

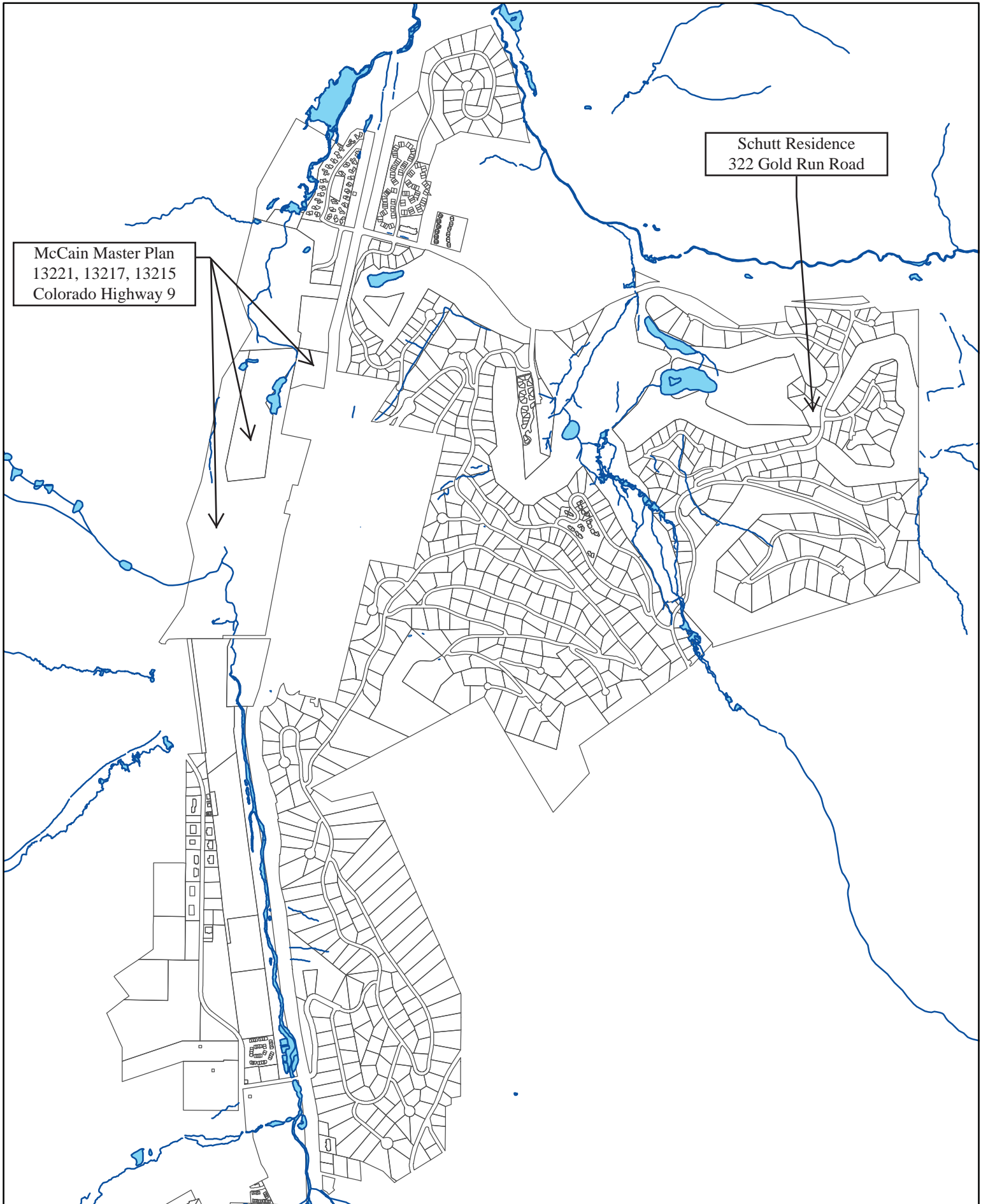
**PLANNING COMMISSION AGENDA**

Tuesday, December 04, 2012  
Breckenridge Council Chambers  
150 Ski Hill Road

<b>7:00pm</b>	<b><i>Call To Order Of The December 4 Planning Commission Meeting; 7:00 P.M. Roll Call</i></b>	
	<i>Location Map</i>	<b>2</b>
	<i>Approval Of Minutes</i>	<b>4</b>
	<i>Approval Of Agenda</i>	
<b>7:05pm</b>	<b><i>Consent Calendar</i></b>	
	1. Schutt Residence (MGT) PC#2012097; 322 Gold Run Road	<b>12</b>
<b>7:15pm</b>	<b><i>Worksessions</i></b>	
	1. Motion to Approve Placing Recently Annexed Property in Land Use Districts 1 and 9.2 (Claimjumper Parcels) (LB)	<b>23</b>
<b>7:45pm</b>	<b><i>Town Council Report</i></b>	
<b>8:00pm</b>	<b><i>Preliminary Hearings</i></b>	
	1. Harris Street Community Building Restoration, Rehabilitation, Addition and Landmarking (MM) PC#2012096; 103 South Harris Street	<b>32</b>
	2. Breckenridge Grand Vacations Lodge at Peak 8 (MM) PC#2012075; 1593 Ski Hill Road	<b>50</b>
<b>10:15pm</b>	<b><i>Combined Hearings</i></b>	
	1. McCain Master Plan (JP) PC#2012095; 13221, 13217 and 13215 Colorado Highway 9	<b>92</b>
<b>11:00pm</b>	<b><i>Other Matters</i></b>	
	1. Change 1st Meeting in January of 2013 to Wednesday, January 2	<b>103</b>
<b>11:15pm</b>	<b><i>Adjournment</i></b>	

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

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

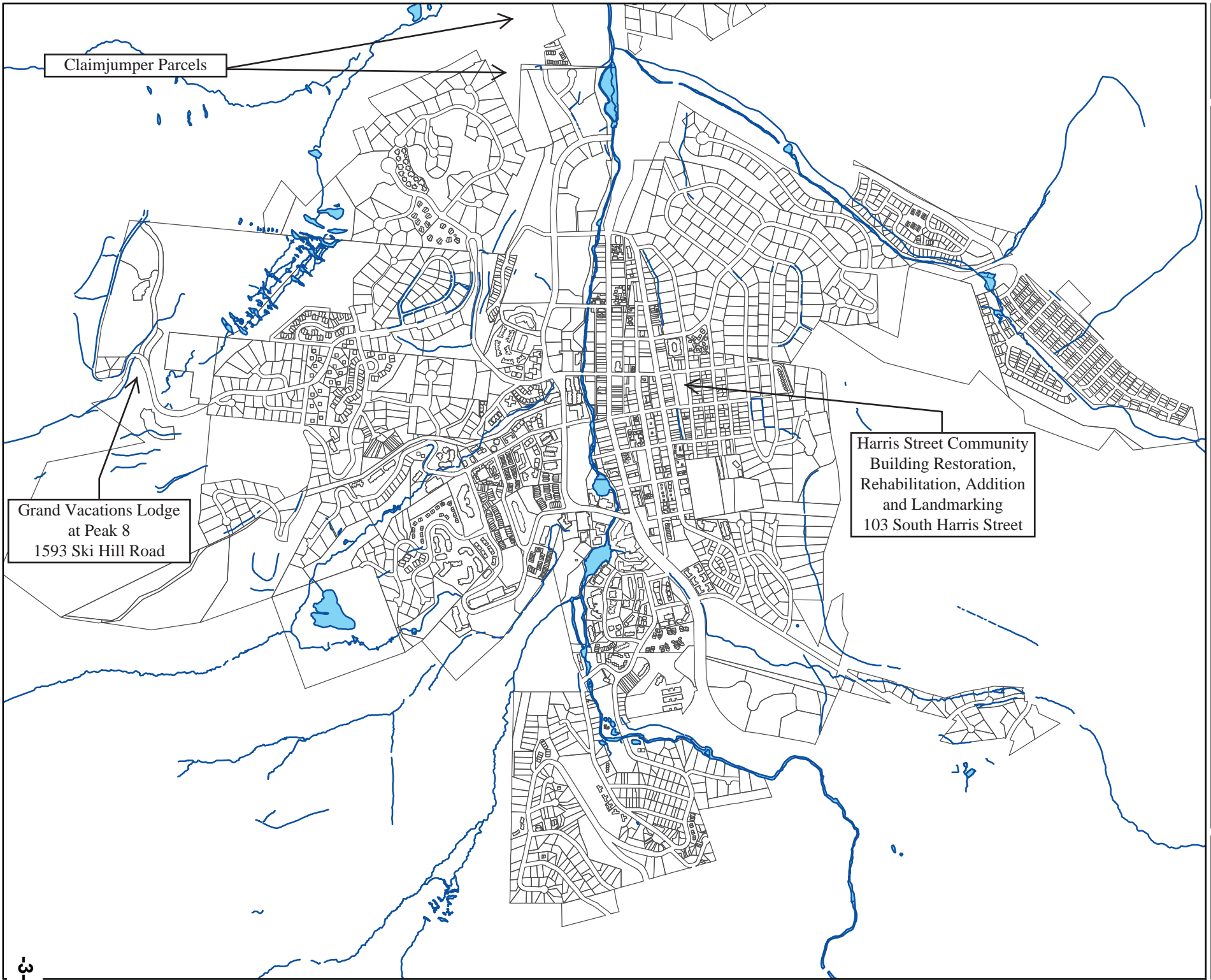


**Breckenridge North**

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.

*printed 4/12/2011*





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 7:00 pm

### ROLL CALL

Jim Lamb                      Trip Butler                      Dan Schroder  
Gretchen Dudney              Eric Mamula                      David Pringle  
Kate Christopher and Gary Gallagher, Town Council Liaison, were absent

### APPROVAL OF AGENDA

With no changes, the November 20, 2012 Planning Commission meeting agenda was approved unanimously (6-0).

### APPROVAL OF MINUTES

With no changes, the November 6, 2012 Planning Commission meeting minutes were approved unanimously (6-0).

### CONSENT CALENDAR:

1. Young Residence (MGT) PC#2012093; 882 Preston Way
2. Jost Residence (MGT) PC#2012094; 757 Highfield Trail
3. Lot 26, Corkscrew Flats (MM) PC#2012092; 396 Corkscrew Drive

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

### WORKSESSIONS:

1. Motion to Approve Placing Recently Annexed Property in Land Use District 1 (Wedge and MBJ Parcels) (LB)

Ms. Best presented. The Town recently annexed the MBJ and Wedge parcels which are located off Ski Hill Road at the top of Cucumber Gulch. According to Colorado Statute (Section 31-12-115 (2)) the Town is required to formally zone the parcels by placing them in a Land Use District by December 31, 2012 which is 90 days after annexation. The properties were acquired by the Town for open space and to protect important wetlands and wildlife, and therefore, the Council has indicated that the properties should be placed in Land Use District 1. An Ordinance has been prepared and is scheduled for first reading on November 27<sup>th</sup>. Staff requested that the Planning Commission review this zoning and forward a recommendation to the Council.

Because the properties were acquired for open space and they contain environmentally sensitive areas, Staff supported placing both properties entirely within Land Use District 1. It should also be noted that the Joint Upper Blue Master Plan (JUBMP) recommends that the initial zoning on annexed properties be the lower of the Town master plan or the County zoning prior to annexation. This is intended to prevent ‘upzonings’. The Council intends to comply with the JUBMP policy by extinguishing all of the density on these parcels. The parcels will also formally be placed in the Cucumber Gulch Overlay District.

### Recommendation:

Staff is recommending that the Planning Commission adopt a motion recommending these parcels be placed in Land Use District 1.

### *Commissioner Questions / Comments:*

Mr. Mamula:              Wonderful idea .  
Mr. Pringle:              It’s taken a long time to come to this point.

Mr. Schroder made a motion to approve placing the recently annexed Wedge and MJB parcels into Land Use District 1. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

2. Certified Local Government (CLG) Presentation (Dan Corson, History Colorado)

Ms. Cram introduced Dan Corson from History Colorado. Mr. Corson presented to the Commission on the responsibilities of being Planning Commissioners for a Certified Local Government.

3. Solar Panels in the Historic District (JP/CN)

Ms. Puester presented. Solar panels in the Conservation District became a topic of discussion with a recent application to install solar panels on a flat roof within the District which mounting structure would be visible from Ridge Street. At the November 13<sup>th</sup> joint Town Council/Planning Commission meeting, it was directed to have staff return to the Planning Commission for more discussion on direction for a potential modification to Policy 5 Architectural Compatibility regarding solar panels in the Conservation District. Policy language regulating solar panel installations was originally adopted in 2008 with subsequent modifications in 2009.

Changes were made following concerns over vague language in the existing policies regarding the assignment of points, increased interest in solar applications, desire to assist in renewable energy production and following the adoption of the Green Building Code. These modifications were discussed with no objections from the Architect at the State Historic Preservation Office and National Park Service. Prior to the language modifications there was little direction on point assignments and acceptable solar panel locations and design for the applicant and Planning Commission to utilize.

During the joint Town Council/Planning Commission, two primary issues arose. One issue was that panels should not be too large or out of character with the Conservation District. The second issue was limiting how visible from the public rights of way an array should be. Staff was interested to hear the Commission's discussion on whether the main concern is how visible the array is or the size of the array (in some cases the array may not be readily visible from the public right of way). Another question pertaining to flat roof buildings is whether solar array mounting systems are more detrimental to the District than other types of existing mechanical systems such as roof top HVAC systems. Was the concern having arrays on all types of flat roofs or from unscreened flat roofs with no setback or parapet?

Lastly, the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability* recommend on site solar technology after all appropriate treatments to improve energy efficiency of the building have been implemented. Currently, the Development Code has an optional relative policy under Policy 33R for positive points which an energy audit would be conducted to obtain a HERS index or commercial energy analysis. Would the Commission be supportive of property owners in the Conservation District being required to conduct an energy audit and associated improvements prior to applying for a development permit for a solar array?

Questions for the Commission:

1. Did the Commission feel that modifications are needed to the policy?
2. Should preference (f) "*highly visible from the public right of way*" be removed in its entirety to prohibit highly visible solar panels? Are there additional modifications desired in the preference order?
3. Should the existing language "*Solar devices shall be set back from the edge of a flat roof to minimize visibility and may be set at a pitch and elevation if not highly visible from a public right of way*" be revised with additional guidelines or revised to not permit pitched solar arrays on flat roofs?
4. Does the size of the array need to be addressed?
5. Should an energy audit be required of the property owner as well as improvements made prior to submitting a development application for a solar array?

Staff welcomed input from the Commission on the direction we should head with this policy, and if any changes are needed.

*Commissioner Questions / Comments:*

Mr. Schroder: Listening to Town Council last week, thought they were against visible solar panels in the District. This could speak more to energy conservation, and our willingness to get off of our oil addiction. We're ok with HVAC systems and stoplights, but not with solar panels. It sounds like the Secretary of Interior wants us to look at all energy conservation things first. Would be in favor of an energy audit first.

Mr. Pringle: I think that Mayor Warner liked solar panels; it's not a question of whether or not you like them; it's how they interact with our historic district guidelines and how we blend the two. The Council erred on the side of the Historic District rather than the wholesale adoption of solar panels. Not to be totally prohibited.

