7:05</b>	<b><i>Worksessions</i></b> 1. Sustainable Breckenridge Update (MT)	<b>9</b>
<b>7:35</b>	<b><i>Town Council Report</i></b>	
<b>7:45</b>	<b><i>Final Hearings</i></b> 1. Columbia Lode Subdivision (MM) PC#2011005 400 North Main Street	<b>17</b>
<b>8:45</b>	<b><i>Preliminary Hearings</i></b> 1. Boo Boo & Chachie's Place Change of Use and Landmarking (MM) PC#2011021 105 North Main Street	<b>28</b>
<b>9:45</b>	<b><i>Other Matters</i></b>	
<b>10:00</b>	<b><i>Adjournment</i></b>	

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.*



Columbia Lode  
Subdivision  
400 North Main Street

Boo Boo & Chachie's Place  
Change of Use and Landmarking  
105 North Main Street



NOT TO SCALE

printed 4/12/2011

# Breckenridge South

Town of Breckenridge and Summit County governments  
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PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 p.m.

ROLL CALL

Trip Butler                      Kate Christopher                      Gretchen Dudney  
Rodney Allen                      Dan Schroder                      Jack Wolfe  
Dave Pringle arrived at 7:03 pm  
Mark Burke (Town Council) was absent

APPROVAL OF MINUTES

With no changes, the April 5, 2011, Planning Commission meeting minutes were approved unanimously (7-0).

APPROVAL OF AGENDA

Mr. Mosher announced that the Applicant on The Elk, PC#2011001, 103.5 North Main Street, requested to change the hearing to a Preliminary Hearing for this meeting. The Final Hearing will be scheduled at a future meeting.

With one change, the April 19, 2011 Planning Commission meeting agenda was approved unanimously (7-0). Staff noted that prior to the meeting there was a request from the agent of the Gold Pan Saloon (PC#2011013) to have the Gold Pan hearing prior to the Elk Building hearing. Since the applicant was not present, the Commission agreed to leave the agenda as presented.

**CONSENT CALENDAR:**

1. Tyra Summit Townhomes Exterior Remodel Units 900-908 (JP) PC#2011014; 900-908 Four O'clock Road
2. Middlebrook Residence Addition (JP) PC#2011018; 44 Rounds Road
3. Boyer Residence Addition (JP) PC#2011017; 97 Evans Court
4. Lynch Residence (MGT) PC#2011020; 45 Rounds Road
5. Wellington Neighborhood Lot 4, Block 9 SFR (MM) PC#2011015; 8 Walker Green
6. Wellington Neighborhood Lot 5, Block 9 SFR (MM) PC#2011016; 16 Walker Green

On the Boyer Residence, PC#2011017, 97 Evans Court, Mr. Wolfe asked why there was a Condition of Approval requiring all new landscaping to be more than 15 feet from the house. (Ms. Puester: There were trees on the landscaping plan showing trees closer than 15 feet, but the new landscaping policy requires trees to be 15 feet away.) Why were there no similar Conditions of Approval on other homes tonight? (Mr. Neubecker: No others plans had trees proposed closer than 15 feet.)

On the Middlebrook Residence, Mr. Pringle asked if the Highlands allowed garage doors to face the street. (Matt Stais, Architect: Garage is existing; and the garage doors are not visible from the street on this home.)

With no requests for call up, the Consent Calendar was approved as presented.

**TOWN COUNCIL REPORT:**

None

**PRELIMINARY HEARINGS:**

1. The Elk (MM) PC#2011001, 103.5 North Main Street

Mr. Mosher presented. At the request of the Applicant, the application was presented as a second preliminary hearing, rather than final. The application is to construct a 2,980 square foot mixed use building with commercial/retail and workforce housing uses. A 392 square foot garage is located at the rear of the lot. The commercial/retail use occurs on the front portion of the site on three levels (one below grade). The residential, workforce housing is below grade, beneath the garage, at the back portion of the site.

This proposal was last reviewed on February 15, 2011. At that meeting, Staff heard the following issues from the Commission:

1. There was general support for the connector link meeting the intent of Priority Policy 80A.
2. There was also general support for the flat roof design as the link element.

3. Concerns were expressed about the quantity of stone on the commercial elevations.
4. The discussion of the point assignment of the open space resulted in most Commissioners supporting the assignment of negative three (-3) points, instead of negative six (-6) points.

The Commission felt that the application should not be addressing any potential Riverwalk improvements until the property is directly subject to these conditions in the future.

The cross-property parking agreement is in place, and allows full build out of the site without additional parking, thus staff did not review parking in the report. Bay windows have been removed from the plans. A window well has been added on the south side. Architecture was simplified on the out-building. Stone wainscoting was reduced. Applicant proposes to earn points under the energy policy.

Connector link is proposed with step-back on the north side, but not on the south. Mr. Mosher read from Policy 80A on the required dimensions of connector links.

Ms. Dudney: Please explain the measurements again, as required by 80A.

Mr. Wolfe: Is that two variances or one? (Mr. Mosher: Just one.)

We have had two other projects receive a variance for a connector link. Hardship includes drainage in this area and possible damage to the neighboring historic structure. Providing a link on the south elevation would allow more area for snow in the shade of the neighboring building, in an open area that no one would see.

The proposed stone is similar to that on the Struve Building (122 South Main Street) or like on the Summit Foundation Building on Lincoln Avenue next to the parking structure. Staff suggests reducing height of the stone. We don't have historic examples of stone being placed this high on a building.

Staff also has concerns about the railing designs on the upper deck. It appears very contemporary in design and has not been seen on historic buildings in Town. Staff would rather see a more historic design in wood or iron.

At this time we are seeing negative three (-3) points for one side yard setback on the garage. The applicant has an agreement with the Gold Pan to share the dumpster (no points awarded). We last heard positive three (+3) points for internal circulation for the construction of the pedestrian path between Lots 79 and 80. There is no open space by definition. The existing parking area and the building design have restricted the open space. There are plans for the proposed landscaping that we will present at the next hearing. The agent has met with an Arborist, Rick Herwehe, to review quality and health of the existing spruce tree and aspens. The plan is to move the existing trees onsite and plant any additional needed. In addition, a comprehensive xeriscaping plan will also be presented. Jennifer Cram will review with staff to see if positive points are warranted. Any new plantings would be large and good quality.

Applicant is first to apply for and use the new energy policy. The details are still being worked out with the applicant, agent, Community Development Staff, and the project engineer. We will have more detail at the next hearing.

#### **Changes since the February 15, 2011 Preliminary Hearing**

1. The garage has been shifted slightly to the north. This adds additional offset for the connector link and additional planting space at the southwest corner.
2. The proposed paved area of the existing parking lot easement has been removed from Lot 81 (Gold Pan Property).
3. Both of the bay windows on the commercial portion of the building have been removed.
4. The dumpster on Lot 81 will be shared with the uses in this proposal.
5. The overall building square footage has been reduced slightly.
6. A small window with a window-well has been added to the basement of the commercial portion near the southeast corner.
7. The architecture on the garage 'outbuilding' is simplified with simpler fascia, rustic finishes and porch posts.
8. The proposed stone on the retail building is reduced.
9. There is some additional landscaping proposed.

The applicant and agent have made efforts to address the concerns of both the Commission and Community Development; however, there are still a few items Staff wanted to discuss. Staff had the following questions for the Commission:

1. Did the Commission believe the stone wainscot shown on the east and north elevations of the commercial building should be reduced from 24-inches to 6-inches?
2. Staff suggested a wooden or wrought iron railing similar to the fence on grade be used for the upper deck railing. Did the Commission concur?
3. Would the Commission support processing a variance at the next hearing to allow the connector link (Policy 80A) to be constructed as shown?

Staff welcomed any additional comments.

Ms. Janet Sutterley, Architect/Agent: The connector link design has not changed from the last hearing, but we are seeking a variance for the final review. During the first meeting, there were safety concerns raised regarding a classic connector link. Most buildings have a straight, short alley next to building. We don't want to have a little private hidden pocket for people to gather behind the Gold Pan. The north elevation connector link meets the intent of the rules. For most other projects, it makes sense to include the link, such as the approved McAdoo restaurant project, since it was visible from both sides. At the last meeting, it was decided to show either residential or commercial design, but not both. We ended up going back to a full commercial look, and removed the bay windows. On the stone, I think we are confusing masonry with stone accents. We are proposing cut stone in the window well. The stone that I am showing is similar the Struve Building, or building next to Briar Rose. It's used as a wainscot below the windows. It should wrap around the corner, not end at outside corner. There will be a lot of snow shedding, and we don't want snow next to the wood siding. Also, we want full-height stone at the connector facade, since owners did not want corrugated metal as siding as last proposed. I think it makes connector more apparent and strengthens the separation. On the railings, I guess I need to show less detail, and then just put it on the building like some others do. The railing is concealed from most views. (Ms. Sutterley showed photos of other railings in town.) We don't always know what makes a building look so good, but it is the detailing.

Mr. Allen opened the hearing to public comment.

Mr. Lee Edwards: Please show the front elevation. Is the entry recessed like other buildings? (Ms Sutterley: Yes.)

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

*Commissioner Questions / Comments:*

Mr. Wolfe: Would you do a stone sill at the windows like at Summit Foundation? (Ms. Sutterley: Yes.)  
Would stone slope with the site, or increase from 6 inches? (Mr. Mosher: The stone would be parallel to the building and slope with the sidewalk.) Does new project on North Main Street, maybe 209 North Main Street, have a similar railing? (Ms. Sutterley: No, although the railing design was shown to the Commission, it was changed to save costs.)

Final Comments: Thanks for your efforts. One of the issues you are struggling with is the designs associated with the transition from commercial to residential character areas. Support stone as shown and as modified from the last meeting. I believe it does not erode historic character from Main Street. Support the railing design and also believe it does not erode the character from Main Street. I support a variance for connector link 80A, due to potential crime and site drainage concerns. On sidewalk heating...the code is working against common sense. It's unfortunate to be penalized on energy points for heating the sidewalk for the public. OK with the negative three (-3) points for open space. Agree with Mr. Butler on possibly extending fence from Gold Pan, with the neighbor's approval. Propose staff look into changing policy 80A due to too many variance requests.

Mr. Schroder: How tall is each stone? (Ms. Sutterley: About 6-8 inches tall. They may be 8"x16" or 12"x20".)  
Are the stones shown on the drawings about 6" tall? (Ms Sutterley: Yes, but we may go to an 8 inch stone.)

Final Comments: I am trying to decide what an "accent" is for the use of stone. 24 inches of stone seems right to me. The proposed stone on the connector instead of corrugated metal seems

to work for me and it accentuates the link. The railing design upstairs appears too “busy”. Consistent fencing / railings are needed throughout the project. Support negative three (-3) points for open space. I also support a variance for Policy 80A; this policy does not cleanly apply to this property, due to safety, ice, and protection neighboring historic building.

Mr. Pringle: Does “should” mean there is some flexibility on Policy 80A? We have been very particular on use of “should” and “shall”. Common sense would say that the design as shown makes more sense, and helps to protect the Gold Pan. Is this something we can have a “finding” rather than a variance? (Mr. Mosher: Staff would rather use a variance as the code suggests. A variance has more detail and defines this as something that we don’t want to perpetuate.) After 3 or 4 variances, maybe we should change the policy. Can stone be darker hue, to de-emphasize visually? (Ms. Sutterley: Yes, we can look at other colors.)

Final Comments: Contemporary buildings in historic district should have some distinction, so I support the stone wainscot as proposed. I would also support stone in place of corrugated metal siding on the connecting link. I appreciate reduction of stone already made from the last hearing. But I believe you should do something different for the railing; it’s too much of a design departure. Perhaps consider a fence connecting to the Gold Pan to prevent people getting between the two buildings. Support connector link as drawn. I don’t believe that the hyphen (connector) design is absolute. Support processing a variance. Caution about being ambivalent to bringing public into site without safe heated sidewalk. (Ms. Puester: With the current energy code change, we removed negative points for sidewalk from energy policy, for public safety.)

Ms. Dudney: Support assigning no negative points for the heated sidewalk. What are the most points for energy policy? (Ms. Puester: Positive nine (+9) points, but this is for a net-zero building.) Please explain what is under the flat roof portion of the building. What is height of stone wainscot? (Ms. Sutterley: Two feet.)

Final Comments: Support variance for Policy 80A connector link design. Project achieves goal of the link at north side. It complies. However, the south side is against a historic building. Safety is another reason; also due to maintenance, and due to snow fall and drainage. I support the stone as presented, two-feet is an accent. I support difference of materials on the connector. On heated sidewalk, I would support more points under the circulation policy due to the added safety. I would support the railing as proposed. Agree that negative three (-3) points should be incurred for open space.

Mr. Butler: Final Comments: Support link design and a variance. Support 24-inch stone, including full height stone in link. Support railing design as drawn. Agree negative three (-3) points for open space. Heated sidewalk should not be a deal breaker.

Ms. Christopher: To Ms Dudney: Is it the stone in the window well at the garage you are asking about? (Ms. Dudney: No, the window well in front near Main Street.)

Final Comments: Support the 24 inches of stone, and wrapping it at the corner. Corrugated metal or stone at connector link is good to distinguish the two buildings. Support the railing design as presented. Have safety issues with heated sidewalk. Support negative three (-3) points (not negative six (-6)) for open space. I would ultimately prefer to see a traditional link, that follows Policy 80A, but public safety and protection of the historic building next door is paramount.

Mr. Allen: Is positive three (+3) points the most that can be awarded for circulation? (Mr. Neubecker: No, positive six (+6) points are possible.) Please elaborate on the mesh proposed on the railing. (Ms. Sutterley: It’s not chicken wire, it is heavier and nicer.)

Final Comments: I would support a variance for connector link, for reasons stated by Ms. Dudney. Also, support awarding no negative points for heated walkway. On the stone wainscot, I support as proposed. Support negative three (-3) points for the open space. I support the detail and iron on railing. However, I would like to see photos or more detail on the wire mesh design. Great project, I think you are ready for final.

**COMBINED HEARINGS:**

1. Gold Pan Saloon Restoration (MGT) PC#2011013, 103 North Main Street

Mr. Thompson presented an application to construct a foundation underneath the historic saloon on Lot 81-82, Bartlett & Shock. Summit Construction Specialties Inc. (Randy Kilgore; General Contractor) intends to stabilize the existing structure by shoring and cribbing as necessary. Then excavate (starting in the existing 292 sq. ft. basement) the south half of the building to provide crawl space (2 – 3' in height) and install concrete foundation and subfloor. The Applicant will then excavate the north half of the building and install a foundation. Finally, they will level and plumb (make vertical) the existing structure as much as possible with a new subfloor and main support beams. If and when the vacant lot to the north is developed, the Applicant will add a foundation wall to match the depth of the dig at the proposed Elk Building to the north. No other improvements are proposed at this time. No changes to the exterior. General public should not notice any change on the outside. We will need the agreement between neighbors in place before building permit.

