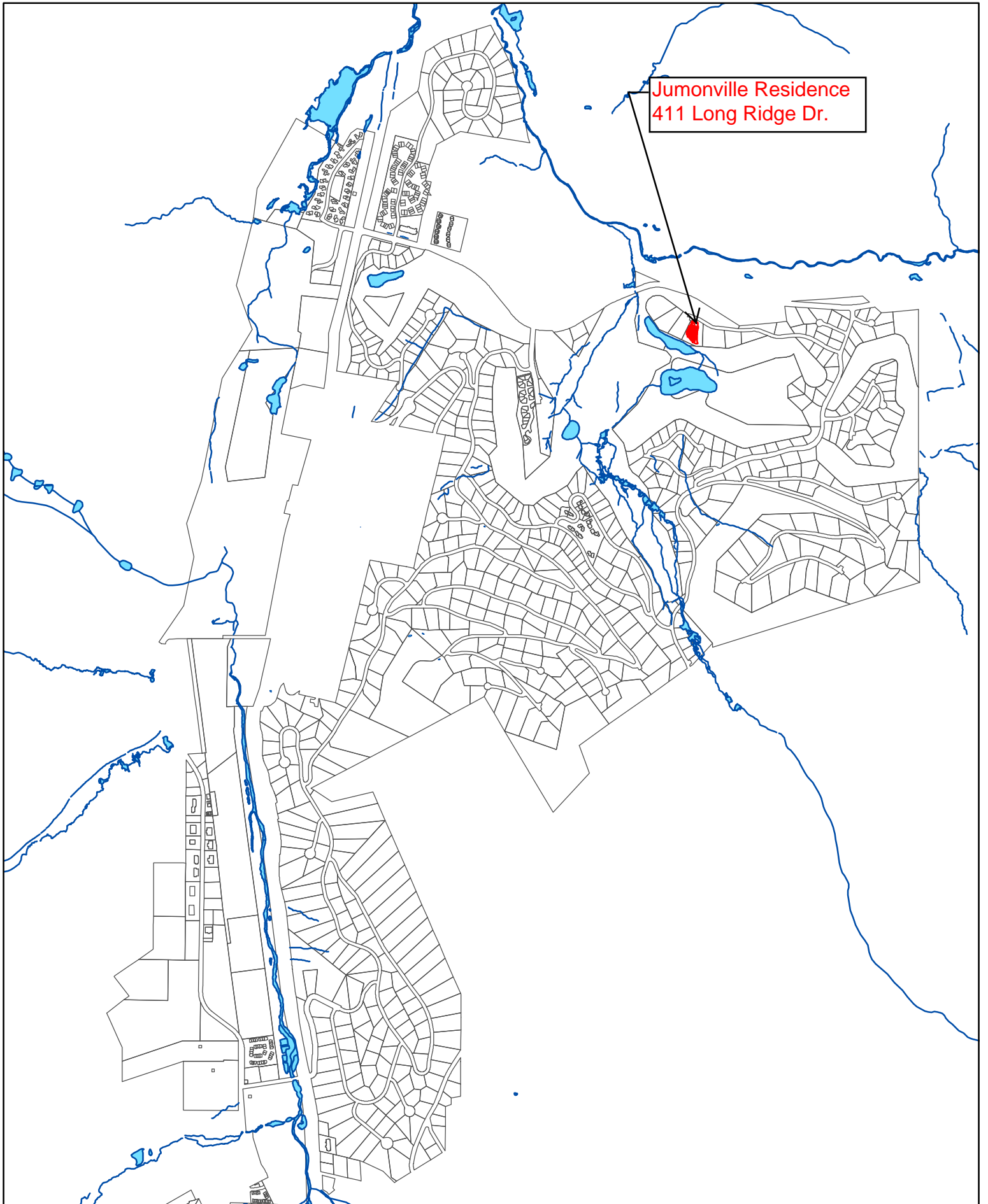


Town of Breckenridge
Planning Commission Agenda
Tuesday, June 7, 2011
Breckenridge Council Chambers
150 Ski Hill Road

7:00	<i>Call to Order of the June 7, 2011 Planning Commission Meeting; 7:00 p.m. Roll Call</i>	
	<i>Approval of Minutes May 17, 2011 Regular Meeting</i>	4
	<i>Approval of Agenda</i>	
7:05	Consent Calendar	
	1. Jumonville Residence (JP) PC#2011028 411 Long Ridge Drive	9
	2. Timbernest Residing (MGT) PC#2011034 760 Columbine Road	19
7:15	Final Hearings	
	1. Palomo Building (MM) PC#2011021 105 North Main Street	25
	2. Dabl House Shed, Solar Panels and Fence (MM) PC#2009036 108 North French Street (Removed from agenda at request of applicant)	
8:00	Worksessions	
	1. SustainableBreck Action Item (MT)	41
	2. Transition Area Standards (MM)	94
10:00	Other Matters	
10:15	Adjournment	

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

**The indicated times are intended only to be used as guides. The order of 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.*



Jumonville Residence
411 Long Ridge Dr.

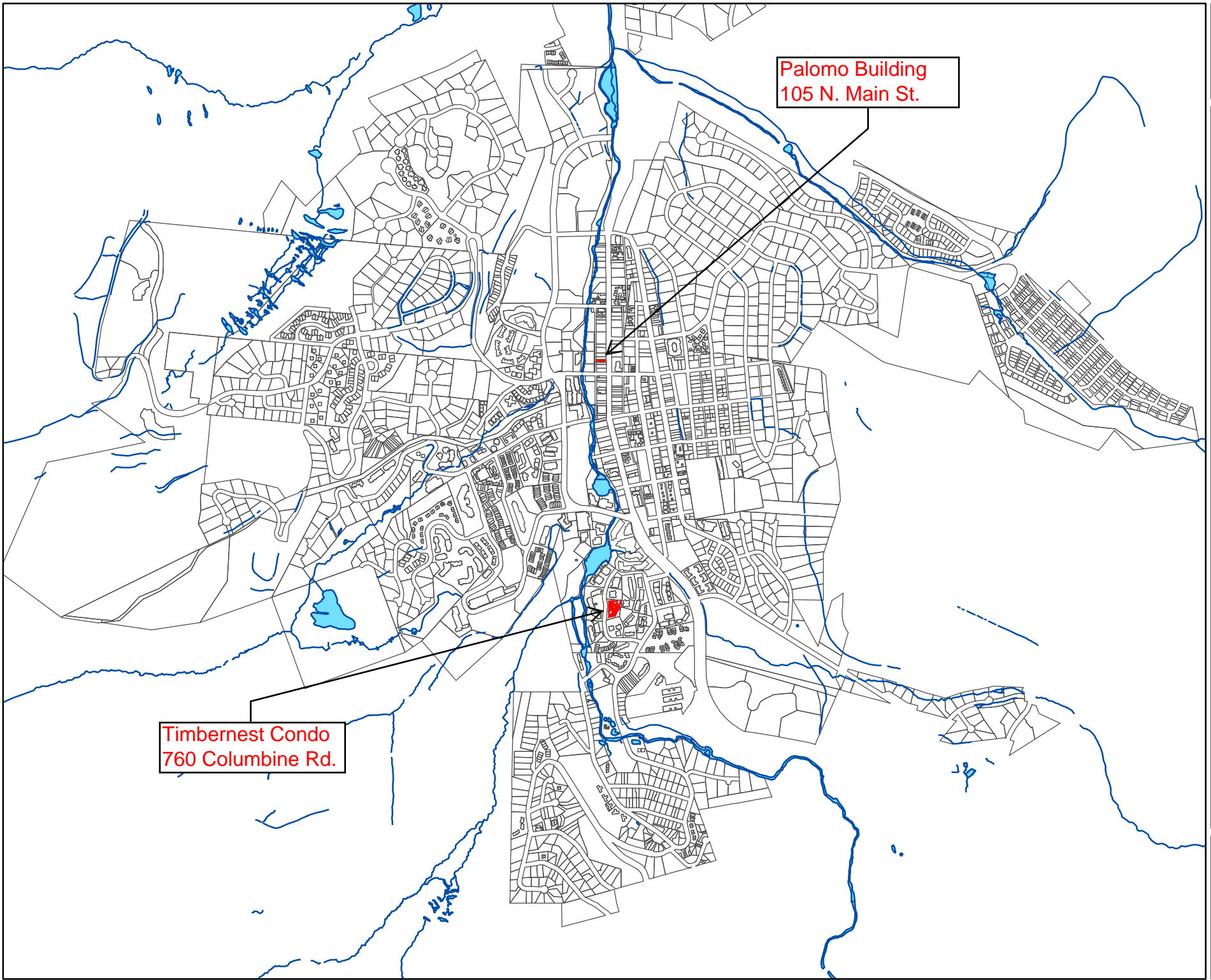


Breckenridge North

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

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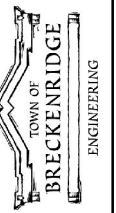


NOT TO SCALE

printed 4/12/2011

Breckenridge South

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:06 p.m.

ROLL CALL

Kate Christopher Gretchen Dudney Dan Schroder
Jack Wolfe Dave Pringle
Trip Butler

There was no Town Council member present.

APPROVAL OF MINUTES

Mr. Wolfe: Regarding the local economy and Vail Resorts, second line of page 5 of the packet, please change “largest user” to “largest budget”.

With no other changes, the May 3, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

Mr. Pringle mentioned that he had some contact with Town Council regarding future members of the Planning Commission.

APPROVAL OF AGENDA

Mr. Neubecker suggested moving the election of the Chair and Vice Chair to the end of the Agenda. With no other changes, the May 17, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

CONSENT CALENDAR:

1. Fritzler Residence, Lot 12 Sunbeam Estates (MGT) PC#2011022; 94 Sunbeam Drive
2. Brown Residence, Lot 4 Glenwild Subdivision (MM) PC#2011024; 1354 Ski Hill Road
3. Columbia Lode Duplex 9-10 (MM) PC#2011025; 400 North Main Street
4. Columbia Lode Duplex 12-13 (MM) PC#2011026; 400 North Main Street

Ms. Christopher: On page 42, the third line up from the bottom is cut off, wanted to make sure copy was correct. (Mr. Mosher will work with Ms. Brewster to make sure it is fixed next time.)

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

WORKSESSIONS:

1. Solar Energy Mechanical Rooms (Mass / Density)

Ms. Puester presented. Staff has been approached with a potential exterior remodel at Ski Side Condos on Grandview Drive. The owner of the property would like to add energy upgrades including enclosing the open air walkways (which are internal to the buildings) to make the building more energy efficient, as well as enclose a 250 square foot area for a mechanical room for the new solar thermal panels. The property was built prior to the Land Use Guidelines adoption and is already over density and mass (a legal non-conforming use). Per the Development Code, enclosing the interior hallways and adding a new mechanical room would result in a large number of negative points (-100), rendering the project infeasible.

Staff sees two separate issues that should be discussed in relation to the Relative Policy on Mass:

1. Mass allowance for mechanical rooms for the purpose of renewable energy systems; and
2. Mass allowance for enclosing hallways and entrances for energy efficiency savings (i.e. airlocks).

This issue challenges two different goals of the Town 1) encouraging energy improvements and renewable sources of energy, and 2) maintaining community character including building massing limitations.

Staff sees a few possible code changes that could accommodate such energy efficiency upgrades:

1. Mechanical rooms of limited size could be allowed for renewable energy systems if hidden from public view. This would require some type of waiver for the mass created by these additional mechanical rooms. (In the present example, the mechanical room would be within the existing building footprint and under an existing roof. In some other situations, the design would be different.)
2. Existing common vestibules and exterior hallways under an existing roof could be enclosed without assigning additional negative points under Policy 4 (Relative) Mass. Staff believes this waiver could include buildings within the historic district, but should not apply to historic buildings.

This is a balance of two different town goals. Staff welcomed Commissioner input on whether the Commission is interested in pursuing this potential change to the code. Staff hopes to come to some type of consensus on this issue, so that they can move forward with research on the overall effect of a code change and ordinance language, if desired and return to the Planning Commission for further review. Ms. Michelle Tonti, owner of Ski Side condos which has brought this issue forward, was present.

Commissioner Questions / Comments:

- Ms Dudney: Question relating to the code; relative policy if exceeding mass; if you didn't already have a project over mass that would be a negative point situation? Could you off-set with positive points? (Ms. Puester: In this case, the point multiplier is 5, and project would get negative one hundred (-100) points under current policy. Mass policy was set up as a strong goal of the code. You cannot realistically make up 100 points on an existing building.) I'm 100% behind the mechanical rooms. Enclosing a new mechanical room for new mechanical system is pretty straight forward. Worried about enclosing hallways. It's difficult if applicant was stating that electric bill will decrease by x amount; doesn't want it to say that it will save energy when after it passes, it won't. What if all the Applicant has to say is "it is for energy reasons" and they change the use to usable space down the road? (Ms. Puester: We can craft the language so that that is not permitted.) (Mr. Wolfe: Would they get positive points for implementing energy improvements?) (Ms. Puester: Code allows up to positive nine (+9) points under Energy, but that high point number would be achieved with a net zero building, not typically possible with retrofits.) (Ms. Christopher: Is the negative one hundred (-100) points from the hallway or the mechanical room?) (Mr. Neubecker: Both; once additional mass is proposed for whatever reason, the code kicks in. Discussed mass rule, and exception to the rule. Majority of the buildings within town are at their density.)
- Mr. Pringle: In the decision to lower our carbon footprint, will we allow individuals to use any argument? I am not sure if I understand the benefit of carbon footprint reduction and weary about limiting density obligations for specific project; I feel all interests should be balanced and not just in the interest of one. (Mr. Grosshuesch: It comes down to question of community values. We just underwent a big community input process with Sustainable Breck. Older multi-family buildings are big energy users which we need to get a handle on. Suggests maybe enclosing general common elements under an existing roof, no new roof spaces are created so footprint isn't changed tremendously.) Is it possible to reorganize density of some of these projects? Don't want to blow off policy for today, what about 5 years from now? Can we take density out of existing areas (ex: reinstallation of walls)? Need to be careful with the way we proceed on this. People will always find solutions to their own problems; the market will come up with solutions so we don't have to throw more mass at them to make it easier.
- Mr. Schroder: The primary question is "Do we leave this policy as is or does it need some work"? Would be careful but would support mechanical room that couldn't be converted to something else later. Supports specific nonconforming uses in the name of meeting our town goal of reducing carbon footprint.
- Mr. Wolfe: Are we implementing for bigger/broader policy? (Mr. Grosshuesch: Carbon-footprint reduction strategy for the whole community. Town and community have implemented strategies, so to answer Mr. Wolfe's question, yes, it is for the long-run regarding energy conservation.) Distinction is between implementing a different policy vs. buying more density. This is a quick way around mass vs. density guidelines. Burden of policing on HOA, not on Town; will we really check yearly to see if the mechanical rooms are used correctly? We should understand consequences more; should go with it but maybe there should be specific requirements.
- Mr. Butler: Is the solar thermal to get rid of the electric baseboard? (Ms Tonti: Yes, providing 60-70% of the heat this way will be significant impact; aesthetically will be an improvement and will have an increase on the performance of the system; lack of mechanical space will harm project.) Do you already have solar electric? (Ms. Tonti: Yes, solar PV currently on roof.) Supports staff looking into more research. Want to look at loopholes or unintended consequences.
- Ms. Christopher: I do think that people in older buildings will make changes to be more energy efficient in the future. Redevelopment with Town's attempt of green changes will positively impact Town. Important to look at other sources of electricity but agree that we need to be careful. Support research on it.

Mr. Schroder opened the hearing to Public Comment:

- Ms. Tonti: Regulations developed over past years work great for new construction, but we are going to see lots more redevelopment, it is a new perspective; building is ironically long-term local housing, and this will help

keep rents low. The key is shifting a look towards redevelopment on these old buildings that are not energy efficient. More redevelopment and upgrades are coming down the road with aging buildings in town and the code needs to be able to address them.

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

TOWN COUNCIL REPORT:

Mr. Neubecker: Explained to the Commission why no council report exists for the evening. Council is still trying to decide future of the Council liaison. Ordinance change on this item has not yet been approved.

Mr. Wolfe: Lacking communication between Council members and Commission. (Mr. Neubecker: Advantage between two with increased communication.) Suggests Commissioners attend Council meeting or read their minutes online to look for comments you can give back to them.

Ms. Dudney: What tends to happen is that there is a miscommunication from the minutes. (Mr. Neubecker: We are not getting feedback in both directions via their minutes; having the Council liaison at the meeting the entire time will increase their knowledge in the topics we discuss, and improve communication back and forth. It's also important that decisions and comments be code based.)

COMBINED HEARINGS:

1. Beaver Run Elevator and Stair Addition (MGT) PC#2011023; 640 Village Road

Mr. Thompson presented a proposal for a new, 820 square foot exterior addition to enclose a new elevator and stairs on the south side of the existing Beaver Run Buildings #2 and #3. There is already one elevator in this part of Beaver Run; however, it is under sized and too slow for the number of guest at Beaver Run. When guests walk from the Coppertop across the pedestrian bridge over Village Road, they are presented with three flights of stairs when they reach Buildings #2 and #3. Climbing the three sets of stairs wearing ski boots and carrying ski equipment can be difficult for the guests. This project will allow them to enter into a larger and faster elevator than the existing elevator. It will also allow guests to walk up one set up stairs if they do not want to wait for the elevator. In general this will help with ease of pedestrian flow within Beaver Run. There is not enough density remaining in the approved Master Plan for this proposal; hence, the project will require a Major Master Plan Amendment and density transfer.

The elevator and stairs addition constitutes 820 square feet of mass. As of the 4th PUD Amendment at Beaver Run only 260 square feet of density is remaining. Hence, the applicant will have to transfer 560 square feet of density/mass to this property to allow this to happen. Beaver Run is a receiving site; hence the density/mass can be transferred to this property. There will be a Condition of Approval that the density transfer happens prior to receiving a Building Permit.

This proposal will improve the circulation between the Coppertop and buildings #2 and #3. The proposal will eliminate a flight of stairs and add a new larger elevator. The proposal will significantly improve the guest experience at Beaver Run. Three positive (+3) points have been assigned for improved pedestrian circulation.

Staff recommended approval of the Beaver Run Elevator, Stair Addition, and Master Plan Amendment (PC#2011023) with the presented Findings and Conditions. Mr. Kevin Schottleitner, Chief Engineer for Beaver Run Resort, was also present at the hearing.

Commissioner Questions / Comments:

Mr. Pringle: Asked about the floors the elevator will reach. (Mr. Thompson: Will help with circulation of guests not climbing all stairs. The elevator will take guests up one floor.)

Mr. Schroder: Code points are for internal circulation of guests; 560 square feet, that is an acceptable amount of addition? (Mr. Thompson: The 820 square foot addition appears sufficient for the addition of the elevator and stairs. However, applicant will have to purchase portion of TDR to allow this project to proceed.)

Mr. Butler: Elevator shaft will be located next to current elevator? (Mr. Thompson: Yes.)

Ms. Christopher: Plans to distinguish between two elevators with signage? (Mr. Schottleitner: No.)

Mr. Wolfe: Brought up the point of transferring density. Is building over density now? (Mr. Neubecker: Yes, otherwise density transferred not needed. The Master Plan has 260 square feet remaining today; hence this project will require 560 square feet of density to be transferred prior to Building Permit being pulled.) (Mr. Schottleitner: Architects missed the need for an elevator in building #2 so ripping out existing elevator would not help issue, new elevator hopes to cure the problem.)

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

Mr. Pringle made a motion to approve the point analysis for the Beaver Run Elevator and Stair Addition, PC#2011023, 640 Village Road. Mr. Wolfe seconded, and the motion was approved unanimously (6-0).

Mr. Pringle made a motion to approve the Beaver Run Elevator and Stair Addition, PC#2011023, 640 Village Road, including the presented findings and conditions. Mr. Wolfe seconded, and the motion was approved unanimously (6-0).

OTHER MATTERS:

1. Overview of Planning Documents (CN)

Mr. Neubecker presented. Breckenridge's development review system is comprised of several documents. Some documents are used more frequently by the Commission, such as the Development Code and Handbook of Design Standards. Others are referenced less frequently, yet contain important policies and guidelines for the built environment. The memo explained the variety of adopted planning documents and their place in the development review system. The documents presented included Vision Plan, Joint Upper Blue Master Plan, Comprehensive Plan, Land Use Guidelines (LUGs), Subdivision Code, Development Code, Overlay Districts, Master Plans or Planned Unit Developments (PUDs). Documents are presented with the most general, overarching documents first and most specific last.

Commissioner Questions / Comments:

Mr. Wolfe: How does sustainability plan fit into current plan? (Mr. Truckey: Wouldn't be a subset of a plan; it would be complimentary and there for advisory guidance.) Aren't you obligated to rewrite it every 10 years? (Mr. Truckey: No, There were so many general policies in the Comprehensive Plan ("comp plan") that they didn't make provisions particular. County has criteria that development must be in conformity with Upper Blue Basin Plan; the use of the comp plan is a tool for guidance to amend codes which ultimately results in the same things.) (Mr. Grosshuesch: It is an important distinction to make that Breckenridge is different with regards to their jurisdictions. Policies in comp plan and master plan go directly into development code, which get updated on a regular basis.)

Ms. Christopher: Do other jurisdictions have policies such as the ones we are discussing? (Mr. Neubecker: Sustainability plan suggests updates and policy changes related to other aspects of the community (transportation network, fleet, etc.); it reaches much further than the development code.) (Mr. Grosshuesch: It is more about the future over the development code.)

Mr. Wolfe: Elements between are inspirational. JUBMP between density reductions? (Mr. Grosshuesch: We will need to come up with ordinance.) A suggestion for when you put together staff reports, it will be helpful if you identify different relevant documents, not necessarily using only development code. (Mr. Schroder: Making the link to the policy book in report would make it easier, would be helpful.) (Mr. Neubecker: Have thought about creating one map with multiple layers to signify zoning and overlay districts. It might help applicants understand what districts they are located in and it might help the Commission too.) (Mr. Pringle: Website access to something like this that might be interactive?) (Mr. Neubecker: More likely a PDF.) (Mr. Schroder: Have community members been asking about something like this?) (Mr. Neubecker: No, related it to how "Apple" would create it. It would be nice to be easy to use, and intuitive.) (Mr. Pringle: I believe it would be a very beneficial tool for the Commission to use as well.) (Mr. Truckey: It would come down to the finances of creating something like this.) (Mr. Schroder: A tool like this would allow people to visually see it all.) (Mr. Neubecker: Interactive, internet-based, very intuitive is where the future of this could go.)

Mr. Pringle: Brought up the thought of all comments being code related; still wants Commission to understand they can use their judgments as long as code still exists. Personal comments should exist early in the process but as things get narrower it is important to have personal opinion backed by the code. (Mr. Neubecker: This concept relates to writing policies.) (Mr. Grosshuesch: It all relates to how you interpret policy.)

Mr. Schroder: We all need to be more aware of responses relating to feeling and code. (Mr. Neubecker: Breckenridge is a small town and we need to be careful with how we interact with applicants; continue to be formal and professional and that we are making decisions based on code, not who you know.) (Mr. Pringle: Casual but professional.) (Mr. Grosshuesch: What other types of training would you like to see from us? What are the areas you feel like you need more help with (with regards to understanding codes, etc.)?) (Ms. Dudney: Have a format where we have specific questions (in private or after meetings); go through the minutes to see what people have said.) (Mr. Neubecker: Call staff if you need to discuss an issue and go in greater depth.) (Mr. Grosshuesch: On historic projects, we should not deviate from what was seen historically; if there isn't a policy then we shouldn't be talking about it because it isn't code based.) (Mr.