Mr. Lamb: I think that it was left somewhat open, depending on how the questions were phrased; there are some places in the historic district that have them right on their roof and you wouldn't know it unless you flew over the house. What I heard was, should they be obvious? No. Is there a place on a historic structure for solar? Maybe. Define right of way; what constitutes a right of way?

Ms. Dudney: I didn't hear opposition to solar; just opposition to visibility from a public right of way; they didn't want it visible at all from a public right of way. I heard Ms. Wolfe specifically that it was fine for it to be in residential areas where it was not visible from a public right of way. I didn't think that it should be prohibited. A backyard or side roof might be appropriate. What is our goal here?

Mr. Butler: I do recall a couple of votes that indicated that they wouldn't have them at all, there was a split. Isn't that part of the reason for the solar garden? I only remember two who indicated that; that's a short term answer, solar is a great solution. Maybe solar panels just don't visually work in every spot.

Mr. Mamula: We thought about one instance in this policy; there are multiple levels of this thing. We have a lot of flat roofs in the historic district; the HVAC thing is a valid point, but they aren't as high of a profile potential as solar systems are. I believe all rights of ways are rights of ways, including alleys. I know that we don't talk about backs of buildings, but think that is a mistake. I am fine with solar panels in the historic district as long as we can make them integrate with the character. One of our problems is that we don't let people replace their historic windows, yet we are okay with letting you slap solar panels on the roof. I agree with Mr. Schroder; button up everything else. Make sure that an applicant has done everything possible prior to solar panels. We need to have multiple sized buildings with different regulations. Now we are talking about a complex policy. We have a sea of roofs on Main Street, and if people put large solar panel arrays- tall, slanted, long, they will start affecting views. (Mr. Grosshuesch: Discussion around the original design of the ordinance, and how it didn't bring flat roofs to the top of the conversation. Arrays need to be bigger than we thought for people to make it work. Maybe just some tweaking to the gable roof settings; add regs for flat roofs. Go through the energy audit first so that if you have some obvious energy problems first, and then go to solar last. The payback on the fixing inefficient heating, leaks in the building is much bigger than solar. The tough part is the flat roof buildings. Options from may be banning them, to putting some complex regulations about how they can be set up on the roof tops. We have to address them. A number of jurisdictions use 'sketch up' to see 3-D views from various locations so that you can visualize what they will look like. Maybe we require applicants to provide that. I think therein lie a range of options.)

- Mr. Schroder: Should we have a non-historic commercial section within this policy that is different than residential?
- Ms. Dudney: The current policy doesn't prohibit it at all. (Mr. Grosshuesch: I think that we're on the right track with our standards; and I didn't get that sense from the Council.)
- Mr. Pringle: That was the gist of the whole conversation; when we have to lift them up and it changes the whole context of the story. (Mr. Grosshuesch: Mr. Eric Westerman, Innovative Energy, tells us that you need a 30% pitch.)
- Ms. Dudney: Does everyone agree with energy audit first?
- Mr. Schroder: Yes.
- Mr. Pringle: It would be another requirement. I understand why that would be a nice thing to encourage people to do; if people are energy conscious, they will do it anyway. I don't think that people put the solar up just because it is a sexy thing to do.
- Mr. Lamb: I'm with Dave on this. It's a great idea, but to require it I'm struggling with that. Someone who is going to install a solar cell is really unlikely to not perform an energy audit. In a way, I worry that if we require it, it will discourage people from doing it.
- Mr. Mamula: We are talking about historic homes and solar is the easy out; you're talking about degrading the home by allowing solar panels on it and not forcing people to do what we materially look at that won't affect the historic aspect of the home. That's why I think the audit is important. Solar is easy and sexy. And it's not sexy to re-insulate, take newspaper out of the walls, and you get no credit. I don't have a problem with you putting solar panels on a gabled roof that is not a historic structure. I care about the degradation of the historic structure.
- Ms. Dudney: I think some people consider it unsightly to the character of the area regardless of whether or not it is historic. I don't think that there is a problem requiring an energy audit for non-historic too. Do we need to all agree to what you should be changing this ordinance to?
- Mr. Lamb: Something that would help is to find out how much the energy audit costs. I was under the impression that it was \$2,000. (Ms. Puester: A HERS is expensive, but an energy audit is more in the range of a couple hundred dollars for a home. They do the blower door test for leaks, infrared camera, alot less detail.)
- Mr. Pringle: How are we going to measure all of the improvements that might be done before we allow solar panels? (Mr. Grosshuesch: I think that you just want to increase homeowners' awareness; it's not implied that we make them do any of that stuff. You could make them do the top three; pick a system.)
- Ms. Dudney: Should we change the visibility aspect in the ordinance? Should we say it is not allowed to be visible? And define "right away"?
- Mr. Schroder: Given the conversation, I think removing the last preference option would ease people's feelings about solar in the historic district. I always thought that we were concerned about the front of the building but I guess the right of way should be defined.
- Mr. Pringle: I'm not ready to rule on that. What's visible or highly visible depends upon who is viewing it and from where.
- Mr. Lamb: Something that is highly visible, clearly.
- Ms. Dudney: Isn't the point, is that it harms the appearance of the historic nature of the downtown? It's not the point that your neighbor may just not like a dark panel on your roof. I am still thinking that we should be allowed to have solar panels as long as they are not visible.
- Mr. Lamb: We aren't going to be putting up large arrays; it's what is reasonable. We will know it when we see it; case by case basis. To write an ordinance to cover every single situation is going to be difficult and we should give the Planning Commission some leeway. (Mr. Grosshuesch: It's not just the individual structures and their compliance; it's the setting that they are in. We are looking at new buildings coming in, and we have nonhistoric buildings that predated Nori's standards. For the surviving historic structures to not be blown away

and scaled by a new building, we protect the setting. All new buildings need to be oriented the same way on the blocks, same size, no satellite dishes; we have a problem with solar panels on flat roofs, double-stacked.)

Ms. Dudney: Wouldn't that be taken care of by saying that they aren't to be visible from a right of way? (Mr. Grosshuesch: The other one is the freestanding poles in the backyard, I've never come to terms with that one. We need to preserve the context.)

Mr. Pringle: We need to highlight the third sentence in the policy: there may be instances wherein the solar panels are inappropriate. We have the teeth to say that a solar array is not a good idea. Also, now you can shift people to the gardens.

Ms. Dudney: Once that is sold, though, they are gone. It is not unlimited over time.

Mr. Pringle: I think that the Town should subsidize to make it fly, but maybe they can give up their right to panels in the array so that individual homeowners within the historic district can buy them.

Mr. Butler: The character issue is what kills that Dudick building. And that's the view and right down the street. Technology is changing so quickly though, believe these arrays are going to be a thing of the past anyway.

Mr. Mamula: Things are progressing but not as fast as we would like them; my issue with the right of way discussion is there are multiple places in the code where it says "its potential impact on neighboring properties as a whole", etc. I disagree that because its solar panels it's okay. If I'm sitting in Hearthstone's picture window upstairs and I look out at a sea of roof top solar, I don't think that's okay. I don't like to use that public right of way language. There is more to the blocking views, blocking light. The Fatty's example is the perfect one. Rather than having an argument about right of way, I'd rather focus on its impact to the neighborhood views.

Ms. Dudney: And have it somewhat flexible for the Planning Commission to decide.

Mr. Mamula: The minute I have to get those 3 feet off of the roof, that blocks someone view and is detrimental to the historic district, I have a problem. (Mr. Grosshuesch: Just to clarify: Should there be a difference between flat roofs and gabled roofs?) (All Commissioners said yes.)

Mr. Butler: An examination rather than formal audit might be a good thing to include. (Mr. Grosshuesch: On the gabled roof; is it your feeling that the standards need to be tweaked and maybe we look at rewording freestanding pole mounted?)

Ms. Dudney: I agree with that.

Mr. Pringle: We have a new building on Main Street where the panels are integrated with the roof line. I think that they don't negatively define the building. The solar panels on the recreation center are horrible; they change and redefine the whole roof of that building. We need to move freestanding arrays down the list for people.

Ms. Dudney: I think all of this is in the context of the historic district and outside property rights tend to make a presence. I wouldn't like us to mandate property owners outside historic districts.

Mr. Pringle: I would. (Mr. Grosshuesch: To summarize, look at right of way definition, flat roofs and gable roofs are different sections, remove the last preference, homes verses large buildings, energy examination, move pole mounted down the preference line.)

#### **TOWN COUNCIL REPORT:**

None.

#### **FINAL HEARINGS:**

1. Jones Residence Restoration, Rehabilitation and Addition (MM) PC#2012043; 203 South High Street  
Mr. Mosher presented a proposal to restore the exterior of the historic house to an earlier period, landmark the historic house, add a full basement beneath the historic house, and demolish a newer non-historic addition to



the house. Two small additions are proposed in the rear and side of the original house with two parking spaces along the south side yard.

Changes since the August 7, 2012, Preliminary Review.

1. Slight modifications in the square footage.
2. Shed roof over master bedroom changed to gable roof.
3. Slight modifications to window openings.

Staff believes that the local landmarking criteria have been met with this application and the house can be recommended for local landmarking. Staff suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Staff recommended negative nine (-9) points as reflected in the final point Analysis.

- Policy 5/R (-3 points) Above Ground Density of 9.32 UPA
- Policy 9/R (-6 points) for not meeting two suggested building setbacks.  
A total of positive nine (+9) points were shown in the final Point Analysis.
- Policy 24/R (+9 points) for the restoration/rehabilitation efforts.

This results in a passing score of zero (0) points.

At the meeting, the applicant and agent informed Mr. Mosher that the false shutter/doors were removed from the north elevation of the master bedroom addition. Hence, this question to the Commission was eliminated. Mr. Mosher also stated that the project can pass with the positive 9 points; twelve were not needed for a passing score.

Staff believes that the restoration of this historic house is a good public benefit for the community. We understand some of the hardships the property has incurred from past additions and the non-compliant subdivision of the historic lot. The applicant and agent have responded to all concerns and direction provided over the last meeting. Staff had the following question:

1. Did the Commission support awarding positive nine (+9) points for the restoration efforts?

Mr. Pringle: If this application was to be completely restored it to the original condition, it couldn't achieve positive 15 points, because it is on a legally subdivided place? (Mr. Mosher: Correct; the site has been compromised.)

Ms. Dudney: So if a 10-acre parcel with one house that was subdivided 100 years ago, it couldn't obtain positive 15 points? (Mr. Mosher: If it were subdivided 100 years ago, it would fall into the Town's period of significance and would be historic. Hence it could obtain the points.) I still have a problem with punishing people for something completely beyond their control. (Mr. Mosher: It is unfortunate, not punishment. The context of the original site, as stated in the policy, has been compromised.)

Janet Sutterley, Architect - Agent for Mr. Jones:

Thanks to Mr. Mosher; Staff has done a great job working with us. I have just one thing on my list. I disagree with Staff about the 9 positive points. In terms of the lot being split, it's my opinion that the Code takes care of the impacts by restricting the amount of density that you're allowed to put on that lot. We can only allow the amount of square footage that is supported by this having to become a half lot. We are doing exactly what the Code is asking for. This is a complex plan. There are like 26 corners in this house to achieve these lengths Set forth in the Code. My question is: someone could come in with this house and not take that thing off the

south end and put bevel lap on, and do a nice job but leave the form of the house the way it is; would that also be a 9 point project? What I am trying to convince people to do is to take off the non-historic pieces, and that wouldn't necessarily be what everyone would agree to do. My problem is that we are doing above and beyond; the problem I have is with 'we don't need the 12 pts'. Of the three projects that were listed in the report as precedent, the Strobel residence was in the same boat, we didn't need 12 points to pass; it was a double dip. We received negative points for moving the historic house and less points because of it. To me, that project, for someone to come in and take that roof off and make it what it was, but I still feel like it was a 12 point project. I am going to ask the Planning Commission again to consider 12 points for this project. (Mr. Grosshuesch: We've talked about this at length; with 9 points we are handsomely rewarding the applicant for the efforts. 12 points requires that restoration or preservation efforts bring it back to a period of time. Anytime you add on to a building you cannot meet this definition.)

Ms. Dudney opened the hearing to public comment. There was no public comment, and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Dudney: It doesn't say for 12 points no additions, just 15 points. (Mr. Grosshuesch: When we wrote the policy, to get to 12 points, that is what the verbiage means. 15 points is almost unattainable.)

Mr. Lamb: Wouldn't the Barney Ford be a 15 point?

Mr. Pringle: 15 point was put out there for the absolute 'love' dollars; for a museum.

Ms. Dudney: So, you would be in favor of the 9 points because of the additions, not the subdividing of the property. (Mr. Grosshuesch: I can't get past the additions.) (Mr. Mosher: The site is still compromised with the subdivision and associated impacts.)

Mr. Mamula: I think it's an awesome project; it has its own character, and I am fine with everything as presented.

Mr. Butler: I'm fine with everything as presented.

Ms. Dudney: I am too, with Mr. Grosshuesch's explanation; if there are any additions, then you can't qualify for 12 points.

Mr. Lamb: I think it's a great project, with all due respect it's currently the ugliest house on High Street, and you're doing a great job and I support the 9 points. Very nice restoration.

Mr. Pringle: I was going to make the comment that we should not ever say I won't give you 12 points because you don't need them. 9 will get you to pass on any policy based on what you need to pass. Ms. Sutterley, I will have to agree with Mr. Grosshuesch's assessment that you have done an absolutely wonderful job on this and you've exceeded the minimum threshold to achieve 9 points.

Mr. Schroder: Yes.

Mr. Butler made a motion to approve the point analysis for the Jones Residence Restoration, Rehabilitation and Addition, PC#2012043, 203 South High Street. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

Mr. Butler made a motion to approve the Jones Residence Restoration, Rehabilitation and Addition, PC#2012043, 203 South High Street, with the presented findings and conditions. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

Mr. Butler made a motion to recommend that the Town Council adopt an ordinance to Landmark the historic structure for the Jones Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2012043, 203 South High Street, based on proposed restoration efforts and the fulfillment of criteria for architectural significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Mamula seconded, and the motion was carried unanimously (6-0).

**OTHER MATTERS:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 9:10 p.m.

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Gretchen Dudney, Chair



**Class C Development Review Check List**

**Project Name/PC#:** Schutt Residence PC#2012097  
**Project Manager:** Matt Thompson, AICP  
**Date of Report:** November 27, 2012 For the 12/06/2012 Planning Commission Meeting  
**Applicant/Owner:** Paul and Linda Schutt  
**Agent:** bhh Partners  
**Proposed Use:** Single family residence  
**Address:** 0322 Gold Run Road  
**Legal Description:** Lot 40, Highlands Park  
**Site Area:** 73,067 sq. ft. 1.68 acres  
**Land Use District (2A/2R):** 38: Subject to the Delaware Flats Master Plan  
**Proposal:** Construct a new 5,275 square foot single-family home

**Existing Site Conditions:** The lot slopes downhill away from Gold Run Gulch Road towards the golf course at approximately 7%. There are several specimen spruce trees on the property and a few smaller lodgepole pine trees. The lot has several swales and flow lines crossing the property. There are wetlands on the property that are approximately 30' outside of the disturbance envelope. There is a 10' snowstack easement along Gold Run Road. There is a 20' utility and drainage easement north of the disturbance envelope.