Based on past precedent for on-site historic preservation efforts, Staff recommends that six positive points (+6) be awarded to the project under Policy 24/R Historic Preservation.

### **Staff Recommendation**

The Planning Department has advertised this project as a Combined Preliminary and Final Hearing as Staff believes all relevant issues have been resolved. Staff suggested that the Planning Commission approve the Gold Pan Bar and Restaurant Foundation request (PC#2011013) with the attached Point Analysis and Findings and Conditions. If the Commission does not agree with our analysis, Staff asked the Planning Commission to modify the Point Analysis and Conditions of Approval as they saw fit, or to provide feedback to the Applicant and Staff.

Mr. Allen opened the hearing to public comment.

Mr. Lee Edwards: It will be a fun one to watch.

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

#### *Commissioner Questions / Comments:*

- Ms. Dudney: When Elk Building goes in their foundation will be 12 feet deep. Why not go 12 feet also? (Mr. Kilgore: We would consider extending foundation when Elk building is built.) (Mr. Shell Hodgson, Engineer: There would be some cost savings to wait until Elk is started.) Is there a slope cut to install the 8 foot foundation? (Mr. Hodgson: Yes, we would ramp under building.)
- Ms Christopher: It's a 3 year permit. Would all business operations inside the Gold Pan cease during construction? (Mr. Kilgore: No, business operation will remain as usual during construction.)
- Mr. Allen: Why not use the free basement density? (Mr. Kilgore: Reggie Gray (owner) did not want the extra expense at this time. We plan to make the existing basement 8 feet tall.)

Mr. Pringle made a motion to approve the point analysis for the Gold Pan Saloon Restoration, PC#2011013, 103 North Main Street, showing a passing score of positive six (+6) points. Ms. Dudney seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Gold Pan Saloon Restoration, PC#2011013, 103 North Main Street, including the proposed findings and conditions, plus adding a requirement to Condition 17 requiring revegetation of Lot 80, 81 and 82. Ms. Dudney seconded, and the motion was approved unanimously (7-0).

#### ***OTHER MATTERS:***

##### **1. PC Field Trip (CN)**

Mr. Neubecker presented a memo detailing ideas for the Planning Commission field trip, tentatively scheduled for some time in the fall.

#### *Commissioner Questions / Comments:*

- Mr. Schroder: Obsolete Mountain Village at Telluride would be good to investigate. We could also take a hiatus and have a full-day retreat here in Breckenridge.
- Mr. Allen: I agree, Mountain Village. It's more like the Lodge and Spa or Shock Hill, where market forces

won't let them get built anymore. That type of project is no longer in demand. Durango has been a boom town the past few years. It could be worth exploring.

Mr. Pringle: I don't see any point of going to Telluride to see an obsolete project in the off season. Is Lodge and Spa obsolete, or just an old project? Park City, Utah is a wonderful place. We have so many parallels to Park City.

Ms. Christopher: There are enough new people on this Commission; we have not yet pow-wowed about a common vision.

Mr. Wolfe: "Obsolete" makes it sound like bigger projects will never come back. Financing right now does not help, but it is temporary obsolete. Vail Resorts' timeline and horizon is 20 years. Shock Hill is different, on a different timeline. I don't know enough about the historic districts. Our defining element is our historic district. We need to all be on the same page with our historic district. Maybe we do something internally, along with another historic town like Aspen. Salida has largest historic districts.

Mr. Grosshuesch: APA Conference this year is in Santa Fe. They do a "Four Corners" Conference every 10 years.

2. Mr. Allen announced that he will resign from the Planning Commission. Next meeting (May 3, 2011) will be my last.
3. Mr. Allen: Should we consider a future discussion of giving positive points for major remodels of multi-family projects? (Mr. Grosshuesch: One of the things we are working on is a project that needs to add mass and/or density for a mechanical room for new solar heating. But project is currently over mass and density. We are trying to find ways to allow and encourage these solar projects.)

***ADJOURNMENT:***

The meeting was adjourned at 9:20 pm.

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Rodney Allen, Chair



## MEMORANDUM

**TO:** Planning Commission

**FROM:** Mark Truckey, Assistant Director of Community Development  
Chris Kulick, Planner II

**DATE:** April 28, 2011 for May 3 Planning Commission meeting

**SUBJECT:** Sustainable Breck Plan

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Staff last updated the Planning Commission on the Sustainable Breck project at the February 1, 2011 meeting. That memo provided documentation of all the steps the Town has gone through to get to this point in the Plan's adoption process. On the evening of May 11, a public open house will be held at the Breckenridge Recreation Center to unveil the Plan to the public. Planning commissioners are encouraged to attend the open house, which starts at 6:30 pm.

Staff will be using a process similar to the adoption process for the Comprehensive Plan to adopt the Sustainable Breck Plan. This process will include a meeting with the Planning Commission where the Commission makes a recommendation on the Plan to forward to the Town Council. This meeting may occur as soon as June. Formal action to adopt the Plan would be taken subsequently by the Town Council.

Staff has attached a copy of the table outlining the Sustainable Breck actions that are proposed to be included in the Plan. The table has been revised since the Planning Commission last saw it. A draft copy of the entire Plan has not yet been prepared.

### **Planning Commission Action**

The Planning Commission is requested to review the attached table and provide any pertinent comments or questions to staff.

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

<b>ENERGY</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>Increase energy efficiency in residential and commercial structures</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>Continue to implement energy efficiency upgrades in Town facilities</li> <li>Continue Green Commutes program</li> <li>Actively support County waste reduction/diversion strategies such as pay as you throw, recycling centers and composting</li> <li>Amend the Town's Development Code to provide additional incentives for energy efficient development.</li> <li><u>Actions to be Undertaken within the next year</u></li> <li>Installation of solar panels on public buildings and properties (Finance staff, PPA provider)</li> <li>Do energy audit on a multi-family residential complex as a pilot project and evaluate extending energy upgrade loan program to multi-family properties (Com Dev staff, High Country Conservation Center, consultant energy auditor: additional funding required)</li> <li>Community outreach on energy efficiency upgrades (High Country Conservation Center)</li> <li>Expand Green Commutes program to BRC/local businesses (Green Team)</li> <li>Investigate options and adopt a nationally recognized commercial sustainability code (Com Dev staff)</li> <li>Renew Colorado Association of Ski Town's Reusable Bag Challenge (Green Team)</li> <li>Consider disposable bag tax or outright ban on use (Green Team)</li> <li>Create "Breck Green Business" certification for businesses that meet certain criteria for energy efficiency, recycling and composting, etc. (Com Dev staff, Green Team, BRC)</li> <li>Make energy audits available to businesses (Com Dev, High Country Conservation Center, consultant energy auditors, additional funding required)</li> <li>Implement loan program for residential energy upgrades (Com Dev staff, High Country Conservation Center, Summit County: program currently on hold with unresolved loan subordination issues)</li> </ul> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>Create community solar garden and explore other opportunities to develop large solar arrays outside of the downtown core</li> <li>Town commitment to attaining equivalent of LEEDs/Green Globe certification when constructing new Town facilities.</li> <li>Improve efficiency of Town fleet vehicles</li> <li>Establish recycling and composting programs at all Town facilities</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>Town energy use</li> <li>Government energy use</li> <li>% of Town's renewable energy</li> <li>% of Government's renewable energy</li> <li>Waste generation</li> <li>Waste diversion and diversion rates</li> <li>Green businesses (future monitoring component)</li> <li>Sustainability awareness (future monitoring component)</li> </ul>

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

<b>LOCAL ECONOMY</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>• Focus on tourism related businesses</li> <li>• Focus on economic stability in real estate and trades</li> <li>• Focus on marketing efforts for new visitors</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>• Increase tourism marketing efforts</li> <li>• Focus Town economic development dollars towards tourism</li> <li>• Enhance Town recreation opportunities</li> <li>• Promote efforts for historic preservation efforts/increase retail and restaurant space</li> <li>• Provide economic indicator dashboard for business' use</li> <li>• Encourage BRC to market heritage and arts opportunities</li> <li>• Continue to enhance and change displays in arts and heritage sites</li> <li>• Maintain appropriate technology levels (e.g., wireless and broadband) for businesses and guests</li> </ul> <p><u>Actions to be Undertaken within the next year</u></p> <ul style="list-style-type: none"> <li>• Engage lodging companies in promoting events, downtown retail and restaurants to their clients (BRC, Lodging Assoc., BMAC)</li> <li>• Promote "Breck lifestyle" through marketing to targeted groups (BRC, BMAC, additional funding required)</li> <li>• Work on marketing and other programs that increase lodging occupancy rates during high seasons and shoulder seasons (BRC, BMAC) Work on programs that encourage day visitors/skiers to stay in Town longer to visit retail and restaurant (BSR, BRC, BMAC Town staff, additional funding may be required)</li> <li>• Enhance information on variety of activities available (BRC; Lodging, Retail and Restaurant Assoc.)</li> <li>• Enhance marketing efforts of the Town's diverse recreational opportunities (BRC)</li> <li>• Explore a Sister City with an opposite season for cross marketing (eg. Moab) (Town staff)</li> </ul> <ul style="list-style-type: none"> <li>• Encourage second homeowners to utilize homes more and become invested in the community (Town staff, Summit Foundation)</li> </ul> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>• Enhance restaurant or retail experience through providing access to centralized reservation systems</li> <li>• Promote redevelopment efforts to enhance property values</li> <li>• Pursue alternative revenue streams</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>• Retail sales</li> <li>• Real estate sales</li> <li>• Lodging revenue</li> <li>• Skier days</li> <li>• Turnover of businesses</li> <li>• Unemployment</li> <li>• Building permits issued</li> <li>• Area median income</li> <li>• Other national indicators (e.g., SP 500)</li> </ul>

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

<b>TRANSPORTATION</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<p>If Town residents had \$100 to spend on transportation improvements, the \$ would go towards the following priorities:</p> <ul style="list-style-type: none"> <li>• Transit (\$27)</li> <li>• Parking (\$23)</li> <li>• Walking (\$16)</li> <li>• Bicycling (\$15)</li> <li>• Reducing congestion (\$11)</li> <li>• Traffic calming (\$8)</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>• Review transit ridership &amp; adjust routes</li> <li>• Complete Streets Policy</li> <li>• Manual Traffic Control on peak days</li> <li>• Ski Resort incentives for carpooling day-skiers</li> <li>• Annual review of Town parking management strategies</li> <li>• Monitoring Ski Resort Parking</li> </ul> <p><u>Actions to be Undertaken within the next year</u></p> <ul style="list-style-type: none"> <li>• Main Street upgrades to facilitate pedestrian circulation (Engineering staff)</li> <li>• Bike Striping, way finding &amp; mapping (Public Works and Com Dev staff)</li> <li>• Expand Green Commutes Program to Local Businesses (Com Dev staff, Green Team)</li> <li>• Enhance pedestrian movement along Block 11 and Airport Road (Engineering staff)</li> <li>• Develop long-term solutions to parking and transportation issues on skier parking lots</li> </ul> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>• Prioritize denser workforce housing development along existing transit routes</li> <li>• Snowplowing sidewalks</li> <li>• Construction of Roundabouts at Park Ave/4 O’Clock and Park Ave/French St.</li> <li>• Goal of increasing Transit Rideship mode share by 10%</li> <li>• Incentivize destination visitors to arrive through another means than a rented vehicle</li> <li>• Look at development of a park and ride facility at the north end of Town</li> <li>• Monitor and re-assess in-town parking as buildout approaches to ensure visitor needs are met</li> <li>• Develop a bike share program for local residents</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>• Traffic counts</li> <li>• Transit use</li> <li>• Parking counts</li> <li>• Peak days</li> <li>• Alternative transportation (still exploring whether we have capability to monitor)</li> <li>• Town fleet fuel consumption</li> <li>• Vehicle miles travelled (still exploring whether we have capability to monitor)</li> </ul>
<b>LAND USE</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<p>The community is concerned about:</p> <ul style="list-style-type: none"> <li>• Loss of service commercial/light industrial uses</li> <li>• Impacts of full buildout of the basin</li> <li>• Development in rural/backcountry areas</li> <li>• Deterioration/loss of historic structures</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>• Continue to purchase open space and encourage use of TDRs to protect backcountry areas</li> <li>• Promote private historic preservation projects and encourage adaptive reuse of historic structures</li> <li>• Prioritize and facilitate public historic preservation projects in the Town and in backcountry areas</li> <li>• Promote heritage tourism in the Town and support the efforts of the Breckenridge Heritage</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>• Update Town/Basin Buildout Inventory Annually</li> <li>• Backcountry Acres Acquired/Protected</li> <li>• Track number of public and private historic restoration projects</li> <li>• Track conversions of commercial uses and</li> </ul>

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

	<p>Alliance.  <u>Actions to be Undertaken within the next year</u></p> <ul style="list-style-type: none"> <li>Amend the Joint Upper Blue Master Plan and re-evaluate basin density targets (Com Dev Staff)</li> </ul> <p>Work with Summit County on adoption of an overlay district for unincorporated areas of mutual land use concern Amend the Land Use Guidelines/Development Code to identify service commercial uses as a preferred use in appropriate locations (Com Dev staff)</p> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>Evaluate and designate additional areas to accommodate service commercial uses</li> <li>Plan for potential redevelopment of CR 450 area and</li> <li>Designate an appropriate location at the north end of Town for limited small-scale commercial services</li> </ul>	<p>amount of service commercial uses</p>
<b>WATER</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>Water conservation</li> <li>Increase water storage and Town's ability to use water rights</li> <li>Minimize energy used to treat and transport water</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>Water quality testing</li> </ul> <p><u>Actions to be Undertaken within the next year</u></p> <p>Task Force to investigate water pumpback and reservoir projects</p> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>Further Investigate construction of Water Pumpback from Farmer's Korner returning water to Breckenridge</li> <li>Further investigate development of Reservoir on McCain Property</li> <li>Investigate potential and implement use of grey water systems on public locations such as golf course</li> <li>Explore opportunities to establish one water entity for the Upper Blue, combining Town and County water resources</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>Town water supply: number of existing customers and system capacity</li> <li>Water use</li> <li>Peak water usage</li> <li>Water quality monitoring in local waterways</li> </ul>
<b>HOUSING</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>Protect market rate housing that serves as workforce housing</li> <li>Create for-sale affordable housing for families with average income levels</li> <li>Create rental housing for lower income</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>Identify and land bank sites appropriate for workforce housing, including Town-owned parcels.</li> <li>Housing buy-down program to deed restrict properties for affordable housing</li> <li>Construction of for-sale affordable housing units at Valley Brook (22 units at lower income</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>Track the number of deed-restricted affordable housing units constructed on an annual basis (and AMI target for each) and compare to target housing need</li> </ul>