- Wolfe: Sometimes staff writes “We would like Planning Commission to weigh in on...”; brought up design standards for historic district.) (Mr. Neubecker: If confused, ask during meeting about specific code elements.)
- Mr. Pringle: What happens if four commissioners believe option A is better? (Mr. Grosshuesch: We should be thinking in terms of legal basis; our decisions are rooted in things that are backed by code otherwise they will not hold up. I don’t want us to get into circumstances when we don’t use code based decisions; want them to say it relates to which policy.) (Mr. Neubecker: Two suggestions after listening to this: 1. Staff needs to identify which policy is trying to be met and 2. Commission needs to make comments based on policies.)
- Mr. Schroder: Staff puts it to us; we are clear with what we say. (Mr. Grosshuesch: We want you all to be trained to a proficient level so you understand and feel comfortable; doing this from all perspectives. It is a team effort to keep these conversations on track and relevant.) Empower each other to reach out to Staff for questions.
- Mr. Pringle: Looking forward to group retreat walking around Breckenridge so we can relate to the way other people see things around town. It will allow commissioners to see unintended consequences.
- Ms. Dudney: Is it appropriate to ask staff or Applicant, “What is the relevance of a particular concern to code?” (Mr. Neubecker: Yes.) We would be asking that of Staff. What is the importance of that; would that be embarrassing? (Mr. Neubecker: It’s important to ask because others might be wondering the same thing.) (Mr. Grosshuesch: You could ask for a work session if it is a big enough topic.)
- Mr. Butler: Relating back to Mr. Grosshuesch’s question about training: I would like to see all-code related scenarios.
- Mr. Pringle: As a group we need to be aware of the big-picture. Applicants do a good job about distracting us about small details (ex: number of trees) but we should be focusing on density or something else more important. Don’t want to regret approving something because we were overwhelmed with other information. (Mr. Grosshuesch: I want the most important policies to be discussed first in the staff reports, instead of order of policies in code, so we know the biggest issues of the project.) Can the Staff list the problems they want to discuss at the front of the report, instead of it just saying that the Staff is available to answer questions?
- Mr. Neubecker: Regarding the Town walk-through, does anyone have vacation plans? (Mr. Schroder: The entire week of July 17.) (Mr. Wolfe: I will not be attending next meeting, June 7.) (Ms. Dudney: August 10-22.) (Ms. Christopher: I have Monday and Tuesdays off; but can rearrange schedule if need be.)

ELECTION OF CHAIR AND VICE CHAIR: moved to end of agenda

- Mr. Schroder: Is this an interim and then re-elected in November? (Mr. Neubecker: Yes.)
- Mr. Pringle: In the past they used to adopt the chair for a year, which means everyone rotated through the chair and was ultimately a facilitator of the meeting; it worked well when we had veteran commission, might be something to think about if we want to start rotating people through. (Mr. Neubecker: There is value to the process of having someone who knows how to run a meeting; there are no term limits; some people may be more comfortable with it or have time issues; depends on how everyone feels.) (Ms. Dudney: Re-think Mr. Pringle’s idea in November, but finish this out until November, does the Chair have responsibility to keeping it code oriented, it is a leadership role?) (Mr. Neubecker: Wants to touch base with Chair prior to meetings about agenda; what code issues might come up and making sure they are comfortable with issues coming up.)
- Ms. Dudney: Opened discussion about time commitment changes relating to Town Council; I view the chair as important liaison. (Mr. Pringle: Need a chair with strong ability to lead meetings.) (Mr. Schroder: Wants Chair to make the extra effort to speak to Council; definitely a growth leadership position.)
- Ms. Christopher: Helpful when the Chair summarizes what decision Commission made (for our sake and public in attendance).

Nominations for Mr. Schroder and Mr. Wolfe stand. The Commission decided to make the vote formal.

Mr. Butler made a motion to elect Mr. Wolfe as Chair of the Planning Commission through October 31, 2011. Mr. Pringle seconded, and the motion was carried unanimously (6-0). Mr. Butler made a motion to elect Mr. Schroder as Vice-Chair of the Planning Commission through October 31, 2011. Mr. Pringle seconded, and the motion was carried unanimously (6-0).

ADJOURNMENT:

The meeting was adjourned at 9:08 pm.

Dan Schroder, Vice Chair



COMMUNITY DEVELOPMENT

Class C Development Review Check List

Project Name/PC#: Jumonville Residence PC#2011028
Project Manager: Julia Puester, AICP
Date of Report: June 1, 2011
Applicant/Owner: Lydia and John Jumonville
Agent: Mike Houx, bhh Partners
Proposed Use: Single family residence
Address: 411 Long Ridge Drive
Legal Description: Lot 4, Highlands Park
Site Area: 94,647 sq. ft. 2.15 acres
Land Use District (2A/2R): 1: Low Density Residential
Existing Site Conditions: The site slopes upward from the right of way for approximately 50 feet which it then slopes downward toward the golf course. A rock retaining wall exists in the right of way along the uphill side of the lot. This lot is considered a hillside lot and has significant lodge pole pine trees on site. A 10 foot snowstack easement runs along the north and there are utility easements on the east and west sides of the lot.

Density (3A/3R): Allowed: unlimited Proposed: 5,352 sq. ft.
Mass (4R): Allowed: unlimited Proposed: 5,977 sq. ft.
F.A.R.: 1:15.70 FAR
Areas:
Lower Level: 1,982 sq. ft.
Main Level: 2,814 sq. ft.
Upper Level: 556 sq. ft.
Garage: 625 sq. ft.
Total: 5,977 sq. ft.

Bedrooms: 5
Bathrooms: 6.5
Height (6A/6R): 30 feet overall
(Max 35' for single family outside Historic District)

Lot Coverage/Open Space (21R):
Building / non-Permeable: 5,604 sq. ft. 5.92%
Hard Surface / non-Permeable: 1,023 sq. ft. 1.08%
Open Space / Permeable: 88,020 sq. ft. 93.00%

Parking (18A/18/R):
Required: 2 spaces
Proposed: 2 spaces

Snowstack (13A/13R):
Required: 256 sq. ft. (25% of paved surfaces)
Proposed: 257 sq. ft. (25.12% of paved surfaces)

Fireplaces (30A/30R): 3 gas indoor fireplaces, 1 outdoor gas fire pit, 1 outdoor gas fireplace

Accessory Apartment: N/A

Building/Disturbance Envelope? Disturbance Envelope

Setbacks (9A/9R):
Front: within disturbance envelope

Side: within disturbance envelope
Side: within disturbance envelope
Rear: within disturbance envelope

Architectural Compatibility (5/A & 5/R): The proposed residence will be architecturally compatible with the neighborhood.
Exterior Materials: Horizontal wood siding in "desert sand"; Vertical siding in "russet", stone veneer in "moss rock"; Fascia logs and trim in "clove brown"; window cladding in "chestnut bronze".
Roof: Asphalt shingle in Elk Prestige Plus "hickory"
Garage Doors: Garage doors will match vertical cedar siding

Landscaping (22A/22R):

Planting Type	Quantity	Size
Aspen trees	18	2"-3" caliper
Spruce tree	14	7 @8'-10'; 7@12'-14'
Native Shrubs (potentilla, alpine currant, peking cotoneaster)	28	5 gallon
Native groundcover	20	flats

Drainage (27A/27R): Positive drainage away from residence.

Driveway Slope: 2 %
Covenants: Standard landscaping covenant.

Point Analysis (Sec. 9-1-17-3): Staff conducted an informal point analysis and found no reason to warrant positive or negative points. The application meets all Absolute Policies of the Development Code.

Staff Action: Staff has approved the Jumonville Residence, PC#2011028, located at 411 Long Ridge Drive, Lot 4 Highlands Park, with the Standard Findings and Conditions.

Comments: This site is considered a hillside lot and is in conformance with Policy 8A *Ridgeline and Hillside Development*. An attempt to balance the requirement for additional coniferous landscaping on the downhill slope side of the lot and Policy 22 *Landscaping* with regard to defensible space as adopted January 2011 was made. All trees proposed to be removed and planted will be field verified on site at the pre-construction meeting.

Additional Conditions of Approval:

TOWN OF BRECKENRIDGE

**Jumonville Residence
Lot 4, Highlands Park
411 Long Ridge Drive
PC#2011028**

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 1, 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 **June 6, 2011** as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.

CONDITIONS

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

6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
10. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
11. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

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

19. Applicant shall install construction fencing around the building area in a manner acceptable to the Town Planning Department.
20. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
21. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
23. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring compliance in perpetuity with the approved landscape plan for the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
27. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
28. Applicant shall screen all utilities.
29. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
30. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
31. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is

reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

32. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
33. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
34. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. *Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.*

(Initial Here)

**RIDGELINE SCREENING/
DEFENSIBLE SPACE NOTES**

THIS PLAN SATISFIES TOWN OF BRECKENRIDGE SUBDIVISION STANDARDS FOR RIDGELINE AND HILLSIDE DEVELOPMENT AND BRECKENRIDGE TOWN CODE DEVELOPMENT CODE STANDARDS FOR DEFENSIBLE.

15' ZONE - ALL TREES TO BE REMOVED WITH EXCEPTION OF SPECIMEN TREES (S) TO BE APPROVED BY T.O.B. (ONLY HEALTHY TREES TO BE PRESERVED). FIREWISE PLANTING MATERIAL TO BE ADDED TO SCREEN THE HOUSE FROM BELOW.

30' ZONE - TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY T.O.B. (ONLY HEALTHY TREES TO BE PRESERVED).

75' ZONE - TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF CLUSTERS TO BE APPROVED BY T.O.B. (ONLY HEALTHY TREES TO BE PRESERVED).

NOTE: NEW LANDSCAPING HAS BEEN ADDED TO PROVIDE ADDITIONAL SCREENING ENCOURAGED BY THE RIDGELINE ORDINANCE, WHICH MITIGATES LOSS OF SCREENING DUE TO DEFENSIBLE SPACE ORDINANCE.

PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
○	EXISTING	VARIABLES -	T12	SEE SITE PLAN
EXISTING TREES TO BE REMOVED				
○	VARIABLES -	VARIABLES -	T13	SEE SITE PLAN
TREES				
●	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	14	11" 8" TO 10" TALL
●	ASPEN	POPULUS TREMULOIDES	18	2" TO 3" CAL 50% MULTI-STEM
SHRUBS & GROUND COVERS + PERENNIALS				
○	POTENTILLA	POTENTILLA FRUTICOSA	8	5 GAL.
○	ALPINE CURRANT	RIBES ALPINUM	10	5 GAL.
○	PEKING COTONEASTER	COTONEASTER LUCIDUS OR APICULATUS	10	5 GAL.
○	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	20	1 FLAT



REVISIONS

JOB NO. 11113
DATE 05-12-11
DRAWN BY jhoukmp
CHECKED BY mhok

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ISSUED FOR: 05-12-11
PROGRESS T.O.B. 05-20-11

bhh Partners
P.O. BOX 931 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 455-6880

JUMONVILLE RESIDENCE
0411 LONG RIDGE DRIVE, LOT 4 HIGHLANDS PARK, HIGHLANDS AT BRECKENRIDGE SUBDIVISION, BRECKENRIDGE, COLORADO

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SHEET NUMBER:
1

OF:

CONTOUR LEGEND

EXISTING CONTOUR	9100
PROPOSED CONTOUR	9100
SPOT GRADE	9100.0
ARROW INDICATES DIRECTION OF SURFACE DRAINAGE	

PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
○	EXISTING	VARIES	112	SEE SITE PLAN
EXISTING TREES TO BE REMOVED				
○	VARIES	VARIES	113	SEE SITE PLAN
TREES				
●	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	14	(11'8" TO 12' TALL)
●	ASPEN	POPULUS TREMULOIDES	15	(7' TO 14' TALL) 50% MULTI-STEM
SHRUBS/GROUND COVERS				
○	POTENTILLA	POTENTILLA FRUTICOSA	8	5 GAL.
○	ALPINE CURRANT	RIBES ALPNUM	10	5 GAL.
○	PEKING COTONEASTER	COTONEASTER LUCIDUS	10	5 GAL.
○	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	20	1 FLAT

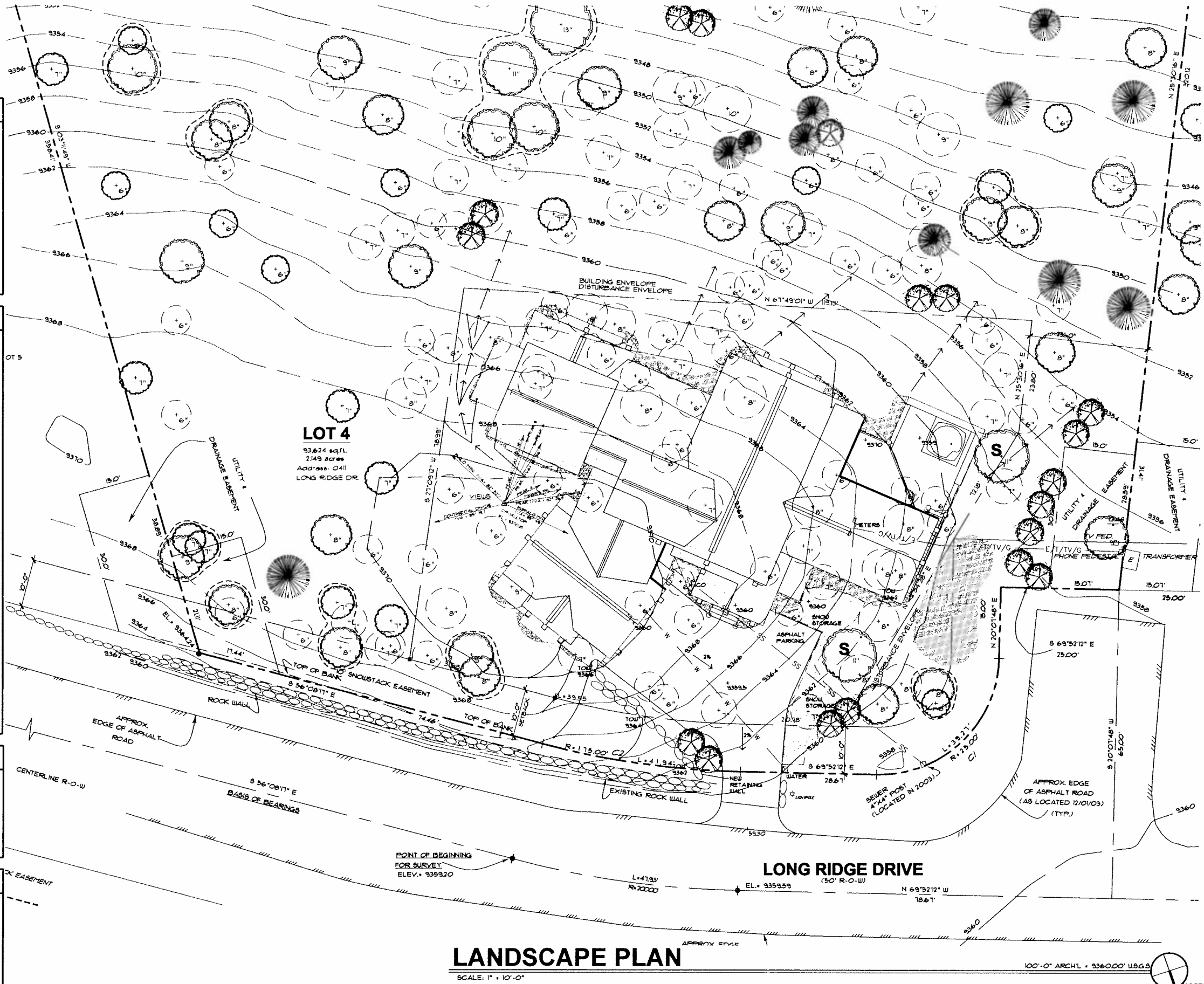
- ### LANDSCAPE NOTES
- PROVIDE 2" 3" (MIN) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT CO. SHORT SEED MIX (AS APPROVED BY HIGHLANDS AT BRECKENRIDGE HOA. STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
 - KEEP EXISTING TREES WHERE POSSIBLE. TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLABH, ETC. FROM LANDSCAPE AREA.
 - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 - ALL NEW PLANTINGS TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
 - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 - NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 - SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
 - PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDOULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
 - INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 - ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 - PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 - LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE HIGHLANDS AT BRECKENRIDGE HIGHLANDS PROPERTY OWNERS ASSOCIATION DESIGN GUIDELINES.

LOT COVERAGE

	AREA	%
LOT SIZE	93,624 SF 2.149 AC	100%
LOT COVERAGE (AREA UNDER ROOF, DECK OR PAVING)	5,604 SF	6%
TOTAL OPEN SPACE	88,020 SF	94%

REQUIRED SNOWSTACK

	SQ. FT.	PERCENTAGE
HARDSCAPE (DRIVEWAY AND APRON)	1,023 SF	100%
REQUIRED SNOW STACK (25% OF HARDSCAPE)	256 SF	25%
TOTAL SNOW STACK PROVIDED	251 SF	25%



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

JOB NO. 1113
DATE 05-12-11
DRAWN BY jlowkemp
CHECKED BY mhoux

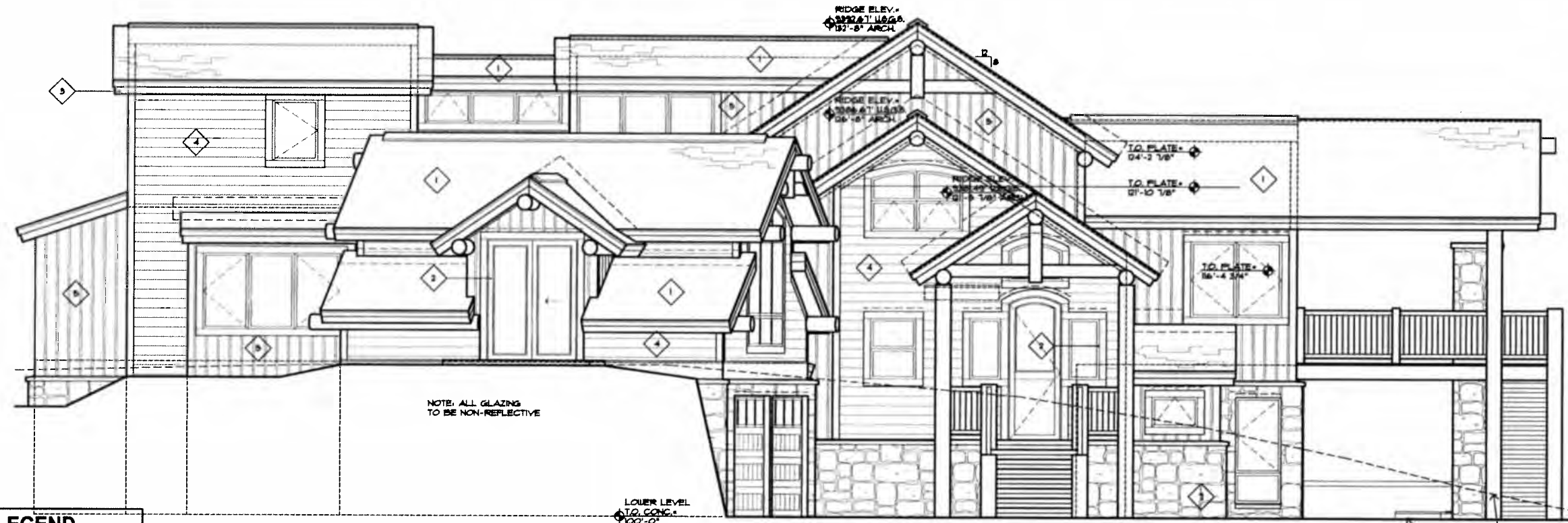
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ISSUED FOR: 05-12-11
PROGRESS 05-12-11
T.O.B. 05-20-11

bhh Partners
P.O. BOX 931, 150 EAST ADAMS
BRECKENRIDGE, CO 80424 (970) 463-6880

JUMONVILLE RESIDENCE
0411 LONG RIDGE DRIVE, LOT 4 HIGHLANDS PARK, HIGHLANDS AT BRECKENRIDGE SUBDIVISION, BRECKENRIDGE, COLORADO

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SHEET NUMBER
SP1.2
OF

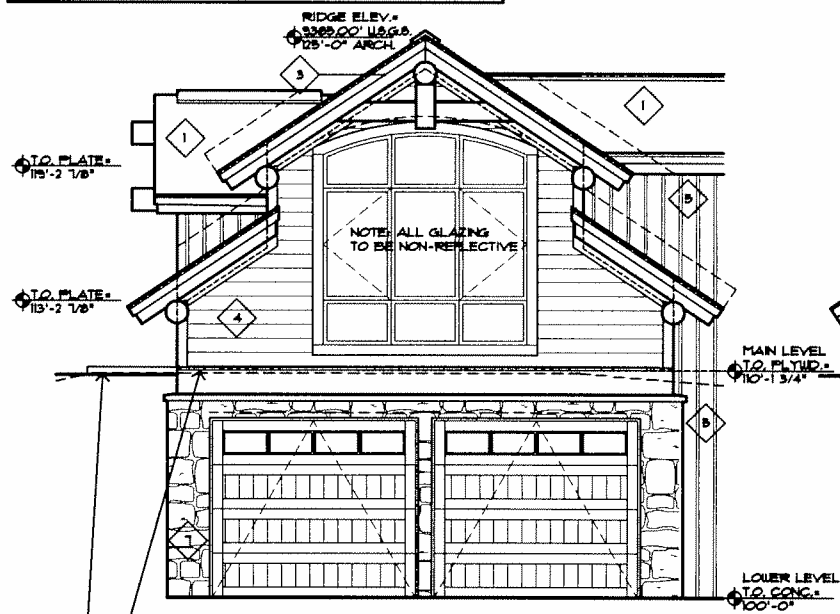


NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"

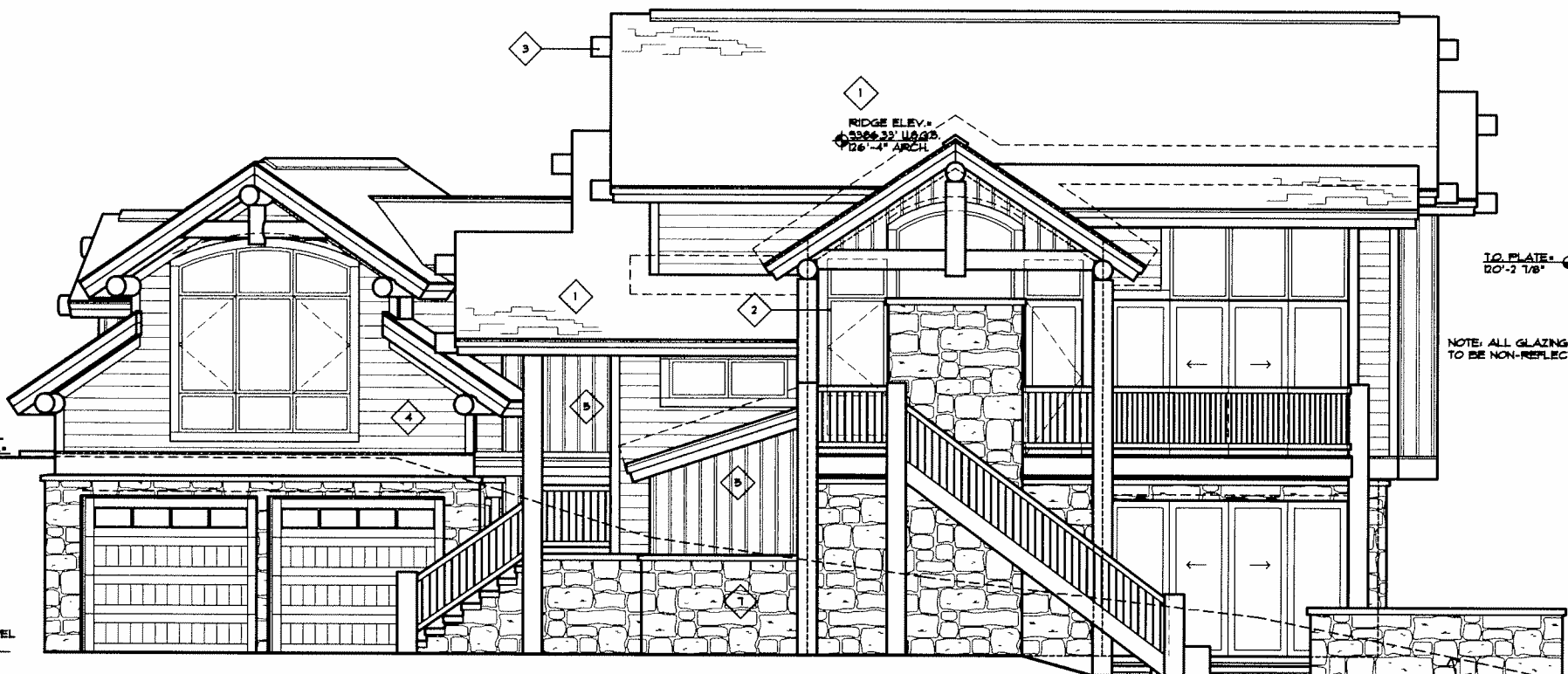
MATERIAL COLOR LEGEND

1	SHINGLE ROOFING	ELK PRESTIGE PLUS 'HICKORY'
2	WINDOW CLADDING & EXPOSED METAL	'JELD-WEN BRONZE'
3	FASCIA, LOGS & TRIM	OLYMPIC SEMI-TRANS. STAIN 'CLOVE BIRCH'
4	HORIZONTAL SIDING	OLYMPIC SEMI-TRANS. STAIN 'DESERT SAND'
5	BOARD & BATTEN SIDING	OLYMPIC SEMI-TRANS. STAIN 'TRUBBET'
6	SOFFITS	OLYMPIC SEMI-TRANS. STAIN 'DESERT SAND'
7	STONE VENEER	ARKANSAS MOSS ROCK