**Density (3A/3R):** Allowed: 7,000 sq. ft. Proposed: 4,134 sq. ft.  
**Mass (4R):** Allowed: 7,000 sq. ft. Proposed: 5,275 sq. ft.  
**F.A.R.** 1:13.85 FAR  
**Areas:**  
**Lower Level:** 1,797 sq. ft.  
**Main Level:** 2,258 sq. ft.  
**Upper Level:** 79 sq. ft. (Observatory)  
**Garage:** 1,141 sq. ft.  
**Total:** 5,275 sq. ft.

**Bedrooms:** 2  
**Bathrooms:** 3  
**Height (6A/6R):** 30 feet overall  
(Max 30' height per Highlands Park Plat Note)

**Lot Coverage/Open Space (21R):**  
Building / non-Permeable: 4,442 sq. ft. 6.08%  
Hard Surface / non-Permeable: 2,459 sq. ft. 3.37%  
Open Space / Permeable: 66,166 sq. ft. 90.56%

**Parking (18A/18/R):**  
Required: 2 spaces  
Proposed: 3 spaces

**Snowstack (13A/13R):**  
Required: 615 sq. ft. (25% of paved surfaces)  
Proposed: 733 sq. ft. (29.81% of paved surfaces)

**Fireplaces (30A/30R):** 4 gas fireplaces

**Accessory Apartment:** N/A

**Building/Disturbance Envelope?** Disturbance envelope

**Setbacks (9A/9R):**  
 Front: Within the disturbance envelope  
 Side: Within the disturbance envelope  
 Side: Within the disturbance envelope  
 Rear: Within the disturbance envelope

**Architectural Compatibility (5/A & 5/R):** The residence will be architecturally compatible with the neighborhood.  
**Exterior Materials:** 2x10 horizontal cedar siding, 1x6 vertical wood siding, glu-lam beams and braces, and dry-stacked grey "fieldstone" with 5" thick capstone veneer.

**Roof:** Asphalt shingles with metal accent roofing

**Garage Doors:** Wood clad garage doors with windows

**Landscaping (22A/22R):**

Planting Type	Quantity	Size
Spruce	8	(5) 6'-8', (3) 10'-12'
Aspen	14	(7) 2" - (7) 3" minimum caliper, 50% multi-stem
Potentilla	10	5 gallon
Buffalo Juniper	10	5 gallon
Peking Cotoneaster	10	5 gallon

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

**Driveway Slope:** 8 %

**Covenants:**

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

**Staff Action:** Staff has approved the Schutt Residence, PC#2012097, located at 0322 Gold Run Road, Lot 40, Highlands Park with the Standard Findings and Conditions.

**Comments:**

**Additional Conditions of Approval:**

**TOWN OF BRECKENRIDGE**

**Schutt Residence  
Lot 40, Highlands Park  
0322 Gold Run Road  
PC#2012097**

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

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**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 **November 27, 2012**, 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 **December 4, 2012**, 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 **June 11, 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 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.

6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.
- 10. At no time shall site disturbance extend beyond the limits of the platted site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.**
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

#### **PRIOR TO ISSUANCE OF BUILDING PERMIT**

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

Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.

- 20. Applicant shall install construction fencing and erosion control measures at the 25-foot no-disturbance setback to streams and wetlands in a manner acceptable to the Town Engineer.**
21. 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.
22. 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**

23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
25. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
26. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
- 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.*

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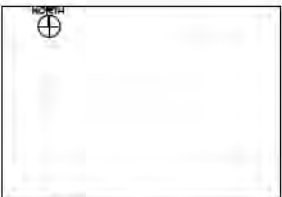
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# SCHUTT RESIDENCE

## GENERAL NOTES

- 1) COPYRIGHT: All plans, designs, and drawings shall be those drawings and the exclusive property of bhh Partners, Incorporated, L.L.P. and shall not be used, copied, or reproduced for any purpose whatsoever without the written consent of bhh Partners.
- 2) CODES: This project is governed by the International Residential Code 2006 Edition as adopted by Town of Breckenridge, Colorado. Code amendments as indicated by Town of Breckenridge, Colorado shall be indicated by the change and specifications shall not permit work that does not comply with these codes. The General Contractor and Subcontractors shall be responsible for obtaining all applicable codes and obtaining all permits and required approvals. Building codes are shown for code purposes only and shall be maintained for any other purpose.
- 3) FIELD VERIFICATION: Verify all dimensions, location, and utility locations on the job site prior to beginning any work or installing any materials. Verify the location of any utilities or obstructions in the drawings.
- 4) DIMENSIONS: All dimensions shall be taken from the center of dimensions. DO NOT SCALE DIMENSIONS. Verify all dimensions from top of existing work and verify finished of any surface or distribution for transmission or distribution. All dimensions are to the face of framing members, face of steel framing or face of concrete unless otherwise noted. Section of elevation dimensions are to top of concrete, top of parging, or top of wall unless otherwise otherwise noted.
- 5) DISCREPANCIES: The Owner has requested the Architect to provide structural architecture and engineering services. In the event any discrepancy or conflict is noted by the Contractor for construction of any aspect of the project, he shall immediately notify the Architect. Failure to give proper notice shall release the Architect of any responsibility. No work shall be performed until all such discrepancies have been fully resolved with written direction from the Architect.
- 6) DUTY OF COOPERATION: The Owner of these plans consents to the further cooperation among the Owner, the Contractor, and the Architect. Design and construction are separate. Although the Architect and his Consultants have performed the services indicated here and otherwise, they cannot guarantee the accuracy, completeness, or sufficiency of any drawings or specifications. Communication is essential and every communication should be in writing. All communications shall be in writing. Failure to follow the instructions shall be held by the Architect, contractor, subcontractor and the Contractor. A failure to cooperate by a party shall be held by the Architect and release the Architect from responsibility for all consequences resulting from such changes.
- 7) CHANGES TO THE WORK: Any item identified here that requires a change to the work shall be requested from the Contractor via a written change order before any work is performed. Performance of such work shall require a change order. The General Contractor's acceptance of no increase in contract sum or time. Changes from the plans or specifications shall be in writing. Changes from the plans or specifications shall be in writing. Changes from the plans or specifications shall be in writing.
- 8) NOTIFICATIONS: The Architect and the Contractor shall be notified immediately in writing of any changes to the work. See specifications.
- 9) CONSTRUCTION SAFETY: These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of workers, and adjacent properties during construction and shall comply with state and federal safety regulations.
- 10) EXCAVATION PROCEDURES: Upon completion of any excavation the Contractor shall retain a certified engineer to inspect the excavation and provide a report to determine the adequacy of foundation design. See specifications. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SUCH ENGINEER.
- 11) FIELD CUTTING OF STRUCTURAL MEMBERS: The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any field cutting or drilling of any steel-to-steel connection, steel framing, or any other structural member which may affect the structural integrity of the building. Refer to 2003 International Building Code, modifications or supplier's instructions, and structural drawings for additional requirements.
- 12) EXTERIOR MATERIAL FINISH: The General Contractor shall provide a mock-up of all exterior materials for review by the Owner, architect and interior Designer. The mock-up shall be provided and approved in writing prior to the start of work. The samples shall include finish, the window scheduling, and all other exterior finishes including the name of material and color. This shall be retained on the job site until the work is complete.
- 13) WEATHER CONDITIONS: The Owner has been advised that due to harsh winter conditions, frost and other weather that he should maintain a minimum of 40 degrees and more to ensure proper protection with these surfaces. All roofing, masonry, and waterproofing shall be approved in writing by product manufacturer (see detail for "bushings, etc") prior to proceeding with any work. Failure to provide these conditions will be held by the Contractor and release the Contractor from responsibility for the work from the Architect.
- 14) BUILDING AREA: Building area are shown for code purposes only and shall be maintained for any other use.
- 15) PROTECT STAIRS: The general contractor shall verify all existing stairs are made of building system and provide structure for steel, concrete, and Design Review Board approval prior to beginning any work.
- 16) SITE DIFFERENCE: It is the responsibility of the contractor to provide the existing conditions to remain and obtain approvals from design, engineering, and Design Review Board approval prior to beginning any work.
- 17) PROTECT GRASS: The general contractor shall check and verify all grades including paved area before prior to pouring any foundations. Survey work should be verified in detail. See notes 8 and 9.

## VICINITY MAP



## BUILDING HEIGHT

ROOF HEIGHT: 5'-0" UNLESS OTHERWISE NOTED  
 FINISHED GRADE: FINISH GRADE  
 FINISHED GRADE: FINISH GRADE  
 BUILDING HEIGHT: 5'-0"

NOTE: BUILDING HEIGHT IS MEASURED FROM THE FINISH POINT ABOVE, EXCEPT ON FINISH GRADE WHICH IS 0' MEASURED DIRECTLY BELOW.

## AREA CALCULATIONS

	UNFINISHED	FINISHED	TOTAL
LOWER:	353 SF	3644 SF	3997 SF
UPPER:	141 SF	3288 SF	3429 SF
OBSERVATORY:	118 SF	0 SF	118 SF
TOTAL:	612 SF	6932 SF	7544 SF

NOTE: SQUARE FOOTAGES ARE CALCULATED FROM FINISH POINTS ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER FINISHES.

## LEGAL DESCRIPTION

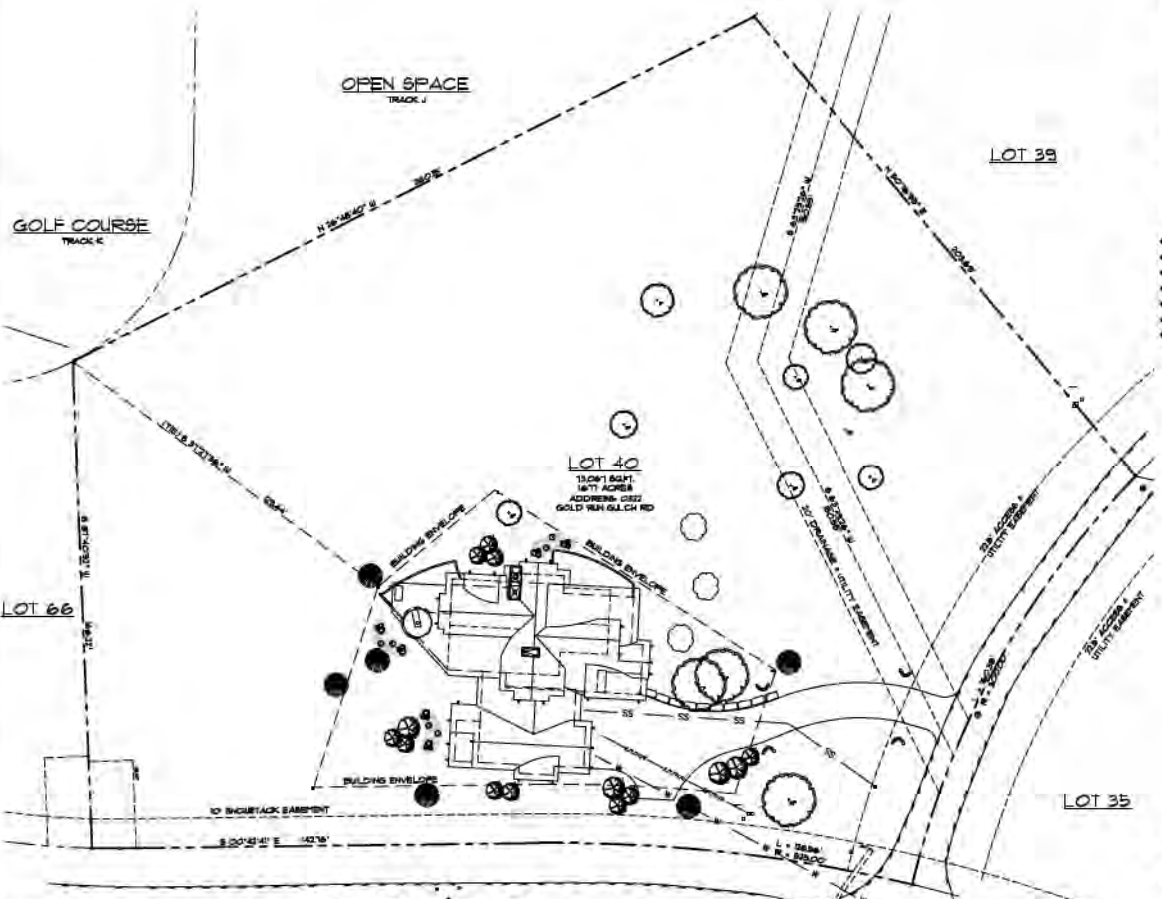
LOT 40, THE SHILSHIRE AT BRECKENRIDGE, INCLUDING PLANS APPROXIMATELY SHOWN ON THESE DRAWINGS.

## USGS DATUMS

LOWER LEVEL: 1984 U.S. GROUND LEVEL  
 SURFACE LEVEL: 1984 U.S. GROUND LEVEL  
 NAVY LEVEL: 1929 U.S. GROUND LEVEL  
 TIDE LEVEL: 1929 U.S. GROUND LEVEL

## SHEET INDEX

T-10	TITLE SHEET & NOTES
SP-10	SITE PLAN
MP-10	LANDSCAPE PLAN
A-10	LOWER LEVEL PLAN
A-11	UPPER LEVEL PLAN
A-12	ROOF PLAN
A-13	FINISHED ELEVATIONS
A-14	BUILDING ELEVATIONS



## SITE PLAN

SCALE: 1" = 30'-0"

OWNER:	ARCHITECT:	CONTRACTOR:	ENGINEER:	SOILS ENGINEER:	SURVEYOR:
PAUL & LYDIA SCHUTT 778 N. MALLS ST #103 CHICAGO, IL 60614-4880 (773) 483-7221 SCHUTTSCHUTTS.COM	bhh PARTNERS PLANNING/ARCHITECTS 80 EAST ADAMS STREET P.O. BOX 88 BRECKENRIDGE, CO 80424 (970) 483-4880 WWW.BRECKENRIDGEARCHITECTS.COM	PRINCIPAL MOUNTAIN HOMES, INC. 800 SOUTH MAIN STREET, UNIT 311 P.O. BOX 390 BRECKENRIDGE, CO 80424 (970) 483-2711 (O) (970) 488-4758 (F)		TRICORAL ENGINEERS PO BOX 1400 600 BLUE HAVEN RD BLUE HAVEN CO 80447	TRAVIS GERT ENGINEERS AND SURVEYORS P.O. BOX 588 BRECKENRIDGE, CO 80424 (970) 484-8207

REVISIONS:

JOB NO: 1037  
 DATE: 10/28/12  
 DRAWN BY: J. GIBSON  
 CHECKED BY: M. HOGAN

CLASS: C SUBMITTAL  
 10/28/12

bhh Partners  
 100 SOUTH MAIN STREET, BRECKENRIDGE, CO 80424 (970) 483-4880

SCHUTT RESIDENCE  
 332 GOLD RUN GULCH RD, LOT 40, HIGHLANDS AT BRECKENRIDGE, COLORADO

© 2012  
 SHEET NUMBER:  
**T-1.0**  
 TITLE SHEET

### CONTOUR LEGEND

EXISTING MAJOR	---	DRAINAGE ARROW	→
EXISTING MINOR	- - - -	PROPOSED	→
PROPOSED	→	PROPOSED	→

### LOT COVERAGE

	82 FT.	%
BUILDING (INCLUDES OVERHANGS)	4,441 SQ. FT.	6.7%
HARDSCAPE (DECK, PATIO, BALCONY & DRIVEWAY)	1,489 SQ. FT.	3.4%
OPEN SPACE	66,266 SQ. FT.	90.9%
TOTAL LOT SIZE	73,047 SQ. FT.	100%