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

<p>families</p>	<p>(80% AMI) targets and 20 units @ 105% AMI targets)</p> <ul style="list-style-type: none"> <li>• Work with private developers on partnerships that result in construction of units for average income families.</li> <li>• Homebuyer education program</li> </ul> <p><u>Actions to be Undertaken within the next year</u></p> <ul style="list-style-type: none"> <li>• Pursue workforce housing strategies that require the least amount of Town subsidies</li> <li>• Modify Development Code to further incentivize private sector housing development (Com Dev staff)</li> <li>• Develop full packages of incentives for providing lower income rental housing (Com Dev staff/Housing Committee)</li> <li>• Consider putting existing buy-down units in low income rental housing pool (Com Dev staff, will impact housing fund which assumed revenues from sales of units)</li> <li>• Partner with the County on developing affordable housing projects (Com Dev staff: County may purchase land for housing in next year)</li> <li>• Update the Town’s housing needs assessment (Comm Dev staff, consultant, additional funding required)</li> </ul> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>• Construction of lower AMI rental housing on the Claimjumper property</li> <li>• Plan for higher densities on Block 11 to maximize land efficiencies, while ensuring high quality design and development</li> <li>• Construction of lower AMI rental housing on Block 11</li> <li>• Construction of average AMI for-sale units on Block 11</li> <li>• Work with the business community to provide housing for their employers.</li> <li>• Engage the Summit School District in participating in workforce housing for their employees</li> </ul>	<ul style="list-style-type: none"> <li>• Track housing affordability gap over time</li> </ul>
<b>CHILD CARE</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>• Identify long-term funding</li> <li>• Work with operators on cost reduction strategies</li> </ul>	<p><u>Actions Underway</u></p> <ul style="list-style-type: none"> <li>• Provide child care scholarships to offset costs to working families</li> <li>• Provide salary supplements to teachers (phasing out in 2012)</li> </ul> <p><u>Actions to be Undertaken within the next year</u></p> <ul style="list-style-type: none"> <li>• Child care committee to be formed to make recommendations on cost savings, long-term funding, etc. (Com Dev staff)</li> <li>• Work with child care operators on cost-saving strategies (e.g., shared resources and administrative functions, etc.) (Com Dev staff, Child Care Committee)</li> </ul>	<p><u>Monitoring</u></p> <ul style="list-style-type: none"> <li>• Periodically survey Town families and collect and analyze demographic data to determine anticipated child care needs in upcoming years.</li> <li>• Track enrollment and percent occupancy in existing child care facilities.</li> <li>• Child care costs</li> </ul>

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

	<u>Long term actions</u> <ul style="list-style-type: none"> <li>Identify and pursue long-term funding for child care initiatives</li> <li>Monitor and plan for potential construction of new child care facility</li> </ul>	<ul style="list-style-type: none"> <li>Wait lists at child care centers</li> <li>Track child care affordability gap over time</li> </ul>
<b>WILDLIFE HABITAT</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>Conserve large, connected open spaces</li> <li>Holistically address wildlife issues through development of a wildlife management plan</li> </ul>	<u>Actions Underway</u> <ul style="list-style-type: none"> <li>Acquisition of lands with important wildlife habitat</li> <li>Acquisition of important habitat areas in Cucumber Gulch</li> </ul> <u>Actions to be Undertaken within the next year</u> <ul style="list-style-type: none"> <li>Develop wildlife management plan to holistically address basin wildlife issues (Com Dev staff, BOSAC, potential consultant/wildlife specialist assistance in mapping/habitat analysis: additional funding required)</li> </ul> <u>Long term actions</u> <ul style="list-style-type: none"> <li>Adopt new Development Code policy related to wildlife habitat protection</li> <li>Habitat restoration in areas where degradation has occurred</li> <li>Update wetlands setback regulations</li> <li>Evaluate potential wildlife crossing opportunities on Hwy 9</li> </ul>	<u>Monitoring</u> <ul style="list-style-type: none"> <li>Cucumber Gulch wildlife monitoring</li> <li>Other wildlife monitoring information from state, etc.</li> </ul>
<b>FOREST HEALTH</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<p>Community priorities are:</p> <ul style="list-style-type: none"> <li>Mountain pine beetle mitigation</li> <li>Watershed protection</li> <li>Wildfire protection</li> <li>Replanting</li> </ul>	<u>Actions Underway</u> <ul style="list-style-type: none"> <li>Removal of dead and diseased trees</li> <li>Creation of voluntary defensible space around homes to mitigate wildfire impacts</li> <li>Forest health projects to create firebreaks, diversify forest, and reduce threat of wildfire</li> <li>Wildfire evacuation planning</li> </ul> <u>Actions to be Undertaken within the next year</u> <ul style="list-style-type: none"> <li>Watershed planning to identify facilities/actions to reduce runoff impacts after wildfire (Com Dev/Engineering staff)</li> <li>Tree replanting program (Com Dev/Public Works staff)</li> </ul> <u>Long term actions</u> <ul style="list-style-type: none"> <li>Installation of sedimentation facilities to intercept runoff after wildfire</li> </ul>	<u>Monitoring</u> <ul style="list-style-type: none"> <li>Pine beetle infestation levels</li> <li>Acres of treated open space lands</li> <li>Acres of treated National Forest lands</li> <li>Defensible space created</li> </ul>
<b>RECREATION AND OPEN SPACE</b>		
<b>What We Heard</b>	<b>What We Intend to Do</b>	<b>What We Will Measure</b>
<ul style="list-style-type: none"> <li>Maintain existing open space</li> <li>Acquire open space</li> </ul>	<u>Actions Underway</u> <ul style="list-style-type: none"> <li>Continued acquisitions of open space properties</li> </ul>	<u>Monitoring</u> <ul style="list-style-type: none"> <li>Acres of open space acquired</li> </ul>

**Sustainable Breck Action Plan Matrix**  
**3/23/11**

<ul style="list-style-type: none"> <li>Renovate existing parks/facilities and develop new facilities</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable trails construction and maintenance</li> <li>Ecologic monitoring of Cucumber Gulch</li> </ul> <p><u>Actions to be Undertaken within the next year</u></p> <ul style="list-style-type: none"> <li>Potential deconstruction of unsustainable trails and trails in sensitive areas (e.g., Cucumber Gulch, Golden Horseshoe) (Com Dev staff, trails crew, Summit County)</li> <li>Development of Cucumber Gulch management plan (Com Dev staff, BOSAC)</li> </ul> <p><u>Long term actions</u></p> <ul style="list-style-type: none"> <li>Develop additional active and passive park facilities as Block 11 and McCain properties are developed</li> <li>Development of management plans for other open space properties</li> <li>Blue River restoration</li> </ul>	<ul style="list-style-type: none"> <li>Acres of park space developed</li> <li>Miles of trails</li> </ul>
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## Planning Commission Staff Report

- Project Manager:** Michael Mosher, Planner III
- Date:** April 21, 2011 (for May 3, 2011 Meeting)
- Subject:** Columbia Lode Subdivision PC#2011005 (Final Hearing)
- Applicant/Owner:** Columbia Lode Partners, LLC (previously owned by B&D Limited Partnership, Inc.), Jon Brownson
- Agents:** bhh Partners – Planners / Architects, Marc Hogan and Tim Gerken
- Proposal:** As part of the pending Columbia Lode Development plan, this is a proposal to re-subdivide Lot 1 of the Corkscrew Subdivision Filing 1 and include portions of Columbia Lode and Lousia Lodes into a total of five parcels. One parcel is to be developed as multi-family units, one parcel as a single family home-site and the remaining parcels as Public and Private Open Spaces.
- The subdivision will include property for a public trail and easements for a public walkway. A portion of the property will be dedicated to the Town of Breckenridge for the creation of a right-turn lane for westbound French Street traffic at the northeast corner of French Street intersection and Main Street.
- Address:** 400 N. Main St. - (The multi-family and Single Family will have new addresses off of private drive accessed from French Street)
- Legal Description:** A re-subdivision of Lot 1, Corkscrew Subdivision and a portion of Lousia and Columbia Lodes.
- Site Area:** 7.74 acres (337,154 sq. ft.) Total
- Land Use District:** Land Use Districts 1, 4 and 11 residential uses as identified in the Development Agreement.
- Site Conditions:** The property currently contains the older, and empty, Breckenridge Building Center (BBC) building and empty lumber yard. The site is heavily disturbed and re-graded with few improvements or vegetation. The termination of the Klack drainage bisects the remaining unimproved property and flows to a storm drain vault near Main Street. Mature Lodgepole pines, Aspen and Spruce trees flank the rising slope to the east.
- There is an existing Town Drainage easement (Klack) crossing a portion of Lot 1, a 20-foot wide Sanitary Sewer easement crossing the west side of the site, and a 20-foot wide drainage easement (Klack) crossing a portion the west side of the site. All of these easements are to be terminated in connection with this application. New easements will be platted.
- Land Use Districts:** Land Use District 11:  
Land Use Type: Residential

Intensity of Use: 12 UPA  
Structural Type: Special Review

Land Use Type: Commercial  
Intensity of Use: 1:3 FAR  
Structural Type: Special Review

Land Use District 1:

Land Use Type: Low Density Residential. Recreational  
Intensity of Use: 1 Unit per 10 Acres; except land located in the East Side Residential Transition Area may be built to a recommended aboveground density of 13.5 Units per Acre.  
Structural Type: Special Review

Land Use District 4:

Land Use Type: Limited  
Intensity of Use: 1 Unit per 10 Acres  
Structure Type: Special Review

**Adjacent Uses:** Main and French Street right of ways.  
Single family residential to the east and north.  
Summit County and Town of Breckenridge Boundary to the north.

**Item History**

This application was last reviewed on March 15, 2011. Some of the items identified on the plans are associated with the Development Agreement between the applicant and the Town. The agreement identified specific criteria associated with the subdivision permit. These are:

- The extension of the public sidewalk from the north edge of the site to the intersection of French Street and Main Street.
- The dedication of enough land to allow a dedicated right-turn lane at the intersection of French Street and Main Street.
- The creation of a “significant landscaped open space area” along Main Street at the southwest corner of the property.
- Re-routing and burying of the Klack drainage.

The drawings also indicate property for a dedicated soft-surface public trail along the eastern portion of the site.

**Staff Comments**

This review is to create a plat that identifies the proposed parcels and easements. One of the parcels, Tract A, will be re-subdivided with footprint lots for the multi-family development as units are constructed. There are easements for snow stacking, public access, utilities, and drainage. As part of the subdivision improvements, finished grading / drainage plan, and utility plans are included. The subdivision plat will be recorded, but the other plans are kept by the Engineering Department for construction purposes.

This report will review all sheets against the Subdivision Ordinance, Street Standards, Development Code and other applicable documents. A drainage report has been presented to Engineering for their review.

**Design Compatible with Natural Features (9-2-4-2):** This provision of the Subdivision Standards encourages the design of subdivisions to respond to the natural limitations of the site, respect drainage patterns and to preserve natural features such as trees. In addition, it encourages the design to provide open space and adequate fire fighting capabilities.

As part of the review of the Columbia Lode Master Plan, we heard support from the Commission to allow the “*non-natural or highly irregular topography due to past mining impacts or other man-made impacts within the existing site development area*” be re-graded. The remaining site is left in its natural state with the exception of Lot 1 (single family) as this lot was already platted prior to this application.

As described in the master plan documents, the existing BBC site area will have fill dirt added to bring the grade to a slope to meet the undisturbed hillside to the east. The submitted Subdivision plans show this on Sheet 3. In addition to the grading plans, there are notes indicating that the grading will be performed over time with the beginning being planned in 2011. The extent of these improvements is shown to be “up to 10 years”.

First, like our standard condition of approval for any development, “ Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch”, any portion of this site that is being graded or having fill brought in will be re-vegetated. In addition, we are suggesting adding a condition of approval that required these areas be irrigated and be free of noxious weeds.

Second, we will be requiring surveys with future development showing that, prior to obtaining a development permit for any unit in the Columbia Lode, the grade matches that of the approved “Base Map Grading Plan” that is part of the master plan.

The private drive design and overall site circulation has been approved by the Red White and Blue Fire District and the Engineering Department. Landscaping along the property that is abutting right of ways is also being proposed.

New landscaping is being proposed along the two abutting Right of Ways, Main Street and French Street. Though the drawings indicate that 2-inches of topsoil is to be placed over disturbed areas, we are asking for 3-inches of top soil because of the steeper grades. These plantings will be installed with the initial subdivision improvements (Deep utilities, drainage systems and the private drive). The plans show 4 Colorado Spruce 8-10 feet tall, 21 Aspen 2-3 inch caliper, 9 Cottonwoods 8-10 feet tall, 1 Chokecherry 1-1/2-2 inch caliper, and 1 Purple leaf Plum 3 inch caliper. Staff has no concerns with the proposed plantings. We welcome any comment from the Planning Commission.

**Drainage, Storm Sewers and Flood Prevention (9-2-4-3):** Currently, the Klack drainage runs northward on the surface of the site and then enters a large culvert that passes beneath the current BBC storage area to a storm vault near Main Street. The proposed utility and grading plans show that the Klack drainage is being re-routed and placed in a large buried culvert that runs from the existing culvert that day-lights on Lot 1 Filing 1 of the Weisshorn Subdivision (at the south) downhill and adjacent to French Street and then along Main Street (to the north) into a detention area and then the existing vault.

In association with this change, the applicant is processing a private agreement with the property owner of Lot 1 Filing 1 of the Weisshorn Subdivision, to provide all site improvements to fill the existing trench and landscape where the Klack currently runs. As a Condition of Approval, prior to recordation of this plat, the Town will need copies of the agreements for the off-site improvements.

The preliminary drainage plans show the drainage facilities (detention ponds and vaults). Parts of these systems occur on the applicants' property and some occur off-site in Town right of way. We have added Conditions of Approval addressing the encroachments and the maintenance agreements with the Town regarding these systems.

**Utilities (9-2-4-4):** The plans indicate the addition of two fire hydrants along the private drive. The plans also show the proposed sewer and water connections to each lot from public facilities in the adjacent right of ways. These utilities have been reviewed by the Red White and Blue Fire District, the Upper Blue Sanitation District and the Town Engineering staff with no concerns.