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS



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



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

REVISIONS:

JOB NO: 11113
DATE: 05-12-11
DRAWN BY: J. Bookkeeper
CHECKED BY: mhox

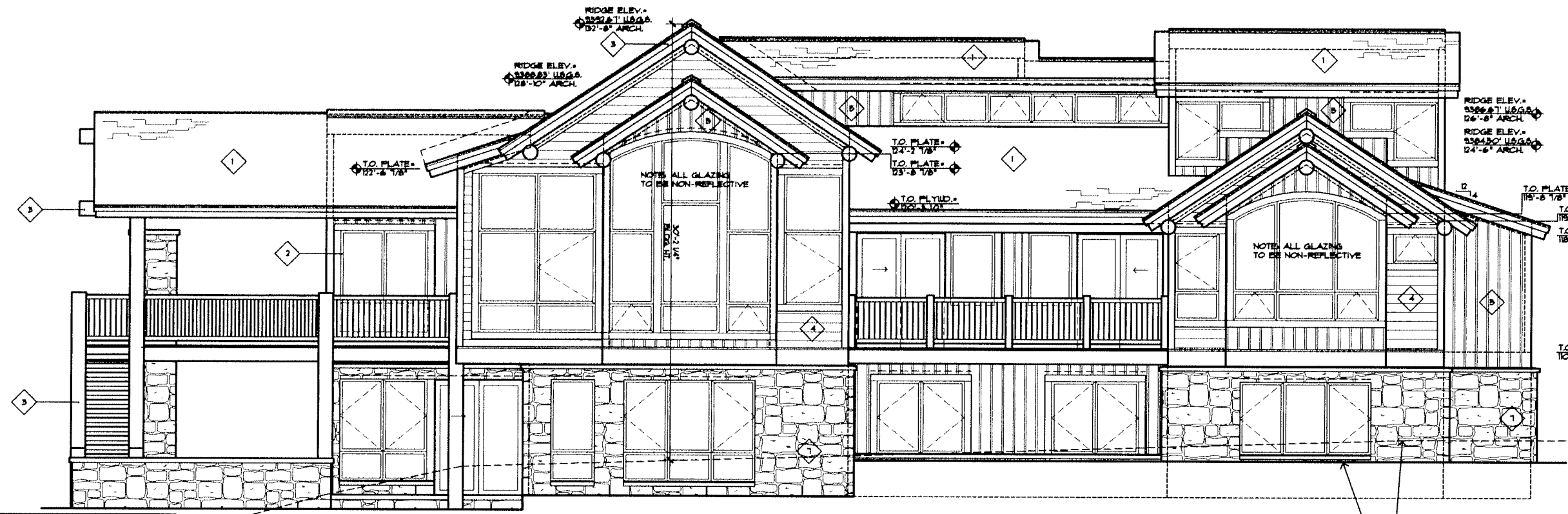
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05-12-11
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BRECKENRIDGE, CO 80424 (970) 453-9880

JUMONVILLE RESIDENCE
0411 LONG RIDGE DRIVE, LOT 4 HIGHLANDS PARK, HIGHLANDS AT BRECKENRIDGE SUBDIVISION, BRECKENRIDGE, COLORADO

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A2.1
OF:



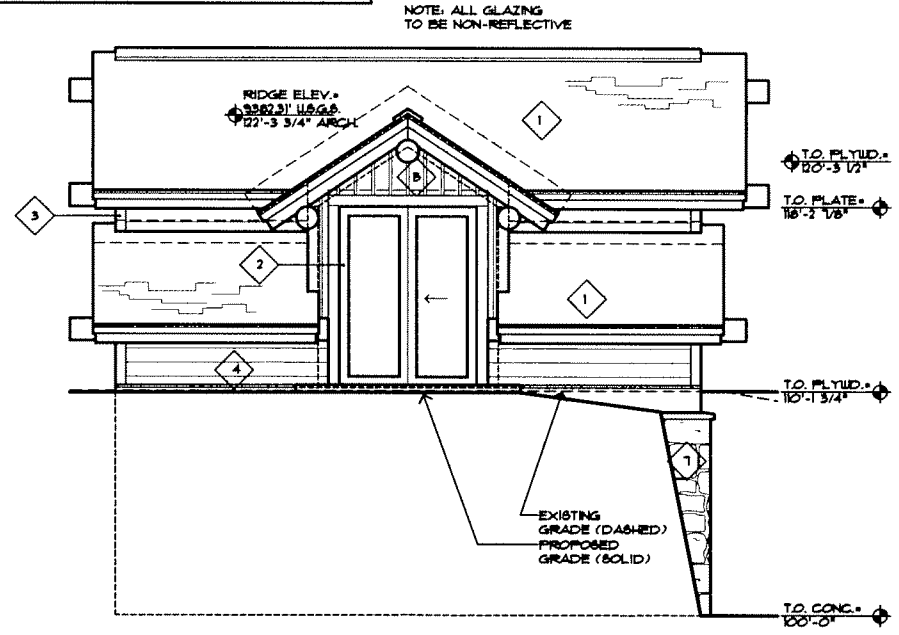
SOUTH WEST ELEVATION

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

MATERIAL COLOR LEGEND

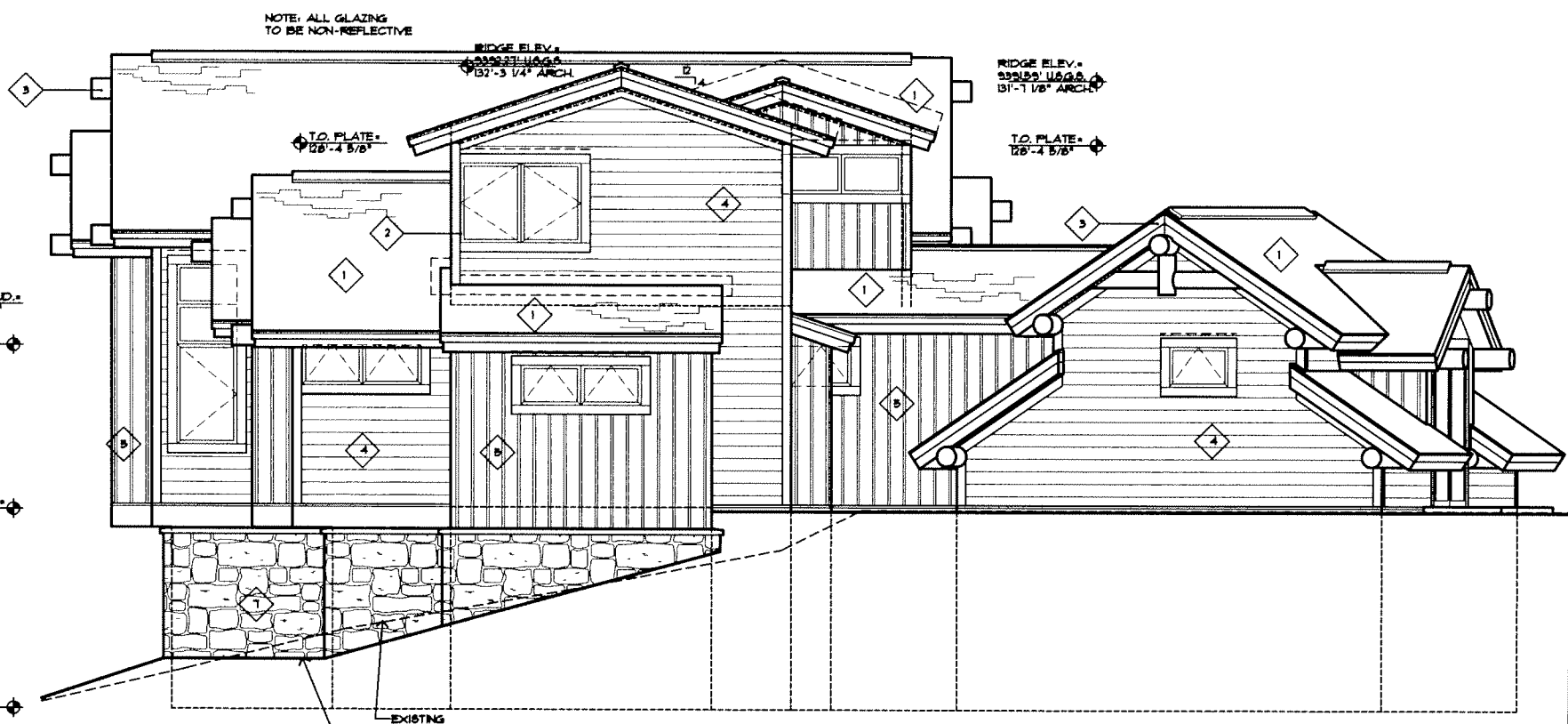
1	SHINGLE ROOFING	ELK PRESTIGE PLUS 'HICKORY'
2	WINDOW CLADDING & EXPOSED METAL	JELD-UEN 'BRONZE'
3	FASCIA LOGG & TRIM	OLYMPIC SEMI-TRANS. STAIN 'CLOVE BROWN'
4	HORIZONTAL SIDING	OLYMPIC SEMI-TRANS. STAIN 'DESERT SAND'
5	BOARD & BATTEN SIDING	OLYMPIC SEMI-TRANS. STAIN 'RUBSET'
6	SOFFITS	OLYMPIC SEMI-TRANS. STAIN 'DESERT SAND'
7	STONE VENEER	ARKANSAS MOSS ROCK

NOTES: COLORS ARE TYPICAL FOR ALL ELEVATIONS



EAST ELEVATION

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



SOUTH EAST ELEVATION

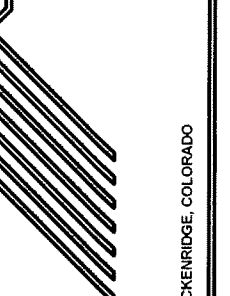
SCALE: 1/4" = 1'-0"

REVISIONS

JOB NO. 1113
 DATE: 05-12-11
 DRAWN BY: jbookemper
 CHECKED BY: mhoux

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ISSUED FOR: PROGRESS TOB.
 05-12-11
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JUMONVILLE RESIDENCE
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 SHEET NUMBER:
A2.2
 CR

Planning Commission Staff Report

Project Manager: Matt Thompson, AICP

Date: June 1, 2011 (For meeting of June 7, 2011)

Subject: Timbernest Condominium Exterior Remodel (Class C Minor, PC# 2011034)

Applicant/Owner: Timbernest Condo Association

Agent: Matthew Stais Architects (Daniel Goltzman)

Proposal: This is an exterior renovation of the existing Timbernest Condominium building. Total scope of the project includes: reside the building with new fiber cement board (HardiPlank, 8” reveal) siding, new fiber cement trim and natural stone added to three chimneys.

Address: 760 Columbine Road

Legal Description: Timbernest Condominiums

Site Area: .94 acres (approximately 40,946 sq. ft.)

Land Use District: 24: Multi-family residential

Site Conditions: The site has two, three-story residential buildings. There is an existing parking lot behind the buildings. The property is well landscaped with lodgepole pine and aspen trees.

Adjacent Uses: North: Snowdallion
South: Mother Lode
West: Powderhorn Condo
East: Snowspruce Condo

Density/Mass: No change

Height: No change

Parking: No change

Landscaping: No change

Item History

The Timbernest Condominium was constructed in 1972, and contains 24 residential units and 36 parking spaces.

Staff Comments

The condominium association has chosen to replace the wood siding with fiber cement board for both longevity and increased fire resistance. A waterproof membrane will be installed underneath the new siding to enhance waterproofing performance.

Currently the building is sided with vertically oriented T-111 siding. The 8” reveal horizontal siding appears appropriate for a building of this size outside of the Historic District.

The building’s exterior remodel and modification consists of:

- New HardiPlank horizontal 8” reveal siding “Autumn Tan” cedarmill finish with synthetic wood grain
- New HardiPlank vertical board and batten “Autumn Tan” cedarmill finish with synthetic wood grain
- New waterproof membrane underneath siding
- New HardiPlank trim “Chestnut Brown” cedarmill finish with synthetic wood grain
- New natural stone on three chimneys

Architectural Compatibility (5/A & 5/R): The Timbernest Condominiums exterior remodel will be architecturally compatible with the land use district and surrounding buildings. On March 22, 2011, the Town Council modified this policy as it relates to fiber cement siding. Following is the new language that allows this material without the assignment of negative points:

Fiber-cement siding may be used without the assignment of negative points only if there are natural materials on each elevation of the structure (such as accents or a natural stone base) and the fiber-cement siding is compatible with the general design criteria listed in the Land Use Guidelines.

With the inclusion of natural stone on the chimneys, staff finds that this application meets the requirements of this policy.

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

Staff Action

Staff has approved the Timbernest Condominiums Exterior Remodel, PC#2011034, located at 760 Columbine Road, with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

Timbernest Condominiums Exterior Remodel
760 Columbine Road
Timbernest Condominiums
PERMIT #2011034

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 1, 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 **June 7, 2011**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

CONDITIONS

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

8. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
10. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
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12. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site, if light fixtures are new or replaced. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE

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

Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.

19. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney.
20. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.



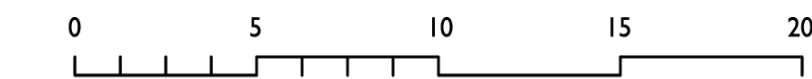
proposed west elevation

building A & B

23 may 2011

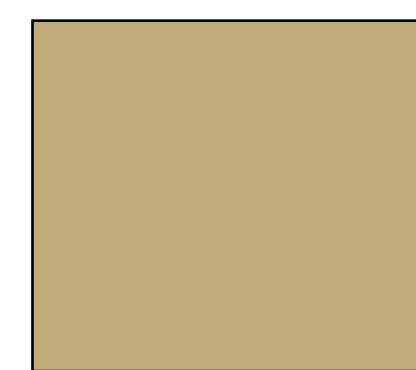
timbernest condominiums residing, breckenridge, colorado

scale: 3/16" = 1'-0"



exterior material samples and colors

note: stone chimneys are optional, subject to approval of the owners



siding color -
JamesHardie HardiePlank ColorPlus
"autumn tan"
cedarmill finish with synthetic wood grain



trim color -
JamesHardie HardieTrim
"woodstock brown"
cedarmill finish with synthetic wood grain



stone cladding -
Freedom Stone Company
"south face"

Planning Commission Staff Report

Project Manager: Michael Mosher, Planner III

Date: May 26, 2011 (For meeting of June 7, 2011)

Subject: The Palomo Building Restoration and Landmarking (Class B, Final Hearing; PC#2011021)

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: The property has the existing Springmeyer Building (with an existing addition) abutting Main Street with a paved parking area off the alley. There is a shared parking and snow stacking agreement and easement that is shared with with Lot 80 to the south.

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: 753 sq. ft.

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: 645 sq. ft.

Total: 2,705 sq. ft.

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

Parking: Required: Per Parking Agreement
Proposed: Per Parking Agreement

Snowstack: 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

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 a contributing resource within the Breckenridge Historic District.*

At the last hearing, the Commission was comfortable with the restoration efforts, the minor changes to the non-historic link, and preferred the proposed stair addition design that wrapped a portion of the stair along the south elevation of the non-historic portion of the building.

Changes since the May 3, 2011 Meeting

1. The rear deck with the access stair on the south side of the building was selected as the preferred option.
2. Minor interior modifications.
3. A landscaping plan is included.
4. No other significant changes are shown on the drawings.
5. Landmarking Criteria are in the Findings and Conditions.

Staff Comments

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 the same alterations as reviewed as the last meeting with the exception that the access stairs at the back of the building now reflect “Option 2” where the stairs wrap around the south side of the building. This option reduces the visual impact of the upper level deck that faces the alley. We heard support for this option at the last hearing. However, even with this option we heard support for awarding negative five (-5) points under this policy as it relates to Design Standard 99, *Avoid designs that confuse the interpretation of the history of Breckenridge*, for the increase in size of the upper level deck along with the added exterior stairs.

Building Height (6/A & 6/R): 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 three new aspen trees (1.5-2” caliper) along the alley (outside the snow stacking easement). The remaining landscaping is being planted by the neighboring property owner (Lot 80) and will be a comprehensive Xeriscaping (low water use landscaping) plan. Staff has no concerns with the landscaping plan.

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>The property must be at least 50 years old.</p>	<p>The proposed landmark must meet at least ONE of the following 13 criteria:</p> <p style="text-align: center;">ARCHITECTURAL IMPORTANCE</p> <ol style="list-style-type: none"> 1. The property exemplifies specific elements of architectural style or period. 2. The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally. 3. The property demonstrates superior craftsmanship or high artistic value 4. The property represents an innovation in construction, materials or design. 5. The property is of a style particularly associated with the Breckenridge area. 6. The property represents a built environment of a group of people in an era of history. 7. The property includes a pattern or grouping of elements representing at least one of the above criteria. 8. The property is a significant historic remodel. <p style="text-align: center;">SOCIAL IMPORTANCE</p> <ol style="list-style-type: none"> 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. <p style="text-align: center;">GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</p> <ol style="list-style-type: none"> 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 	<p>The proposed landmark must meet at least ONE of the following 4 criteria:</p> <ol style="list-style-type: none"> 1. The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. 2. The property retains original design features, materials and/or character. 3. The structure is on its original location or is in the same historic context after having been moved. 4. The structure has been accurately reconstructed or restored based on documentation.

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. Therefore, it meets the eligibility criteria for locally landmarking the historic structure.

The remodeling efforts are to include full restoration of all historic openings, restoration of the existing historic windows, repair and if necessary replacement of any logs (we anticipate 2-3 logs along the south edge of the building). Staff will oversee the restoration and replacement of any historic fabric. The new logs will be hand hewn to match the existing.

We are seeking a recommendation from the Planning Commission for local landmark designation.

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, we support assigning positive six (+6) points. At the last hearing, we heard Commission support for awarding positive six (+6) points for the restoration efforts.

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). Staff has no concerns with the proposed uses.

Density/Intensity (3/A & 3/R)/Mass (4/R): 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 eastern upper level of the historic cabin is being pulled back to allow more light into the space, reducing the square footage. The changes represent a net reduction of 109 square feet to the overall building area. Staff has no concerns with the density or mass.

Point Analysis (Section: 9-1-17-3): The application passes all Absolute Policies and has incurred the following points under the Relative Policies: Negative five (-5) points might be incurred under Policy 5/R for the impacts from the added exterior stair, and positive six (+6) points under Policy 24, Social Community for the historic restoration. The project shows a passing score of positive one (+1) point.

Staff Recommendation

Staff is pleased with the restoration and stabilization of the historic Springmeyer Building. The proposed modifications actually reduce the overall density of the building.

For the restoration efforts, staff suggests the Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Staff recommends approval of The Palomo Building Restoration and Landmarking, (PC#2011021), by supporting the Point Analysis that reflects a passing score of positive one (+1) point, and approve the proposal with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

The Palomo Building Restoration and Landmarking
Lot 79 Bartlett and Shock Addition
105 North Main Street
Permit #2011021

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve this application with the following findings and conditions.
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FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated May 26, 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 June 7, 2011 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. The Planning Commission recommends that the Town Council adopt an ordinance to Landmark the historic Springmeyer Building based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three years from date of issuance, on **June** 14, 2014, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 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. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
7. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.
8. **Applicant shall notify the Town of Breckenridge Community Development Department prior to the removal of any building materials from the historic house. Applicant shall allow the Town of Breckenridge to inspect the materials proposed for removal to determine if such removal will negatively impact the historic integrity of the property. The Applicant understands that unauthorized removal of historic materials may compromise the historic integrity of the property, which may jeopardize the status of the property as a local landmark, and thereby the free basement density. Any such action could result in the revocation and withdrawal of this permit.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

9. Applicant shall submit proof of ownership of the project site.
10. The Applicant shall obtain approval of an ordinance from the Breckenridge Town Council for local landmark status for the property. If local landmark status is not granted by the Town Council, then the density in the basement of the Springmeyer Building shall count toward the total density on the property, and revisions to the approved plans, final point analysis and this development permit may be required. The Applicant may be required to appear before the Breckenridge Planning Commission to process an amendment to the approved plans.
11. **Applicant shall contact the Town of Breckenridge and schedule a preconstruction meeting between the Applicant, Applicant's architect, Applicant's contractor and the Town's project Manager, Chief Building Official and Town Historian to discuss the methods, process and timeline for restoration efforts to the historic building(s).**
12. An Improvement Location Certificate (ILC) from a Colorado registered surveyor showing the top of the existing historic building's ridge heights shall be submitted to the Town. An ILC showing the top of the existing building's ridge heights must also be submitted to the Town after construction activities, prior to the certificate of occupancy. The building is not allowed to increase in height due to the construction activities, other than what the Town has approved.
13. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
14. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.