### REQUIRED SNOWSTACK

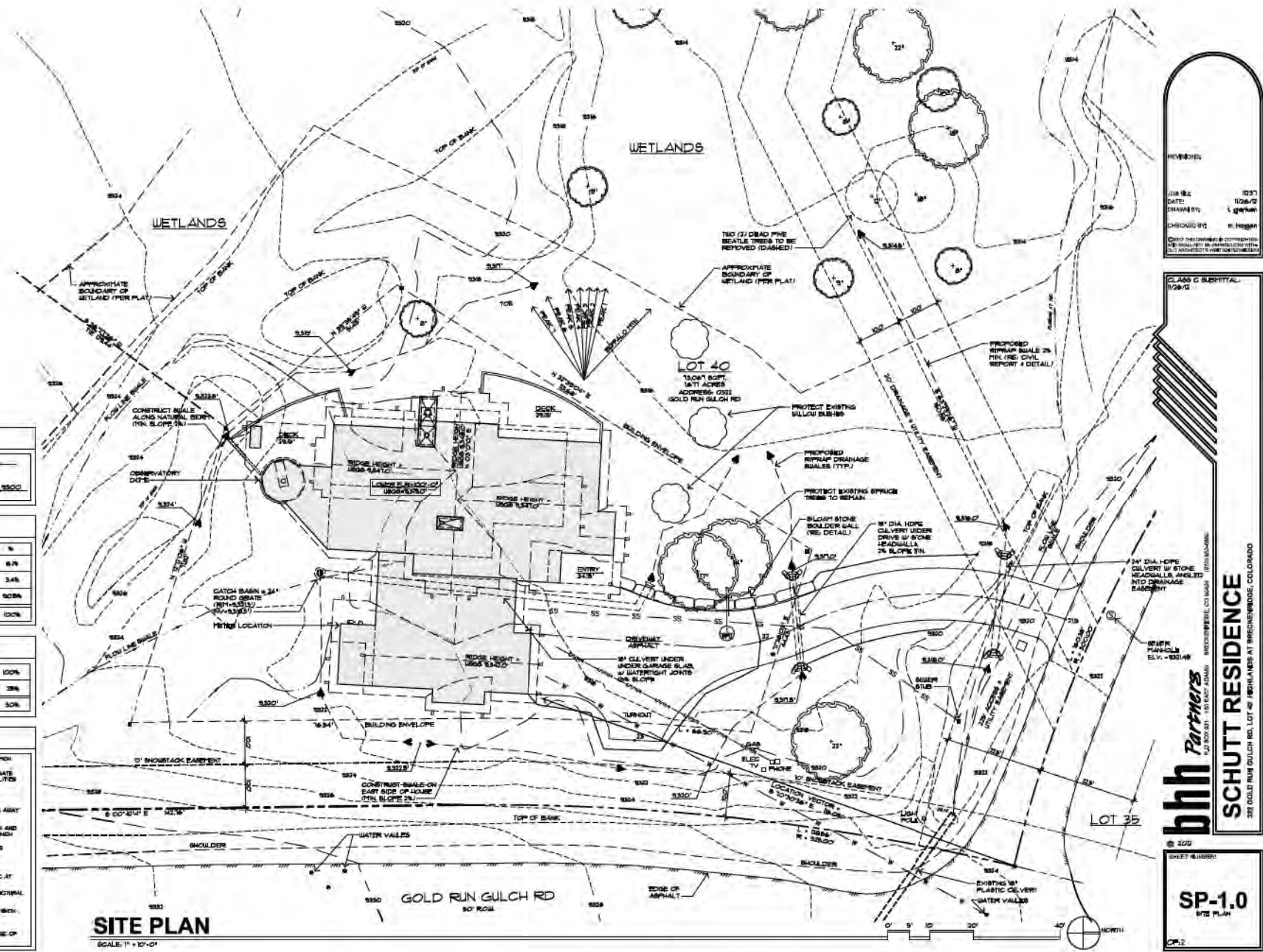
HARDSCAPE (DECK, PATIO, BALCONY & DRIVEWAY)	2,489 SQ. FT.	100%
PROVIDED SNOW STACK (25% OF HARDSCAPE)	618 SQ. FT.	25%
TOTAL SNOW STACK PROVIDED	188 SQ. FT.	50%

### SITE NOTES

1. SELECT CABLE TV AND TELEPHONE UNDERGROUND IN COMMON TRENCH
2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY LOCATIONS WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND
3. TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE SURVEY, ENGINEERS AND SURVEYORS INCLUDE 1988
4. PROVIDE POSITIVE DRAINAGE AT BUILDING FRONTIER FLOWS AWAY FROM BUILDING AT 1% SLOPE
5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH
6. FLAG ALL TREES FOR OWNER PRIOR TO TRIMMING OR REMOVAL
7. PROTECT ALL REMAINING TREES WITH SLOPE FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION
8. PROVIDE 6" DIA. STONE RIP-RAP OVER LEAD BARRIER FABRIC AT LEAVES AND VALLET DRAIN LOCATIONS
9. MARK HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK
10. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. OWNER OF CONDITIONS ARE AVAILABLE TRACT AGREEMENT
11. DRIVEWAY SHOW AS 4% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT AS REQUIRED

### SITE PLAN

SCALE: 1" = 10'-0"



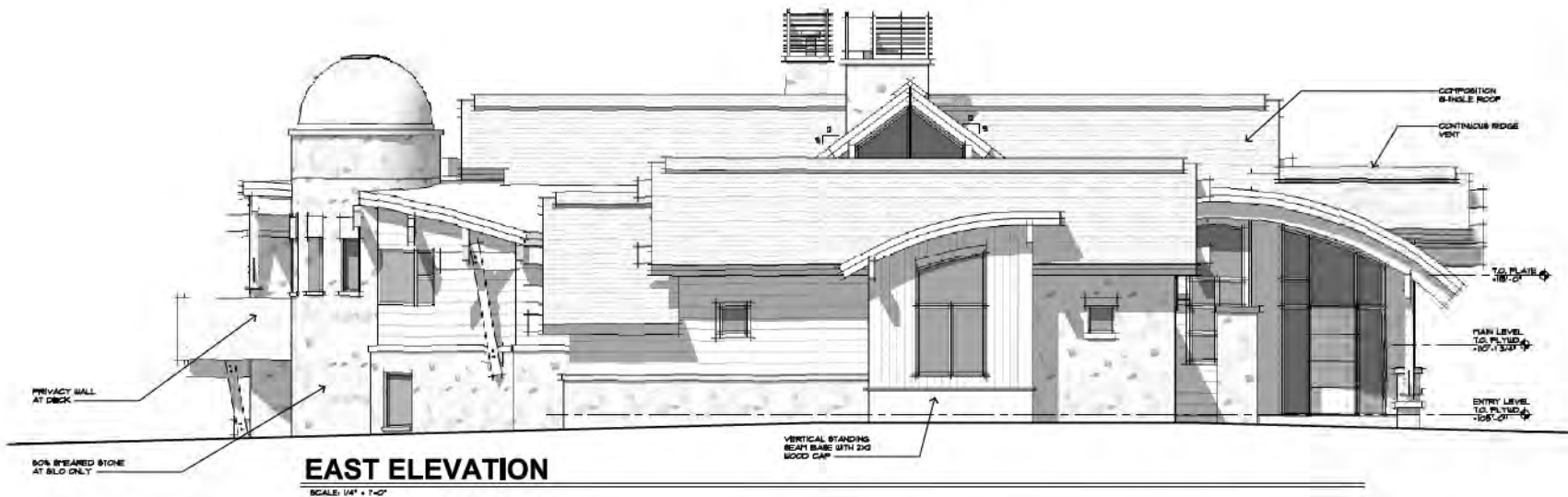
REVISIONS:  
 JOB NO: 1037  
 DATE: 10/26/02  
 DRAWN BY: J. Gorman  
 CHECKED BY: M. Roggen  
 CIVIL ENGINEER & ARCHITECTS  
 100 N. WASHINGTON ST., SUITE 100  
 CHICAGO, IL 60602

CLASS C SUBMITTAL  
 10/26/02

**bhh Partners**  
 100 N. WASHINGTON ST., SUITE 100  
 CHICAGO, IL 60602  
**SCHUTT RESIDENCE**  
 332 GOLD RUN GULCH RD, LOT 40 WETLANDS AT BRECKENRIDGE, COLORADO

© 2002  
 SHEET NUMBER:  
**SP-1.0**  
 SITE PLAN  
 OF 2



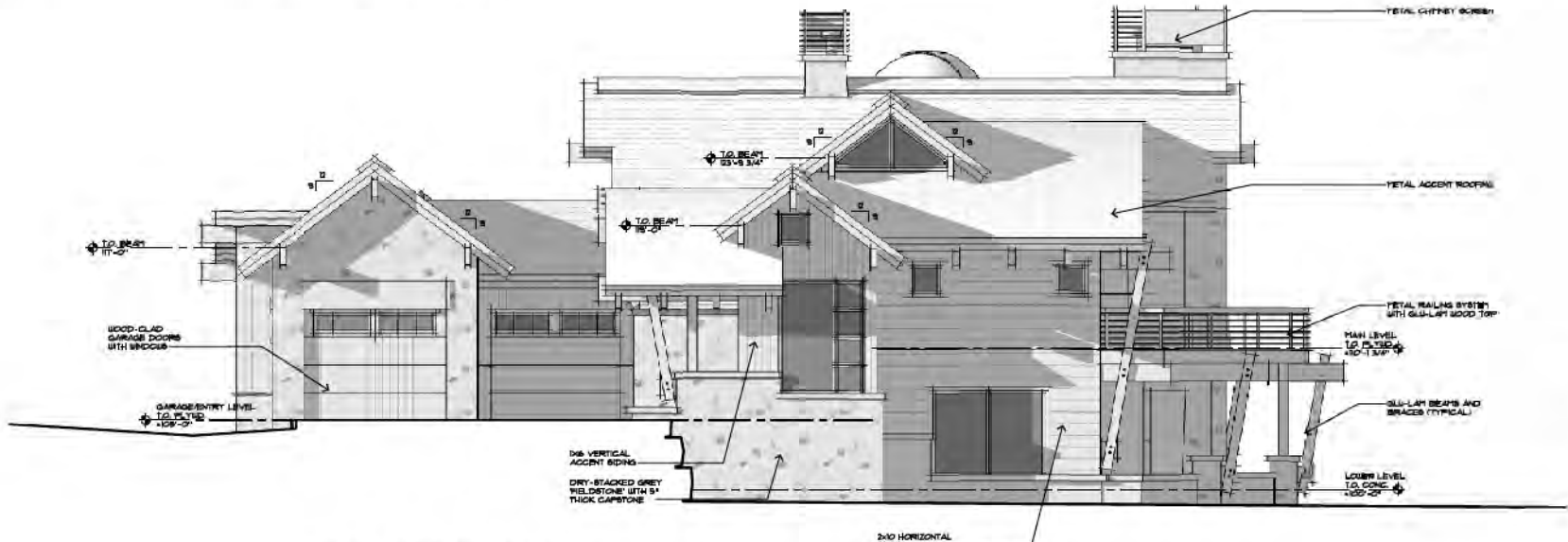


**EAST ELEVATION**

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

REVISIONS:  
 JOB No. 1037  
 DATE: 10/26/12  
 DRAWN BY: J. GARDNER  
 CHICAGO BY: M. HOGAN  
 © 2012 THE DESIGNER & CONTRACTOR. ALL RIGHTS RESERVED. THIS SHEET IS THE PROPERTY OF THE DESIGNER & CONTRACTOR. NO PART OF THIS SHEET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE DESIGNER & CONTRACTOR.

CLASS C SUBMITTAL: 10/26/12



**NORTH ELEVATION**

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

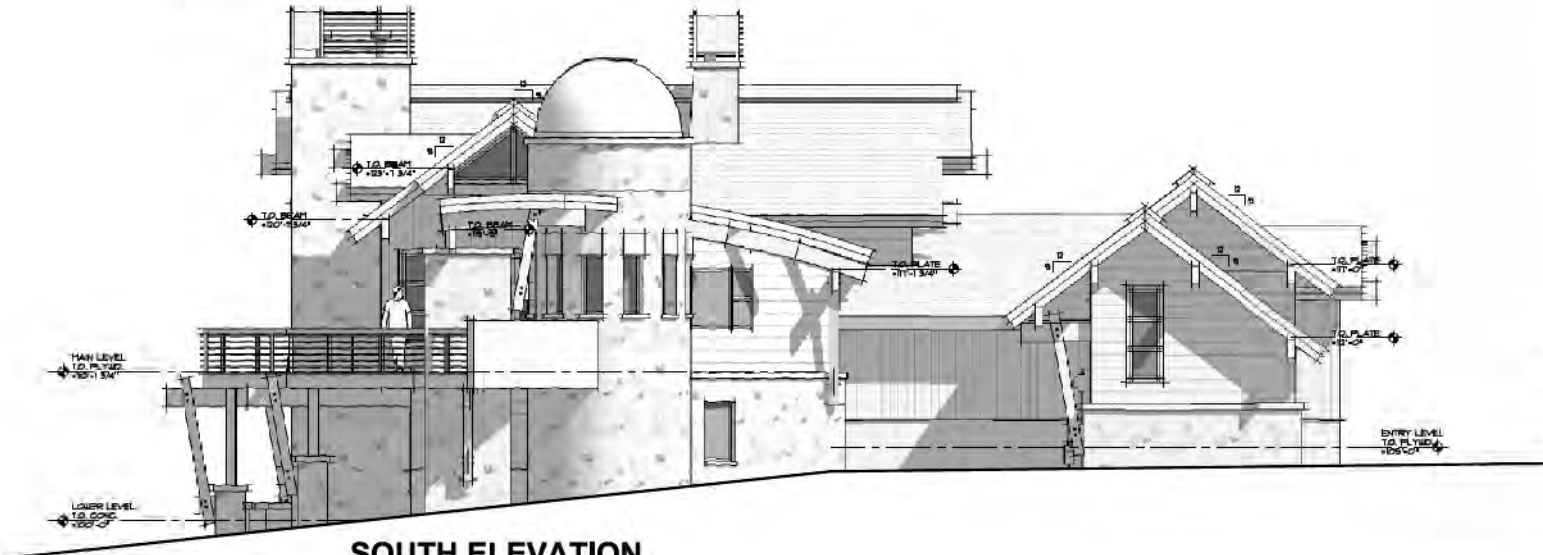
© 2012  
 SHEET NUMBER:  
**A-2.0**  
 BUILDING ELEVATIONS  
 OF 5

hh Partners  
 120 SOUTH MICHIGAN, SUITE 2000, CHICAGO, ILLINOIS 60604  
**SCHUTT RESIDENCE**  
 330 BOLD RIVER DR. LOT #1 HIGHLANDS AT BIRCHMEADOW, COLORADO



**WEST ELEVATION**

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



**SOUTH ELEVATION**

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

REVISIONS:  
 JOB No. 1037  
 DATE 10/26/02  
 DRAWN BY I. Garvan  
 CHICAGO BY M. Roggen  
 ©2002 DEVELOPER'S COMPANIES  
 ALL RIGHTS RESERVED

CLASS C SUBMITTAL  
 10/26/02

**bhh Partners**  
 1200 N. LAKE ST. SUITE 1000  
 CHICAGO, IL 60610  
**SCHUTT RESIDENCE**  
 332 GOLD RIVE GULCH RD, LOT #1 HIGHLANDS AT BRECKENRIDGE, COLORADO

© 2002  
 SHEET NUMBER  
**A-2.1**  
 BUILDING ELEVATIONS  
 OF 5

**MEMO**

**TO: Planning Commission**

**FROM: Laurie Best**

**RE: Land Use Districts for Recently Annexed Property (Claimjumper Parcels)**

**DATE: November 27, 2012 (for Dec 4th meeting)**

---

The Town recently acquired and annexed the Claimjumper parcels which are located off Airport Road to the north and west of Pinewood Village Apartment. According to Colorado Statute (Section 31-12-115 (2)) the Town is required to formally zone the parcels by placing them in a Land Use District by January 14, 2013 which is 90 days after annexation. The bulk of the property is steep and appropriate for open space to provide visual backdrop, to preserve wetlands and habitat, and to provide trail use. The property also includes approximately 8 acres that is immediately adjacent to Airport Road which is level and more suitable for development. The Town's existing annexation map recommends Land Use District 1 for the steeper portion of the property and Land Use District 9.2 for the 8 acres along Airport Road. It should be noted that the 8 acres of Land Use District 9.2 includes four acres between Pinewood Village Apartments and Claimjumper Condominiums as well as four acres north of Claimjumper Condominiums.