**Lot Dimensions, Improvements and Configuration (9-2-4-5) and Dedication of Parks and Open Space (9-2-4-13):** This subdivision is creating Tract A which will accommodate the future townhome properties (footprint lots). The re-subdivision of the single family site (Lot 1) shows a disturbance envelope as this section of the ordinance requires. Lot 1 has also been reduced slightly in size. Tract B is being created as Private Open Space. Tract C represents a portion of the 10% dedication of Public Open Space associated with this subdivision and will contain the realigned public trail that connects from the French Street right of way up to the Gold Flake terrace right of way. Tract D represents the remaining 10% Public Open Space dedication as the small public park area. Staff has no concerns.

**Blocks (9-2-4-6):** No blocks are proposed or required as part of this re-subdivision.

**Pedestrian and Bicycle Circulation (9-2-4-7):** Per the Subdivision Ordinance:

*"It is the policy of the Town to require bicycle and pedestrian paths to be dedicated to the Town as a component of the Town's alternative transportation network and to provide recreational opportunities. Subdivision proposals shall include, as a component of the required public improvements, a pedestrian and bicycle path system designed to preserve existing paths, integrate with existing improvements and provide service appropriate to the character and magnitude of the proposed development."*

Tract C is being proposed on the Columbia Lode site south and east of the envelope for Lot 1. Tract C will allow for a trail to be constructed to replace the social trail that runs off-site along the west property lines of the Weisshorn lots above and across the adjacent Lot 1, Block 2, Weisshorn Filing No. 1. The social trail will be abandoned and reclaimed after the new trail is constructed. This trail is proposed to be constructed by the applicant. The construction of this trail will conform to the design standards set forth in the Town of Breckenridge Trail Standards and Guidelines. The Town's Open Space and Trails Department has reviewed and approved the proposed trail location.

**Street Lighting (9-2-4-8):** The only proposed street lights are two shown along the west property line adjacent to Main Street and at the end of the private drive (others shown are existing). No other street lights are proposed within the development along the private drive. Engineering staff has reviewed and approved this proposal. Conditions have been added related to these improvements. We have no concerns.

**Traffic Control Devices and Signs (9-2-4-9):** As mentioned above, the Development Agreement identified a new right-turn lane at west bound French Street and Main Street and other improvements that would be reviewed with this subdivision. The plat shows land to be dedicated to the Town for this purpose.

Additionally, the portion of Main Street near the north private drive entry is shown to have new striping paint creating a left-turn lane to access the property. This intersection is a 3/4 movement intersection. Vehicles are allowed to enter from northbound and southbound Main Street, but can only exit the property

heading northbound. Turning left out of this part of the drive is not allowed. The drawings show a “Right-Turn Only” sign. Conditions have been added related to these improvements. We have no concerns.

**Subdivision and Street Names (9-2-4-10):** The subdivision is named “Columbia Lode” and the private street name will be determined and approved by both the Town and the County prior to recordation of the final plat.

**Existing and Proposed Streets (9-2-4-11):** This policy requires that new streets tie into existing streets, and conform to the Breckenridge Master Plan. The submitted plans meet this policy. The private drive is shown at 22-feet wide and meets the minimum width for a private drive.

### **Staff Recommendation**

This is the final review of this subdivision. The layout and design conforms to the Subdivision Standards. The applicant and agent have worked closely with staff to address the specific findings and conditions associated with this proposal

Staff recommends approval of the Columbia Lode Subdivision, PC#2011005, with the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

Columbia Lode Subdivision  
400 N. Main St.

A re-subdivision of Lot 1, Corkscrew Subdivision and a portion of Louisa and Columbia Lodes.  
PERMIT #2011005

STAFF RECOMMENDATION: The staff recommends the Planning Commission approve this application with the following Findings and Conditions

### FINDINGS

1. The proposed project is in accord with the Subdivision Ordinance 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 **April 21, 2011** 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 **May 3, 2011** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. Although not required by the Town Code and not previously required in connection with other subdivision approvals in the Town, based on the unique circumstances described in this Finding, the Applicant has agreed to Condition #13 providing for removal of dead or diseased trees from Tract C, Trail Open Space and maintenance of the landscaping installed in Tract D, Park Open Space and the landscaping in the rights of way adjacent to Tract A, because Tract C is being accepted by the Town primarily to accommodate a trail and because the relatively small size of both Tract D and the areas of the French and Main Streets rights of way adjacent to Tract A will limit the Town's ability to provide landscaping maintenance.

### CONDITIONS

1. The Final Plat of this property may not be recorded 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, refuse to record the Final Plat, issue a stop order requiring the cessation of any work being performed under this permit, 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 will expire three (3) years from the date of Town Council approval, on **May 10, 2014** unless the Plat has been filed. 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 three years, 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. Applicant shall construct the subdivision according to the approved subdivision plan, and shall be responsible for and shall pay all costs of installation of private and all public improvements including revegetation, retaining walls, development stormwater detention and drainage system, relocation of Klack Drainage system, sidewalk and landscaping along Main Street, and streets lights at driveway entrances and along the new sidewalk. All construction shall be in accordance with Town regulations.
6. Applicant shall be responsible for and shall pay all costs of constructing new driveway cuts along Main Street and French Street for the subdivision. The access for Main Street shall be restricted to a 3/4 movement (no left out) and a full movement access at French Street. The applicant shall be responsible for all new pavement markings on Main Street and changes required to accommodate the driveways, including the left turn lane added for the Main Street access. All construction shall be in accordance with Town regulations and a striping plan shall be approved by Town prior to construction.
7. 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.
8. Applicant shall be required to install an address sign identifying all residences served by a private drive posted at the intersection with the primary roadway.
9. During the separate phases of construction, Applicant shall revegetate and irrigate all disturbed areas where revegetation is called for, with a minimum of 3 inches topsoil, seed and mulch. These areas will be irrigated a minimum of two years and be kept free of noxious weed until completion of the project.

**PRIOR TO RECORDATION OF FINAL PLAT**

10. Applicant shall submit and obtain approval from Town staff of a final plat that meets Town subdivision requirements and the terms of the subdivision plan approval.
11. Applicant shall submit and obtain approval from the Town Engineer of final grading, drainage, utility, erosion control and street lighting plans.
12. Applicant shall submit and obtain approval from the Town Attorney for any restrictive covenants and declarations for the property.
13. Applicant shall execute and record with the Summit County, Colorado Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, providing for: the maintenance of the landscaping approved for Tract D, Park Open Space and for maintenance of the landscaping in the French and Main Street rights of way adjacent to Tract A by the owners association to be formed in connection with the development of the property, however the owners association shall not be responsible to replace any such landscaping destroyed or killed by the Town's street or sidewalk maintenance operations; and the periodic removal by such association of dead or diseased trees within Tract C, Trail Open Space, but not for the maintenance of the trail, which shall be the responsibility of the Town.
14. Applicant shall execute and record with the Summit County, Colorado 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.

15. Applicant shall establish a name for the private drive and obtain final approval for the name from the Town of Breckenridge and Summit County. This name will be shown on the final plat mylar.
16. Applicant shall either install all public and private improvements shown on the subdivision plan, except for the right turn lane on French Street to be constructed pursuant to a separate agreement between Applicant and the Town, or a Subdivision Improvements Agreement satisfactory to the Town Attorney shall be drafted and executed specifying improvements to be constructed and including an engineer's estimate of improvement costs and construction schedule. In addition, if there is a Subdivision Improvements Agreement, a monetary guarantee in accordance with the estimate of costs shall be provided to cover said improvements.
17. Applicant shall submit and obtain approval from the Town Engineer of all traffic control signage and street lights which shall be installed at applicant's expense.
18. The final plat shall include a statement specifying that with the exception of driveway and utility installations, no building, decks, grading, or construction disturbance may extend beyond the disturbance envelope limits.
19. Per Section 9-2-3-5-B of the Subdivision Standards, the following supplemental information must be submitted to the Town for review and approval prior to recordation of the final plat: title report, errors of closure, any proposed restrictive covenants, any dedications through separate documents, and proof that all taxes and assessments have been paid.
20. The Town and the Town Attorney shall review and approve the written easement agreements for those portions of the public non-motorized trail easement that are located on the adjacent Lot 1, Block 2, Weisshorn Filing No. 1.

**PRIOR TO IMPROVEMENT CONSTRUCTION**

21. Prior to revegetation of disturbed areas, applicant shall submit and obtain approval from Town staff of a landscaping plan in compliance with the Subdivision Ordinance requirements, specifying revegetation consisting of native grasses and other native vegetation. Field location with attention to the large utility cuts is acceptable.

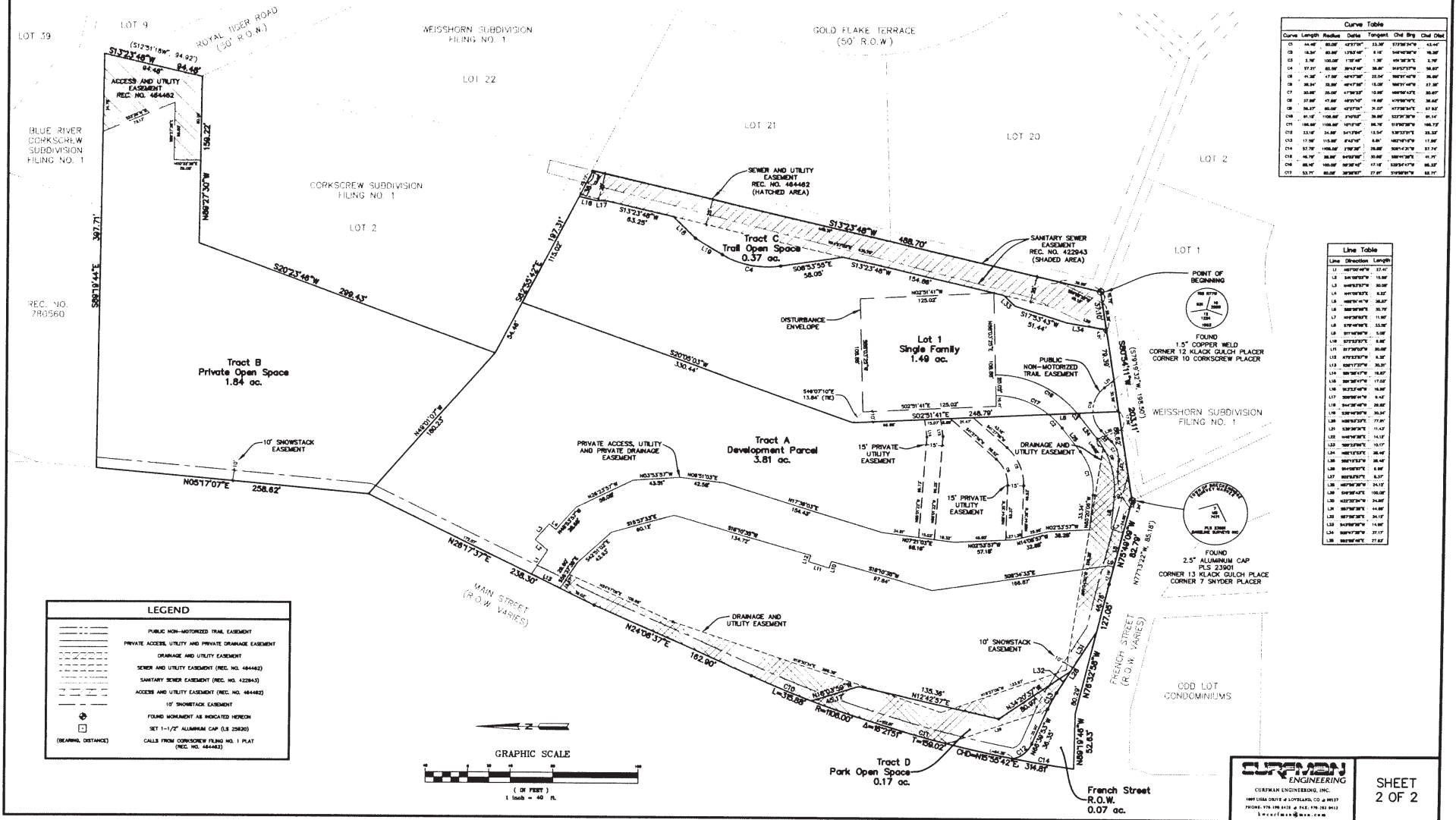
**PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE**

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



# COLUMBIA LODGE SUBDIVISION

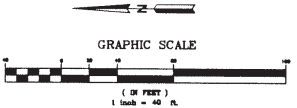
## A REPLAT OF TRACT A AND LOT 1, CORKSCREW SUBDIVISION, FILING NO. 1 TOGETHER WITH UNPLATTED PORTIONS OF THE COLUMBIA LODGE AND LUISA LODGE SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST, 6th P.M. TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO



Curve Length	Radius	Delta	Tangent	Chd Strg	Chd Off
C1	14.00'	80.00'	17.00'	13.97'	0.03'
C2	13.37'	80.00'	17.00'	13.34'	0.03'
C3	12.74'	80.00'	17.00'	12.71'	0.03'
C4	12.11'	80.00'	17.00'	12.08'	0.03'
C5	11.48'	80.00'	17.00'	11.45'	0.03'
C6	10.85'	80.00'	17.00'	10.82'	0.03'
C7	10.22'	80.00'	17.00'	10.19'	0.03'
C8	9.59'	80.00'	17.00'	9.56'	0.03'
C9	8.96'	80.00'	17.00'	8.93'	0.03'
C10	8.33'	80.00'	17.00'	8.30'	0.03'
C11	7.70'	80.00'	17.00'	7.67'	0.03'
C12	7.07'	80.00'	17.00'	7.04'	0.03'
C13	6.44'	80.00'	17.00'	6.41'	0.03'
C14	5.81'	80.00'	17.00'	5.78'	0.03'
C15	5.18'	80.00'	17.00'	5.15'	0.03'
C16	4.55'	80.00'	17.00'	4.52'	0.03'
C17	3.92'	80.00'	17.00'	3.89'	0.03'
C18	3.29'	80.00'	17.00'	3.26'	0.03'
C19	2.66'	80.00'	17.00'	2.63'	0.03'
C20	2.03'	80.00'	17.00'	2.00'	0.03'