15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. **In addition, no portion of any public road, alley, or sidewalk may be obstructed or closed by any construction activity related to this permit without written permission from the Town of Breckenridge Public Works Department.** Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
16. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
19. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches from the property. Dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above ground.
20. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
21. Applicant shall screen all utilities.
22. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
23. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
24. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
25. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these

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

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

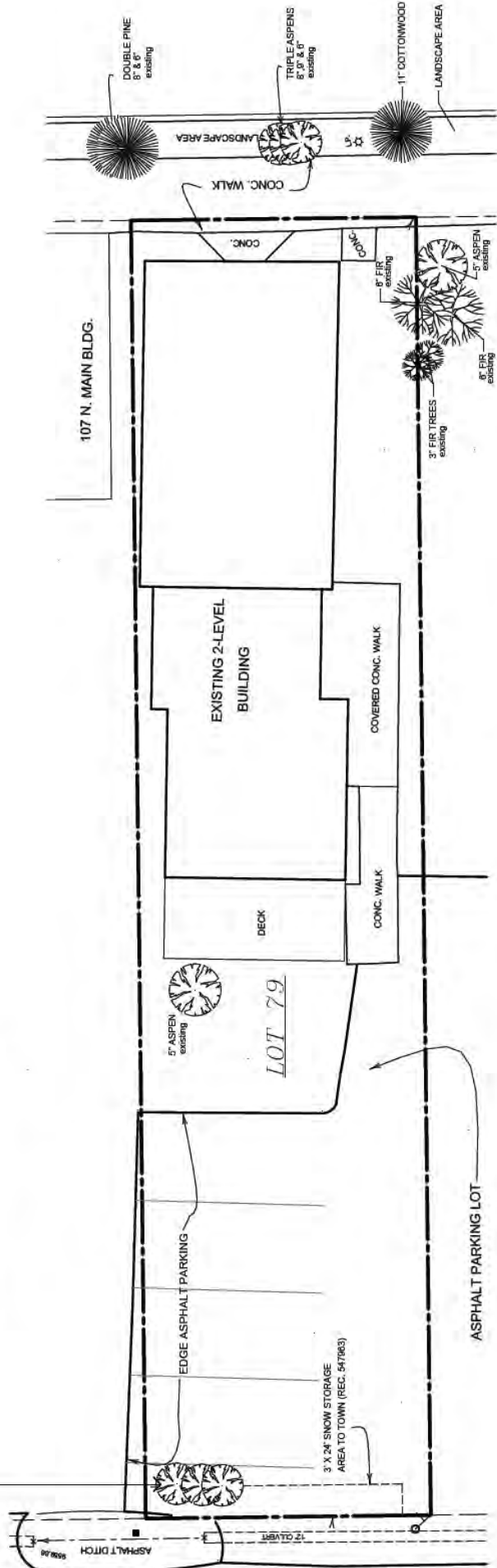
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Final Hearing Impact Analysis				
Project :	The Palomo Building Restoration and Landmarking	Positive Points	+6	
PC#	2011011			
Date:	5/26/2011	Negative Points	- 5	
Staff:	Michael Mosher			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		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).
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		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.
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	- 5	Negative points incurred related to Design Standard 99, "Avoid designs that confuse the interpretation of the history of Breckenridge", for the increase in size of the upper level deck along with the added exterior stairs.
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			No change to existing building height.
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		No change in existing location.
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		Existing Parking and Snowstacking Agreement.
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		Existing Parking and Snowstacking Agreement.
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		

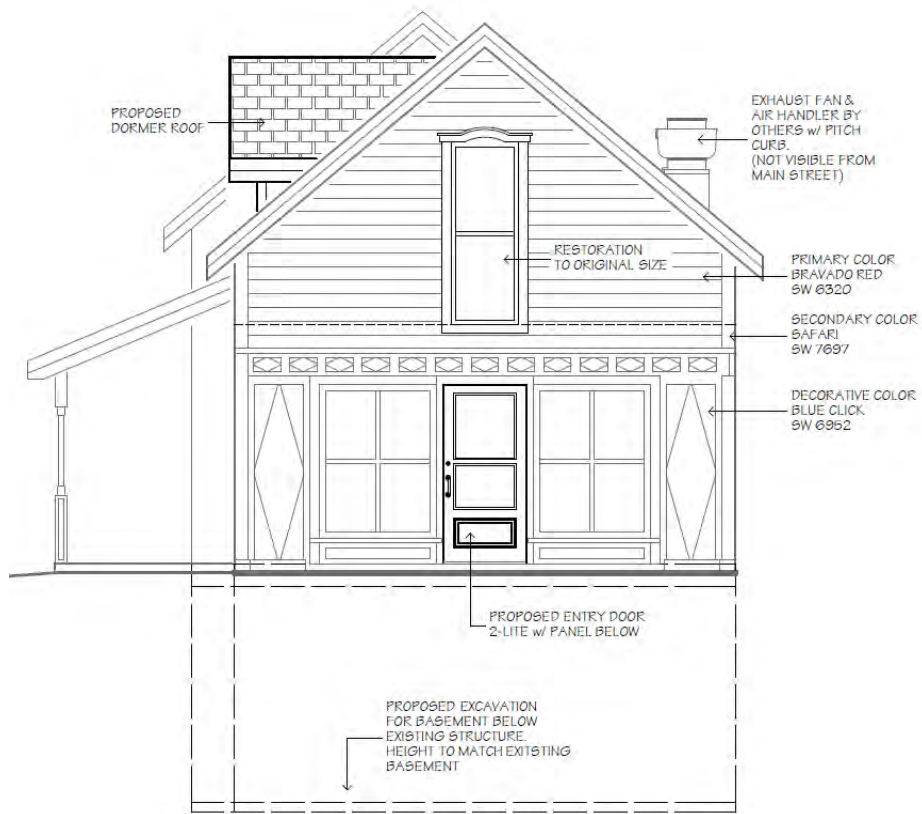
18/R	Parking - Downtown Service Area	2x(-2+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	+2/4/6		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15	+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. 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. A full basement is also proposed.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		

Palomo Building

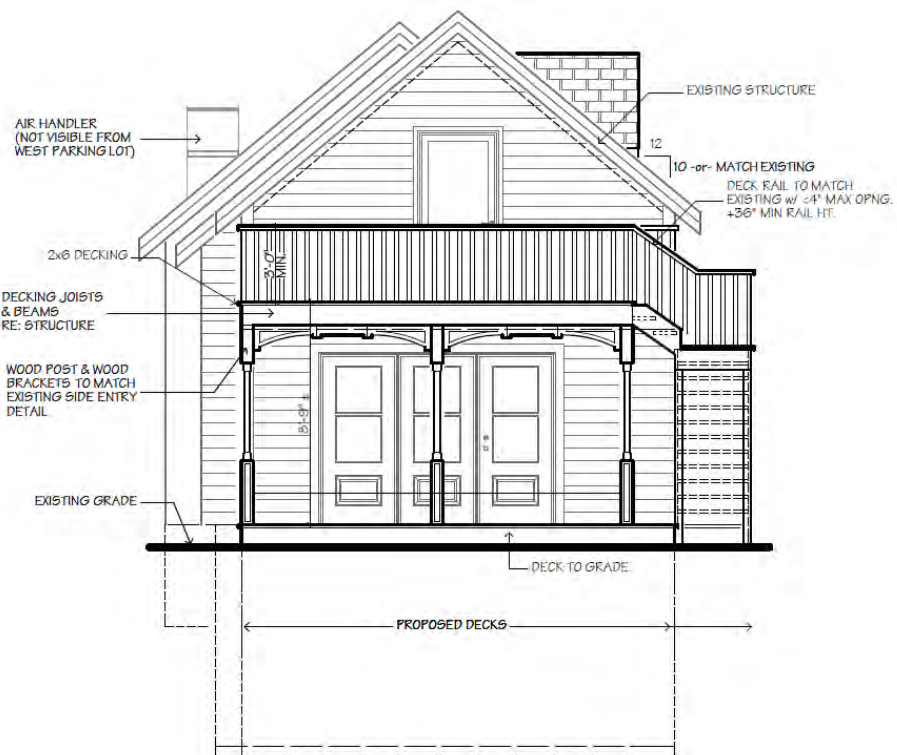
LANDSCAPE NOTES:
 A. (3) 1.5"-2" MIN CALIPER QUAKING ASPENS (50% MULTI STEM)
 B. NEW LANDSCAPING TO BE ON DRIP SYSTEM TO BE INSTALLED BY OTHERS.



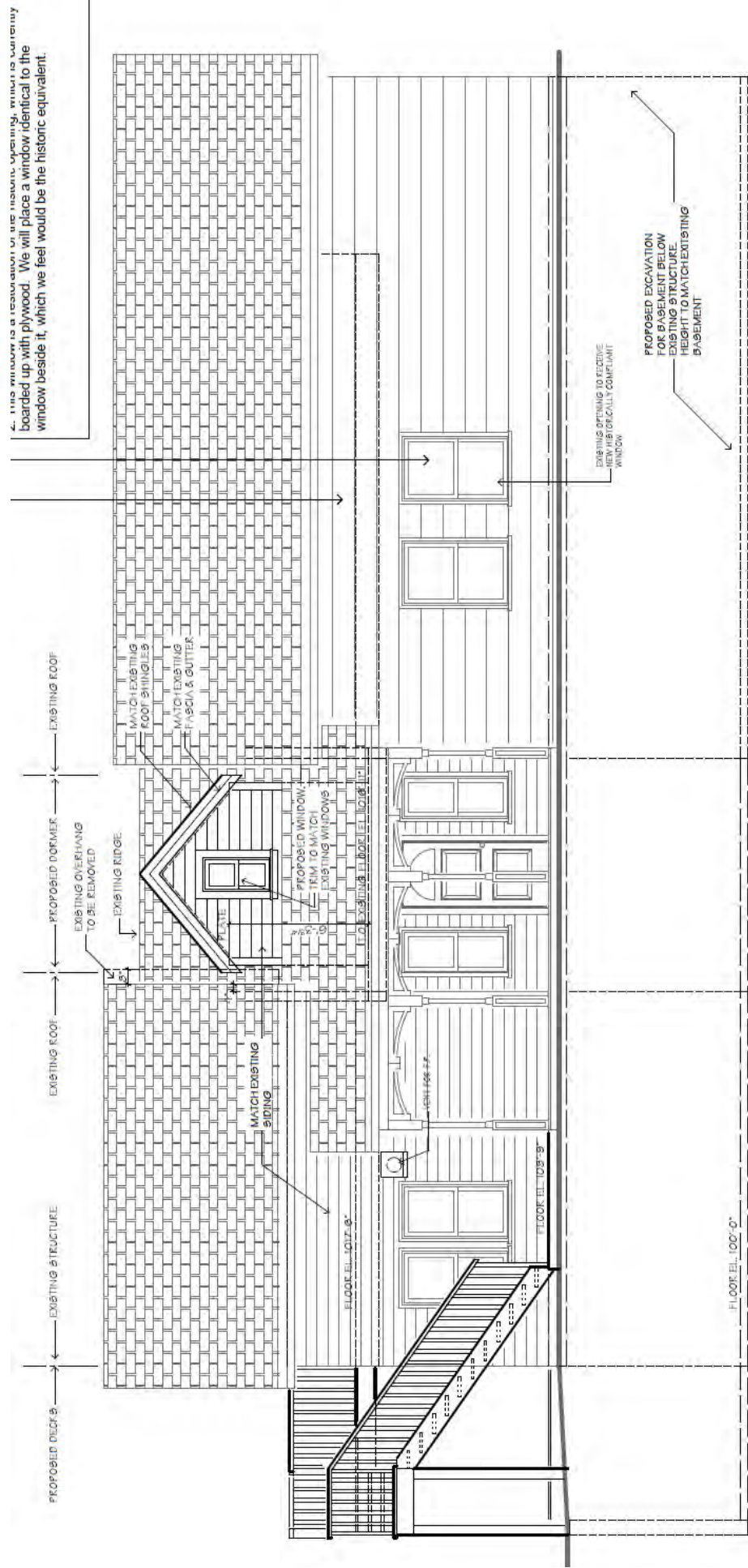
2 LANDSCAPE PLAN
 A-1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A-4 SCALE: 1/4" = 1'-0"



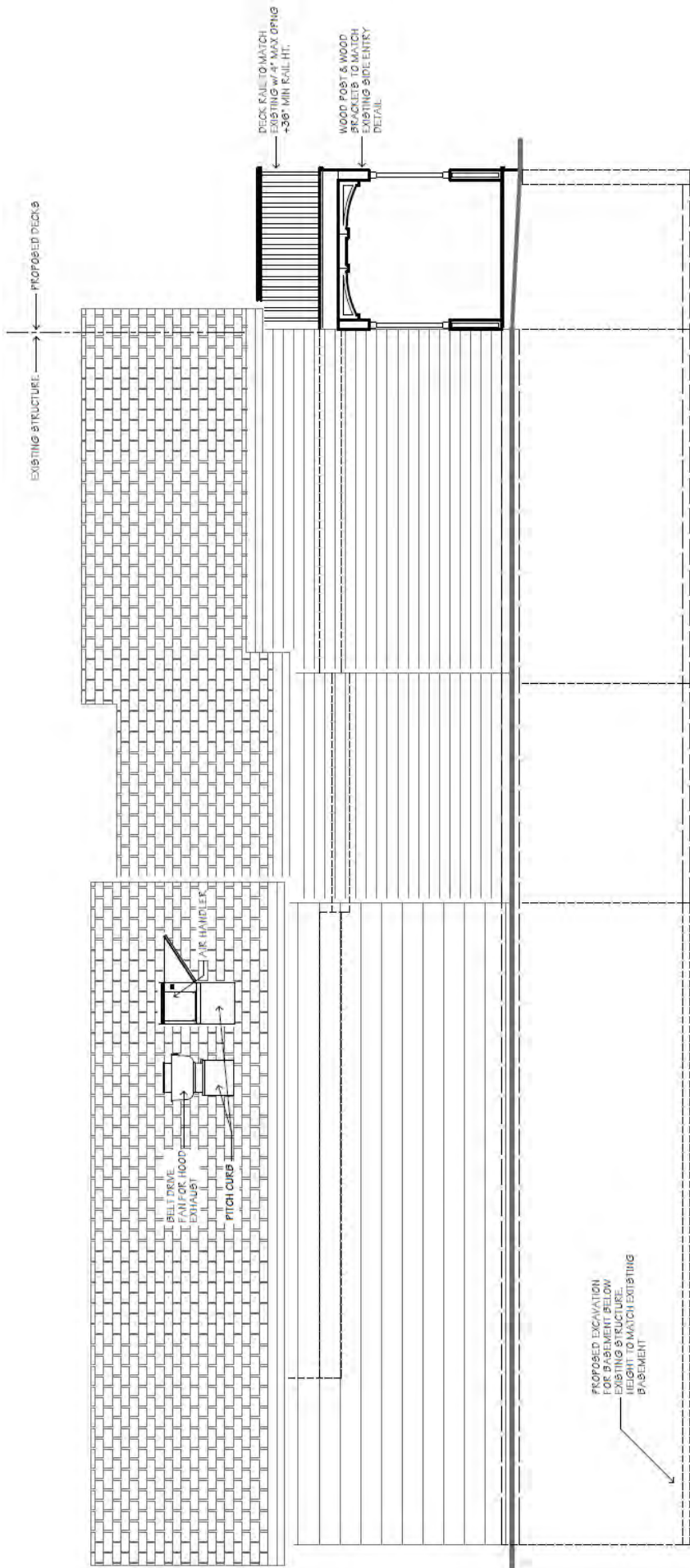
5 WEST ELEVATION
A-4 SCALE: 1/4" = 1'-0"



2. This window is a reproduction 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.

2 SOUTH ELEVATION
A-4

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



NORTH ELEVATION

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

2
A-4

MEMORANDUM

TO: Planning Commission

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

DATE: June 2, 2011 for June 7 Planning Commission meeting

SUBJECT: SustainableBreck Plan

Staff last updated the Planning Commission on the SustainableBreck project at the commission's May 3 meeting. On May 11, a public open house was held on the proposed actions and monitoring for SustainableBreck. The open house was well attended, with some 55 community participants. Staff has attached the summary results of the open house for your review. Although there were a few dissenting opinions, the vast majority of comments were in support of the direction the Town was heading with the SustainableBreck project, including the proposed actions and monitoring items.

Plan Content

The proposed sustainability actions and monitoring indicators that the Commission has previously seen have now been assembled into an actual plan document, which is attached for your review. The document is still draft and in need of some minor editing and formatting, but contains the essence of the Plan. As staff discussed at our last meeting, we have added a more detailed explanation under each proposed action to give the reader a better understanding of the issue and the actions proposed to be taken.

The Planning Commission had a number of suggestions on the Plan at the May meeting. Below are documented some of the changes or additions to the Plan that have been added as a result of your comments. Attached also are the minutes from the last meeting discussion.

- The text associated with the action regarding installation of solar panels on Town facilities has been modified to note that they will be installed in "appropriate locations" and that the placement would be based on an evaluation of aesthetic impacts, etc. to adjoining properties.
- The solar garden action has been modified to focus on "exploring the feasibility" of establishing a solar garden.
- A long-term action item has been added regarding exploring marketing partnership opportunities with the Breckenridge Ski Resort.
- The action item regarding locating higher density housing near transit routes has been altered to focus on areas appropriate for such housing, such as Block 11.
- The idea of merging transit systems with the ski resort is included in one of the transportation actions.

The additional text that has been added under each sustainability action also hopefully addresses a number of the questions that were raised by the Planning Commission at the last meeting.

In addition, a few other minor modifications have been made to the proposed actions and monitoring in the Plan. For example, at its May 24 retreat the Town Council elected not to immediately pursue a ban

or fee for plastic bag use, and instead to focus on a voluntary effort working with the lodging, merchants, and restaurants associations.

Planning Commission Action

The SustainableBreck Plan will be going before the Town Council for potential adoption on June 28. The Plan is being adopted in a process similar to that used to adopt the Town's Comprehensive Plan. This requires a recommendation from the Planning Commission that is forwarded to the Town Council.

The Planning Commission should ask any questions they have of staff, provide an opportunity for public comment, followed by commissioner discussion. The Planning Commission will then be asked to take formal action to make a recommendation to the Town Council regarding adoption of the Plan. This will be done by taking action to adopt a resolution (which is attached), which will serve as the formal recommendation to the Town Council.



Open House Questionnaire Results

After reading the information in the room, please provide your feedback on each of the topic areas below by checking the boxes that most reflect your viewpoint.

Topic	Is the Town on the Right Track?		Is the Town Taking the Appropriate Level of Effort?	
	Yes	No	Town is being proactive on this issue	Town needs to do more on this issue
Resource Conservation	26	2	19	2
Transportation	23	4	14	6
Water	25	1	18	0
Child Care	25	1	16	5
Wildlife Habitat	23	1	13	3
Local Economy	22	3	12	6
Land Use	25	2	18	0
Housing	24	3	17	3
Forest Health	28	11	17	3
Open Space/Recreation	22	3	15	2

WORKSESSIONS:

1. Sustainable Breckenridge Update (MT)

Mr. Truckey presented. Staff last updated the Planning Commission on the SustainableBreck 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 goes from 6:30 pm to 8:00 pm.

Staff will be using a process similar to the adoption process for the Comprehensive Plan to adopt the SustainableBreck 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 presented a copy of the table outlining the SustainableBreck 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.

There are a few of the actions in the plan itself that directly relate to what the Planning Commission does and how you present the code. One is to amend the Town's Development code to encourage energy efficient development. Ms. Puester has already presented this to you and the Energy policy has been adopted by Council. Also, there are several land use actions to be undertaken within next year that are related to the Code. Staff is working with the County on the Joint Upper Blue Master plan. The County has indicated they are willing to look at developing design standards that are similar to ours for an area of mutual concern. Ridgeline development, for example. In addition to that, an action relates to amending the land use guidelines to identify service commercial as a preferred use in certain locations. This is getting to the idea of providing enough service commercial for auto repair, auto body shops, contractor yards etc. These are not always the most attractive uses, but crucial to keeping a community sustainable. There may be some redevelopment of service commercial at County Road 450. Finally, some small scale service commercial at the North end of Town. There is some recognition by Town Council that those uses may be appropriate in those areas. One final item under wildlife habitat is to adopt a new code policy relevant to protection of wildlife habitat. These are items that are directly related to the work of the Planning Commission.

Mr. Truckey demonstrated the SustainableBreck monitoring; this will be online. You can see exactly how we are proceeding on any topic. Using the example of Town Government Energy Consumption, you will be able to see how town energy use changes from year to year. This is an ongoing and living plan.

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

Ms. Dudney: I am a little confused to our role here; we are not a legislative body. Now this is saying we are going to make a recommendation as to whether Town Council should proceed. Does it mean if I vote to proceed, I need to ask questions about every detail of this plan? (Mr. Truckey: You are acting in a legislative manner. On the JUBMP, you are not going to make a formal recommendation on that, Town Council has been so involved, and a formal recommendation from the Planning Commission is not required by the Code. This plan does require a recommendation from Planning Commission. Just taking initial comments tonight, you will get another chance when we finalize the plan after the open house.)

Mr. Burke: Planning Commission will have another time to make recommendation to Town Council, but you are presenting to the public, so it can change? (Mr. Truckey: Yes.)

Ms. Christopher: So the changes can be initialized by the public? (Mr. Truckey: Yes, we will be asking for public comment at the open house and those comments will be forwarded to the Town Council.)

Energy Policy:

- Mr. Wolfe: How is the new energy policy working? Can we get feedback from staff on this on a regular basis? Installation of solar panels on public buildings, do we need to amend that? I think there was a problem with that. (Mr. Truckey: We can modify that, to say as approved or in appropriate locations.) My problem is having finance people telling us how many panels to be on a site. (Mr. Grosshuesch: That is basically over; we will never get another stab at a PPA again.) So why do we include it? (Mr. Grosshuesch: We want the public to see the pieces we are getting done.)
- Ms. Dudney: You need to put “some” rather than inferring that “all” Town buildings will have solar panels.
- Mr. Wolfe: Can construction recycling be in here? (Mr. Neubecker: There weren’t a lot of good ways to ascertain the ratings for the Energy policy.) (Ms. Puester: That is a part of the building code, not the development code, and positive points are awarded.) Is LEED really the right thing to say, is that what we are driving for—there is a cost to certify LEED? (Mr. Grosshuesch: It says the “equivalent of LEED”.) (Mr. Truckey: That is why we added Green Globes and said “equivalent”—so there are options available). (Ms. Puester: We have been having buildings run through that preliminarily to see how they do.)
- Mr. Pringle: Lots of environmental, cultural, etc. items in there that are difficult to codify, to make code based decisions. Is there any way to separate out what is germane to our code function? (Mr. Truckey: That is why I pointed out the code related items. Any other comments you have we will also pass on.)
- Ms. Dudney: Under long term actions, put something referencing the fact that part of the golf course solar proposal has been rejected. “Create a community solar garden” sounds like a done deal. (Mr. Truckey: We could say “Pursue” instead of “Create”). I am not saying this with the intention that I am trying to edit, some people look at it and are saying, “What is going on, I thought at golf course was voted down?”
- Ms. Christopher: I think the solar can be done properly; we can’t eliminate the golf course entirely.
- Ms. Dudney: Say “explore” instead of “create”. I am trying to avoid any misperceptions after what we just did with the solar.
- Mr. Allen: Add “at an appropriate site as approved by the public”.
- Mr. Burke: Don’t identify the specific location for a solar garden. We might buy land outside of Town and use that. (Mr. Grosshuesch: We will pursue, if there is a public process contemplated by those laws, then that is the process.)
- Ms. Dudney: Regarding plastic bags, the word “consider” is very vague, I don’t want this to be a back door to say Planning Commission approved. Can you put the word “public process” in there? (Mr. Truckey: We could end up putting “after public process” after most of the actions in the Plan. This table is the Reader’s Digest version. When we come back to the Commission with the final plan, we can address those types of issues in the narrative that accompanies each of the action bullets.)

Local Economy:

- Mr. Wolfe: Two comments: 1) the Town should be a catalyst for the economy and we should pursue marketing partnerships; and 2) largest budget is Breckenridge Ski Resort, but there are no comments in there that we should partner with them on marketing efforts. We can’t do without them; shouldn’t we be cooperating with them on certain aspects of their business? (Mr. Truckey: There is a statement under marketing about working on programs with the BSR.) It felt like there was more of a partnership between the ski area and town when we visited Vail. We are more separate here.
- Mr. Butler: For example, a joint item with the Ski Area could be locating solar on the resort somewhere, perhaps to power ski lifts.
- Mr. Pringle: Under actions, encourage second homeowners to use homes more and become invested in the community. That is a little touchy feely for me. (Mr. Truckey: We discussed this a great deal. There is a benefit economically to have them here more frequently; we probably need to do

now we recognize there are impacts.) (Mr. Allen: We should move to balance the impacts. It does say impacts at full buildout.)

Mr. Pringle: All of the area on Airport Road was in the Land Use Guidelines as service commercial, not affordable or workforce housing, but it has morphed into that, now we have lost service commercial square footage, that seems to be a problem.

Water:

(No comments)

Housing:

Mr. Pringle: Housing buy downs all based on fluctuations in the market, we may need to take a step back rather than continue that.

Mr. Wolfe: Is there a sense on Town Council that we have enough work force housing? (Mr. Burke: There has been some discussion on Council of is there too much on the market, do we need more rentals than purchases?)

Mr. Pringle: We are making policies on very specific things, once it gets passed, things may have changed. I hope this does not make us start producing policies that are not appropriate down the road.

Mr. Marc Hogan: (Local Architect and present in the audience.) I work on the housing task force. Encourage accessory units within existing homes, makes 2nd homes more viable. Second, encourage long term rentals over short term rentals, education that income may be as good as or better than short term. Housing is a critical issue; people that live here and work here are struggling, as it is still very expensive to purchase a home even with the downturn. I don't think we have enough affordable housing, I wouldn't discount it. (Mr. Burke: We don't want to compete with existing housing; we had at least 8 examples of contracts being backed out of due to Valley Brook being less expensive. We do need to discuss more.)

Mr. Pringle: I hope we don't make too specific a policy decision. (Mr. Neubecker: These are things we are working on now, some things have come up, but we are specific on the items we have accomplished.) (Mr. Truckey: We heard a lot of these specifics from the public comments, and we wanted to be sure to include them.)

Child Care:

(No comments)

Wildlife:

(No Comments)

Forest Health:

(No Comments)

Open Space:

Mr. Wolfe: I am not against open space, but shouldn't we have metrics on open space? When we buy something miles from town, 3% of our population does not experience it. I have this belief that we have passed this tax that goes into perpetuity, but when do we have enough land instead of something closer to town, or maintenance of existing open space? Don't we have metrics to say let's do something closer to town? (Mr. Truckey: We have had lots of discussion on BOSAC over the last five years. Some past BOSAC members have felt we should lock land down now and worry about maintenance later. Other members have been more supportive of putting dollars towards management/stewardship. Staff has proposed that BOSAC contemplate more focus on maintenance and management issues, because of our responsibility to maintain what we have now.) (Mr. Burke: This also came up during our budget process this year, and Open Space dollars will assist with Valley Brook landscaping, for example.) (Mr. Truckey: I would suggest that your concern is being addressed.) Thank you very much for the clarification.