An Ordinance has been drafted to place the Claimjumper parcels in Land Use District 1 and Land Use District 9.2 in accordance with the Town's annexation map. Land Use District 1 provides the most protection of the sensitive portions of the property and Land Use District 9.2 allows for residential development at ten units per acre. The zoning Ordinance is scheduled for Planning Commission review on December 4<sup>th</sup> and for Town Council first reading on December 11<sup>th</sup>. Staff is requesting that the Planning Commission review this zoning and forward a recommendation to the Council.

It should also be noted that Corum Real Estate Group is aware of this Land Use District recommendation. They are in process of modifying their plans for a second phase of Pinewood Village and have indicated that they expect to comply with the requirements of the Town Code. At this time we have not seen a revised plan, but staff expects that they will be seeking approval to use all of the Land Use District 9.2 density (8 acres @ 10 UPA) on their preferred building site which is approximately four acres between Pinewood Village and Claimjumper Condominiums. The Town does have authority to allow that transfer but we are unable to evaluate or consider that request until the site plan is submitted and evaluated for a fit test.

It should also be noted that all of the recently annexed property was zoned NR-2 (Natural Resource) in the County prior to annexation and there was no density allocated to the property under that zoning. The policies of the Joint Upper Blue discourage any upzoning as a result of an annexation, unless the additional density is provided via a transfer of development rights. To satisfy the upzoning concern a clause has been included in the zoning Ordinance to clarify that while the property is being placed into Land Use Districts 1 and 9.2, there is no density allocated to the property, and any development would require a transfer of density to the site. Because the proposed development is 100 percent deed restricted affordable housing units, the Town will be required to transfer density at a ratio of one unit transferred for each four units developed on the site (pursuant to the policies of the Joint Upper Blue Master Plan).

**Recommendation:** Staff recommends that the Planning Commission adopt a motion recommending the property be placed in Land Use Districts 1 and 9.2. Staff will be available to answer questions on Dec 4<sup>th</sup>.



1 ***DRAFT November 20, 2012 DRAFT***

2  
3 COUNCIL BILL NO. \_\_\_\_

4  
5 Series 2012

6  
7 AN ORDINANCE PLACING RECENTLY ANNEXED  
8 PROPERTY IN LAND USE DISTRICT 1 AND  
9 LAND USE DISTRICT 9<sub>2</sub>  
10 (Claimjumper Parcels - 25.633 acres)

11  
12 WHEREAS, the Town owns the real property described in Section 1 of this ordinance;  
13 and

14  
15 WHEREAS, by Ordinance No. 31, Series 2012, adopted September 11, 2012, the real  
16 property described in Section 1 of this ordinance was annexed into and made a part of the Town  
17 in accordance with the Municipal Annexation Act of 1965 (Part 1 of Article 12 of Title 31,  
18 C.R.S.); and

19  
20 WHEREAS, the Town is required by Section 31-12-115(2), C.R.S., to zone all newly  
21 annexed areas within ninety (90) days after the effective date of the annexation ordinance; and

22  
23 WHEREAS, the Town's Planning Commission has recommended that the recently  
24 annexed parcel be placed within Land Use District 1 and Land Use District 9<sub>2</sub>; and

25  
26 WHEREAS, the Town's Annexation Plan adopted pursuant to Section 31-12-105(1)(e),  
27 C.R.S., indicates that the property should be placed in Land Use District 1 and Land Use District  
28 9<sub>2</sub>; and

29  
30 WHEREAS, to implement the Joint Upper Blue Master Plan the Town Council finds and  
31 determines that it is necessary and appropriate to place special restrictions on the density located  
32 on the real property described in Section 1 of this ordinance.

33  
34 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
35 BRECKENRIDGE, COLORADO:

36  
37 Section 1. The following described real property:

38  
39 PARCEL 1

40  
41 A TRACT OF LAND LOCATED IN THE NW ¼ OF SECTION 31 AND THE SW ¼ OF  
42 SECTION 30, TOWNSHIP 6 SOUTH, RANGE 77 WEST, AND ALSO THE NE ¼ OF  
43 SECTION 36 AND THE SE ¼ OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 78  
44 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF  
45 COLORADO, AND DESCRIBED AS FOLLOWS:

1  
2 BEGINNING AT CORNER NO. 3 OF THE RANKIN PLACER, M.S. 1364, ALSO BEING  
3 THE NORTHWEST CORNER OF LOT 5, BLOCK 1, THE AMENDED PLAT OF  
4 PARKWAY CENTER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 30  
5 BEARS S84°40'24"W 147.75 FEET DISTANT; THENCE S08°41'14"W A DISTANCE OF  
6 765.37 FEET TO A POINT ON THE EAST LINE OF SHOCK HILL SUBDIVISION, AS  
7 RECORDED UNDER RECEPTION NUMBER 598532 IN THE COUNTY RECORDS;  
8 THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SHOCK  
9 HILL SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES:

- 10  
11 1.) N24°56'32"W A DISTANCE OF 445.17 FEET;  
12 2.) N25°15'06"W A DISTANCE OF 473.96 FEET;  
13 3.) S74°46'54"W A DISTANCE OF 69.14 FEET TO A POINT BEING AN ANGLE  
14 POINT ON THE SOUTH LINE OF LOT 42, SHOCK HILL SUBDIVISION,  
15 FILING NO. 2, AS RECORDED AT RECEPTION NUMBER 647222;

16 THENCE N60°39'41"E A DISTANCE OF 17.55 FEET TO THE SOUTHEAST CORNER  
17 OF SAID LOT 42; THENCE ALONG THE SOUTHERLY LINE OF THE CLAIMJUMPER  
18 CONDOMINIUM, ACCORDING TO THE PLAT RECORDED AT RECEPTION  
19 NUMBER 159519 IN THE COUNTY RECORDS FOR THE FOLLOWING SIX (6)  
20 COURSES:

- 21  
22 1.) N61°08'28"E ALONG THE 3-2 LINE OF THE DORA L. LODE, M.S. 16068, A  
23 DISTANCE OF 226.15 FEET TO A POINT ON THE 2-3 LINE OF THE  
24 GERMANIA LODE, M.S. 12372;  
25 2.) N19°38'26"E ALONG SAID 2-3 LINE A DISTANCE OF 253.80 FEET TO  
26 CORNER NO. 2;  
27 3.) S69°45'18"E A DISTANCE OF 146.31 FEET TO CORNER NO. 1;  
28 4.) S18°55'14"W ALONG THE 1-4 LINE OF SAID GERMANIA LODE A DISTANCE  
29 OF 81.70 FEET TO A POINT ON SAID 2-3 LINE OF THE DORA L. LODE;  
30 5.) N67°42'46"E A DISTANCE OF 3.46 FEET TO A POINT ON THE LINE  
31 BETWEEN SAID SECTIONS 25 AND 30;  
32 6.) N60°56'12"E ALONG SAID 2-3 LINE OF THE DORA L. LODE A DISTANCE OF  
33 362.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR  
34 AIRPORT ROAD;

35 THENCE S04°32'41"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 428.50  
36 FEET; THENCE S79°10'09"W A DISTANCE OF 194.36 FEET TO THE POINT OF  
37 BEGINNING, CONTAINING 391,119 SQUARE FEET OR 8.979 ACRES MORE OR  
38 LESS.

39  
40 PARCEL 2

41  
42 A TRACT OF LAND LOCATED IN THE SW ¼ OF SECTION 30, TOWNSHIP 6 SOUTH,

1 RANGE 77 WEST, AND IN THE SOUTH ½ OF SECTION 25, TOWNSHIP 6 SOUTH,  
2 RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT,  
3 STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:  
4

5 BEGINNING AT CORNER NO. 6 OF THE MASONIC PLACER, M.S. 9616, A  
6 STANDARD B.L.M. BRASS CAP, WHENCE THE SOUTHWEST CORNER OF SAID  
7 SECTION 30 BEARS S10°49'38"W 1,066.72 FEET DISTANT; THENCE N89°34'21"E A  
8 DISTANCE OF 58.31 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR  
9 AIRPORT ROAD; THENCE S04°32'41"E ALONG SAID RIGHT-OF-WAY LINE A  
10 DISTANCE OF 559.94 FEET TO A POINT ON THE 1-2 LINE OF THE DORA L. LODE,  
11 M.S. 16068; THENCE N24°59'52"W A DISTANCE OF 140.00 FEET TO CORNER NO. 1  
12 OF THE IRON MASK LODE, M.S. 16068; THENCE N29°08'37"W A DISTANCE OF  
13 150.16 FEET TO CORNER NO. 2 OF SAID IRON MASK LODE; THENCE ALONG THE  
14 NORTH LINE OF THE CLAIMJUMPER CONDOMINIUM, ACCORDING TO THE PLAT  
15 RECORDED AT RECEPTION NUMBER 159519 IN THE COUNTY RECORDS FOR THE  
16 FOLLOWING FIVE (5) COURSES:  
17

- 18 1.) S61°01'57"W A DISTANCE OF 175.95 FEET;
  - 19 2.) S19°07'01"E A DISTANCE OF 1.79 FEET;
  - 20 3.) S72°35'13"W A DISTANCE OF 8.90 FEET;
  - 21 4.) S60°55'29"W A DISTANCE OF 38.42 FEET;
  - 22 5.) S60°39'11"W A DISTANCE OF 1,002.35 FEET;
- 23

24 THENCE S58°23'15"W ALONG THE 2-3 LINE OF SAID IRON MASK LODE A  
25 DISTANCE OF 270.16 FEET TO CORNER NO. 3, OF SAID IRON MASK LODE;  
26 THENCE S29°25'20"E ALONG THE 3-4 LINE OF SAID IRON MASK LODE A  
27 DISTANCE OF 107.97 FEET TO A POINT ON THE NORTH LINE OF SHOCK HILL  
28 SUBDIVISION, FILING NO. 2; THENCE S68°03'02"W ALONG SAID LINE A  
29 DISTANCE OF 13.94 FEET TO A POINT ON THE 5-6 LINE OF THE HAROLD  
30 PLACER, M.S. 7924; THENCE ALONG THE BOUNDARY OF SAID HAROLD PLACER  
31 FOR THE FOLLOWING THREE (3) COURSES:  
32

- 33 1.) N25°43'45"W A DISTANCE OF 526.95 FEET TO CORNER NO. 6;
  - 34 2.) N55°10'32"E A DISTANCE OF 837.87 FEET TO CORNER NO. 7;
  - 35 3.) N71°19'18"E A DISTANCE OF 548.68 FEET TO CORNER NO. 8;
- 36

37 THENCE CONTINUING ALONG THE 7-8 LINE OF THE HAROLD PLACER  
38 EXTENDED N71°19'18"E A DISTANCE OF 28.28 FEET TO A POINT ON THE 6-7 LINE  
39 OF SAID MASONIC PLACER; THENCE N89°35'17"E ALONG SAID 6-7 LINE A  
40 DISTANCE OF 70.43 FEET TO A POINT ON THE SECTION LINE BETWEEN SAID  
41 SECTIONS 25 AND 30; THENCE N89°34'21"E CONTINUING ALONG SAID 6-7 LINE  
42 A DISTANCE OF 212.66 FEET TO THE POINT OF BEGINNING; CONTAINING 725,437  
43 SQUARE FEET OR 16.654 ACRES MORE OR LESS.  
44  
45

1 is placed in Breckenridge Land Use District 1 and Land Use District 9<sub>2</sub>. The Town staff is  
2 directed to change the Town’s Land Use District Map to indicate that the abovedescribed  
3 property has been annexed and placed within Land Use District 1 and Land Use District 9<sub>2</sub>.  
4

5 Section 2. The general boundaries of Land Use District 1 and Land Use District 9<sub>2</sub> within  
6 the real property described in Section 1 of this ordinance are shown on **Exhibit “A”**, which is  
7 attached to and incorporated into this ordinance. The exact boundaries Land Use District 1 and  
8 Land Use District 9<sub>2</sub> within the real property described in Section 1 of this ordinance shall be  
9 determined by the Town in connection with a site specific development permit application to  
10 develop such real property, or in connection with a public improvement project to be undertaken  
11 by the Town as described in Section 9-1-27 of the Breckenridge Town Code.

12 Section 3. All or a portion of the density on the real property described in Section 1 of  
13 this ordinance may be transferred between the two annexation parcels described in Section 1 in  
14 accordance with Section 9-1-17-12(A) of the Breckenridge Town Code.

15 Section 4. Unless a developer brings additional density to the property, the density on the  
16 real property described in Section 1 of this ordinance may only be used for those uses  
17 specifically described in Goal B – Policy/Action 1 of the Joint Upper Blue Master Plan as  
18 adopted by the Town, which uses include as of the date of the adoption of this ordinance  
19 community facilities, institutional uses, and affordable workforce housing. The Town Council  
20 finds and determines that the density restrictions imposed by this Section 4 comply with and  
21 implement the Joint Upper Blue Master Plan as adopted by the Town.

22 Section 5. The Town Council finds, determines, and declares that this ordinance is  
23 necessary and proper to provide for the safety, preserve the health, promote the prosperity, and  
24 improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants  
25 thereof.

26 Section 6. The Town Council finds, determines, and declares that it has the power to  
27 adopt this ordinance pursuant to: (i) Section 31-12-115(2), C.R.S.; (ii) the Local Government  
28 Land Use Control Enabling Act, Article 20 of Title 29, C.R.S.; (iii) Part 3 of Article 23 of Title  
29 31, C.R.S. (concerning municipal zoning powers); (iv) Section 31-15-103, C.R.S. (concerning  
30 municipal police powers); (v) Section 31-15-401, C.R.S.(concerning municipal police powers);  
31 (vi) the authority granted to home rule municipalities by Article XX of the Colorado  
32 Constitution; and (vii) the powers contained in the Breckenridge Town Charter.