Line	Direction	Length
L1	S02°23'48"W	37.47'
L2	S02°23'48"W	15.89'
L3	S02°23'48"W	30.89'
L4	S02°23'48"W	4.37'
L5	S02°23'48"W	26.89'
L6	S02°23'48"W	30.79'
L7	S02°23'48"W	11.89'
L8	S02°23'48"W	33.89'
L9	S02°23'48"W	5.09'
L10	S02°23'48"W	6.89'
L11	S02°23'48"W	20.89'
L12	S02°23'48"W	30.39'
L13	S02°23'48"W	17.09'
L14	S02°23'48"W	16.89'
L15	S02°23'48"W	4.49'
L16	S02°23'48"W	30.89'
L17	S02°23'48"W	30.89'
L18	S02°23'48"W	77.89'
L19	S02°23'48"W	11.49'
L20	S02°23'48"W	14.19'
L21	S02°23'48"W	10.19'
L22	S02°23'48"W	26.49'
L23	S02°23'48"W	26.49'
L24	S02°23'48"W	8.89'
L25	S02°23'48"W	6.59'
L26	S02°23'48"W	24.19'
L27	S02°23'48"W	24.19'
L28	S02°23'48"W	77.89'
L29	S02°23'48"W	10.89'
L30	S02°23'48"W	14.89'
L31	S02°23'48"W	24.19'
L32	S02°23'48"W	24.19'
L33	S02°23'48"W	14.89'
L34	S02°23'48"W	27.19'
L35	S02°23'48"W	17.89'

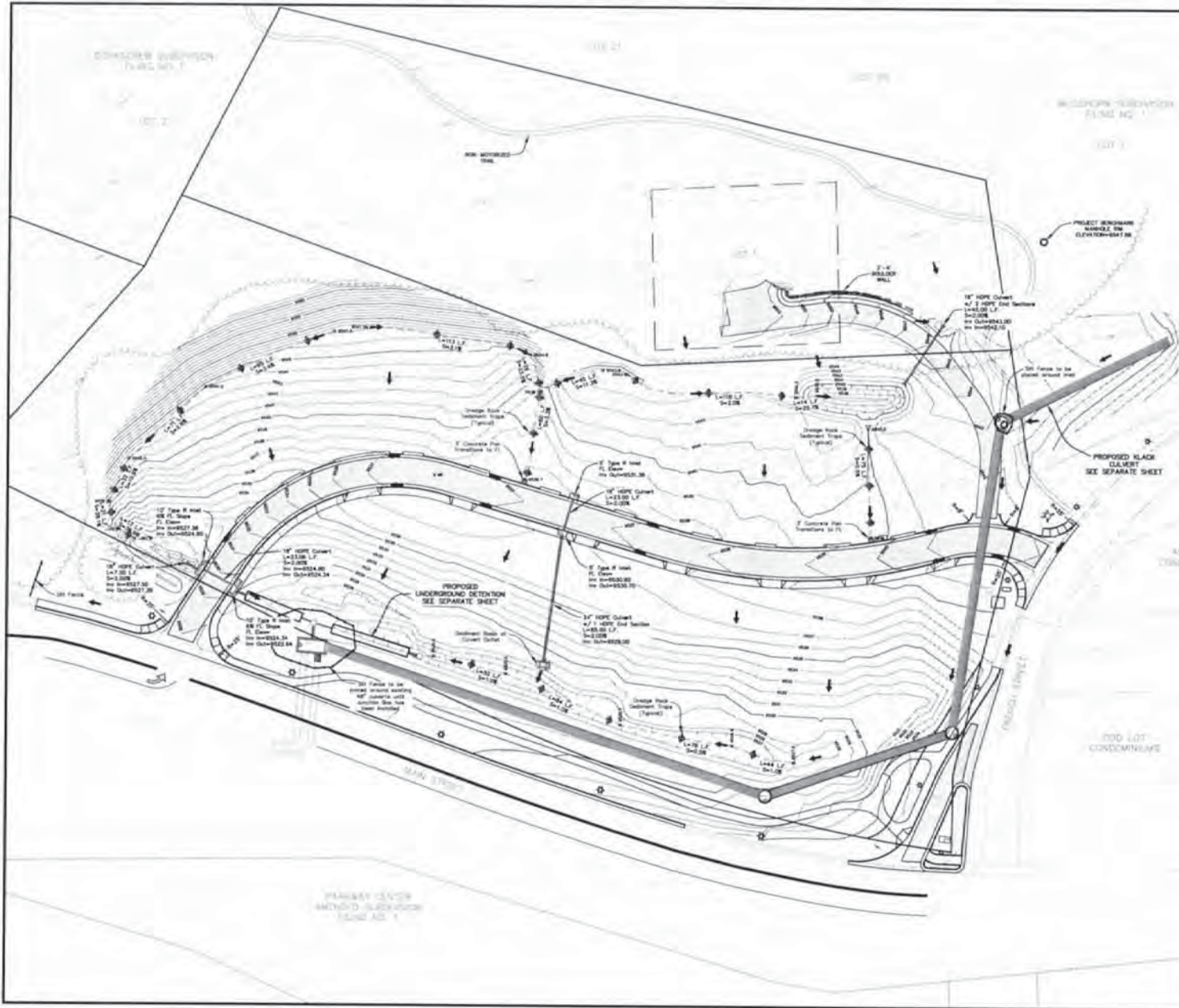
LEGEND	
	PUBLIC NON-MOTORIZED TRAIL EASEMENT
	PRIVATE ACCESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	SEWER AND UTILITY EASEMENT (REC. NO. 484482)
	SANITARY SEWER EASEMENT (REC. NO. 422843)
	ACCESS AND UTILITY EASEMENT (REC. NO. 484482)
	10' SNOWSTACK EASEMENT
	FOUND MONUMENT AS INDICATED HEREON
	SET 1-1/2" ALUMINUM CAP (S.S. 23620)
	CALLS FROM CORKSCREW FILING NO. 1 PLAT (REC. NO. 484482)



**CURRAN ENGINEERING**  
 CURRAN ENGINEERING, INC.  
 1401 13TH ST. # 100  
 BRECKENRIDGE, CO 80424  
 719.533.1111  
 www.curraneng.com

SHEET  
2 OF 2

Client: Potomac Electric Power Corporation  
Project: Columbia Lodge Subdivision  
Date: 12/12/2011 10:29:33 AM



### LEGEND

	BOUNDARY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING PROFILE
	BRIDGE ROCK SEDIMENT TRAP
	SILT FENCE
	PROPOSED CULVERT
	EXISTING CULVERT
	PROPOSED SWALE
	STORMWATER FLOW
	CULVERT OUTLET BASIN
	BLACK STORM PIPE
	CONCRETE
	ASPHALT

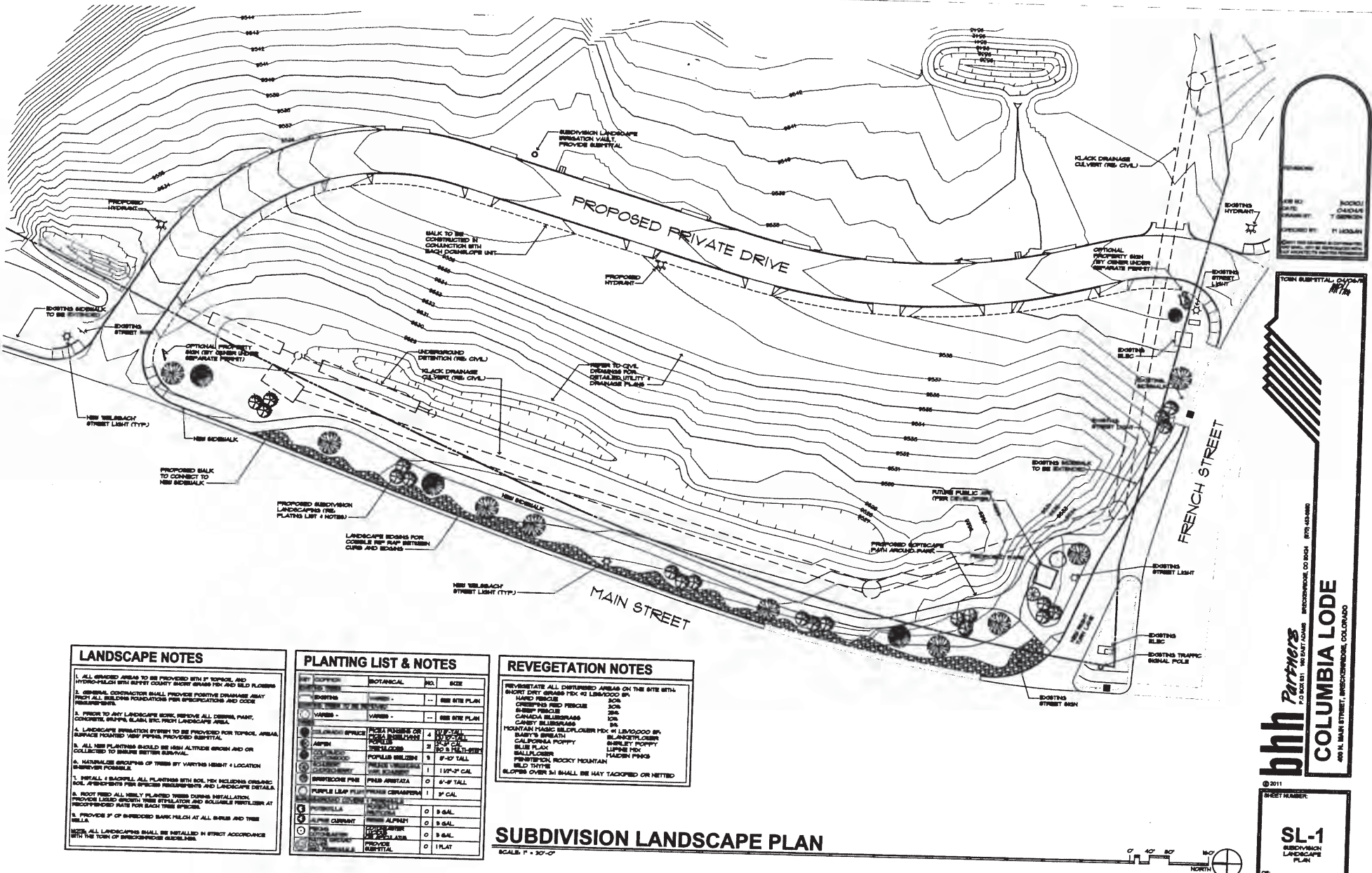
SCALE: 1"=30'

- ### NOTES
- 4" of topsoil to be placed and planted with a dry seed mixture approved by the town of Backersville on the disturbed areas that won't be paved.
  - Biodegradable slope protection to be placed on all slopes 3:1 or steeper prior planting.
  - Tracked equipment to be driven perpendicular to the fall line of the slope after topsoil has been placed on slopes steeper than 10:1.
  - Drainage Rock Sediment Trap, Culvert Outlet Sediment Basin, and Weir/Basins are temporary sediment control measures that will be removed after joint growth on the site has been established.
  - Riprap to be placed in all swales. Filter fabric to be placed under riprap in all swales steeper than 3:1.

**COLUMBIAN**  
ENGINEERING  
INC.  
COLUMBIA ENGINEERING, INC.  
400 JOHN STREET - EXTENSION, CIVIL & MECHANICAL  
P.O. BOX 108388 - RICHMOND, VA 23210-0388

COLUMBIA LODGE SUBDIVISION  
OVERLOT GRADING, DRAINAGE  
AND EROSION CONTROL PLAN

NO.	REVISION DESCRIPTION	DATE	BY



PROJECT NO. 1912010  
 DATE 08/10/11  
 DRAWN BY T. GERRON  
 CHECKED BY M. LUSHAN

TOIN SUBSTITUTION  
 8/17/11

**bhh Partners**  
 100 S. MAIN STREET, BRECKENRIDGE, CO 80424  
 303.461.9400

**COLUMBIA LODGE**  
 400 N. MAIN STREET, BRECKENRIDGE, COLORADO

- LANDSCAPE NOTES**
1. ALL GRADED AREAS TO BE PROVIDED WITH 2" TOPSOIL AND HYDRO-SEAL WITH SEVEN COUNTY ROOT GRASS FOR SOIL EROSION.
  2. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
  3. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, BRICK, BLOCK, ETC. FROM LANDSCAPE AREA.
  4. LANDSCAPE IRRIGATION SYSTEM TO BE PROVIDED FOR TOPSOIL AREAS. SURFACE MOUNTED TAP/PIPING PROVIDED SUBSTITUTAL.
  5. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO INSURE BETTER SURVIVAL.
  6. NATURALIZE GROUPINGS OF TREES BY VARIETY HEIGHT & LOCATION WHEREVER POSSIBLE.
  7. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL. FOR INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIFIC REQUIREMENTS AND LANDSCAPE DETAILS.
  8. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
  9. PROVIDE 3" OF BRICKED BANK/PAVCH AT ALL CURBS AND TREE BELLS.
  10. INSTALL ALL LANDSCAPES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE TOWN OF BRECKENRIDGE SPECIFICATIONS.

**PLANTING LIST & NOTES**

SYM	COMMON NAME	BOTANICAL	NO.	SIZE
①	DOUGLAS SPRUCE	POSSA ROBUSTA	4	10' CAL
②	ASPIN	POPULUS TREES/SHED	2	10' CAL
③	POPLAR	POPULUS TREES/SHED	2	10' CAL
④	POPLAR	POPULUS TREES/SHED	2	10' CAL
⑤	POPLAR	POPULUS TREES/SHED	2	10' CAL
⑥	BIRCH	BETULA	1	1 1/2" CAL
⑦	BIRCH	BETULA	1	1 1/2" CAL
⑧	PURPLE LEAF PLUM	PRUNUS CERIBIFLORA	1	3" CAL
⑨	PORPHYRA	SPARGANGLER	1	0 GAL
⑩	ALPINE CURRANT	RIBES ALPINA	1	0 GAL
⑪	POPPY	PAPAVERRIS	1	0 GAL
⑫	POPPY	PAPAVERRIS	1	0 GAL
⑬	POPPY	PAPAVERRIS	1	0 GAL
⑭	POPPY	PAPAVERRIS	1	0 GAL
⑮	POPPY	PAPAVERRIS	1	0 GAL
⑯	POPPY	PAPAVERRIS	1	0 GAL
⑰	POPPY	PAPAVERRIS	1	0 GAL
⑱	POPPY	PAPAVERRIS	1	0 GAL
⑲	POPPY	PAPAVERRIS	1	0 GAL
⑳	POPPY	PAPAVERRIS	1	0 GAL
㉑	POPPY	PAPAVERRIS	1	0 GAL
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49	POPPY	PAPAVERRIS	1	0 GAL
50	POPPY	PAPAVERRIS	1	0 GAL

- REVEGETATION NOTES**
- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH SHORT DRY GRASS MIX W/ LIMWOOD SP.
- GRASS MIX 20%
  - CORNFORD MIX 20%
  - GRASS MIX 20%
  - CANYON BLUEGRASS 20%
  - MOUNTAIN PRAIRIE BLUEGRASS 10%
  - LIPOWOOD SP. 10%
  - BLANKETFLOWER 10%
  - BABY'S BREATH 10%
  - CALIFORNIA POPPY 10%
  - BLUE FLAG 10%
  - SALICORNIA 10%
  - WILD THYME 10%
  - PERENNIAL ROCKY MOUNTAIN 10%
  - WILD THYME 10%
  - BLOOMER OVER-SE 10%
- ALL SHALL BE MAY TAGGED OR NETTED

**SUBDIVISION LANDSCAPE PLAN**



© 2011  
 SHEET NUMBER:  
**SL-1**  
 SUBDIVISION LANDSCAPE PLAN

## Planning Commission Staff Report

**Project Manager:** Michael Mosher

**Date:** April 19, 2011 (For meeting of May 3, 2011)

**Subject:** Boo Boo and Chachie's Place (Class B, Preliminary Hearing; PC#2011021)  
(to be renamed "The Palomo Building")

**Applicant/Owner:** Jeff and Margarita Palomo

**Agent:** Gayle F. Berkey, Architect

**Proposal:** A proposal to perform minor alterations to the non-historic portion of the building, restore two historic openings on the historic portion of the building, locally landmark the historic portion of the building, add a full basement beneath the historic portion of the building and add a deli use and residential use to the existing full commercial use.