Mr. Pringle: Maybe we could redefine sidewalks as trails, and then we would have all kinds of money to plow them!

some more work on this one. Task force discussed a lot.) (Mr. Allen: Second homeowners were large part of public process, particularly getting them more involved in the community.) Second homeowners need to be incorporated more. (Mr. Allen: I don't remember encouraging them to use their homes more; I thought it was more become more engaged when they are here.) (Ms. Dudney: You have incredible resources in terms of career experience with second homeowners, maybe appeal to their ego, have a career day with kids.) (Mr. Neubecker: That came up at the Governors' Bottoms Up Economic Development meetings with service corp of retirees, starting small business, serving on board or commission.)

Mr. Allen: I support Mr. Wolfe's comment on cooperation, work with other entities. (Ms. Christopher: Nobody can do it alone.) Exactly. (Mr. Butler: Competing entities, can we get them together instead?)

Mr. Pringle: Regarding central reservations for dining; is that worthwhile? (Mr. Truckey: The idea is to make Open Table accessible or have a similar access at the Welcome Center—not to create our own reservation system.)

Transportation:

Ms. Dudney: Back to energy, why does the Town not provide recycling bins for neighborhoods and residences? Seems like recycling is not as big a deal here as it should be. On plastic bags, why don't you print up those recyclable bags with Town of Breckenridge on them and give them out? (Mr. Truckey: We did do that; we haven't lately, due to budget. We have a Green Team at the Town working with lodging companies in town encouraging them to hand out reusable bags with their logo on it to hand out to their customers. We have not necessarily noted all the Green Team efforts in this document.)

Mr. Schroder: Overarching, the document as written is appropriately presented, if we try to drill down to every action, it will be far too burdensome. This is organized, has nice headings, we have limited funds and staff. (Mr. Allen: Focused on the what, not the how.) (Ms. Christopher: Isn't this a living document, doesn't it change?) (Mr. Truckey: Yes, absolutely, we will update the Town Council annually and we can evaluate and change as we go along.) This is a recommendation to Town Council? As is I would absolutely support sending this to council as is, it is a great document, the work that has been done is tremendous, I love that it is a living document. Great start.

Mr. Wolfe: Don't we want higher density work force housing closer in town—the statement implies we want it on any transit route such as Boreas Pass Road. (Mr. Truckey: The intent was to create density that makes transit work. For example Block 11, Valley Brook, that is what this is referring to. We will revise that.) Two, I am still disturbed by sidewalks. Example of Parkway Center, if developers offer to build the sidewalk, shouldn't we be supporting that? We shouldn't be basing those decisions on budget and public works. Can't we combine the three different bus systems? It is confusing to the visitor and we should combine the three. I know there have been discussions with Vail Resorts, why don't we operate as the Breckenridge Bus System? (Mr. Burke: I spoke to a Town employee who takes calls for the Free Ride, ¾ of calls he gets are for Summit Stage or Ski area buses, not the Free Ride.)

Ms. Dudney: What is public safety plan for traffic etc. in case of fire? What is the plan; is it part of this? (Mr. Allen: There is a separate plan.) (Mr. Burke: We do feel the communication on that plan is lacking, Town Council raised the same question. Really significant evacuation plan was presented to us; we want to know how it will be publicized.) (Mr. Neubecker: We can pass this information onto the Police Department, as they are the ones working on the evacuation plan, we can let them know the comment.) (Ms. Christopher: The evacuation plan is on the Town of Breckenridge website.)

Land Use:

Mr. Wolfe: Overall idea that back in the mid 90s when we started incentivizing affordable housing, putting it ahead of impacts. The plan needs to acknowledge the impacts that housing creates. (Mr. Truckey: In the 90s we never thought we would see the growth we did. Wellington is great, but

1 *FOR ADOPTION – JUNE 7*

2
3 BEFORE THE PLANNING COMMISSION

4
5 OF THE TOWN OF BRECKENRIDGE

6
7 RESOLUTION No. ____, SERIES 2011

8
9 A RESOLUTION RECOMMENDING THE ADOPTION OF THE “SustainableBreck Plan,
10 June 2011”

11
12 WHEREAS, a proposed “SustainableBreck Plan, June 2011” (“SustainableBreck Plan”)
13 has been prepared, a copy of which is marked **Exhibit “A”**, attached hereto and incorporated
14 herein by reference; and

15
16 WHEREAS, the Planning Commission has been requested to review the proposed
17 SustainableBreck Plan, and to recommend to the Town Council whether the plan should be
18 adopted; and

19
20 WHEREAS, the Planning Commission has reviewed the proposed SustainableBreck Plan
21 and is familiar with its contents; and

22
23 WHEREAS, the Planning Commission finds and determines that it should recommend to
24 the Town Council that the proposed SustainableBreck Plan be adopted.

25
26 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
27 TOWN OF BRECKENRIDGE, COLORADO, as follows:

28
29 Section 1. The Planning Commission recommends to the Town Council of the Town of
30 Breckenridge that the “SustainableBreck Plan, June 2011” (**Exhibit “A”** hereto) be adopted.

31
32 Section 2. This resolution shall become effective upon its adoption.

33
34 RESOLUTION APPROVED AND ADOPTED THIS 7th DAY OF JUNE, 2011.

35
36 TOWN OF BRECKENRIDGE PLANNING
37 COMMISSION

38
39
40 By _____
41 Chair

Exhibit A



SUSTAINABLEBRECK

Plan





Prepared by the Community Development Department
P.O. Box 168
Breckenridge, Co. 80424

Town Council

John Warner, Mayor
Eric Mamula
Mike Dudick
Jeffrey Bergeron
Peter Joyce
Jennifer McAtamney
Mark Burke

Planning Commission

Jack Wolfe, Chair
Dave Pringle
Dan Schroder
Gretchen Dudney
Kate Christopher
Trip Butler



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I. Executive Summary

"We do not inherit the earth from our ancestors, we borrow it from our children."

~Native American Proverb

The Town of Breckenridge views sustainability as being "the ability of today's community to use and enjoy our resources without compromising the ability of future generations to use them". In order to work towards a sustainable future, in 2008 the Town of Breckenridge embarked on a series of studies, discussions, and public meetings to further identify and define what sustainability meant to the community. The SustainableBreck Plan is the culmination of these endeavors. The Plan is intended to provide a blueprint for how the Town can sustain itself in the year 2030 and beyond.

Ten different topic areas are addressed in the Plan:

- Resource Conservation
- Local Economy
- Transportation
- Recreation and Open Space
- Water
- Forest Health
- Housing
- Land Use
- Child Care
- Wildlife Habitat

Under each topic, "Actions" are listed which outline the Town's plans in upcoming years to reach sustainability. Also under each topic, a "Monitoring" section identifies a list of measurements the Town will regular make to measure progress towards sustainability.

The Actions identified in the Plan represent a significant resource investment by the Town of Breckenridge in its pursuit to sustain itself. The Plan is intended to be a dynamic and living document. Progress on different topic areas will be measured at least on an annual basis. Where it is deemed that progress is insufficient, actions may be changed or new actions added to achieve the progress desired.

Most of the actions identified in the Plan represent a significant resource investment by the Town of Breckenridge in its pursuit to sustain itself. However, Town government can only make so much progress towards sustainability on its own. In order for the community to really progress towards greater sustainability, it will take the collective efforts of all the residents and business owners. Thus, a number of the actions in the Plan are focused on providing incentives that encourage the private sector and community members to act more sustainable.

The Town, through its own sustainability actions, hopes to set an example for the community. However, it is also recognized that many community residents and business owners are already

blazing the sustainability trail and have taken on many sustainability initiatives on their own. Many of these community members attended the series of SustainableBreck public meetings held in 2010 and 2011. This Plan is dedicated to these progressive-minded individuals in our community, along with all who desire to see Breckenridge “sustained” for us and future generations.

II. Introduction

"If we do not change our direction, we are likely to end up where we are headed."
—Chinese Proverb

On “Sustainability”

“Sustainability” is a word that is used frequently these days and the definition of “sustainability” is subject to much interpretation. The Town of Breckenridge prefers to look at “Sustainability” as being “the ability of today’s community to use and enjoy our resources without compromising the ability of future generations to use them”. It’s about being “green”, but it’s also about a lot more than that. The Town’s efforts are intended to achieve environmental, economic, and social sustainability. In Breckenridge “Sustainability” includes looking comprehensively at our environment and natural resource consumption, the way we use our land, our transportation systems, housing for our locals, and many other important issues. All of these issues ultimately impact the health of our economy.

We enjoy a high quality of life and natural mountain environment in our Town. However, unless we take initiative, the community could become a place that is much less desirable to live in or visit. If affordable options for housing are not provided, escalating real estate prices may create a condition where locals cannot afford to live here and our workforce will live in other communities. Unless viable means of alternative transportation (e.g., transit, biking) are widely available and used more frequently, our road system will experience further congestion. If we do not address resource and energy conservation more aggressively, it will end up costing more of our money in the future and we will continue to be contributors to a wider regional and even global scale problem associated with the burning of fossil fuels.

The “SustainableBreck” Plan is the Town’s attempt to pro-actively address some of these critical issues that our community will face in upcoming years. The Plan sets forth a series of actions intended to further the community’s vision for the future, as originally articulated in the 2002 Town of Breckenridge Vision Plan.

The Plan addresses ten topic areas identified as being critical in achieving sustainability in our community. These topic categories are:

1. Resource Conservation
2. Local Economy
3. Transportation
4. Water
5. Recreation and Open Space
6. Forest Health
7. Housing
8. Land Use
9. Child Care
10. Wildlife Habitat

How the Plan Will be Used

The Plan is intended to provide advisory guidance and suggested prioritization of actions for the Town government to undertake to further its sustainability efforts. The Plan is not a binding document, but is intended to provide a clear intent and direction on the Town’s behalf to move towards sustainability. The Plan is also intended to establish baseline information that can be monitored over time to track progress on specific sustainability topics. The two key components

of the Plan are the Actions and the Monitoring. Each of the ten topic categories contains a list of Actions and Monitoring.

Different staff within the Town of Breckenridge will be responsible for implementing the various actions recommended in the Plan. Some of the actions, particularly the “long-term” actions, may require significant monetary commitments and thus their implementation will be based on availability and allocation of resources. Despite these monetary commitments, the Actions within the Plan are generally intended to result in a net cost savings for the community over the long-term. For example, investments in renewable sources of energy should ultimately result in lower energy bills.

An integral part of the SustainableBreck Plan is the Monitoring System. A number of indicators/measurements have been identified for each major topic heading. Each monitoring indicator measures progress on a particular issue (e.g., Town energy consumption) and then uses colors and arrows to describe if conditions are improving or getting worse. These measurements will be regularly updated by Town staff. These indicators are all listed on the SustainableBreck.com website. Thus, the public will be able to track progress towards sustainability on any issue they are interested in by checking the website. Once a year, an annual report card will be presented identifying the progress that has occurred with each sustainability issue.

Plan Organization

This document is organized into seven primary sections: Executive Summary, Introduction, SustainableBreck Creation Process, Survey Results, Action Plan, Conclusion Statement and Documentation and Public Process. The Executive Summary section provides a brief explanation of the SustainableBreck process and its results. The Introduction section describes general information regarding the Plan’s history, purpose, organization, and its relationship to other plans and documents. The Action Plan section includes Action Steps that the Town of Breckenridge and its residents should consider in order to achieve stated Goals and Targets of the Plan. The Conclusion Statement section provides a comment on the SustainableBreck process and the outcome of the final product. The Documentation and Public Process section includes interim project deliverables such as the survey results and the public process comments and other items that summarize public involvement.

Relationship to other Plans and Documents

This Plan is intended to work in conjunction with other Town planning documents. The Plan is consistent with and intended to further carry out the general guidance provided in the Town of Breckenridge Vision Plan and the Town of Breckenridge Comprehensive Plan. Other Town documents and Plans provide more detailed supplementary information and policy to that found in this Plan. These documents include:

1. Town of Breckenridge Transportation Plan
2. Breckenridge Trails Plan
3. Town of Breckenridge Open Space Plan
4. Town of Breckenridge Carbon Action Plan
5. Town of Breckenridge Capacity Analysis
6. 2030 Report

III. SustainableBreck Plan Creation Process

The SustainableBreck Plan is the culmination of work completed over several years. A series of projects were undertaken to develop the data and information contained in the Plan, and to lay

the foundation for decisions on the actions that are identified in the Plan. The process to develop the Plan is outlined below.

1. Establishing Baselines

Capacity Analysis

The Capacity Analysis, prepared by Town staff in 2008, evaluated the Town's physical ability to accommodate projected buildout. The Analysis examined infrastructure needs such as roads, sewer, and water, but also examined social/community needs such as housing, child care, and schools. The conclusions of the Capacity Analysis report were that full zoned buildout in the Town could generally be accommodated by the Town's infrastructure, assuming resource allocations were continued (e.g., extension of water lines, expanded bus service, construction of additional affordable housing).

"2030" Report

The intent of the 2030 Report/project, completed in 2008, was to project what Summit County would look like in the year 2030, given that no major changes occurred to the way issues such as housing, the environment, etc. were being addressed by local government. This project was undertaken by Town planning staff in conjunction with planners from Summit County and other County municipalities. The results of the 2030 Report painted a somewhat bleak outlook for the County as a whole, at least in some topic areas. For example, the 2030 Report projects that there will be more traffic and congestion, increased demands on and scarcity of available developable land, a significant lack of affordable housing for locals, and potential changes to our local climate (e.g., shortening of ski season because of rising temperatures).

2. Confirming Vision & Priorities

Given the information from the Capacity Analysis on projected buildout and the rather bleak outlook of the 2030 Report, in 2009 the Town Council decided to embark on development of a Sustainability Plan. One of the expressed intents of the Sustainability Plan was to pro-actively address issues identified in the 2030 Report so that the projected and unwanted scenarios in the year 2030 and beyond were avoided.

Sustainability Task Force

The Sustainability Task Force, which is a subcommittee comprised of three Town Council members, met for approximately one year from spring 2009 through spring 2010. The Task Force's mission was to evaluate the projected 2030 report conditions against the Town's Vision Plan and to determine if there are corrective actions that can be taken to avoid an undesired 2030 forecast. The Task Force prepared its initial recommendations in March 2010 and presented them to Town Council, which endorsed the recommendations with some minor amendments.

SustainableBreck Public Process

From June through September of 2010 an extensive public involvement process was undertaken to solicit public input and interest in the SustainableBreck project. A kick-off meeting, attended by over 120 community residents, featured keynote speaker Auden Schendler (sustainability director for the Aspen Skiing Company). The kick-off event was followed by a series of working "focus group" meetings, where public input and suggestions were sought on a number of sustainability

topics. Finally, a “wrap-up” meeting was held to report back to the community on the results of their input. In addition to the public meetings, electronic medium (e.g., www.sustainablebreck.com, Facebook, Twitter, online survey) was used extensively to solicit additional input. Over 150 people responded to the online survey, including a number of second homeowners. A major effort was made to brand “SustainableBreck” and its public process through inventive mediums such as sponsoring free bike valets at public events.

3. Plan Development & Adoption

From October, 2010 through early March, 2011 the Sustainability Task Force reviewed the public comments received during the summer 2010 public process. The Task Force gave consideration to the comments, discussed financial implications and timelines of various sustainability strategies, and ultimately developed a final list of recommended actions on each sustainability topic.

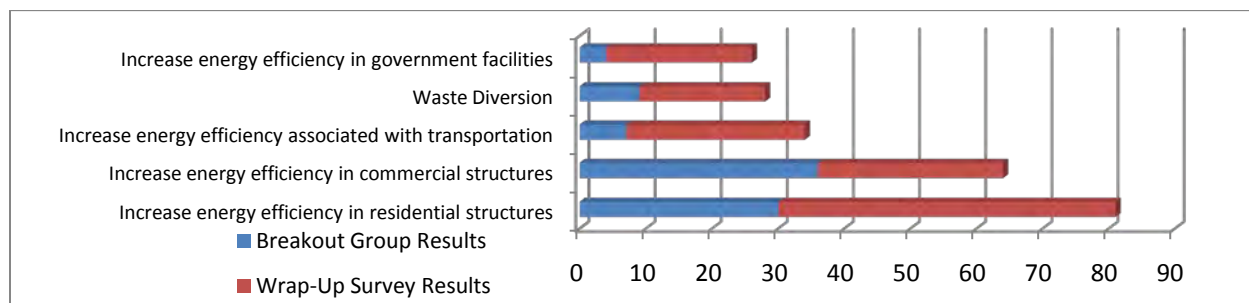
The recommended actions were unveiled to the community at a public open house on May 11, 2011. Another good turnout of community members (some 55 participants) came to the open house and offered their input on the proposed actions. The community generally supported the direction the Town was taking on sustainability issues and the level of effort the Town was committing to.

After the open house, Town Community Development Department staff drafted the SustainableBreck Plan and took the Plan to the Town of Breckenridge Planning Commission for a recommendation. Public comments from the open house were shared with the Planning Commission. **Note: rest to be inserted at end of process.**

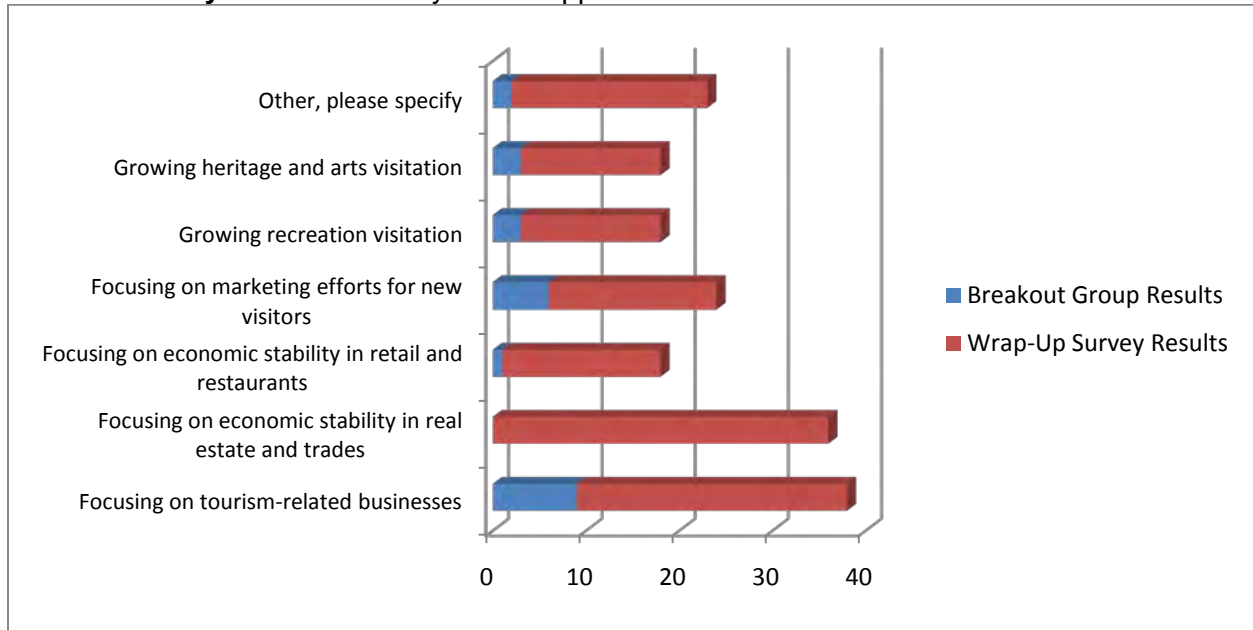
IV. COMMUNITY INPUT

As is discussed above, a series of public meetings were held in the summer of 2010 on SustainableBreck. In 2011, a public open house and public hearings were held on the Plan. During the summer 2010 process, input was requested on the community’s priorities for each of the ten topic areas of the Plan. Participants at the focus group meetings weighed in on their highest priorities. In addition, the online survey also asked the same questions. The combined results for each of the ten Plan topics are identified below.

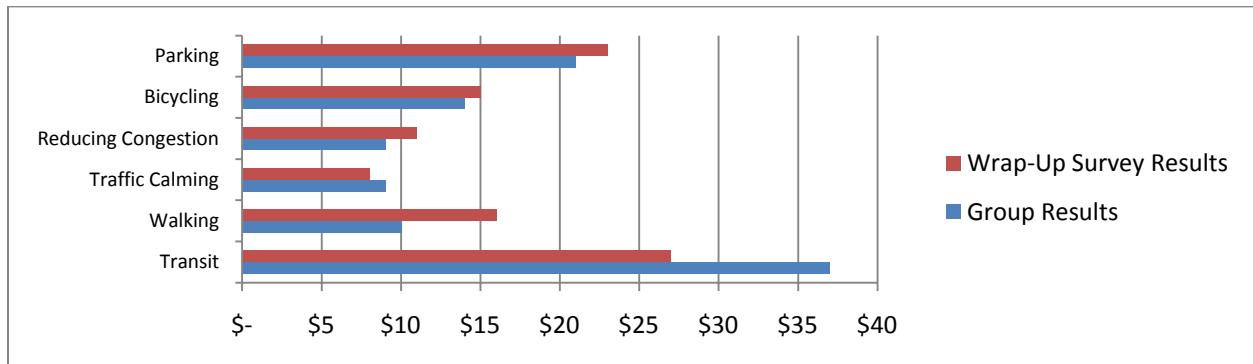
Resource Conservation: The Community Most Supports:



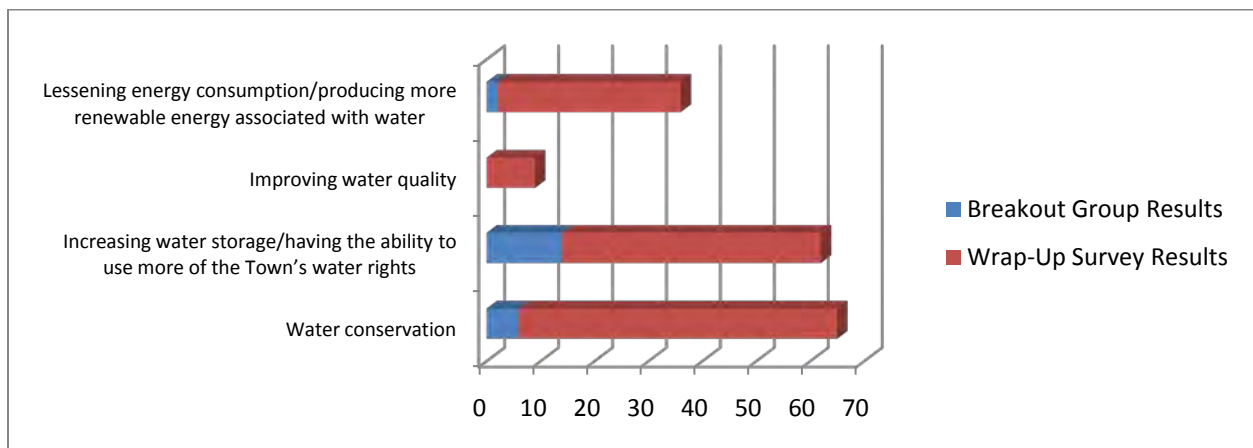
Local Economy: The Community Most Supports