33 Section 7. This ordinance shall be published and become effective as provided by  
34 Section 5.9 of the Breckenridge Town Charter.

35 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
36 PUBLISHED IN FULL this \_\_\_\_ day of \_\_\_\_\_, 2012. A Public Hearing shall be held at the  
37 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_\_ day of  
38 \_\_\_\_\_, 2012, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the  
39 Town.  
40  
41

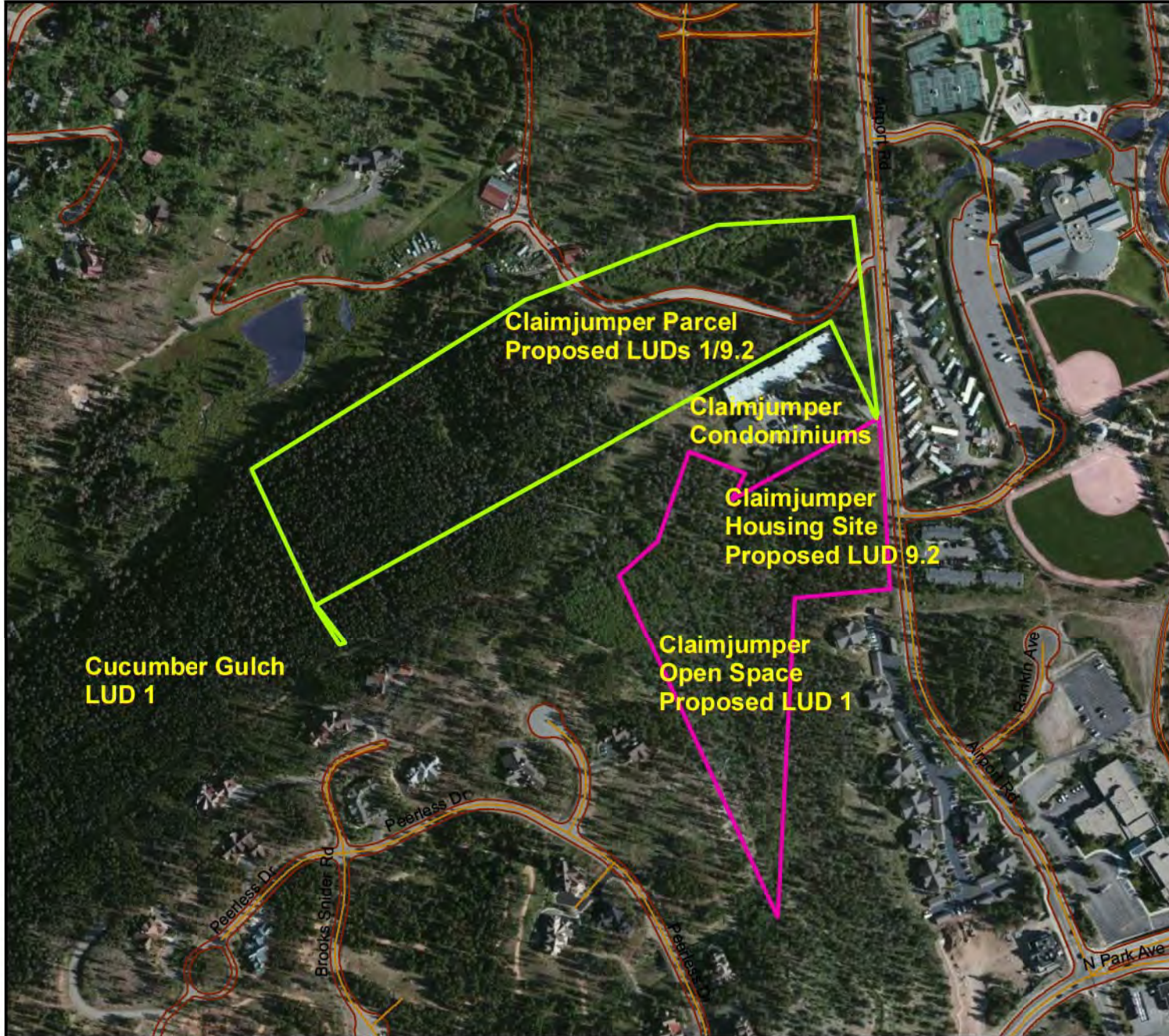
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TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

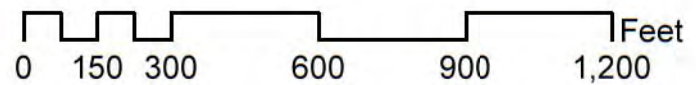
By \_\_\_\_\_  
John G. Warner, Mayor

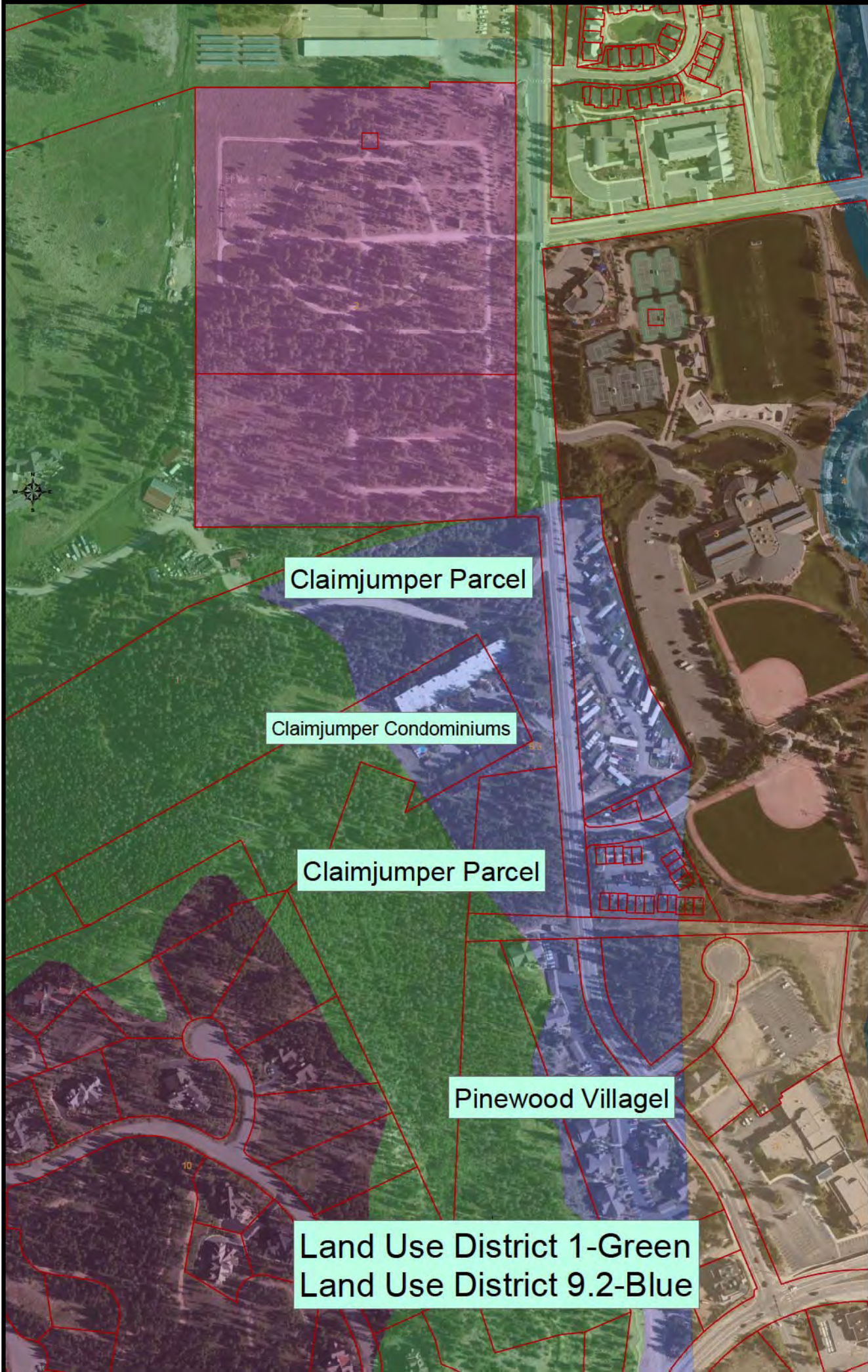
ATTEST:

\_\_\_\_\_  
Town Clerk



# Claimjumper Parcels-Zoning





Claimjumper Parcel

Claimjumper Condominiums

Claimjumper Parcel

Pinewood Villagel

Land Use District 1-Green  
Land Use District 9.2-Blue

## Planning Commission Staff Report

**Subject:** Harris Street Community Building, Restoration, Rehabilitation, Addition and Landmarking (Class B, Preliminary Hearing; PC# 2012096)

**Proposal:** To restore, repair, renovate and adaptively reuse the historic building. The non-compliant additions (roof additions, handicapped ramp, windows, etc.) will be removed. The old non-compliant garage at the northwest corner will be removed and a new compliant addition will be created for entrance for a planned lower level theater and multi-purpose rooms. The property also will be locally landmarked.

**Date:** November 19, 2012 (For meeting of December 4, 2012)

**Project Manager:** Michael Mosher, Planner III, Community Development and Dale Stein, Assistant Town Engineer, Engineering Department

**Applicant/Owner:** Town of Breckenridge

**Agent:** Elizabeth Hallas, Principal, and Anne Cultrell; Project Manager, Anderson Hallas Architects, PC

**Address:** 103 South Harris Street

**Legal Description:** Lots 1-9, Block 2, Yingling and Mickles

**Site Area:** 1.7 acres (74,068.79 sq. ft.)

**Land Use District:** 17 - Residential, 11 Units per Acre (UPA) Single family or Duplex

**Historic District:** 1 - East Side Residential

**Site Conditions:** The site is relatively flat with a gentle downhill slope towards north matching the Harris Street right of way. The property contains the historic “Red Brick School” building with historic and non-historic additions. Paved parking flanks the building to the north and south. Mature conifers and aspen are dispersed throughout the parking lots, against the building and along the three abutting right of ways. A 10-foot utility and drainage easement runs along the east and north property lines. A 20-foot utility and drainage easement runs along the north half of the west property line. A free-standing dumpster enclosure is located off the northwest corner of the building.

**Adjacent Uses:** Single family residential

**Density:** Allowed under LUGs: 27,700 sq. ft.  
Proposed density: 26,436 sq. ft.

**Mass:** Allowed under LUGs: 27,700 sq. ft.  
Proposed mass: 26,436 sq. ft.

**Height:** No change

**Parking:** No change



**Snowstack:** No change

**Setbacks:** No change

### **Item History**

This imposing Mission Revival style building was constructed as the Breckenridge Schoolhouse in 1908-1909. It was designed by the Denver architectural firm of Eagleton and Mountjoy, headed by the newly-formed partnership of Fred M. Eagleton and Frederick E. Mountjoy.

Born on February 8, 1870, Frederick E. Mountjoy served as a draftsman for the architectural firm of Gove and Walsh in Denver between 1900 and 1908. By the spring of 1908, Mountjoy had left Gove and Walsh and had entered into a partnership with Fred M. Eagleton, another young, up and coming, Denver architect.

Interestingly, initial plans called for the building to be constructed of “cement blocks.” However, after Eagleton’s and Mountjoy were hired, they instead designed the building with red brick walls supported by a stone foundation. The school’s construction contract was awarded to the Ladd-Sanger Construction Company of Denver, which also received the contract to build the Summit County Courthouse the following year. The original front wing of the Breckenridge Schoolhouse was completed in February of 1909. The rear wing addition was completed in 1921.

This Mission Revival style building was erected in 1908-1909 and it served as the Breckenridge Schoolhouse from that time until 1961. A large rear addition was completed in 1921, resulting in the building’s T-shaped plan. Following its closure as a school, the building was next utilized as the Breckenridge Town Hall between 1961 and 1977. From that time until 2010 the building has served as the Breckenridge campus for the Colorado Mountain College.

### **Staff Comments**

**Land Use (Policies 2/A & 2/R):** This building and the non-residential use pre-date the Town’s Land Use Guidelines and Historic Standards. Therefore, it is a legal non-conforming use in District 17 which recommends single family or duplex residential. The past uses have been public with a high school, college, governmental offices, non-profit functions and the commercial use of the Speakeasy Theater. The proposed uses are for a public library and associated offices, the Speakeasy Theater, and community use multi-purpose rooms.

Staff believes the impacts of the proposed public uses are adequately tempered and buffered to the neighboring residential uses by the larger property that accommodates the parking needs on-site and is surrounded with an adequate landscaped buffer. We have no concerns.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** The existing historic building area is 26,970 square feet, and the non-historic garage 800 square feet for a total of 27,770 square feet.

After the renovation, the existing historic building area is 25,134 square feet, and the addition of the new addition of 1,302square feet for a total of 26,436 square feet. This represents a net loss of 1,334 square feet. Therefore, the level of non-conformity is being reduced with this proposal.

**Architectural Compatibility (5/A & 5/R):** Along with the criteria listed in this Development Code policy, this also identifies the Priority Policies and Design Standards of the *Handbook of Design Standards for the Historic and Conservation Districts* and the *Design Standards for the Historic District, Character Area #1: East Side Residential*.

As this building pre-dates the Development Code and the Handbook of Design Standards, it is classified as legal non-conforming. All of the restoration and renovations will abide with the Code. (However, any new additions will be subject to these policies.) Per Chapter 4.0 of the *Handbook of Design Standards for the Historic and Conservation Districts* the Town intends to follow all of the guidelines associated with the *Rehabilitation of Existing Buildings in the Historic District*. Specifically:

**Preservation**

*The act or process of applying measures to sustain the form, integrity and material of a building or structure, and the existing form and vegetative cover of a site is defined as "preservation." It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.*

**Rehabilitation**

*Rehabilitation is the process of returning a property to a state which makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building and major or minor additions may also occur. Most good preservation projects in Breckenridge may be considered a rehabilitation project.*

**Remodeling**

*To remake or to make over the design image of a building is to "remodel" it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. A remodeling project is inappropriate on historic buildings in Breckenridge.*

**Renovation**

*To "renovate" means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alteration may also occur. Alterations that are made should be generally reversible, should future owners wish to restore the building to its original design.*

**Restoration**

*To "restore," one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style - either interior or exterior. This process may include the removal of later work or the replacement of missing historic features. Use a restoration approach for missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.*

The proposed exterior changes are (The restoration details are best shown on the attached elevations.):

**The Historic Building:**

On the original 1909 portion:

1. Foundation repair.
2. Cleaning /repointing masonry and stone.
3. Replacement of select stone sills.
4. Parge coating (like a smooth coating) repair over concrete
5. Reconstruct the original rooftop mechanical louver (see elevations).
6. Removal of the non-historic posts supporting the small shed awnings at the east entries (installed in 1982). The historic shed awnings will be restored and reinforced along with the historic side brackets.
7. The small shed awning that flanked the northwest and southwest corners will be repaired (north) and recreated (south) over the historic openings. The southwest opening will now be used as a book-drop for the library. The northwest opening will be restored, but not used.
8. For handicap accessible ingress and egress, the existing door and window at the west facing southwest corner will be swapped respecting the existing opening locations. A new historically matching awning will cover the new entry.
  - a. For the window, the missing masonry will be replaced and repaired to match.
  - b. For the new door, the masonry will be removed below the existing window opening.
  - c. Historically, this area had only windows. With the Colorado Mountain College using the building in 1974, an accessible door and ramp were added to access the building in this corner. To do this, one window was removed and the bricks below were saw-cut to accommodate the needed entry. A shed roof addition was also built in the corners of the roof above to protect this opening below. This will also be removed.