**Address:** 105 North Main Street (Springmeyer building)

**Legal Description:** Lot 79 Bartlett and Shock Addition

**Site Area:** .076 acres (3,336.25 sq. ft.)

**Land Use District:** 19 - Commercial (1:1 FAR), Residential (20 UPA)

**Historic District:** 5 - Main Street Residential/Commercial Character Area

**Site Conditions:** (include any platted easements)

**Adjacent Uses:** North: Lot 78 (Chinese Laundry Building)  
South: Lot 80 (vacant lot)  
East: Town Square Mall  
West: alley, Blue River, and Sawmill Parking Lot

**Density:**

Allowed under LUGs	
20 UPA:	2,432 sq. ft. (residential)
1:1 FAR:	1,520 sq. ft. (commercial)
Existing	2,813 sq. ft. (mixed use)
Proposed - with 560 sq. ft. 'free' basement:	2,705 sq. ft. (mixed use)
9 UPA above ground density:	1,102 sq. ft.
Existing - no change:	1,582 sq. ft.

**Mass:** Existing - No change 2,145 sq. ft.

**Height:** No change

**Total Square Footage:**

Existing: (based on as-built drawings)	
Lower Level (includes 560 sq. ft. basement):	1,030 sq. ft.
Main Level:	1,030 sq. ft.
Upper Level:	<u>753 sq. ft.</u>
Total:	2,813 sq. ft.

Proposed: (gross reduction of 108 sq. ft.)	
Lower Level: (includes 560 sq. ft. basement)	1,030 sq. ft.
Main Level:	1,030 sq. ft.
Upper Level:	<u>645 sq. ft.</u>
Total:	2,705 sq. ft.

**Height:** No change: 19 ft. - 6 in.

<b>Parking:</b>	Required:	Per Parking Agreement
	Proposed:	Per Parking Agreement

<b>Snowstack:</b>	Required:	Per Parking Agreement
	Proposed:	Per Parking Agreement

**Setbacks:** No change  
 North (side): 1 in. encroachment (existing), 2 ft. (addition)  
 South (side): 7 ft. - 6 in.  
 East (front): 4 ft. - 3 in.  
 West (back): 61 ft.

**Item History**

Lot 79, Lot 80 and the Town of Breckenridge share a *Grant and Dedication of Cross-Parking and Snow Stacking Easements and Agreement* that was recorded in 1991. The property owners (at that time) and the Town agreed to providing nine shared parking spaces, private snow-stacking easement and a three-foot windrow snow-stacking easement. According to this document (Hyde and CDC were the original owners of the properties):

*“Breckenridge acknowledges that by the creation of the Combined Parking Areas, consisting of a total of nine (9) parking spaces, and the granting of easements for snow-stacking, pursuant to this Agreement, CDC and Hyde have satisfied all parking requirements of the Town of Breckenridge for the Properties, assuming maximum, full buildout of both properties”.*

Essentially, this means that, unless the Agreement is modified, amended, or abandoned, the parking requirement and layout for both properties, regardless of the building sizes, has *“satisfied all parking requirements”* and has identified the associated snow-stacking as shown in the exhibit. Hence, Policies 13, Snow Storage and 18, Parking, are not applicable in this review. The building on Lot 79 (Springmeyer Building/this application) encroaches into the snow stacking area of this parking/snow stacking agreement.

Staff reviewed this agreement with the Town Attorney and he acknowledges that the parking is shared and any development on Lot 80 should be allowed the same amount of encroachment (no more) at Lot 79. The current plans show that the existing building encroaches 66.1 square feet into the easement.

Per the Cultural Survey for this property: *This property is historically significant under National Register of Historic Places Criterion A for its association with downtown Breckenridge's socioeconomic development from the 1880s through the middle of the twentieth century. Used as a boardinghouse in the 1880s and 1890s, and later as a residence and for various commercial enterprises. This building has been part of the downtown Breckenridge landscape for well over a century. The building is also architecturally significant, relative to National Register Criterion C for its early pioneer log construction. The building exhibits fine craftsmanship in its hewn log walls and dovetail corner notching. Accordingly, this building is eligible for inclusion in the National Register under both Criteria A and C. Due to some loss of integrity, though, the building is probably not individually eligible for listing in the National Register, However, it should be regarded as contributing resource within the Breckenridge Historic District.*

### **Staff Comments**

**Land Use (Policies 2/A & 2/R):** The lot is in Land Use District (LUD) 19 which recommends commercial uses with secondary residential uses. The proposed uses are 69% commercial and 31% residential (apartment). This property is within the Downtown Overlay District. Per this ordinance:

5. *New Residential Use on Ground Floor Prohibited. A new residential use on the ground floor of a structure is prohibited. The conversion of an existing commercial use to a new residential use on the ground floor of a structure is also prohibited. For a split-level structure, a new residential use is prohibited on all floors immediately above and below the sidewalk fronting at street level.*

6. *Exception: The restrictions in Section 5 do not apply to any new residential use that is set back a minimum of 40 feet from the street and recessed behind a commercial use and behind the street-facing façade of the building. This exception does not apply to any structure fronting the Riverwalk or any structure located between the Blue River and North Main Street. that requires commercial uses on ground floors at Main Street and allows residential above or below the commercial uses.*

The proposed apartment is on the upper level of the building, recessed behind the façade, and is accessed from the back of the building.

Staff has no concerns with the proposed uses.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** As approved in 1997 (PC# 97-2-1) the existing building is over the recommended above ground density. As proposed, the applicant is slightly reducing the non-conformity by 108 square feet. The building will still over the above ground density (13.67 UPA) but less than what was originally approved in 1997. The drawings show that, with the local landmarking, there will be added 'free-density' in the basement (560 square feet) beneath the landmarked historic structure.

To bring additional light into the historic cabin area, the applicant is proposing to pull back a portion of the upper level floor (east side) to create a vaulted entry to the space that is 153 square feet in area. This reduces the upper level square footage.

Per section (4) of this policy: *All spaces with vaulted ceilings that have a wall plate height over fourteen feet (14') shall be double counted towards the allowable aboveground density. (8 foot first floor plate height, 1 foot floor system, 5 foot plate height for a potential second floor.)*

The second floor plate is less than 14-feet so the vault will not count as double density.

The added gable dormer at the link increases the headroom (greater than 5-feet tall) on the south and adds 44 square feet to the overall floor area. The changes represent a net reduction of 109 square feet to the overall building area. Staff has no concerns with the density or mass.

**Architectural Compatibility (5/A & 5/R):** As part of the application, the applicant is proposing some restoration to the historic cabin and some changes to the non-historic portion of the building. The drawings show:

In the front portion of the building (historic), the drawings show:

The Upper Level:

- On the east elevation facing, Main Street, the upper level opening was originally a full height door (based on photographs). The smaller window is proposed to be replaced with a historically accurate wooden full-height window. The Town Historian has approved this change.
- A small portion of the roof overhanging the connector link is proposed to be removed to fit in a new gable dormer in the connector link. Staff has concerns with the removal of historic material to accomplish this minor addition, especially considering that local Landmarking is proposed.

Policy 21 in the Handbook of Design Standard for the Historic and Conservation Districts states: *“Minimize intervention with historic elements. Preserve the original roof materials where feasible. Avoid removing historic roof material that is in good condition.”* Staff suggests reducing the size of the gable dormer to avoid the need for removal of historic materials. We would like Commission feedback on this change.

The Main Level:

- On the south elevation, there is one historic opening that is covered and is proposed to be restored, matching the existing window on the same elevation.
- Damaged logs will either be repaired or replaced (with Staff direction) and new historically accepted chinking added to damaged chinking.

The Lower Level:

- The applicant is seeking to locally landmark the historic portion of the building.
- A full basement is proposed beneath the historic portion of the cabin. Staff notes that there is existing basement beneath the non-historic portion already. This basement will connect to the existing basement.

In the center portion of the building (non-historic), the drawings show:

The Upper Level:

- A small gable-dormer is proposed over the center ‘link’ on the south elevation. This is being added to allow natural light and a small amount of floor area into this area.

At the rear of the building (non-historic) there are several changes proposed:

The Upper Level:

- The upper level deck is being enlarged from 7-feet wide to 15'-6" wide.
- The depth is being enlarged from 3-feet deep to 7'-6" deep.
- Additionally, stairs are being proposed connecting this deck to the main level walkway.

The Main Level

- The existing main level stairs that accessed the lower window well are shown to be removed and the window well will be decked over at grade. A narrow section of the window well will not be covered at the north edge of the window well.
- The two groupings of two double hung windows are to be replaced with a folding door system to open onto the new deck. The intent is to have this door system replicate the look of the original windows.

The Lower Level:

- The egress stairs are being removed. And the upper portion of the window well is being decked over (see above).

Staff is supportive of the restoration and stabilization of the original historic portion of the cabin. Our chief concerns are the removal of some historic material from the roof to accomplish the gable dormer addition, proposed changes to the non-historic portion of the building and compliance with the Design Standards from the Handbook of Design Standards for the Historic and Conservation Districts and those in Design Standards for the Historic District Character Area #5, Main Street Residential/Commercial.

On the west facing façade of the building, the drawings show two options (see attached drawings).

Option 1: The existing upper level deck would be enlarged from 8 feet wide by 3 feet deep to 15 feet-6 inches wide by 8-feet deep. On the main level, the existing window well is being decked over at roughly the same size. A new stairway is proposed, crossing the west elevation, with access from the concrete walkway to the upper level deck.

Option 2: The same as above, except the new stairway would begin along the south elevation near the existing covered porch and then wrap the west elevation (reducing the visual impact on the west elevation).

Upper level decks have been allowed on non-historic structures if they are not on the primary façade and are generally hidden from view. With the back of this building facing west to the alley and open parking areas, the visibility of the decks is more prominent. Since it is unlikely that any buildings will be constructed on the other side of this alley, we are treating this elevation as a primary façade too, especially considering the plans to expand the Riverwalk to the north. Policy 91 in the Handbook of Design Standards addresses building components, which include decks:

*Policy 91: Use building components that are similar in size and shape to those found historically along the street*



- *These include windows, doors and porches.*

The exterior stairs from the upper level would only be required for residential use or for a Medical Marijuana Dispensary (MMD). (The residential use cannot have required access/egress through commercial spaces and the MMD entry must be a minimum of 50-feet away from the street.) If the upper level were to remain as commercial, the exterior stairs would not be necessary. Since the upper level is proposed as residential, the stairs are required by building code.

Of the two options presented, Staff would prefer Option 2 since the majority of the stair would be located between buildings and less visible from the west. Secondly, we would prefer to see the width of the deck reduced to be subordinate to the deck below. We welcome any Commissioner comment.

**Building Height (6/A & 6/R):** As proposed, the historic cabin is to be moved temporarily, repaired and replaced in the current location with a full basement. (Restoration will happen after the cabin is back in place.) As a Condition of Approval, the cabin finished floor elevation will be replaced at the same USGS elevation as it is presently located. There is no proposed change to the overall building height.

**Landscaping (22/A & 22/R):** A large aspen tree exists near the northwest corner of the building and will remain. In addition, the applicant has proposed adding trees along the alley (outside the snow stacking easement) and a comprehensive xeriscaping (low water use landscaping) plan is proposed along the building edge. We will have more details at the next hearing.

**Locally Landmarking:** In order to be designated as a local landmark under this ordinance, the historic portion of the building must be shown to satisfy at least one item in each of the following columns (the criteria that are met for this application are highlighted in **Bold**):

COLUMN "A"	COLUMN "B"	COLUMN "C"
<p><b>The property must be at least 50 years old.</b></p>	<p>The proposed landmark must meet at least <b>ONE</b> of the following 13 criteria:</p> <p><b>ARCHITECTURAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li><b>The property exemplifies specific elements of architectural style or period.</b></li> <li>The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</li> <li><b>The property demonstrates superior craftsmanship or high artistic value</b></li> <li><b>The property represents an innovation in construction, materials or design.</b></li> <li>The property is of a style particularly associated with the Breckenridge area.</li> <li><b>The property represents a built environment of a group of people in an era of history.</b></li> <li>The property includes a pattern or grouping of elements representing at least one of the above criteria.</li> </ol>	<p>The proposed landmark must meet at least <b>ONE</b> of the following 4 criteria:</p> <ol style="list-style-type: none"> <li><b>The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b></li> <li><b>The property retains original design features, materials and/or character.</b></li> <li><b>The structure is on its original location or is in the same historic context after having been moved.</b></li> <li>The structure has been accurately reconstructed or restored based on documentation.</li> </ol>

8. The property is a significant historic remodel.

**SOCIAL IMPORTANCE**

9. The property is a site of an historic event that had an effect upon society.

10. **The property exemplifies cultural, political, economic or social heritage of the community.**

11. The property is associated with a notable person or the work of a notable person.

**GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE**

12. The property enhances sense of identity of the community.

13. The property is an established and familiar natural setting or visual feature of the community

The building is over 50 years old; it has significant architecture for its early pioneer log construction; it retains its original design and materials; it is in the same location; it is associated with downtown Breckenridge's socioeconomic development from the 1880s through the middle of the twentieth century; and it exhibits fine craftsmanship in its hewn log walls and dovetail corner notching.