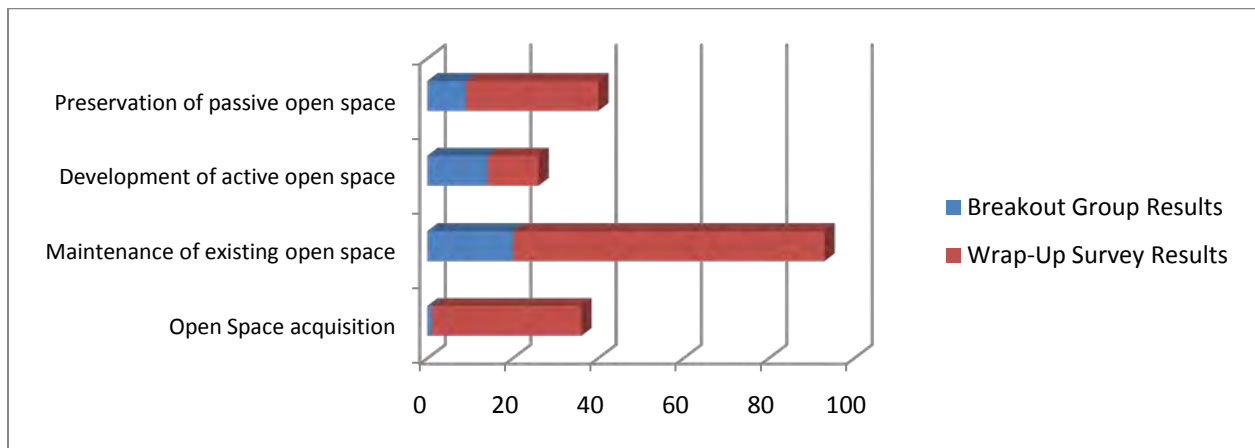
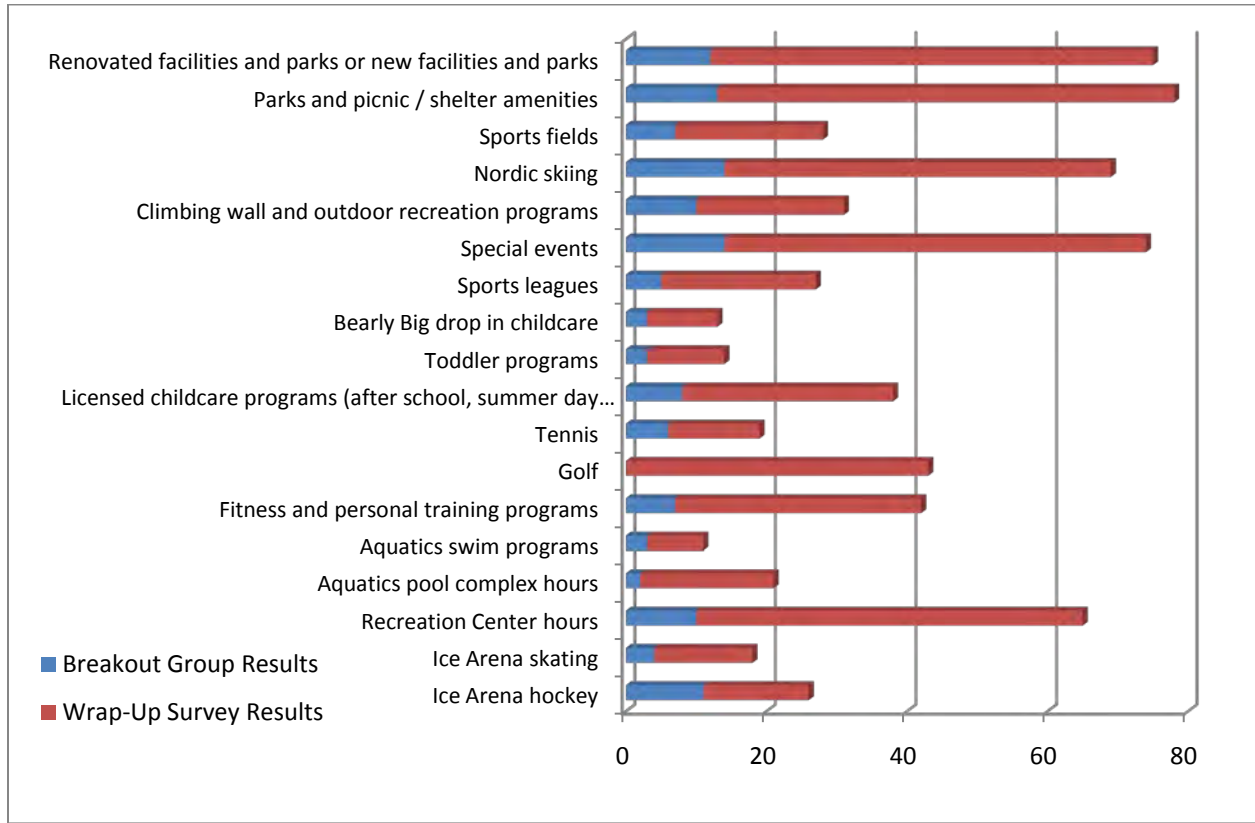
Transportation: If you had \$100 to spend in \$10 bills:



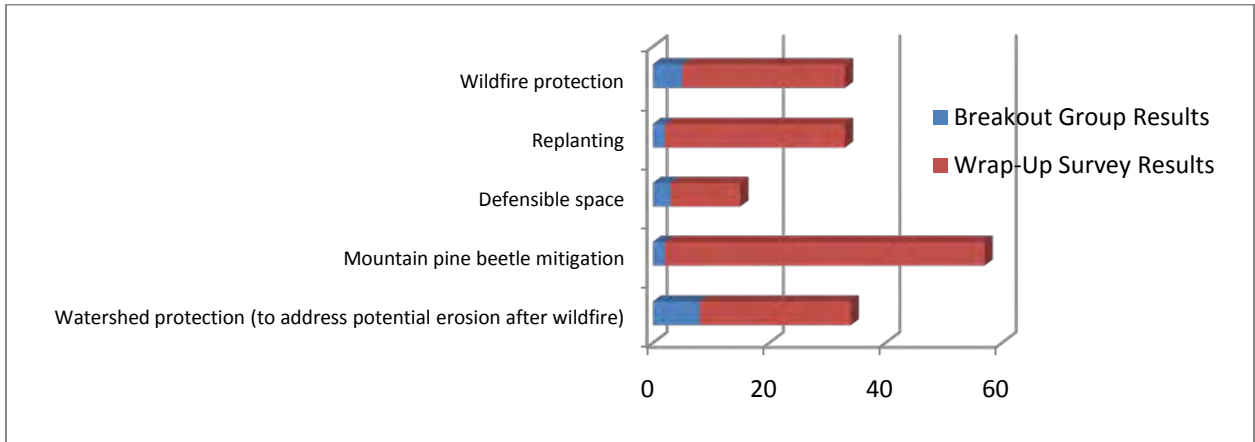
Water: The community most supports:



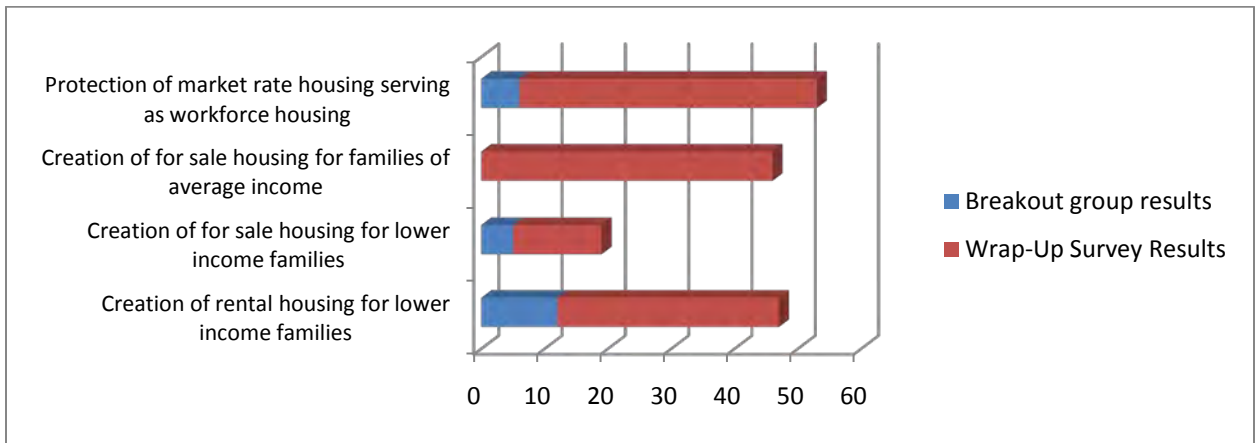
Recreation/ Open Space: The Community most supports



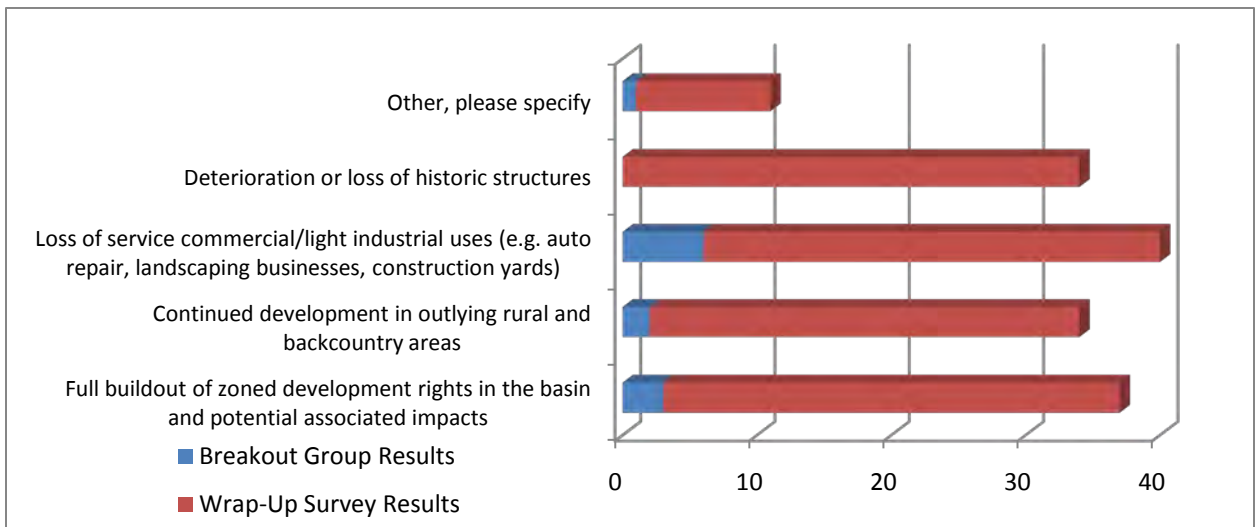
Forest Health: The Community most supports



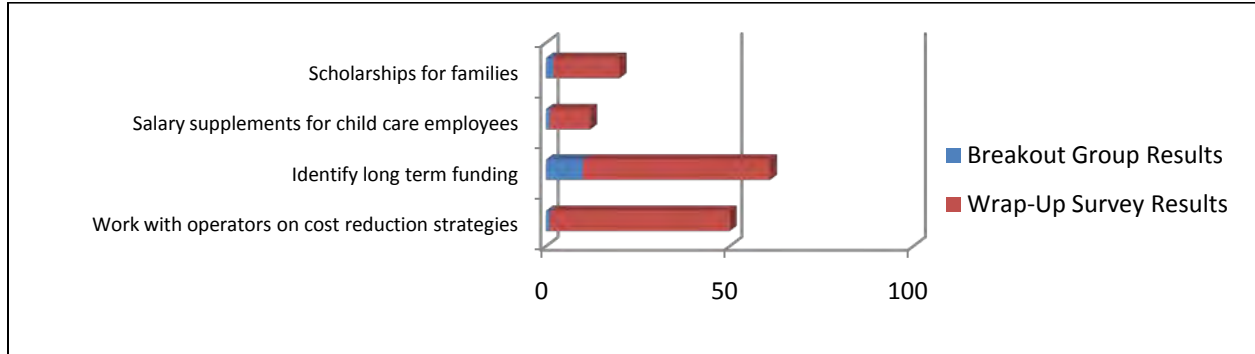
Housing: The Community most supports



Land Use: The Community is most concerned about



Child Care: The Community most supports:



V. Action Plan

The SustainableBreck Plan and provides the framework to work towards greater community sustainability by providing specific Goals, Action Steps, Indicators and Targets for each of the ten categories that the Town of Breckenridge and its residents should undertake to implement the Plan. The proposed Action Steps include a variety of recommendations to facilitate achievement of the broader goals of each category. Indicators and Targets are included to quantify the overall success of the plan over time. Below are more in-depth descriptions of how the Goals, Actions, Indicators and Targets work within the framework of the Action Plan.

Goals: (What We Heard)

Within each Category are specific Goals which comprise the core of the community vision and represent what Breckenridge must achieve to become a sustainable community. The stated Goals of each category summarize the higher priority items that were identified by participants during the SustainableBreck public process conducted in the summer 2010.

Actions: (What We Will Do)

As a strategy to achieve desired goals, specific actions are featured under each category. These proposed sustainability actions are listed under three groupings: Actions Underway, Actions to be undertaken within the next year, and Long Term Actions. Together these actions offer a strategy to accomplish goals over the near, mid and long-term.

Plan Monitoring Indicators & Targets: (How We Measure Success)

For each category specific indicators have been developed to measure progress toward meeting the goals. Indicators are tools that help to determine the condition of a system, or the impact of a program, policy or action. When tracked over time indicators tell us if suggested actions are helping achieve stated goals. This provides useful information to assist with decision-making. **Two types of indicators are tracked** as part of the SustainableBreck Plan. **System level indicators** measure the state, condition or pressures on a community-wide basis for each respective goal area. **Program level indicators** measure the performance or effectiveness of

specific programs, policies or actions taken by the Town government or other stakeholders in the community.

Specific Targets have been created for many of the indicators. The targets represent aggressive yet achievable milestones for the community. Unless otherwise noted, the targets are for the year 2030 using 2010 as a baseline. For some indicators no specific numerical targets have been assigned. This was done where development of a numerical target was determined to not be feasible or where limits on data type and availability made it difficult to set a numerical target. In many of these cases a trend direction was substituted for a numerical target.

All the monitoring indicators and targets discussed above are available on the SustainableBreck.com website. From the homepage a web visitor can gain a quick overview of the overall status and trends of each indicator by reviewing the indicators color code and trend arrow. A status is provided for each indicator, based on regularly reviewed data and compared to stated targets of the Plan. Colors are assigned (green, yellow, or red) to indicate a good, fair, or poor condition for each indicator. Similarly, an upward, level, or downward arrow shows if the indicator is improving, stabilizing, or getting worse.

The goal of the monitoring program is to provide the community and decision-makers a snapshot of the level of progress being made on different sustainability topics. Where progress is not occurring, the Town Council may decide to initiate new actions or modify existing actions to move the Town towards an upwards arrow of progress.

Resource Conservation

Goals, Actions, Indicators & Targets

Goals

1. Significantly decrease overall community resource consumption, specifically the consumption of non-renewable energy and fuels and non-recyclable materials. The Town government should take a leadership role in reducing its own energy consumption, increasing its use of renewable energy to power the energy it needs for its own facilities, and should explore innovative strategies to become a zero waste government.
2. Encourage the use of local, non-polluting, renewable and recycled resources

Actions Underway

1. Continue to implement energy efficiency upgrades in Town facilities

Since 2007 the Town has invested ??? into energy efficiency upgrades which has resulted in reduced use of electricity and natural gas since the initial investment. Completed upgrades have included lighting retrofits, recommissioning HVAC systems and installing programmable thermostats. The Town will continue to implement energy upgrades as part of their yearly capital improvement budget.

2. Actively support County waste reduction/diversion strategies such as pay as you throw, recycling centers and composting

The Town actively supports Summit County's waste reduction/diversion strategies such as their recycling centers, composting programs and a potential "pay as you throw" program. "Pay as you throw" is a usage-pricing model for disposing of municipal solid waste, where users are charged a rate based on how much waste they create for collection by the local waste management provider. Since "pay as you throw" systems fees are based on the amount trash collected they usually influence individuals to recycle more and dispose of less waste to save money.

3. Amend the Town's Development Code to provide additional incentives for energy efficient development.

The Town's Development Code is regularly amended to provide additional incentives for energy efficient development. Recently the Development Code was amended to provide greater incentives for energy efficiency for buildings meeting certain energy ratings and to allow for more sustainable building materials such as cementitious siding.

4. Town commitment to attaining equivalent of LEEDs/Green Globe certification when constructing new Town facilities.

When constructing any new facilities, or conducting a major remodel of an existing facility, the Town commits to completing projects to established green standards. The Town's

recent Valley Brook Housing project is example of this commitment. The development is designed and is being built to be the equivalent of LEEDs silver certification.

Actions to be Undertaken within the next year

5. Installation of solar panels on public buildings and properties

Solar power provides a renewable source of electric power that is much cleaner than the coal-fired plants that produce most of Colorado's electricity. The Town will install solar panels on or adjacent to a number of its public buildings, in appropriate locations. The panels are expected to offset at least 10 percent of the Town government's overall electricity use. The funding for the project will be through a power purchase agreement with an independent provider. Issues such as aesthetics to neighboring properties, etc., will be evaluated before individual solar sites are selected.

6. Do energy audit on a multi-family residential complex as a pilot project and evaluate extending energy upgrade loan program to multi-family properties

Multi-family residential developments, particularly older complexes, have been identified as being some of the most energy-consuming properties in the Town. Under this program the Town would work with the homeowner's association for a selected older multi-family complex and an energy audit would be performed by qualified personnel. The energy audit would identify energy upgrades (e.g., new boilers) that could be undertaken by the homeowner's association. The Town will also develop a loan program that would make energy upgrade monies available to the homeowner's association.

7. Community outreach on energy efficiency upgrades

A number of federal and state rebates and programs are available to residential and commercial property owners that undertake energy upgrades. However, many residents are unaware of all the programs available. The community outreach will take several forms, including additional information on the Town website and information provided by the High Country Conservation Center.

8. Investigate options and adopt a nationally recognized commercial sustainability code

The Town implemented a green building code in 2009 which has successfully established minimum efficiency standards for residential construction. Due to the success of our residential green code the Town's leadership desires to expand its efforts to adopt a green code to address commercial and multifamily residential development. When our current residential code was developed it was done through a local committee that went through an extensive consensus building process. Due to the greater complexities that commercial and multi-family residential present, adopting a nationally recognized code such as "Green Globes" or "LEED" has been recommended to streamline the adoption process and make the code more user friendly for our contractors.

9. Encourage reduction in the use of disposable bags

"One-time use" or disposable bags have numerous environmental impacts. These impacts include resource consumption (including petroleum products) in manufacturing the bags, the

disposal of billions of these bags on an annual basis (US estimates of up to 100 billion bags per year), and litter from these airborne bags across our landscapes and oceans. The Town intends to initiate efforts with the lodging, restaurant, and merchants associations to encourage use of alternatives to disposable bags, such as promoting the use of reusable bags. The Town will also explore renewing the Plastic Bag Challenge that successfully engaged numerous mountain communities in 2009.

10. Create “Breck Green Business” certification for businesses that meet certain criteria for energy efficiency, recycling and composting, etc.

Many communities offer **incentives and assistance** to encourage businesses to implement **voluntary** actions to protect, preserve, and improve the environment beyond what current laws require. Under such a program, a checklist would be developed that would contain a number of items local businesses could implement to achieve “green business” certification. Businesses could use this certification as an additional marketing resource to promote themselves. The Town will be approaching the Breckenridge Resort Chamber and its members in the upcoming year to attempt to develop this voluntary “green business” program for the Town’s businesses.

11. Make energy audits available to businesses

Improving energy efficiency in commercial properties was identified as a top priority by participants in the SustainableBreck’s public process. As a way to address this priority through incentives, the Town plans to offer subsidized energy audits to area businesses. These energy audits will inform business owners about how their current facilities and operational practices effect their energy consumption. With this information participants are likely to make changes that will save money and reduce energy consumption.

12. Implement loan program for residential energy upgrades

The Home Energy Loan Program (HELP) was created in 2010 through a partnership between the Town of Breckenridge, Summit County Government and High Country Conservation Center. The program is designed to assist residential property owners in financing higher cost and energy savings projects like insulation, air sealing and boiler replacement. Over time the energy savings costs from upgrades will offset the cost of the loan for many participants. In August 2010 the HELP program and similar programs across the country, were placed on hold due to objections on the national level from the Federal Housing Finance Agency (FHFA). The Town is in the process of reorganizing the program to comply with FHFA regulations.

Long term actions

13. Explore the establishment of a community solar garden and explore other opportunities to develop large solar arrays outside of the downtown core

Solar gardens are large stand-alone arrays of solar panels, some of which cover several acres or more in size. Solar Gardens allow individuals that cannot put solar panels on their houses or businesses to buy into community solar installations. These so-called solar gardens will offer subscribers the same benefits as people who install the panels on their roofs, including access to rebates and tax incentives. Solar garden subscribers also see the

electricity produced by their share of the panels show up as a credit on their electricity bills. The Town will be exploring the feasibility of locating a solar garden project with the Town.

14. Establish recycling and composting programs at all Town facilities

A Recent audit of Town Hall estimated 90% of trash generated could be either recycled or composted. The Town envisions in the near future expanding its current recycling efforts at Town facilities to include composting and maximize the diversion of its waste stream away from the landfill.

Resource Conservation Monitoring Indicators and Targets		
Topic	Indicators	Targets
Energy Use	<ul style="list-style-type: none"> • Town-wide use 	20% below 2007 levels by 2020 for Town-wide use
Renewable Energy Use	<ul style="list-style-type: none"> • Percent of Town-wide energy use from renewable sources • Number of renewable energy system Certificates of Completion 	<p>By 2014 10% of all electricity use Town-wide should come from renewable sources.</p> <p>Yearly growth of renewable energy system Certificates of Completion</p>
Solid Waste Generation	<ul style="list-style-type: none"> • Total Town-wide generation (also report per capita) • Town-wide amount landfilled • Town-wide amount diverted (recycled, composted, etc) from landfill 	<p>Generation: Do not exceed year 2007 levels by 2014 Town-wide.</p> <p>Reduce by 20% by 2020.</p> <p>Town-wide Diversion: Increase amount diverted to 40% - 75% of total by 2014.</p>
Green Branding	<ul style="list-style-type: none"> • Percent of residents aware of the Town's green efforts. • Percent of visitors aware of the Town's green efforts. 	Positive yearly growth trend in awareness from visitors and guests.
Green Businesses	<ul style="list-style-type: none"> • Number of certified "Green Businesses". 	Positive yearly growth trend of certified "Green Businesses.

Local Economy

Goals, Actions, Indicators & Targets

Goals

1. Focus on efforts to enhance and promote the tourism related economy.
2. Strengthen marketing efforts toward new visitors.
3. Provide an atmosphere which focuses on economic stability in real estate and commercial trades.

Actions Underway

1. Maximize tourism marketing efforts

The Town's main marketing arm is the Breckenridge Resort Chamber (BRC). Recently the Town has also established a marketing committee. The Breckenridge Marketing Advisory Committee (BMAC) advises the Breckenridge Town Council in marketing, advertising, events and promotions of the community as a year-round resort, and that which the Council determines are beneficial to the economic vitality of the community. The majority of these efforts are funded from the Marketing Fund. This advisory group was formed in September 2010 and is comprised of six community members representing the Lodging, Restaurant/Retail and At- Large communities; a Town Council member also serves on this committee.

2. Focus on Town economic development dollars towards tourism

BMAC has been focusing dollars designated solely for marketing in the Town budget on event enhancement and marketing incentives geared toward group sales and potential new events.

3. Enhance Town recreation opportunities

The Town's Open Space program has regularly increased the amount of trails in the Town and improved the quality and maintenance of existing trails. The Recreation Department provides a diverse variety of recreational programs for all ages. Private entities such as Vail Resorts have also added new recreational attractions (e.g., the summer coaster).

4. Promote historic preservation efforts/increase retail and restaurant space

The Town's Historic District is an attraction to visitors. Maintaining historic buildings in good shape is important to retain the appeal of the Historic District. The town is

currently looking at providing incentives for historic structure stabilization through a change to the development code that would allow for free basement density for usable retail or restaurant space.

5. Provide economic indicator dashboard for business' use

In January 2011, economic indicators were developed and placed on the Town website. Indicators are focused on providing information to the business community regarding both local and national economic conditions that may affect local tourism. The Town is continuing to monitor these and update the website on a monthly basis in order to inform business owners of trends over time. Examples of indicators include: local retail, real estate and lodging sales, foreclosures, unemployment (local, state and national), traffic numbers at the Eisenhower tunnel and Highway 9, and sales tax comparisons to other ski resort areas

6. Encourage BRC to market heritage and arts opportunities heritage sites

The Town actively supports the Breckenridge Heritage Alliance and the Arts District. Heritage and arts tourism attracts a different demographic of visitors and offers an alternative form of entertainment. The Town continues to encourage the BRC to promote a variety of activities that the Town offers.

7. Continue to enhance offerings at arts and heritage sites

The Town funds activities, events, and displays at arts and heritage sites as a means of attracting heritage and art visitors.

8. Maintain appropriate information technology levels (e.g., wireless and broadband) for businesses, visitors and residents

The Town continues to monitor technological capabilities and capacity to ensure adequate information technology is provided for residents, businesses and visitors. It may be necessary, should service issues arise, to work in conjunction with other resort communities to ensure that any lack of technology capabilities is recognized as an issue at the state level.