For the 1921 addition:

1. Foundation repair.
2. Repair and replace all damaged windows to their original appearance.
3. Cleaning /repointing masonry and stone.
4. Repair wood windows.
5. Replacement of select stone sills.
6. New stucco @ Boiler Room exterior walls.
7. Parge coating (like a stucco) repair over concrete.
8. The flat roof of the south facing boiler room (added sometime in the 60's) will be used as exterior deck with new access stairs, railing, and west facing wind-screening.
9. Along the south wall, a new stairwell will be added to access the lower level.
10. Removal of existing non-historic garage.
11. New brick at new theater entry addition which had been removed when the garage was added.
12. As part of the adaptive re-uses, the existing Speakeasy Theater is being relocated internally such that a new entrance is being proposed at the northwest where the old garage is being removed.
13. Glazing (Safety, Low E, Mirrors, Projection Booth, Glass above railing along south and west side of outside deck for wind protection) The architect will be studying any glare issues and glazing choices at all Library area's new windows.
14. Wood Windows (Repair existing historic; at modern reconstruct new to match historic adjacent; new windows at Addition).

All associated Policies of the Handbooks of Design Standards are being met with the restoration and renovation. The only planned loss of existing fabric occurs where the assessable entrance is swapping the door and window location. Here, missing fabric is being replaced. (The Town intends to reuse all existing historic fabric throughout the project.)

**The Addition:**

A new addition is proposed to replace the existing non-historic garage. This addition will add required restrooms, ticketing, gallery, and concession areas for the theater and multi-purpose rooms.

As part of this plan, the connection to the historic building is being minimized with a connector link (Priority Policy 80A) and any missing historic material on the main building will be replaced with matching new material (Policies 27, 28, and 29). The intent is to minimize the visual impacts of the addition while creating architecture that is compatible with the historic building and the Handbooks of Historic Standards. As a subordinate addition, but not an out building, the Town is proposing finer finishes than a shed, but lesser finishes than the historic structure. We welcome any Commissioner comments.

The attached elevation shows a structure with as low a profile as possible to reduce any visual impact to the historic building behind. Hence, a flat roof is shown over the main body of the plan similar to the mechanical room addition on the south elevation. The smaller portions flanking the sides will have hip-roof forms, mimicking the roof of the original school. The connector link will have a flat roof also, but lower than the main roof. All drainage from the flat roofs will be directed internally to a drain that keeps water away from the historic structure.

The finishes shown are conceptual at this time. The elevations are showing brick and Parge coated concrete. The north elevation is showing brick to the base on the main portion of the building. Staff is suggesting keeping the brick above the base of the structure to minimize water and ice damage in our harsh environment. The hip-roof and shed overhangs will be supported with brackets similar in general design to those on the historic structure. The intention is to create an addition that is compatible with the historic building, but not to the point where it might be confused as being original. Staff is comfortable with this design. We welcome Commissioner any comments.

**Building Height (6/A & 6/R):** Besides the restoration of the original rooftop mechanical louver, there is no change to the height of the building.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):****Pedestrian Access:**

The curved paved area in front of the east elevation is historic and will remain as is. Of the two main entries on the east elevation, the primary entrance to the building will be the doorways to the south. There will be signage (separate permit) to direct visitors to the proper door. Benches and landscaping are being added to the planter area abutting the building to enhance the elevation and also help direct visitors to the main entry (see plans).

The book drop for the library use is planned at the southwest corner of the original school building where a door was originally. The plan is to reclaim this opening, add a door and the small shed awning above (see left side of the historic rendering). The book drop mechanism will be placed in the replacement door. This will bring back the original detailing on this elevation.

The existing metal handicap ramp that accesses the south internal corner of the building is to be replaced with a new ramp placed on new grade. This will be a concrete ramp that should eliminate the need for handrails. This will reduce the visual impacts of the ramp on this elevation.

Since the access door is being moved out of the corner and further south away from the building, the addition of new grading can be accomplished without directing any water towards the building. Handicap parking and accessible walkways are being updated to meet Building Code.

A new sidewalk is being added along Harris Street that will connect to the existing main walkway to the building. Staff has no concerns.

**Vehicular Access:**

The property currently has four curb-cuts accessing the parking lots along Harris Street. As part of the improvements, the two access drives closest to the intersecting right of ways (Lincoln and Washington Avenues) are being eliminated and landscaped. Staff is supportive of reducing the number of curb cuts.

**Parking (18/A & 18/R):** The renovation of the parking lot and the added landscaping will be done under a separate permit by the Town’s Public Works Department. The raised brick planters at the south lot will be removed and tree wells placed per the attached plans. The parking space count remains the same after these modifications.

**Landscaping (22/A & 22/R):** The extent of landscaping associated with this application is around the building. The actual counts and sizes are not shown (see plans).

**Social Community (24/R):** For the restoration efforts with the impacts of the new addition to the property, we are suggesting positive nine (+9) points be awarded at final review. The sample criteria listed under this policy is: *Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, structural stabilization, or restoration of secondary structures, which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.*

**Landmarking:** The Town is planning to locally landmark the historic structure. A “landmark” is defined by the ordinance as follows:

*A designated individual building, structure, object or an integrated group of buildings, structures or objects having a special historical or architectural value. Unless otherwise indicated in this [ordinance], the term “landmark” shall include both federally-designated landmarks and Town-designated landmarks.*

The ordinance contains specific criteria that are to be used to determine whether a proposed landmark has the required special historical or architectural value. To be designated as a landmark, the property must: (1) meet a minimum age requirement; (2) have something special about either its architecture, social significance, or its geographical/environmental importance as defined in the ordinance; and (3) be evaluated for its “physical integrity” against specific standards described in the ordinance.

Staff has included a chart below as a tool. To be designated as a landmark the property must: (1) satisfy the **sole** requirement of Column A; (2) satisfy **at least one** of the requirements of Column B; and (3) also satisfy **at least one** of the requirements of Column C. Approved selections are in **BOLD**.

COLUMN “A”	COLUMN “B”	COLUMN “C”
The property must be at least 50 years old.	The proposed landmark must meet at least <b>ONE</b> of the following 13 criteria: <b>ARCHITECTURAL IMPORTANCE</b>	The proposed landmark must meet at least <b>ONE</b> of the following 4 criteria:

	<ol style="list-style-type: none"> <li>1. <b>The property exemplifies specific elements of architectural style or period.</b></li> <li>2. <b>The property is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.</b></li> <li>3. <b>The property demonstrates superior craftsmanship or high artistic value</b></li> <li>4. <b>The property represents an innovation in construction, materials or design.</b></li> <li>5. <b>The property is of a style particularly associated with the Breckenridge area.</b></li> <li>6. <b>The property represents a built environment of a group of people in an era of history.</b></li> <li>7. <b>The property includes a pattern or grouping of elements representing at least one of the above criteria.</b></li> <li>8. <b>The property is a significant historic remodel.</b></li> </ol> <p style="text-align: center;"><b>SOCIAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>9. <b>The property is a site of an historic event that had an effect upon society.</b></li> <li>10. <b>The property exemplifies cultural, political, economic or social heritage of the community.</b></li> <li>11. <b>The property is associated with a notable person or the work of a notable person.</b></li> </ol> <p style="text-align: center;"><b>GEOGRAPHIC/ENVIRONMENTAL IMPORTANCE</b></p> <ol style="list-style-type: none"> <li>12. <b>The property enhances sense of identity of the community.</b></li> <li>13. <b>The property is an established and familiar natural setting or visual feature of the community</b></li> </ol>	<ol style="list-style-type: none"> <li>1. <b>The property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</b></li> <li>2. <b>The property retains original design features, materials and/or character.</b></li> <li>3. <b>The structure is on its original location or is in the same historic context after having been moved.</b></li> <li>4. <b>The structure has been accurately reconstructed or restored based on documentation.</b></li> </ol>
--	--	--

Staff believes that the above criteria (bolded text), have been met with this application and the building can be recommended for local landmarking. At the final hearing we would suggest the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the historic structure based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

**Point Analysis (Section: 9-1-17-3):** At this preliminary review, Staff finds that the application meets all absolute policies and has not incurred any negative points in the Development Code. We will be suggesting positive nine (+9) points under Policy 24/R,

**Staff Recommendation**

Staff is very pleased with the planned restoration, rehabilitation and new uses for this historic structure. The community uses of the entire building maintain the legacy for this property. We believe all of the

efforts presented here are of great public benefit. We ask the commission if they have any comments on the proposed materials being used on the addition. We welcome any other comments.

The Planning Department recommends this application return for a final review.

# HARRIS STREET COMMUNITY BUILDING

103 South Harris Street  
Breckenridge, CO. 80424

## PROJECT TEAM

### Owner

Town of Breckenridge  
P.O. Box 188  
Breckenridge, CO. 80424  
P: 970.453.3154  
F: 970.547.3132  
Assistant Town Engineer: Dale Stein  
dales@townofbreckenridge.com

### Library

Summit County Libraries  
P: 970.453.3404  
F: 970.453.3453  
Assistant County Manager: Scott Vargo  
scottv@co.summit.co.us

### Architect

Anderson Hallas Architects, PC  
715 14th St.  
Golden, CO 80401  
P: 303-278-4378  
F: 303-278-0521  
Principal in Charge: Elizabeth Hallas, AIA, LEED BD+C  
Project Manager: Anne Cutrell, LEED BD+C  
Project Architect: Ben Heppie, AIA, LEED BD+C  
email: elizabethhallas@andarch.com  
annecutrell@andarch.com  
benheppie@andarch.com

### Architectural Consultant

Janet L. Suterley  
J.L. Suterley, Architect, P.C.  
P.O. Box 3636  
500 S. Ridge Street  
Breckenridge, CO. 80424  
P: 970-453-1718  
F: 970-453-6483  
janet@jlsuterleyarchitect.com

### Civil Engineer

JVA, Inc.  
P.O. Box 1860  
Winter Park, CO. 80782  
P: 970-722.7677  
Project Manager: Kevin Vecchiarelli  
kvecchiarelli@jvajva.com

### Landscape Architecture

DHM Design  
1309 East 3rd Ave, Room 11  
Durango, CO. 81301  
P: 970-385-4219  
Project Manager: Walker Christensen  
wchristensen@dhmdurango.com

### Structural Engineer

JVA, Inc.  
1319 Spruce Street  
Boulder, CO. 80302  
P: 303-444-4951  
F: 303-241-3969  
Project Manager: Ian Glaser  
Senior Project Engineer: Jennifer Arndt  
jglaser@jvajva.com  
jarndt@jvajva.com

### Mechanical Engineer

360 Engineering  
1600 Jackson Street, Suite 360  
Golden, CO. 80401  
P: 303-940-2050  
President: Denise Dible  
Project Engineer: Adam Phipps  
ddible@360engineering.com  
aphipps@360engineering.com

### Electrical Engineer

AE Design Group  
1900 Wazee, Suite 350  
Denver, CO. 80202  
P: 303-296-3576  
F: 303-296-3035  
President: Jon Brooks  
Project Engineer: Bryan Jass  
jbrooks@aedesign-inc.com  
bjass@aedesign-inc.com

### IT/AV

Rimrock Group  
10807 New Allegiance Dr., Suite 400  
Colorado Springs, CO. 80921  
P: 719-533-1112  
Principal: John Thompson  
Project Manager: Dave Bretton  
john.thompson@rimrockgroup.com  
dave.bretton@rimrockgroup.com

### Acoustical Engineer

K2 Audio  
4900 Pearl East Circle, 201E  
Boulder, CO. 80301  
P: 303-865-5500  
Project Manager: Ted Pyppe  
ted.pyppe@k2audio.com

### Environmental Engineer

Landmark Environmental, Inc.  
250 Bryant Street  
Denver, CO. 80219  
P: 720-283-8975  
F: 720-283-8666  
Project Manager: Charlie Senz  
csenz@landmarkenviro.com

### Kitchen Designer

3pm Design  
11801 East 333rd Ave., Unit C  
Aurora, CO. 80010  
P: 303-840-0883  
F: 720-283-8666  
Principal: Pierre Melellus  
monabba@3pmdesign.com

### Furniture Design

Group 3 Planners  
32276 Edward Dr.  
Conifer, CO. 80433  
P: 303-838-2352  
F: 720-283-8666  
Principal: Mary Gulash  
mgulash@group3planners.com



This image is courtesy of Maureen Nicholls

100% SCHEMATIC DESIGN  
NOVEMBER 16, 2012



Anderson Hallas  
Architects, PC

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PLANNING

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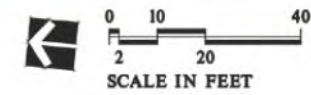
No.	Description	Date

Project Number	2012430
Issue	Schematic Design
Date	11.16.2012
Drawn by	BH
Checked by	EH/AFC
Scale	1" = 1'-0"

COVER SHEET

G0.1





# Harris Street Community Building

Breckenridge, Colorado | Site Master Plan | November 2012



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Architects, PC

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No.	Description	Date

Project Number	2012430
Issue	Schematic Design
Date	11.16.2012
Drawn by	BH
Checked by	EH/AFC
Scale	12" = 1'-0"

INDEX & GENERAL  
INFORMATION

G0.2

**INDEX**

GENERAL  
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LANDSCAPE  
L1.1 DEMOLITION PLAN  
L1.2 SITE PLAN  
L2.1 PLANTING PLAN  
L2.2 DETAILS

ARCHITECTURAL  
A1.0 BASEMENT FLOOR PLAN  
A1.1 MAIN FLOOR PLAN  
A1.2 SECOND FLOOR PLAN  
A4.0 EXTERIOR ELEVATIONS  
A4.1 EXTERIOR ELEVATIONS

KITCHEN  
KA.1 WARMING KITCHEN PLAN & SCHEDULE

Refer also to Schematic Design Narrative Reports Dated 11/16/2012, which include:

- Landscape Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Technology / AV
- Acoustics
- Hazardous Materials

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS
2. ALL WORK TO BE PERFORMED TO APPLICABLE BUILDING CODES.
3. ALL DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED. ALL DIMENSIONS INDICATING REQUIRED CLEARANCES ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE CONTRACT DOCUMENTS, VERIFYING FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCY WITHIN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. SHOULD THERE BE ANY QUESTIONS CONCERNING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK, OR RELATED WORK IN QUESTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT SCOPE OF WORK, SCHEDULE, AND DEADLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADVISING THE ARCHITECT OF ALL ITEMS REQUIRING A LONG LEAD TIME UPON NOTICE TO PROCEED THAT WILL AFFECT THE SCHEDULE, AND SHALL SUBMIT ORDER CONFIRMATIONS AND DELIVERY DATES FOR THE ITEMS IN QUESTION TO THE OWNER.
7. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF THE PROJECT.
8. ALL CONTRACTOR OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT WITHIN 14 DAYS OF NOTICE TO PROCEED, AND BE ACCOMPANIED WITH THE ALTERNATIVE PRODUCT INFORMATION. SUBSTITUTIONS WILL BE CONSIDERED ONLY IF IT DOES NOT SACRIFICE QUALITY, APPEARANCE, DELIVERY TIME, OR FUNCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HOOK UPS / UTILITY CONNECTIONS, ETC. TO TEMPORARY TRAILERS.