The restoration efforts are to include full restoration of all historic openings, restoration of the existing historic windows, repair and if necessary replacement of any logs. Staff will oversee the restoration and replacement of any historic fabric. The new logs will be hand hewn to match the existing.

Does the Commission concur with the Staff's findings? We will be seeking a recommendation from the Planning Commission for local landmark designation at the final hearing.

**Social Community (24/R):** Historic Restoration - Positive points can be awarded under this policy for the preservation and restoration of historic structures. Examples and suggested points listed in the Code are:

- +3 *On site historic preservation/restoration effort of minimal public benefit.  
Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.*
  
- +6 *On site historic preservation/restoration effort of average public benefit.  
Examples: Preservation of, or the installation of a new foundation, structural stabilization, complete restoration of secondary structures. (Highlight added.)*

Based on the restoration of the original openings and the installation of a new foundation/basement, Staff finds that positive six (+6) points are most appropriate. However, one concern is the alteration to a portion of the historic roof to install the gable dormer on the connector link. If the dormer design can be altered to avoid removal of historic fabric, Staff would recommend +6 points. Does the Commission concur?

**Point Analysis (Section: 9-1-17-3):** At this time, we are anticipating positive six (+6) points under Policy 24, Social Community for the historic restoration. Negative five (-5) points might be incurred under Policy 5/R for the impacts from the added exterior stair.

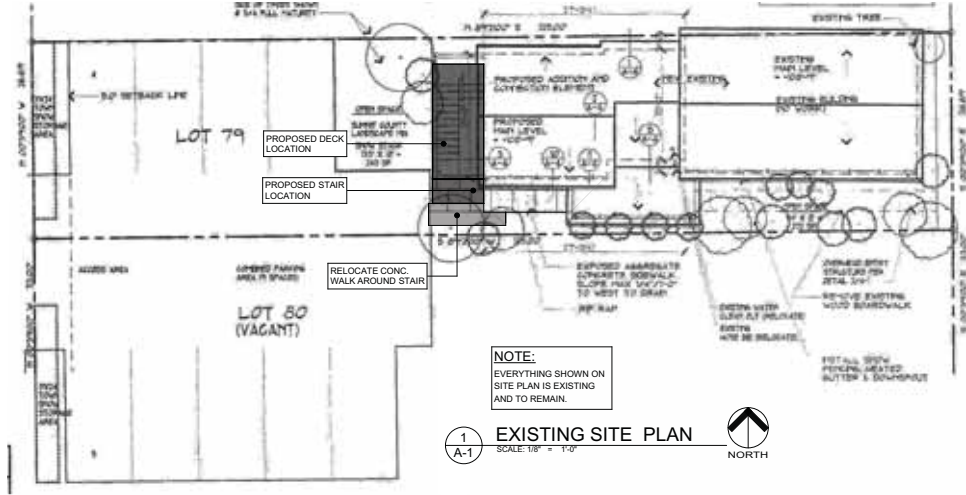
### **Staff Recommendation**

This proposal is off to a good start. The building is in need of a foundation/basement to address water damage to the logs. The restoration efforts have the full support of staff. We do have concerns about the visibility of the deck and stairs at the back of the building, and the removal of historic material from the roof to install the gable dormer.

We have the following questions for the Commission:

1. We would like the Commission to comment on the two options for the exterior stairs and deck. Does the Commission believe negative points should be awarded for the design?
2. Does the Commission agree that the design of the gable dormer should be modified to avoid removal of historic fabric?
3. Does the Commission support the landmarking findings that Staff has presented?

4. Would the Commission support awarding positive six (+6) points for the restoration efforts to the historic cabin?
5. What other concerns or direction does the Commission have?



**COLORS:**

PRIMARY COLOR:	CHANGE TO BRAVIADO RED SW 6320 EXTERIOR
SECONDARY COLOR FOR TRIM:	CHANGE TO SAFARI SW 7697 EXTERIOR
TERTIARY COLOR FOR DECORATIVE HIGHLIGHTS	CHANGE TO BLUE CLICK SW 6952 EXTERIOR

**DATA:**

SQUARE FOOTAGE	RESIDENTIAL	COMMERCIAL	TOTAL DENSITY	MASS	ABOVE GROUND DENSITY
LOWER LEVEL	0 SF	904 SF	1016 SF	0 SF	0 SF
MAIN LEVEL	0 SF	898 SF	898 SF	1016 SF	898 SF
UPPER LEVEL	747 SF	0 SF	747 SF	840 SF	747 SF
TOTAL	747 SF	1802 SF	2559 SF	1856 SF	1645 SF

- NOTES:**
1. GENERAL CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
  2. PROVIDE TYPE V-B CONSTRUCTION THROUGHOUT

- ENGINEERING:**
1. ANY NEW OR REVISED ELECTRICAL SHALL BE DESIGNED BY A LICENSED ELECTRICAL ENGINEER.
  2. ANY NEW OR REVISED PLUMBING AND HVAC REQUIRED SHALL BE DESIGNED BY A LICENSED MECHANICAL ENGINEER.
  3. ANY NEW OR REVISED STRUCTURAL CONDITIONS SHALL BE DESIGNED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER.

**BUILDING SQ.FT.:**

**BASEMENT:**

STORAGE.....	253 SQ.FT.
FUTURE.....	598 SQ.FT.
STAIR DOWN.....	53 SQ.FT.
TOTAL.....	904 SQ.FT.

**MAIN FLOOR:**

POMMES FRITES.....	474 SQ.FT.
LOBBY.....	105 SQ.FT.
TASTING BAR.....	254 SQ.FT.
STAIR UP.....	65 SQ.FT.
TOTAL.....	898 SQ.FT.

**SECOND FLOOR:**

LIVING RM.....	372 SQ.FT.
KITCHEN.....	116 SQ.FT.
BED ROOM.....	259 SQ.FT.
TOTAL.....	747 SQ.FT.

**SHEET INDEX**

A-1....	SITE PLAN AND NOTES
A-2....	FLOOR PLANS
A-3....	ROOF PLAN, SECTIONS
	FIRST FLR ELECTRICAL
A-4....	ELEVATIONS
A-5....	EXISTING ELEVATIONS

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**GAYLE BERKELEY ARCHITECTS**  
 2201 MARKET STREET  
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 303-794-6074

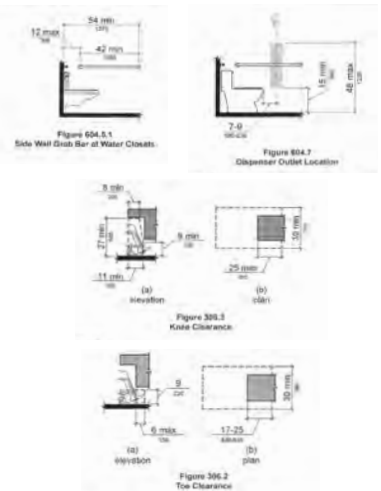
**105 North Main Street**  
 BRECKENRIDGE, COLORADO  
 LOT 79

**DATE: ISSUE:**

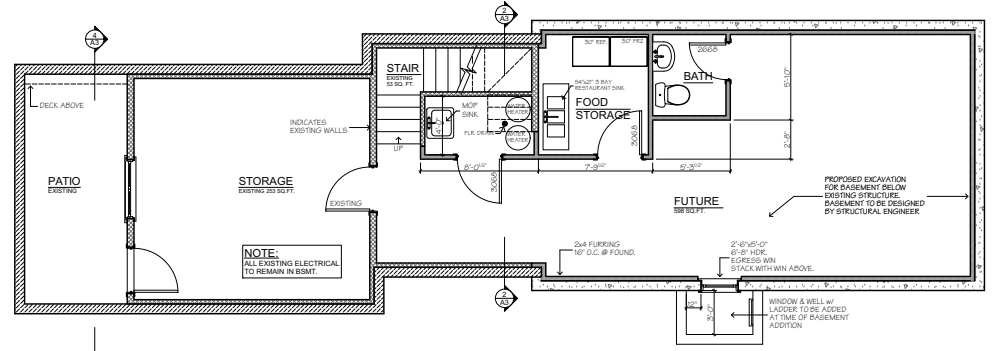
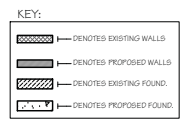
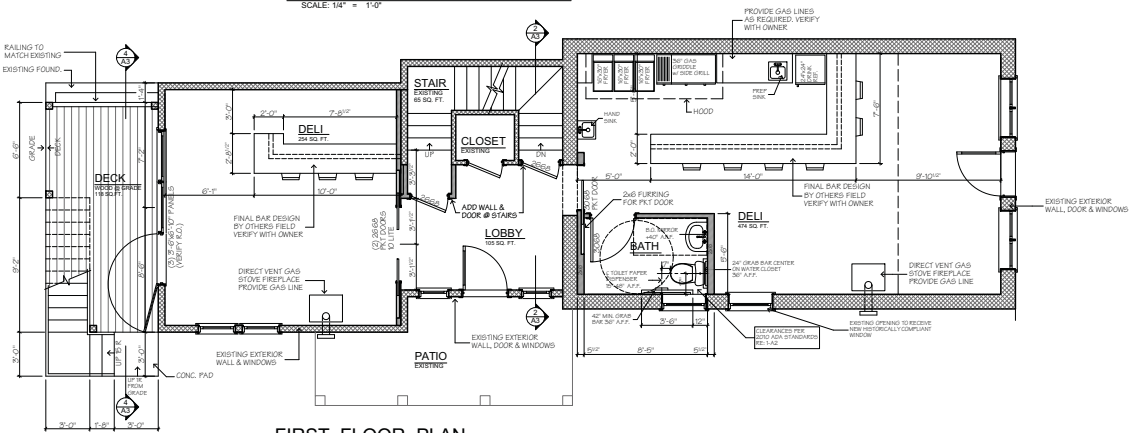
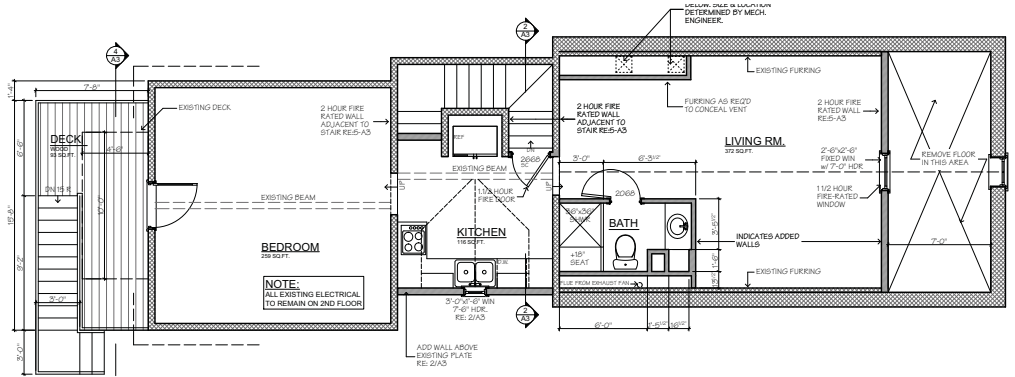
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03-25-11	Permit
03-28-11	Permit
04-21-11	Permit Re-Submittal
04-26-11	Review

SITE / NOTES

**A-1**  
 PROJECT NUMBER:  
**1101**



1 2010 ADA DETAILS  
SCALE: 1" = 1'-0"



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**GAYLE BERKEY**  
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BerkeyArch.com

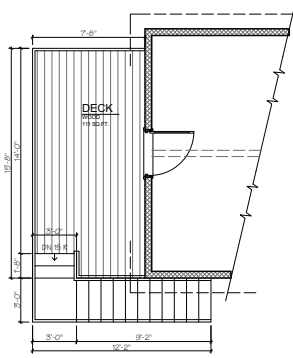
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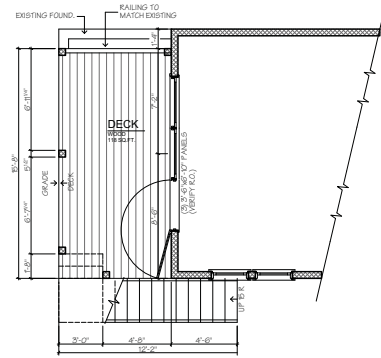
FLOOR PLANS

A-2

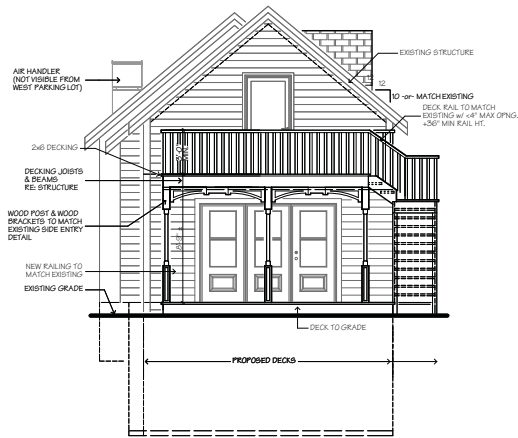
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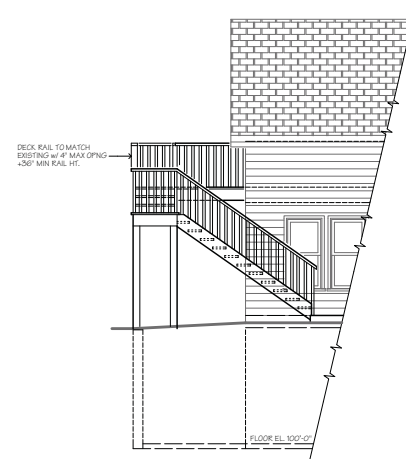
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SCALE: 1/4" = 1'-0"



**OPT. DECK STAIR MAIN FLR**  
SCALE: 1/4" = 1'-0"



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



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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These plans are unperfected and are subject to approval and revision by the City of Boulder, CO. The project is located at 105 North Main Street, Breckenridge, CO 80424. The project is located at 105 North Main Street, Breckenridge, CO 80424. The project is located at 105 North Main Street, Breckenridge, CO 80424. Under no circumstances shall these plans be used for any purpose other than the specific project and location shown. The architect shall not be responsible for any errors or omissions on these plans.