Actions to be Undertaken within the next year

9. Engage lodging companies in promoting events, downtown retail and restaurants to their clients

Providing information to visitors can increase their participation in events and increase the frequency they visit local commercial establishments. Lodging companies are in a

unique position to distribute information. Under this action, the Town/BRC would work closely with the lodging companies to provide general information, brochures, event flyers, etc. for current and upcoming events as well as information on restaurants and retail establishments.

10. Promote "Breck lifestyle" through marketing to targeted groups

The Gen X and Baby Boomer generations are keys to Breckenridge's economic success. Increased effort toward marketing to these groups will be a focus and may include such topics as targeted programming at the Riverwalk Center, events and activities for young families, and real estate sales focusing on targeted lodging needs.

11. Work on marketing and other programs that increase lodging occupancy rates year round. Work on programs that encourage day visitors/skiers to stay in Town longer to visit retail and restaurant establishments.

The Town will work with Breckenridge Resort Chamber (BRC), BMAC and Vail Resorts to market events during slower visitation periods, shopping, and dining available after the end of the ski day (e.g. utilizing signage inside the gondola cabins or utilizing the variable message board for events).

12. Enhance information on variety of activities available

Coordinate efforts by BRC, Lodging, Retail and Restaurant Associations and Vail Resorts on providing a consistent message on the numerous entertainment options and special events available. Look at enhancing a "central clearance house" of information such as the BRC website (gobreck.com).

13. Enhance marketing efforts of the Town's diverse recreational opportunities

Recreation is the primary driver of the Town's tourism base. By increasing efforts to market different recreational opportunities available (e.g., mountain biking, cross country skiing), the Town can broaden its visitor base. Under this action, the BRC and Town Recreation Department would enhance their marketing efforts related to alternative recreational opportunities.

14. Explore a Sister City with an opposite season for cross marketing

Working with a Sister City with an opposite high and shoulder season would allow for cross marketing opportunities. Under this action, the Town would explore opportunities for and the pros and cons of such a partnership.

15. Encourage second homeowners to utilize homes more and become invested in the community

Many retired business people own homes in Town and their experience could be beneficial to organizations in the Town pursuing different economic development strategies. In addition, encouraging second homeowners to utilize their properties more frequently can result in additional sales revenues in the Town. This action is focused on courting these untapped resources in our community.

Long term actions

16. Enhance restaurant or retail experience through providing access to centralized reservation systems.

The Town currently has ten wi-fi hotspot locations in major public areas throughout the Town core and Town facilities in which visitors could gain access to a centralized reservation system such as Open Table. However, many visitors are unaware of the locations available. Further advertising wi-fi hotspot locations for access to reservation systems or providing a computer for such use at the Welcome Center could encourage visitors to stay after the ski day and would provide better access to the information for overnight guests.

17. Promote redevelopment efforts to enhance property values

There are many properties in Town which are aging and outdated. The Town has already begun to see some of these properties undertaking exterior remodels to provide a more attractive updated building. Promoting efforts to enhance property values and preserve historic structures will make the community retain its character for residents and visitors, employ those in the construction industry, and add usable retail and restaurant square footage to the commercial core.

18. Pursue alternative revenue streams

Long term projections indicate that the existing revenue streams of Colorado municipalities will not be able to keep pace with the growing demands for services and that Colorado communities are in need of finding new revenue sources. The Town is considering pursuing new revenue streams such as a tax on ski lift tickets to create a sustainable revenue source for funding a fully integrated transportation system with the ski area. Other alternative revenue streams could include a medical marijuana tax.

19. Pursue opportunities for joint marketing partnerships with the Breckenridge Ski Resort

Economic Monitoring Indicators and Targets- Collected Monthly		
Topic	Indicators	Targets
Unemployment	<ul style="list-style-type: none"> • Local unemployment rate • State unemployment rate • National unemployment rate • Area median income 	<ul style="list-style-type: none"> • No significant increase over previous month in unemployment rate. Also monitors change from previous year to date (due to seasonal job demand changes). • Increase in area median income annually
Real Estate	<ul style="list-style-type: none"> • Local real estate sales • Foreclosure distressed properties • Number of building permits issued 	<ul style="list-style-type: none"> • Positive year to date growth in dollar volume of sales. • Reduction in number of foreclosure properties from previous months. • No net decrease of the number of building permit issued.
Lodging	<ul style="list-style-type: none"> • Lodging tax collections • 6 month occupancy forecast • Monthly Average Daily Rate and Revenue per Available Room 	<ul style="list-style-type: none"> • Increase in 6 month projected occupancy forecast • Increase in monthly occupancy over previous year's YTD
Sales Tax	<ul style="list-style-type: none"> • Local sales tax collection in comparison with other Colorado resort communities • Sales tax and accommodation tax comparison • Turnover of Businesses 	<ul style="list-style-type: none"> • Positive trend over previous year's YTD. • Increase in accommodation tax collections resulting in increased sales tax. • No net decrease in number of businesses or types of businesses.
National Indicators	<ul style="list-style-type: none"> • S&P 500 compared to real estate transfer tax • Consumer confidence index 	<ul style="list-style-type: none"> • Increase of monthly average closing price. • Increase of monthly consumer confidence index.
Traffic and Sales	<ul style="list-style-type: none"> • Traffic counts at Eisenhower tunnel and Highway 9 • Highway 9 traffic counts and sales tax collections 	<ul style="list-style-type: none"> • Maintain consistent capture rate of traffic from Eisenhower to Highway 9 over monthly YTD.

Transportation

Goals, Actions, Indicators & Targets

Goals

1. Reduce automobile dependency in favor of alternative modes of travel in order to reduce traffic congestion and reduce consumption of fossil fuels.
2. Increase transit ridership by providing residents and visitors a convenient multi-modal transportation system that provides links to the ski area base facilities, parking facilities, downtown, throughout the community and region.
3. Design the Town's parking system to balance the utilization and availability of parking spaces. The Town's parking system should not act as a barrier to those wishing to visit Breckenridge or to over-incentivize the use of automobiles by those that would visit through other modes.

Actions Underway

1. Review transit ridership & adjust routes

Transit operations and ridership are reviewed by the Town annually. During the annual review, transit routes and service levels are adjusted to maximize ridership and minimize costs.

2. Complete Streets Policy

A Complete Streets Policy was recently adopted by the Town. Complete streets enable pedestrians, bicyclists, motorists and transit riders of all ages and abilities to safely move along and across streets and intersections. As road improvement projects are implemented, enhancements that facilitate different users (e.g., bike shoulders, sidewalks) will be added.

3. Manual Traffic Control on peak days

During the Town's busiest and most congested days the Police Department deploys officers to manually direct traffic. The use of manual traffic direction provides for better and more equitable traffic movement, particularly at intersections that do not require signalization at most other times. Manual traffic direction minimizes trip delay in instances where a roadway is temporarily over capacity.

4. Ski Resort incentives for carpooling day-skiers

As an incentive to promote carpooling, the Breckenridge Ski Resort offers a \$5 daily discount for cars with four or more individuals parking at the resort's pay parking lots.

5. Annual review of Town parking management strategies

Town controlled parking operations are reviewed annually and adjustments are made to strive for a balance between parking utilization and availability. The Town reviews its system against key thresholds recommended by parking experts. These experts recommend designing a parking system's capacity for the 5th busiest day and suggest the optimal occupancy level throughout a parking system should be 70%. These recommendations are designed to provide a good availability of parking during peak times, to minimize traffic impacts, and to avoid costly overbuilding of infrastructure.

6. Monitoring Ski Resort and Town Parking

Town staff has been regularly monitoring the use of Town and ski resort parking facilities since 2008. This monitoring identifies trends in location and volume of use and assists with planning for long-term parking needs.

7. Continue Green Commutes program

The Green Commutes program encourages Town employees to find a different way of getting to and from work than using single occupancy vehicles. The program is open to all Town employees and each participating employee sets personal goals for the number of days in every week that they will utilize alternative transportation (e.g., biking, walking, transit, car-pooling).

Actions to be Undertaken within the next year

8. Bike Striping, way finding & mapping

In recent years the Town has added several new bike routes to its right-of-ways that utilize bike lanes, "share the road" markings, and improved way finding (signage) to make cycling more inviting and safe. In addition to these infrastructure improvements, the Town has also provided detailed bicycle maps available on its website and at local businesses for purchase. These enhancements will continue along with new improvements, such as providing on-street bike parking and an adoption of "rolling stop" legislation, with a goal of improving from the Town's silver level Bicycle Friendly Community ranking.

9. Expand Green Commutes program to BRC/local businesses

The Town of Breckenridge has held a successful Green Commutes program for the last three years. The program encourages employees to use alternative ways to get to work during the summer months (walking, biking, bus, and carpooling), avoiding the use of single occupancy vehicles and reducing the Town's overall carbon footprint. The Town will be approaching the Breckenridge Resort Chamber and its members in the upcoming year to attempt to expand the program to Town businesses.

10. Enhance pedestrian movement along Block 11 and Airport Road

To better accommodate pedestrian safety, the Town will be constructing a sidewalk from the 1200 block to the 1900 block on the eastside of Airport Road.

11. Develop long-term solutions to parking and transportation issues on skier parking lots

Town staff will work with the Town Council and representatives from the ski resort to address long-term transportation and parking needs. Some examples of strategies that will be investigated will range from merging Town and ski resort transit service to controlling the demand for parking through pricing strategies.

Long term actions

12. Prioritize denser workforce housing development along transit routes

Studies have demonstrated that transit ridership demand is highest with low to moderate income earners. Locating denser workforce housing for low to moderate income earners adjacent to bus service is the most effective way for the Town to increase transit ridership without providing additional transit service. This action should be focused on locations that can best accommodate low to moderate income housing (e.g., Block 11 area).

13. Main Street upgrades to facilitate pedestrian circulation

Additional streetscaping upgrades to Main Street, such as curb extensions and raised sidewalks, will be implemented to better facilitate pedestrian circulation. The existing improvements which were installed at the Ski Hill Road and Washington intersections of Main Street have made street crossings more comfortable and safer for pedestrians.

14. Snowplowing sidewalks

Research from the American Community Survey indicates over 15% of Breckenridge residents identify walking as their primary mode for commuting to work. This is six times greater than the National average. Considering that Breckenridge's snowy season lasts for up to eight months of the year, it is critical to plow the sidewalks of the business district and highest populated neighborhoods to maintain high levels of pedestrian activity and less dependence on automobiles.

15. Construction of Roundabouts at Park Ave/4 O'Clock and Park Ave/French St.

Installing roundabouts at these intersections has been forecasted to improve traffic flow and safety for vehicles over the alternative of leaving the intersections unsignalized or installing traffic lights. Properly designed roundabouts additionally will provide the best level of safety for pedestrians navigating these intersections.

16. Implementing strategies to increase Transit Ridership mode share.

A recommendation to prevent increases in congestion without expanding roadways included increasing transit ridership to 10% from the existing 5.5% share. Methods to increase ridership could include the creation of outlying park and ride lots, developing workforce housing adjacent to existing transit routes, increasing frequency of bus service at peak times and expanding transit to serve new development areas.

17. Incentivize destination visitors to arrive through means other than a rented vehicle

95% of destination visitors arrive by rental car, yet in many instances these rental cars remain parked the majority of the visitor's stay because of the Town's walkable form and

free transit system. As a measure to reduce the need for parking infrastructure and curb congestion at peak times, the Town desires to develop incentives so destination visitors arrive through other modes other than rented vehicles.

18. Look at development of a park and ride facility at the north end of Town

The Town will research the feasibility of a park and ride facility located near the CMC campus. This location is viewed as an ideal location for a park and ride because: the majority of traffic enters Breckenridge from the north on highway 9, there is available land in this general area and the Town has existing bus service that services this area around the college. Implementing a park and ride at this location is anticipated to help alleviate congestion in the Town core by intercepting vehicles before they get near the core.

19. Monitor and re-assess in-town parking as buildout approaches to ensure visitor needs are met

Regular parking counts have been conducted by Town staff during the ski season dating back to the 2007/2008. These counts are utilized to study parking trends and utilization in order to make more informed management decisions by looking at the parking system as a whole.

15. Improve efficiency of Town fleet vehicles

Town staff has started researching ways to bring greater efficiency to the Town's fleet of vehicles. A variety of measures including: behavior modifications, reduction to the total number of vehicles, and replacing less efficient vehicles with more efficient vehicles is expected to be utilized to achieve greater efficiency in the Town's fleet.

20. Develop a bike share program for local residents

Many cities worldwide have had success at increasing bicycle usage by implementing bike share systems. Bike shares are systems in which numbers of bicycles are made available for shared use by individuals who do not own them. Special care will be needed to develop a bike share system in Breckenridge that does not compete with local bicycle rental operations.

Transportation Monitoring Indicators and Targets		
Topic	Indicators	Targets
Roadways & Traffic	<ul style="list-style-type: none"> • Traffic Counts • Days of Congestion 	<ul style="list-style-type: none"> • No net increase of number of vehicles entering Town over 10 year average. • Not to exceed 20 days of congestion..
Parking	<ul style="list-style-type: none"> • Parking Occupancy • Parking Spaces 	<ul style="list-style-type: none"> • Target 85% overall occupancy at peak times • Maintain existing core parking spaces without introducing additional off-street spaces
Transit	<ul style="list-style-type: none"> • Ridership • Ridership per capita 	<ul style="list-style-type: none"> • Increase transit ridership to 10 % of total mode share. • Increase ridership & per capita ridership above 2009 baseline
Alternative Transportation	<ul style="list-style-type: none"> • Percent of trips made by walking, bicycling, carpooling etc. 	<ul style="list-style-type: none"> • Positive yearly growth of Green Commutes participation.. • Exceed peer communities alternative transportation mode share percentage.
Town Fleet	<ul style="list-style-type: none"> • Reduce vehicle fuel consumption • Reduce vehicle miles traveled 	<ul style="list-style-type: none"> • Reduce Town fleet fuel consumption 20% below 2009 baseline by 2020. • Reduce total vehicle miles traveled for the Town fleet by 10% below 2009 baseline by 2020.

Water

Goals, Actions, Indicators & Targets

Goals

1. Implement water conservation strategies such as public education, incentives for low flow fixtures, requiring native landscaping and drip irrigation.
2. Increase water storage capacity and the Town's ability to use its water rights.
3. Minimize energy used in the treatment and transporting domestic water.

Actions Underway

1. Water quality treatment and testing

In general, the Town enjoys high water quality. Nevertheless a number of human-related activities have degraded waters within the Town and nearby. Historically, mining activities negatively impacted water quality, introducing high concentrations of trace elements (e.g., manganese, cadmium, zinc) into area streams. Other impacts come from stormwater runoff from highways (e.g., sediments, salts) and septic tank effluents. In cases where standards have been exceeded the Town has been actively trying to improve water quality through projects like the Wellington Oro Treatment Plant, the stormwater quality enhancement project and continued water quality testing.

Actions to be Undertaken within the next year

2. Task Force to investigate water pumpback and reservoir projects

See description below.

Long term actions

3. Further Investigate construction of Water Pumpback from Farmer's Korner returning water to Breckenridge

4. Further investigate development of Reservoir on McCain Property

(Actions 2-4) The Town believes it is in our own best interest to plan infrastructure to store the maximum amount of wet water rights possible, to have the flexibility to allocate greatest amount of our water rights as we see fit and safeguard the Town from an unforeseen drought situation. The Town has rights to store 1,400 Acre Feet (AF) of water. Presently the Town has capacity to store 800 AF at the Tarn reservoir. Town Council has previously expressed desire to store more of the Town's water rights on the McCain parcel. According to feasibility studies looking at utilizing the McCain site as a reservoir indicated realistically storing 200 AF onsite. Another idea that has been proposed to achieve better utilization of the Town's water rights is the construction of a pump back system. A pump back system would return water that the Town has rights to, but does not have storage space for, back

into Town from a point downstream. The pump back system in most cases would keep water levels on the Blue River higher on segments that are within the Town and thereby in theory the Town would have greater availability to utilize these water rights. In addition to the pumpback and McCain reservoir investigations, the Town will also investigate other options that may be available for increasing water storage.

5. Investigate potential and implement use of grey water systems on public locations such as golf course

Grey water is wastewater generated from domestic activities such as laundry, dishwashing, and bathing, which can be recycled on-site for uses such as landscape irrigation and constructed wetlands. Some benefits from utilizing grey water include; less need to extract fresh water from sources such as rivers and aquifers, and reduced energy use and reduced chemical pollution from water treatment.

6. Explore opportunities to establish one water entity for the Upper Blue, combining Town and County water resources

The Town currently owns and operates its own public water system. Summit County also holds an inventory of water rights. By combining water portfolios, the County and Town could most efficiently serve the needs of the Upper Blue Basin.

Water Monitoring Indicators and Targets		
Topic	Indicators	Targets
Energy Use	<ul style="list-style-type: none"> • Distribution & Treatment 	Energy use 20% below 2007 levels by 2020
Renewable Energy Use	<ul style="list-style-type: none"> • Percent of energy use for water facilities from renewable sources 	By 2014 10% of all electricity use in water facilities should come from renewable sources.
Water Usage & Storage	<ul style="list-style-type: none"> • Water usage • Storage of water rights 	Usage: Do not exceed year 2007 levels by 2014. Reduce usage 20% by 2030. Storage: Increase water rights storage to at least 71% (1,000 AF) by 2030. Currently we have the capacity to store 57% (800 AF).
Water Quality	<ul style="list-style-type: none"> • Percent of streams and wetlands considered high quality. 	Positive yearly water quality trend.

Housing

Goals, Actions, Indicators & Targets

Goals

1. Protect market rate housing that currently serves as workforce housing.
2. Create for-sale workforce housing for families with average income levels.
3. Create rental workforce housing for lower income families.

Actions Underway

1. Identify and land bank sites appropriate for workforce housing, including Town-owned parcels.

There is a relatively short supply of vacant land parcels in the Town that could accommodate affordable housing. Where opportunities do present themselves, the Town has and will continue to acquire and set aside land to meet expected future affordable housing needs. The Block 11 parcel north of the Upper Blue Elementary School is an example of an area that the Town has designated for future affordable housing.

2. Housing buy-down program to deed restrict properties for affordable housing

Using existing housing stock to provide affordable housing can be less resource-intensive compared to constructing new affordable housing. Depending on market conditions it may also be less costly. Under the “buy-down” program, the Town purchases residential units (typically apartments/condominiums), places a deed restriction on the unit to ensure its future affordability, and then sells the unit at a reduced rate to qualifying buyers. The Town has an inventory of a few buy-down units and will continue to look for opportunities to buy and sell these units. The Town will also explore other techniques to buy down units that meet guidelines for subsidy cost, affordability, and liveability.

3. Construction of for-sale affordable housing units at Valley Brook (22 units at lower income (80% AMI) targets and 20 units @ 105% AMI targets)

Based on the last housing needs assessment produced for the Town, families earning between 80 % and 180 % of the area Average Median Income (AMI) are challenged in finding affordable for-sale housing. Having for-sale options available to these families is critical if we desire to maintain a vibrant diverse community, keep families living long-term in the community, minimize in-commuting, and have housing available near jobs . The Valley Brook project is the newest affordable housing project in the Town and its units are targeted in these affordability ranges.

4. Work with private developers on partnerships that result in construction of units for average income families.

Given the proper incentives, some private developers will construct housing affordable to families with average incomes. Several projects in the Town have been built in this manner, including the Wellington Neighborhood. The Town typically provides fee waivers for water taps, building fees, and other incentives that subsidize the project and allow the developer to benefit enough to undertake the project.

5. Homebuyer education program

Educating potential homeowners before they buy helps prepare families for the responsibilities that come with owning a home. When buyers understand the process, the financing options, and the cost of owning and maintaining a home they are more likely to make sound financial decision. The Summit Combined Housing Authority provides Homebuyer classes which are mandatory for any SCHA downpayment assistance.

Actions to be Undertaken within the next year

6. Pursue workforce housing strategies that require the least amount of Town subsidies

This action attempts to focus Town housing dollars on areas where the Town can see the biggest bang for its buck. For example, purchase of a buy-down unit may prove more cost efficient than construction of new for-sale units. This action does not commit the Town to always using the cheapest approach, as there is still demand for a variety of housing types. However, the action is intended to underscore a philosophy of fiscal conservancy as the Town moves forward with new housing initiatives.

7. Modify Development Code to further incentivize private sector housing development

Certain provisions in the Town's Development Code currently incentivize affordable housing, such as the provisions that allow for accessory dwelling units and additional density for affordable housing. The Town will be initiating a review of additional incentives that could be incorporated into the Code.

8. Develop full packages of incentives for providing lower income rental housing

As noted above the Town will be initiating a review of additional incentives that could be incorporated into the Development Code to further incentivize private sector housing development, including lower income rental housing. In addition to the Development Code incentives, the Town has incentivized lower income rental housing by providing fee waivers (water and building), contributing towards sewer taps, and providing land for apartment development subject to long term land leases. While each rental project has a different proforma and business plan having a comprehensive menu of options should help entice potential developers. Consider putting existing buy-down units in low income rental housing pool

Recent economic issues have created some problems for people seeking financing to buy apartments and condominiums, which comprise the Town's buy-down unit inventory. Under this action, the Town would make some of these units available for rent to families of lower income levels.

9. Partner with the County on developing affordable housing projects

Similar to the Town, Summit County has a pool of money that is dedicated to affordable housing efforts. The County has indicated their interest in partnering with the Town on affordable housing. One way the County may partner is buy purchasing vacant land for affordable housing. The actual development of the housing could be orchestrated by the Town or done through a public/private partnership with a developer.

10. Update the Town's housing needs assessment

The last Town's housing needs assessment was completed in 2006. A new assessment could be beneficial in understanding how housing needs have changed in the last five years, and the assessment would also benefit from updated 2010 Census data.

Long term actions

11. Construction of lower AMI rental housing on the Claimjumper property

A significant portion of the Town population cannot afford to purchase a home and needs to rent their housing. There is a need for more affordable rental housing for the local workforce. The Claimjumper property, immediately adjacent to the existing Pinewood affordable rental project, has been targeted for development of additional affordable rental housing. Actual development will not occur until a land exchange with the US Forest Service (the current owner of Claimjumper) is concluded.

12. Plan for higher densities on Block 11 to maximize land efficiencies, while ensuring high quality design and development

There is a limited supply of land to accommodate new affordable housing in Breckenridge. As such, it is critical that land that is developed for housing is done in a most efficient manner. High densities can accomplish these efficiencies and also create a critical mass sufficient to support services like increased transit routes, etc. Higher density development is often maligned as being too impactful, but with appropriate design can be done in a manner compatible with the landscape and surrounding uses. This action emphasizes the Town looking at ways to increase the housing unit yield (or accommodate other uses needed in the community) on Block 11.

13. Construction of lower AMI rental housing on Block 11

Block 11 provides opportunities to develop a number of housing types, including rental housing for lower income groups. The Master Plan developed for Block 11 contemplated a variety of housing types, and price points, including both for sale and rental.

14. Construction of average AMI for-sale units on Block 11

The Town intends to develop for-sale units to median income groups at Block 11.

15. Work with the business community to provide housing for their employers.

Historically, the local businesses have consistently rated the lack of affordable housing as one of the most significant challenges to recruiting and retaining employees. While the recent economic decline has resulted in the loss of some local jobs the long term projections for jobs and employees remains high. Many of the jobs are in low-wage industries (Accommodations, Food Service, Retail, Recreation) which makes affordable housing particularly challenging. It is important that the Town understand the business community’s employee housing needs and work with the business community to encourage their participation in employer housing programs that could include housing development, business owned units, housing stipends, etc. Engage the Summit School District in participating in workforce housing for their employees

One of the community’s largest employers is the School District. However, the School District has done very little to date to address providing housing for its employees. This action suggests the Town work with the School District to provide these housing opportunities. The School District owns several properties, such as property adjacent to Town lands on Block 11, that could be logical locations for employee housing.

Housing Monitoring Indicators and Targets		
Topic	Indicators	Targets
Workforce Housing Availability	<ul style="list-style-type: none"> • Number of deed restricted housing units by AMI target and type. • Number of jobs in Town, local wages, and number of employees living in Town (in deed restricted units and market units). Track jobs to housing ratio. • Track employee commuting patterns 	<ul style="list-style-type: none"> • Positive yearly growth in number of deed restricted housing units priced to targeted incomes. • Maintain 47% employees working and living in Town
Housing Attainability	<ul style="list-style-type: none"> • Track housing affordability gap over time. Update Needs Assessment regularly • Track the value/cost of public subsidy by type of housing and income target Track sales/listings for deed restricted housing and affordably priced market housing and local wages to evaluate inventory, price creep, and affordability gap. • Track number of cost burdened and overcrowded households. • Survey employers regularly to determine if the lack of affordable workforce housing is impacting recruitment and retention. 	<ul style="list-style-type: none"> • Insure that deed restricted units with public subsidy remain affordable to initial target over time. • Maintain responsible subsidy cost per unit based on AMI target and unit type.

Forest Health

Goals, Actions, Indicators & Targets

Goals

1. Secure the Town's watershed and associated water supply infrastructure from potential contamination and sedimentation impacts from wildfires.
2. Protect the Town's residents and visitors from a large scale wildfire event through voluntary defensible space, evacuation plan generation and wildfire event planning.
3. Implement sustainable mountain pine beetle mitigation efforts such as replanting trees in areas of large scale vegetative removal, removing hazard trees, and defensible space creation around vulnerable properties.

Actions Underway

1. Town ordinance requiring removal of dead and diseased trees on private property.

The mountain pine beetle epidemic has killed thousands of trees in Breckenridge. To slow the spread of the pine beetle and reduce hazards associated with dead trees the Town has established an ordinance requiring the removal of dead and diseased lodgepole pine trees.

2. Town ordinance allowing voluntary defensible space around homes to mitigate wildfire impacts.

Town property owners may voluntarily elect to create defensible space around their structures. Defensible space is an area around a structure where trees and vegetation are treated and maintained in a manner intended to decrease fuel loading, increase the probability of structure survivability, and provide a zone where fire suppression crews can operate to defend the structure. The Town's Development Code also requires that defensible space is created around new residential structures.

3. Ongoing forest health projects to create firebreaks, diversify forest, and reduce threat of wildfires.

For the past three summers, the Town of Breckenridge Open Space and Trails division has implemented forest health projects that selectively removed tree cover in an effort to:

- 1) address mountain pine beetle infestation,
- 2) diversify the existing forest cover, and
- 3) create fuel breaks to help address fire hazard in the Breckenridge community. The timber cuts generally target open space parcels adjacent to or surrounded by residential development. In many cases, the cuts expand on existing or proposed forest health projects on private property or the White River National Forest.

4. Creation of community wildfire evacuation plan to ensure a smooth a safe evacuation of residents and visitors in the event of a major wildfire.

The Town has created a multi-hazard evacuation plan with the Red, White, and Blue Fire Protection District. The plan serves as an evacuation guide for Breckenridge emergency responders and educates the citizens and guests of Breckenridge on how to respond to an emergency requiring evacuation. The Emergency Evacuation Plan includes plans for both partial and full evacuation of the Town and surrounding neighborhoods.

Actions to be Undertaken within the next year

5. Tree replanting program to revegetate areas affected by widespread tree mortality.

A variety of tree replanting activities are scheduled to take place in an effort to regenerate the Town’s forests that have been affected by the mountain pine beetle infestation.

6. Watershed planning to identify facilities and actions to reduce runoff impacts after a wildfire.

Long term actions

7. Installation of sedimentation facilities to intercept runoff in sensitive watershed zones after a wildfire.

(6 & 7) The watershed above Goose Pasture Tarn has been ranked as a Category 5, (area of highest concern as a threat to watersheds from wildfire) in a general water shed study of the Goose Pasture Tarn area. The Town is currently working with the US Geological Survey to develop specific drainage hazard assessments in an effort to design specific watershed protection projects for environmental permitting with the US Forest Service and outside funding.

Forest Health Monitoring Indicators and Targets		
Topic	Indicators	Targets
Defensible Space	<ul style="list-style-type: none"> • Percent of recommended properties implementing defensible space. 	<ul style="list-style-type: none"> • 90% of the recommended properties implement defensible space.
Pine Beetle	<ul style="list-style-type: none"> • Number of pine beetle enforcement cases 	<ul style="list-style-type: none"> • Decreased number of cases year-to-year.
Open Space Forest Health Treatment	<ul style="list-style-type: none"> • Total acreage treated 	<ul style="list-style-type: none"> • Positive yearly growth of total acres treated.
Forest Service Forest Health Treatment	<ul style="list-style-type: none"> • Total acreage treated 	<ul style="list-style-type: none"> • Positive yearly growth of total acres treated

Child Care

Goals, Actions, Indicators & Targets

Goals

1. To create quality childcare programs that retain qualified and motivated teachers to support emotional and cognitive development during formative years.
2. To secure long-term funding and reduce administration costs for entire program.
3. To insure quality care is assessable and affordable for Breckenridge families and workforce.

Actions Underway

1. Provide child care scholarships to offset costs to working families

The Town offers a scholarship program for families paying in excess of 12-15% of income for childcare. As Centers increase rates to cover the true cost of care and pass this cost on to the users, the scholarship program is available to assist local families in covering this expense. The Scholarship budget increases annually as rates increase, number of children in care increases, and use of care increases. The Scholarships provide indirect funding to the Centers so they are able to charge the true cost of care.

2. Provide salary supplements to teachers (phasing out in 2012)

Annual salary supplements are provided to the four non-profit Centers in Town to increase teacher/staff compensation, reduce attrition, and incentivize professional growth. As a condition of the salary supplements Centers are required maintain competitive wages and balanced budgets through rate increases and cost reductions. The primary purpose of the salary supplement was to increase the salary of professional childcare staff that had been very low prior to 2007. Salaries are now commensurate with other professional in education and the salary supplement will expire in 2012.

Actions to be Undertaken within the next year

3. Child care committee to be formed to make recommendations on cost savings, long-term funding, etc.

A child care task force has been formed consisting of a Town Council member, the Executive Directors of from the non-profit care centers, members of those center's boards and Town staff.

4. Work with child care operators on cost-saving strategies (e.g., shared resources and administrative functions, etc.)

Shared resources and cost-saving strategies is one of the first issues the child care task force has begun reviewing since the committee has been formed.

5. Identify and pursue long-term funding for child care initiatives

The Childcare scholarship revenue source expires after 2013. To sustain the scholarship program in the short-term, a reserve fund has been established. Based on the current budget the scholarship program can be sustained through 2018-2020 after which a new revenue stream will need to be identified if the program is to be maintained.

Long term actions

6. Monitor and plan for potential construction of new child care facility

7. Periodically survey Town families and analyze demographic data to determine anticipated child care needs.

(6& 7) Center occupancies and parent surveys are used to indicate demand for child care. If center occupancies reach an unacceptable limit or there is anticipated increase for future demand there is the potential for facility expansions or the development of a new center. If demand for childcare drops and Centers experience lower occupancy/use this will affect the Centers revenue and financial solvency. In any event, adjustments to the program may be necessary.

Child Care Monitoring Indicators and Targets		
Topic	Indicators	Targets
Child Care Attainability	<ul style="list-style-type: none"> Track tuition rates, centers revenue and expenses, relative to local wages annually Track utilization of scholarship program (#/\$)	<ul style="list-style-type: none"> Insure that annual expenses increase at or below the local increase to wages to minimize growth in the gap in affordability Insure that sufficient funds are available to fund scholarships for families who are cost burdened
Child Care Center Occupancy	<ul style="list-style-type: none"> Track occupancy rates, daily slots filled and waitlisted. 	<ul style="list-style-type: none"> 90-100% of daily slots filled and minimal waitlists.
Child Care Center Quality and Financial Sustainability	<ul style="list-style-type: none"> Track Staff Wages, Certification, and Attrition Track Center performance based on Quali-star (or comparable) measures	<ul style="list-style-type: none"> Attrition rates comparable to other local educators Operation expenses covered adequately by revenue (including indirect revenue from scholarships) Centers meeting quality standards as established by Quali-star or comparable index.

Land Use

Goals, Actions, Indicators & Targets

Goals

1. Protecting backcountry lands surrounding the Town is a top priority. These lands provide wildlife habitat, visual backdrops, and recreational access. Development should be focused in the core areas of Town and not in adjacent backcountry lands.
2. The Town's historic resources should be protected. A loss of any historic resource is regarded as extremely detrimental.
3. Development should not exceed buildout targets established in the Joint Upper Blue Master Plan for residential and commercial units.
4. The Town's existing inventory of service commercial properties should be maintained to ensure adequate land is provided for service commercial uses and to prevent service commercial operations from being forced to move to locations out of the Town.

Actions Underway

1. Continue to purchase open space and encourage use of TDRs to protect backcountry areas

Preserving open space, particularly in backcountry areas, is critical to maintaining the scenic, environmental, and recreational resources of the basin. The Town of Breckenridge, in conjunction with Summit County, has acquired several thousand acres of open space in the last 15 years to protect the character of backcountry areas. The Town and County also manage a successful Transfer of Development Rights (TDR) program that encourages property owners in backcountry areas to transfer their development rights to urban locations in the Town, where the development is more appropriately located and serviced. Both jurisdictions are committed to maintaining these open space acquisition and TDR programs in the future.

2. Promote private historic preservation projects and encourage adaptive reuse of historic structures

Over 200 structures in the core of downtown Breckenridge comprise a National Historic District. The Town has a number of specific development standards for any proposed modifications to historic structures. However, there are also incentives (e.g., additional basement density) provided in the Town's Development Code for owners of historic properties that restore historic structures. State tax incentives are also available.

3. Prioritize and facilitate public historic preservation projects in the Town and in backcountry areas

The Town desires to preserve its cultural heritage through the restoration of historic structures. Restoration and interpretation of historic resources has also proven to attract a different visitor demographic to the Town—the heritage tourist. Numerous historic restoration projects have been undertaken in recent years by the Town, including several that helped stabilize old mining structures in the Golden Horseshoe area to the northeast of Town.

4. Promote heritage tourism in the Town and support the efforts of the Breckenridge Heritage Alliance.

Heritage tourism provides an opportunity for the Town to broaden its amenities and provide new attractions to visitors. In 2007 the Breckenridge Heritage Alliance was established as the umbrella organization to spearhead promotion of heritage tourism in Town. The Town funds most of the Heritage Alliance’s operations.

Actions to be Undertaken within the next year

5. Amend the Joint Upper Blue Master Plan and re-evaluate basin density targets

The Joint Upper Blue Master Plan, originally adopted in 1997, provides general land use guidance in the Upper Blue Basin for the towns of Breckenridge and Blue River and Summit County. The Plan has been highly successful and most of its key goals have been accomplished. However, the density targets established in the Plan have been exceeded in recent years and should be revised to reflect a more realistic target for ultimate buildout in the basin. An amendment process to the Plan is currently underway.

6. Work with Summit County on adoption of an overlay district for unincorporated areas of mutual land use concern

Land use activities on unincorporated areas near or adjacent to the Town can impact the Town in a number of ways (e.g., aesthetic impacts, traffic). The County does not have the same development standards as the Town (i.e., no ridgeline development regulations). The County and Town have discussed identifying an area of mutual concern, where the County considers and attempts to mimic the Town’s standards for development. The Town intends in the next year to work with the County on addressing this area of mutual interest through the establishment of an overlay district.

7. Amend the Land Use Guidelines/Development Code to identify service commercial uses as a preferred use in appropriate locations

Service commercial uses such as auto repair shops, car washes, landscaping businesses, and contractor’s yards are services that are essential to supporting the entire community. However, other land uses (e.g., retail, office) can typically afford to pay more to purchase or lease commercial space. As a result, as commercial land becomes scarcer it is more difficult for service commercial uses to compete for available land and the uses are relocated to areas downvalley. This action is intended to give preference to service commercial uses in key locations, so they are maintained as viable uses in Breckenridge.

Long term actions

8. Evaluate and designate additional areas to accommodate service commercial uses

This action is focused on continuing to provide adequate locations to locate service commercial uses in the Town.

9. Plan for potential redevelopment of CR 450 area

CR 450, just east of Hwy 9, includes a number of older buildings and properties that are ripe for some type of redevelopment. Most of these properties are in unincorporated Summit County. A pro-active approach to planning for eventual redevelopment makes sense, in conjunction with the County. Part of this planning may include identifying and finding other locations for the existing service commercial uses that are located on CR 450, as redevelopment of that area may result in a change of use.

10. Designate an appropriate location at the north end of Town for limited small-scale commercial services

As more residential development occurs at the north end of Town (e.g., Stan Miller area), the amount of traffic going to and from Breckenridge for daily needs will grow. An alternative is to provide a small commercial convenience store at the north end that would provide a place closer to home to buy a loaf of bread, a gallon of milk, or similar items. Under this action, a location for such uses would be identified.

Land Use Monitoring Indicators and Targets		
Topic	Indicators	Targets
Back Country Protection	<ul style="list-style-type: none"> • Properties located in backcountry areas that have been acquired by the Town and County for open space purposes. 	<ul style="list-style-type: none"> • Protection from development of 90 to 100% of all private property in the backcountry.
Historic Resources	<ul style="list-style-type: none"> • Historic properties located within the Town's historic district. 	<ul style="list-style-type: none"> • No loss of historic structures, either through demolition or neglect.
Town Buildout	<ul style="list-style-type: none"> • The total number of residential and commercial units developed in Town. 	<ul style="list-style-type: none"> • Buildout that does not exceed the targets established in the Joint Upper Blue Master Plan.
Service Commercial Properties	<ul style="list-style-type: none"> • The total number of service commercial properties in Town. 	<ul style="list-style-type: none"> • No net loss of existing service commercial property.

Wildlife Habitat

Goals, Actions, Indicators & Targets

Goals

1. Preserving large, biodiverse, connected open spaces that serve as vital wildlife habitat.
2. Holistically addressing wildlife issues through the development of a wildlife management plan.

Actions Underway

1. **Acquisition of lands with important wildlife habitat**
2. **Acquisition of important habitat areas in Cucumber Gulch**

(1&2) A primary goal of the Town's Open Space Plan is to preserve undeveloped lands in order to provide a better balance between human habitation and wildlife habitat. Recently the Town purchased the MBJ parcel, which was one of the few remaining parcels in the Cucumber Gulch area that was not owned by the Town. Cucumber Gulch has long been noted as the Town's most biodiverse area. This acquisition, like the previous acquisitions in Cucumber Gulch will preserve important wildlife habitat. The Town has also purchased several thousand acres of backcountry land jointly with Summit County that also provides important habitat and connectivity to adjacent habitat lands.

Actions to be Undertaken within the next year

3. **Develop wildlife management plan to holistically address basin wildlife issues**

Beginning this year Town staff will work on a comprehensive wildlife management plan. The Plan is intended to look at wildlife issues from a landscape scale (i.e., the Upper Blue Basin) so that overall movement corridors and habitat for wildlife species can be better understood. Components of the plan may include a resource inventory, site specific habitat improvement recommendations, recommended management actions, and monitoring of management actions and their impacts on wildlife habitat.

Long term actions

4. **Adopt new Development Code policy related to wildlife habitat protection**

The Town's development code currently has a variety of policies that address a host issues ranging from site suitability to architectural compatibility. However, there are no specific policies regarding wildlife habitat. In the future the Town anticipates adding a policy that addresses wildlife habitat protection for new development projects.

5. Habitat restoration in areas where degradation has occurred

In the past the Town has initiated efforts such as the restoration of the Blue River, which greatly improved fish and wildlife habitat. Future efforts could be implemented for other areas that have seen previous degradation (e.g., old mining dumps and river dredge piles).

6. Update wetlands setback regulations

Presently the Town has minimal wetland setbacks as compared to some other jurisdictions. Wetlands protect the public health and safety by performing a variety of functions including groundwater recharge, flood flow attenuation and water quality protection. Wetlands also provide unique habitat for wildlife species, many of which are either endangered or threatened. Land use changes surrounding wetlands may increase the flow of water and pollutants to wetlands, overwhelming their ability to provide these functions and threatening their sustainability. Larger setback areas can thus decrease these impacts in close proximity to wetlands. Wetlands cannot continue to provide these functions unless protected from the effects of fluctuations in storm water flow; urban pollutants; disposal of fill or dredged materials; and other impacts of land use change.

7. Evaluate potential wildlife crossing opportunities on Hwy 9

Highway 9 is an essential transportation artery to Breckenridge but is also serves as a substantial physical barrier to wildlife migration in the Upper Blue Basin. Due to the location of Highway 9, many species of wildlife are cutoff from their normal range or are killed while attempting to cross the road. Wildlife crossings are structures that allow animals to cross human-made barriers safely and assist in preventing habitat fragmentation and vehicle collisions. Wildlife crossings may include underpass tunnels and overpasses.

Wildlife Habitat Monitoring Indicators and Targets		
Topic	Indicators	Targets
Cucumber Gulch Health	•Yearly results of wildlife habitat monitoring for Cucumber Gulch Wildlife Preserve.	•Positive yearly trends indicated from monitoring results.

Open Space and Recreation

Goals, Actions, Indicators & Targets

Goals

1. Maintaining our existing inventory of open space properties and trails.
2. Acquiring additional open space property that complements existing properties by increasing trail connectivity and providing new recreational opportunities.
3. Renovating existing parks/facilities and develop new facilities.

Actions Underway

1. Continued acquisitions of open space properties

The Town continues to pursue the acquisition of additional land when it is considered desirable for either natural resource protection or recreational opportunities. Many of these acquisitions are made jointly with Summit County.

2. Sustainable trails construction and maintenance

All trails constructed and maintained by the Town's Open Space department are designed to be sustainable in the long-term. To ensure long-term sustainability trail standards have been established which indicate appropriate thresholds for slope, revegetation, slope stabilization and way finding. Using these trail development standards, the trails remain in better condition and cost less to maintain over time. The Town has a trails crew that works on trail construction and maintenance throughout the summer.

3. Ecologic monitoring of Cucumber Gulch

For the last ten years, the Town has produced annual reports detailing information and findings obtained from monitoring conducted in Cucumber Gulch. The focus of the monitoring program is the health of the wildlife habitat and of the precious fen wetlands. The monitoring preceded development of the Peak 7 & 8 master plan by 6 years, and therefore provides a base line condition to compare the pre-development and post-development health of the resources within the Cucumber Gulch. Information contained in the monitoring reports enables the Town Council and Town staff to make sound, scientifically-based management adjustments on a year to year basis.

Actions to be Undertaken within the next year

4. Potential deconstruction of unsustainable trails and trails in sensitive areas (e.g., Cucumber Gulch, Golden Horseshoe)

The Town is in the process of reviewing existing trails that are located within parcels managed by the Town's Open Space department. This review is being conducted to ensure

existing trails are not in conflict with our trail standards or harming sensitive ecosystems. At the conclusion of this process, trails that are deemed non-compliant will be potentially decommissioned. In most instances alternative sustainable trails exist nearby, which should minimize disruptions to users.

5. Development of Cucumber Gulch management plan

Due to the abundance of planning recommendations and analytical information contained in a variety of documents, Town staff is in the process of consolidating the findings, descriptions and policies into a single resource document and establishing clear policy direction for managing the Cucumber Gulch Wildlife Preserve.

Long term actions

6. Develop additional active and passive park facilities as Block 11 and McCain properties are developed

In preliminary plans for Block 11, 4.55 acres of active park space is planned. Possible park programming elements on Block 11 include playgrounds, picnic areas, an athletic field and walking trails. On the Mc Cain Parcel a variety of passive park space could be planned.

7. Development of management plans for other open space properties

Similar to the plan that is currently being prepared to direct the management for Cucumber Gulch, the creation of additional management plans is anticipated to manage other specific areas of the Town’s open space inventory.

8. Blue River restoration

The stretch of the Blue River from Coyne Valley Road north to the Stan Miller property is planned for restoration, in conjunction with funding and other assistance from the Army Corps of Engineers. With restoration of this river segment, essentially the entire stretch of the Blue River from downtown Breckenridge to the northern Town limits at Four Mile Bridge will have been restored, with the river once again flowing freely above ground as opposed to under dredge piles.

Open Space & Recreation Monitoring Indicators and Targets		
Topic	Indicators	Targets
Open Space Acreage	<ul style="list-style-type: none"> • Acres of open space acquired. 	<ul style="list-style-type: none"> • Increase in open space acreage in the Upper Blue Basin.
Park Space Acreage	<ul style="list-style-type: none"> • Per capita park space acreage 	<ul style="list-style-type: none"> • Exceed per capita park space requirements set by the National Parks and Recreation Association.
Miles of Trails	<ul style="list-style-type: none"> • The total number of miles of Town maintained trails. 	<ul style="list-style-type: none"> • Positive yearly growth of total miles of trails maintained.

MEMO

Date: June 2, 2011
To: Planning Commission
From: Michael Mosher, Planner III, Community Development
Subject: Adoption of the “Handbook of Design Standards for the Transition Character Areas of the Conservation District” - The Public Process

Over the past year, Planning Staff presented detailed individual reviews of the un-adopted “Handbook of Design Standards for the Transition Character Areas of the Conservation District”. The goal is to formally adopt these standards in the coming months. The final draft (excluding some graphics) is included for you review. This memo will explain the proposed process of finalizing this review and adoption.

Similar to the adopted “Handbook of Design Standards for the Historic and Conservation Districts”, there are seven separate Character Areas or “Transitions Areas” in the Transition Area Standards. The existing Transition Areas with the proposed changes (including changes reviewed and approved by the Commission - Items in **bold** affect all chapters within the Handbook) are as follows:

- March 2, 2010 - Staff reviewed the “Overview” portion of the proposed “Handbook of Design Standards for the Transition Areas of the Conservation District”. In addition, we reviewed Chapters 4.0 and 5.2 of the “Handbook of Design Standards for the Historic and Conservation Districts”, which also relates to the Transition Areas.
- **Staff notes that Chapters 4.0 and 5.2 of the adopted “Handbook of Design Standards for the Historic and Conservation Districts” are the only sections that include policies for the Historic District and the Conservation District. We discussed minor changes – the Commission agreed to include a reference to these sections as part of the Transition Standards.**
- #8 - River Park Corridor Transition Character Area (January 4, 2011)
 - Adjust western boundary of map.
 - Define visual impacts of parking structures.
 - Delete Design Standard 296, regarding wetland protection.
- #9 - North Main Transition Character Area (February 16, 2010)
 - **Establish 13.5 UPA as standard above ground density limit.**
- #10 - Briar Rose Transition Character Area (October 5, 2010)
 - Briar Rose is allowed 5 UPA* and an overall Building Height of 35 feet. (* Pursuant to change in LUGs approved in 2002).
 - Solid to Void graphic requested.
 - **The individual Historic Character Area Standards apply when modifying any historic structure in the Transition Areas.**
 - **The maximum height of residential structures in the Transition Areas is to be 26-feet (measure to the mean of the roof) - except the Briar Rose Transition Area, which is allowed 35-feet measured to the ridge.**
 - **The Commission agreed to name the Transition Areas “Character Areas” to relate better to the existing Handbooks of Design Standards.**

- The Commission request some minor changes to the descriptions of the Conservation District, Transition Areas and Historic District.
- Add some clarifications and descriptions for the Briar Rose Character area.
- #11 - North End Residential Transition Character Area (February 16, 2010)
 - **Establish 13.5 UPA as standard above ground density limit.**
- #12 - East Side Residential Transition Character Area (May 15, 2010)
 - No paint necessary for siding; stain shall be allowed.
 - Allow the building scale in this area at 13.5 UPA.
 - Garages do not have to be placed at rear of lots.
 - Adjust Boundary Map to remove those lots along Gold Flake Terrace.
- #13 - South End Residential Transition Character Area (February 1, 2011)
 - No adjustment to Boundary Map needed.
- #14 - South Main Transition Character Area (September 21, 2010)
 - Remove reference to Core Commercial style architecture.
 - Reduce the required size of yards for residential character.

Next, we will begin the public process. We note that all the reviews of these standards were conducted as Worksessions with no public notice except the newspaper. The public will be notified via an advertisement in the local newspapers and posted on the Town's website.

We are also suggesting an 'Open House' for an opportunity for the public to meet with Staff to review the Transition Standards and the possible impacts to properties within the boundary. We would have maps of each Transition Area and the associated design criteria to share with concerned property owners. Comments would be taken from the open house, letters, and e-mails (via the posting on the Town's website).

Any substantial changes or concerns would then be presented to the Planning Commission. After this process, Staff will begin the process of adoption of "Handbook of Design Standards for the Transition Areas of the Conservation District" with the Town Council.

We welcome any additional comments.