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303-794-6074

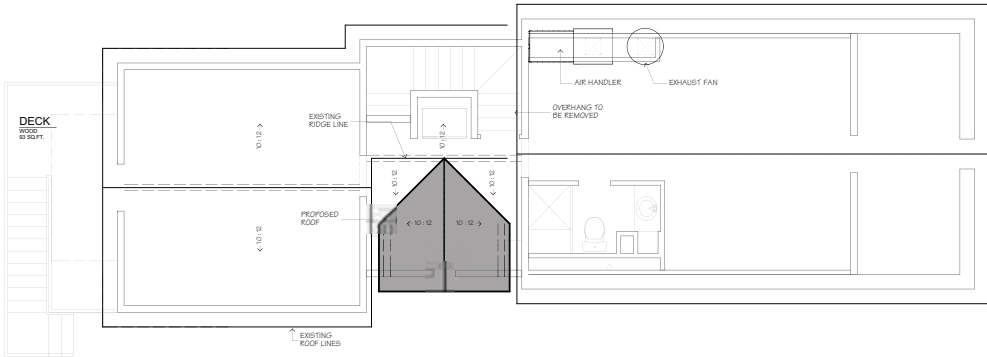
**105 North Main Street**  
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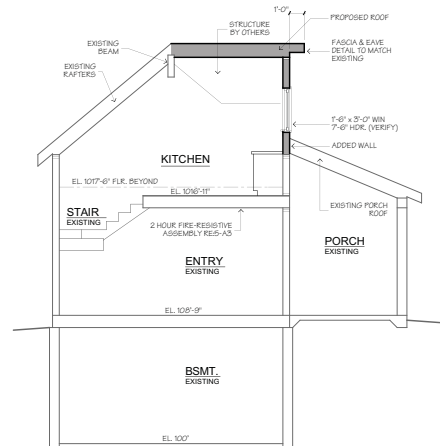
OPT STAIR

**A-2.1**

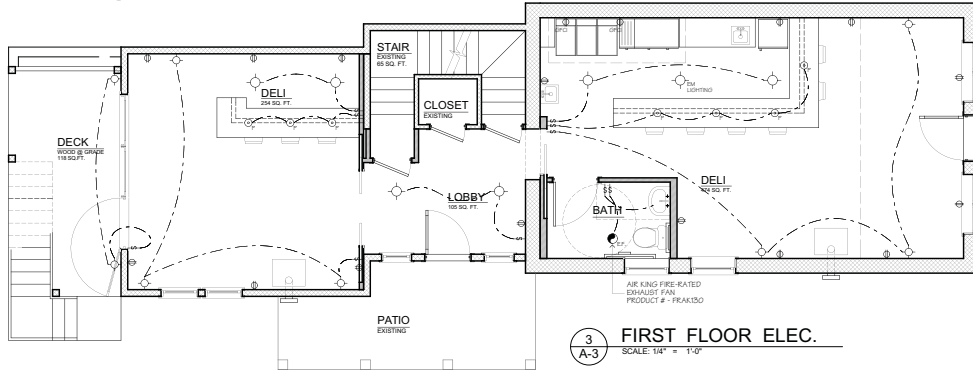
PROJECT NUMBER:  
**1101**



1 ROOF PLAN  
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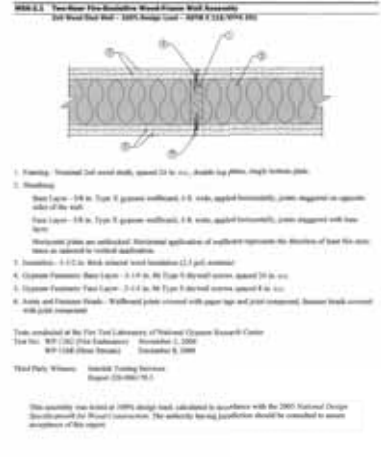
2 BUILDING SECTION  
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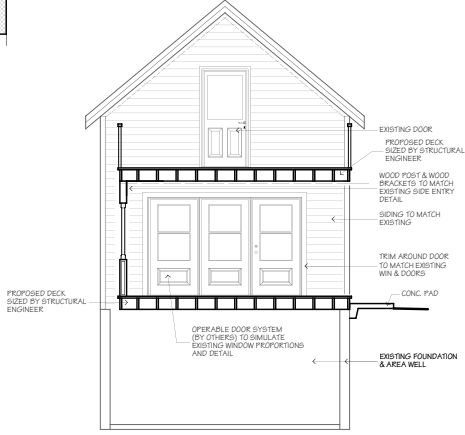
3 FIRST FLOOR ELEC.  
SCALE: 1/4" = 1'-0"

SYMBOL	DESCRIPTION
⊕	MINI CAN LIGHT
⊞	CAN LIGHT
⊙	INCANDESCENT LIGHT
⊚	SCONCE LIGHT
⊖	PENDANT LIGHT
⊙	ADJUSTABLE SPOT LIGHT
—	FLUORESCENT LIGHT
⊖	EXHAUST FAN
⊖	EXHAUST FAN / INCANDESCENT LIGHT
⊕	DUPLEX OUTLET
⊕	GROUND FAULT CIRCUIT INTERRUPT OUTLET
⊕	QUADRA P/D OUTLET (DENOTES SWITCHED OUTLET)
⊕	TELEPHONE / DATA LINE
⊕	TV OUTLET
⊕	SMOKE DETECTOR
—	CIRCUIT BRANCH
—	UNDER-COUNTER LIGHTING
⊕	SINGLE SWITCH
⊕	SINGLE SWITCH ON DIMMER
⊕	THREE-WAY SWITCH
⊕	FOUR-WAY SWITCH

CONTRACTOR TO VERIFY ALL LOCATIONS OF FIXTURES WITH OWNER PRIOR TO INSTALLATION.



5 FIRE-RATED FLOOR & WALL DETAILS  
SCALE: 1:1=1:1



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

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105 North Main Street  
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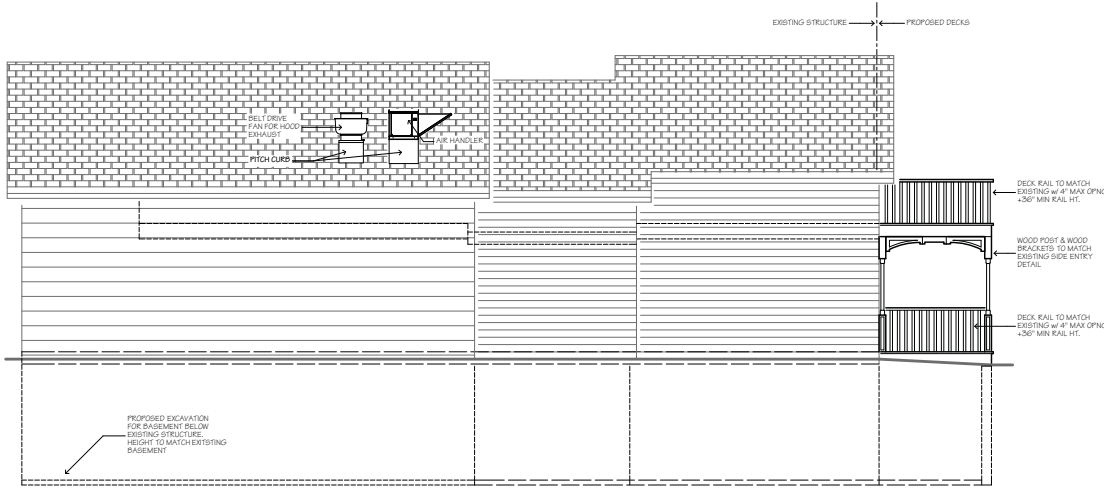
ELEV / SECTION

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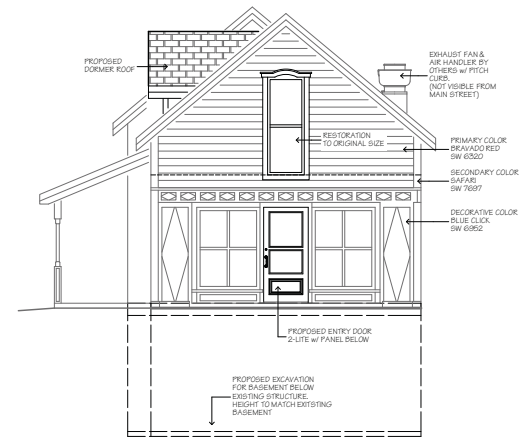
ELEV / SECTION

A-3  
PROJECT NUMBER:  
1101





**2 NORTH ELEVATION**  
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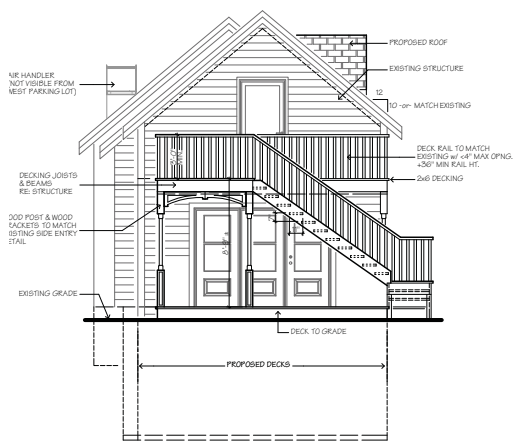


**4 EAST ELEVATION**  
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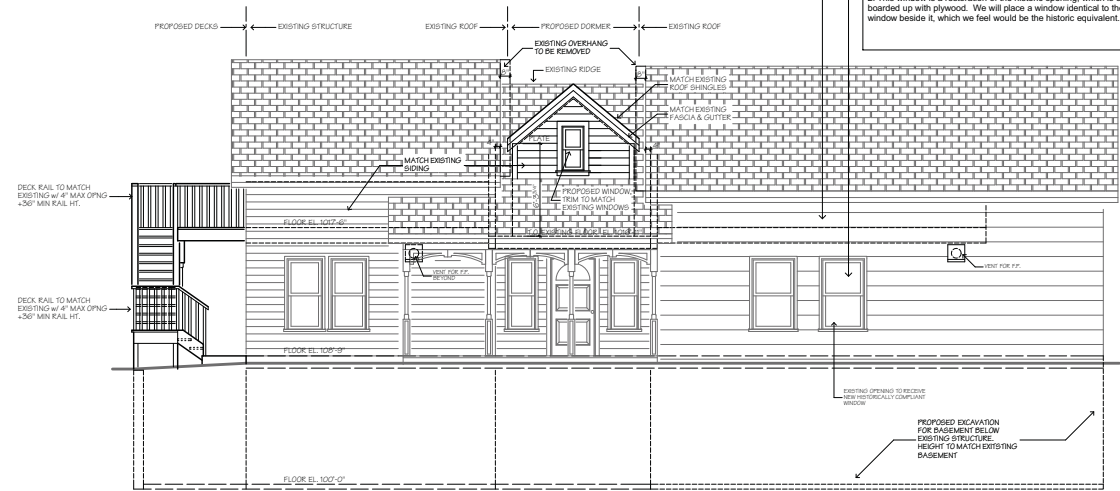
**COLORS:**

PRIMARY COLOR	CHANGE TO BRAVADO RED SW 6320 EXTERIOR
SECONDARY COLOR FOR TRIM	CHANGE TO SAFARI SW 7897 EXTERIOR
TERTIARY COLOR FOR DECORATIVE HIGHLIGHTS	CHANGE TO BLUE CLICK SW 6952 EXTERIOR

- ELEVATION NOTES:**
1. From consultation with a number of log restoration companies it will be necessary to replace only the bottom two rows of logs on both the north and south sides, as they are rotted. The new logs will be hand hewed and stained to look identical to the existing historic logs. There will be some repair on some of the existing logs that are loose. The existing mortar chinking is mostly eroded and what exists is falling out. We will remove all mortar chinking and replace with same color, synthetic, logjam brand, which has greater elasticity to withstand the elements. This chinking compound is identical to what was used in the welcome center.
  2. This window is a restoration of the historic opening, which is currently boarded up with plywood. We will place a window identical to the window beside it, which we feel would be the historic equivalent.



**5 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

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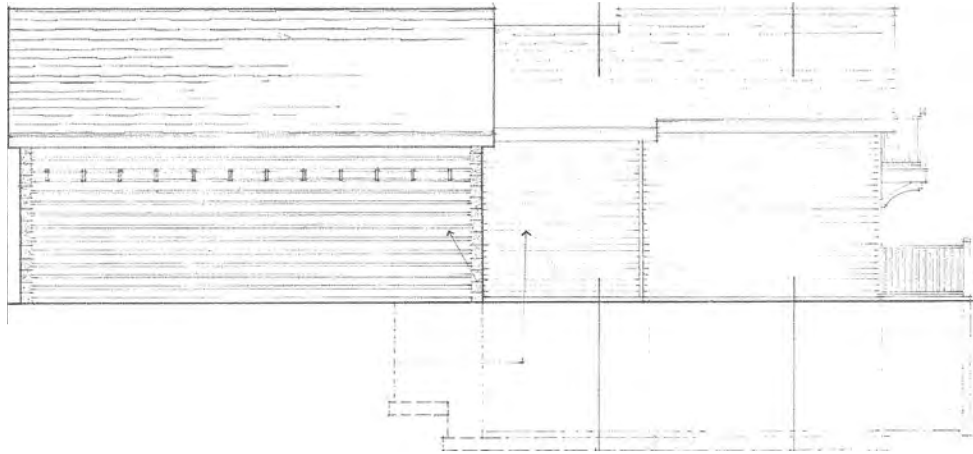
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**GAYLE BERLEY ARCHITECTS**  
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1001 MARKET STREET  
DENVER, COLORADO 80202

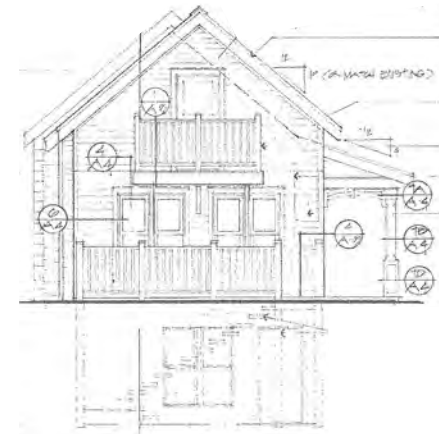
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ELEVATIONS	
<b>A-4</b>	
PROJECT NUMBER:	
<b>1101</b>	



1  
A-5  
EXISTING NORTH ELEVATION  
NOT TO SCALE



2  
A-5  
EXISTING WEST ELEVATION  
NOT TO SCALE



3  
A-5  
EXISTING EAST ELEVATION  
NOT TO SCALE



4  
A-5  
EXISTING SOUTH ELEVATION  
NOT TO SCALE

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105 North Main Street  
BRECKENRIDGE, COLORADO  
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04-21-11	Permit Re-Submittal
04-26-11	Review

EXISTING ELEV.

**A-5**  
PROJECT NUMBER:  
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