VICINITY MAP  
NTS



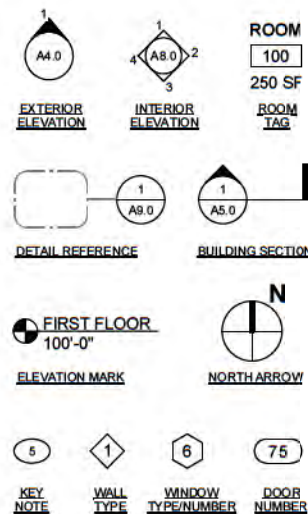
LOCATION MAP  
NTS



**ABBREVIATIONS**

#	POUND(S) or NUMBER	FACP	FIRE ALARM CONTROL PANEL	OPNG	OPENING
&	AND	FD	FLOOR DRAIN	OPP	OPPOSITE
<	ANGLE	FE	FIRE EXTINGUISHER	OSB	ORIENTED STRAND BOARD
@	AT	FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE
AV	AUDIO VISUAL	FIN	FINISH(ED)	PLAS	PLASTER
ABV	ABOVE	FIXT	FIXTURE	PLUMB	PLUMBING
ACM	ASBESTOS CONTAINING MATERIAL	FLR	FLOOR(ING)	PT	PAINT
ACT	ACCOUSTICAL CEILING TILE	FO	FACE OF	PTD	PAINTED
ADA	AMERICANS WITH DISABILITIES ACT	FP	FIRE PROTECTION	PWD	PLYWOOD
ADD	ADDENDUM	FRP	FIBERGLASS REINFORCED PANEL(ING)	QT	QUARRY TILE
ADJ	ADJACENT or ADJUSTABLE	FT	FEET	RAD	RADIUS
AFF	ABOVE FINISHED FLOOR	FTG	FOOTING	RB	RUBBER BASE
AHU	AIR HANDLING UNIT	FURR	FURRING	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM	GA	GAUGE OR GYPSUM ASSOCIATION	RD	ROOF DRAIN
ALT	ALTERNATE	GALV	GLAVANIZED	REF	REFER TO or REFERENCE
APPROX	APPROXIMATE(LY)	GC	GENERAL CONTRACTOR	REIN	REINFORCED
ARCH	ARCHITECTURAL	GD	GRADE	RELOC	RELOCATE(D)
ASPH	ASPHALT	GL	GLASS or GLAZING	REQ	REQUIRED
B.O.	BOTTOM OF	GND	GROUND	REV	REVISE, REVISED or REVISION
BLDG	BUILDING	GWB	GYPSUM WALLBOARD	RM	ROOM
BLKG	BLOCKING	HM	HOLLOW METAL	RO	ROUGH OPENING
BR	BACKER ROD	HAZMAT	HAZARDOUS MATERIAL	RS	ROUGH SAWN
BTWN	BETWEEN	HDR	HEADER	(S)	SEALANT
CAB	CABINET	HDW	HARDWARE	S	SOUTH
CJ	CONTROL JOINT	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CL	CENTERLINE	HT	HEIGHT	SF	SQUARE FEET
CLG	CEILING	HVAC	HEATING, VENTILATION and AIR CONDITIONING	SHTG	SHEATHING
CLR	CLEAR	IBC	INTERNATIONAL BUILDING CODE	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	SOG	SLAB ON GRADE
COL	COLUMN	INFO	INFORMATION	SPEC	SPECIFICATION(S)
CONC	CONCRETE	INS	INSULATION or INSULATED	SQ	SQUARE
CONST	CONSTRUCTION	INT	INTERIOR	SS	STAINLESS STEEL
CONT	CONTINUOUS	JT	JOINT	STD	STANDARD
CORR	CORRIDOR	LAV	LAVATORY	STL	STEEL
CPT	CARPET	LIN	LINOLEUM	STN	STAIN
CT	CERAMIC TILE	MATL	MATERIAL	STRUC	STRUCTURE or STRUCTURAL
CTBB	CEMENTITIOUS TILE BACKER BOARD	MAX	MAXIMUM	(T)	TEMPERED
CTR	CENTER	MECH	MECHANICAL	T&G	TONGUE AND GROOVE
DBL	DOUBLE	MEP	MECHANICAL, ELECTRICAL and PLUMBING	T.O.	TOP OF
DEMO	DEMOLITION	MFG	MANUFACTURING	TD	THRESHOLD
DET	DETAIL	MFR	MANUFACTURER	TYP	TYPICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DIAM	DIAMETER	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DIM	DIMENSION	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DN	DOWN	MTD	MOUNTED	VERT	VERTICAL
DS	DOWNSPOUT	MTL	METAL	VIF	VERIFY IN FIELD
<E>	EXISTING	<N>	NEW	VIN	VINYL
E	EAST	N	NORTH	VTR	VENT THROUGH ROOF
EA	EACH	NA	NOT APPLICABLE	W	WEST
EG	FOR EXAMPLE	NIC	NOT IN CONTRACT	WTH	WITH
ELEC	ELECTRICAL	NO.	NUMBER	W/O	WITHOUT
ELEV	ELEVATION	NOM	NOMINAL	WD	WOOD
EMER	EMERGENCY	NTS	NOT TO SCALE	WN	WINDOW
ENGR	ENGINEER	OC	ON CENTER		
EQ	EQUAL	OD	OUTSIDE DIAMETER		
EQP	EQUIPMENT	OH	OPPOSITE HAND		
ETR	EXISTING TO REMAIN				
EXT	EXTERIOR				

**SYMBOLS**





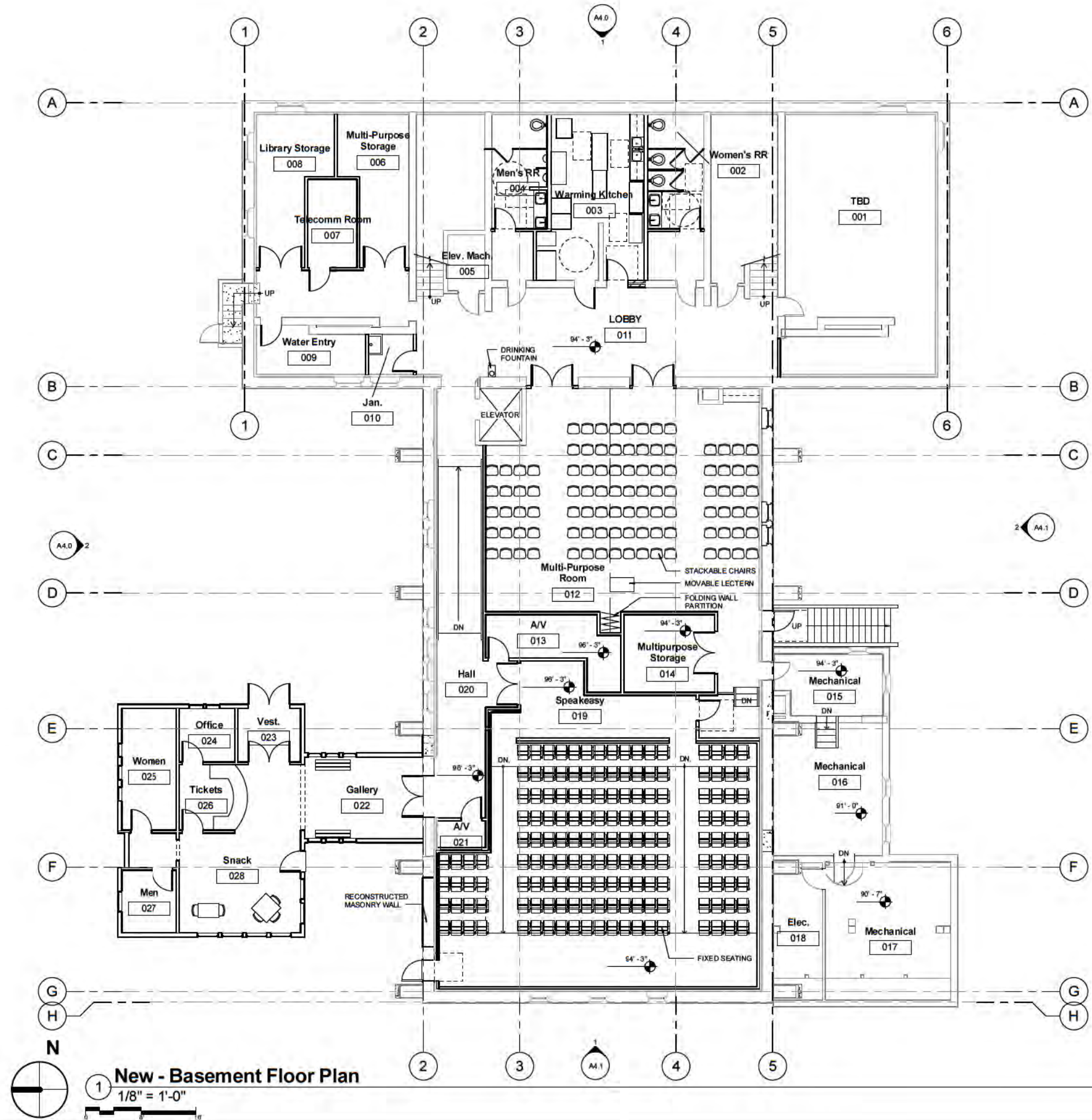
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No.	Description	Date

Project Number	2012430
Issue	Schematic Design
Date	11.16.2012
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Checked by	EH/AFC
Scale	1/8" = 1'-0"

Basement Floor  
Plan

**A1.0**



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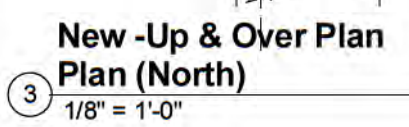
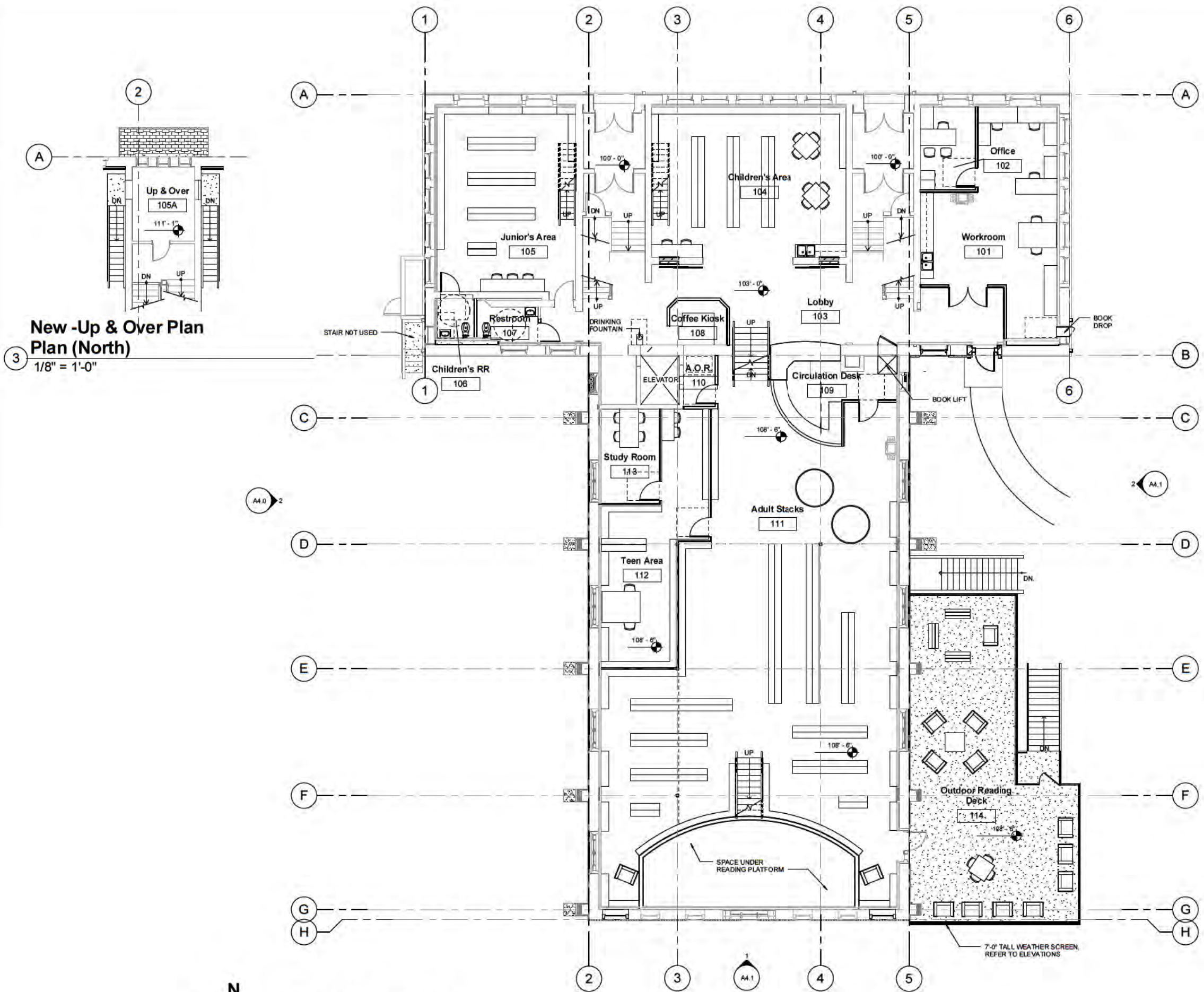
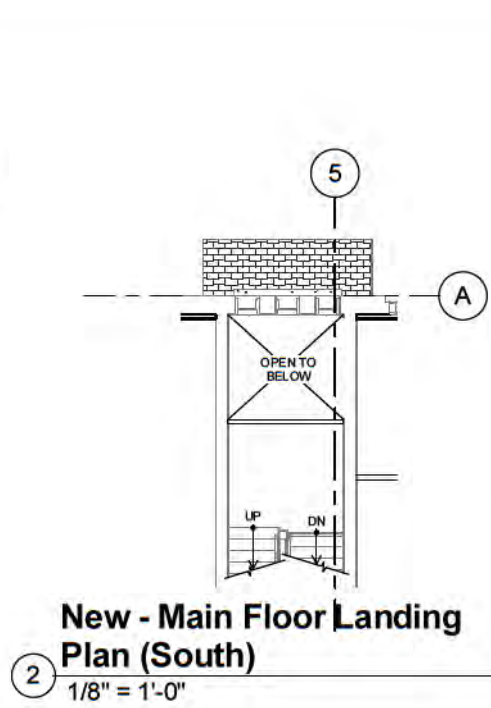
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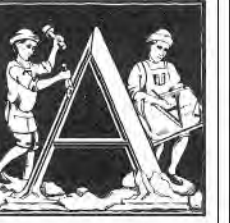
Project Number	2012430
Issue	Schematic Design
Date	11.16.2012
Drawn by	BH
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Scale	1/8" = 1'-0"

Main Floor Plan

**A1.1**



**1**  
New - Main Floor Plan  
1/8" = 1'-0"



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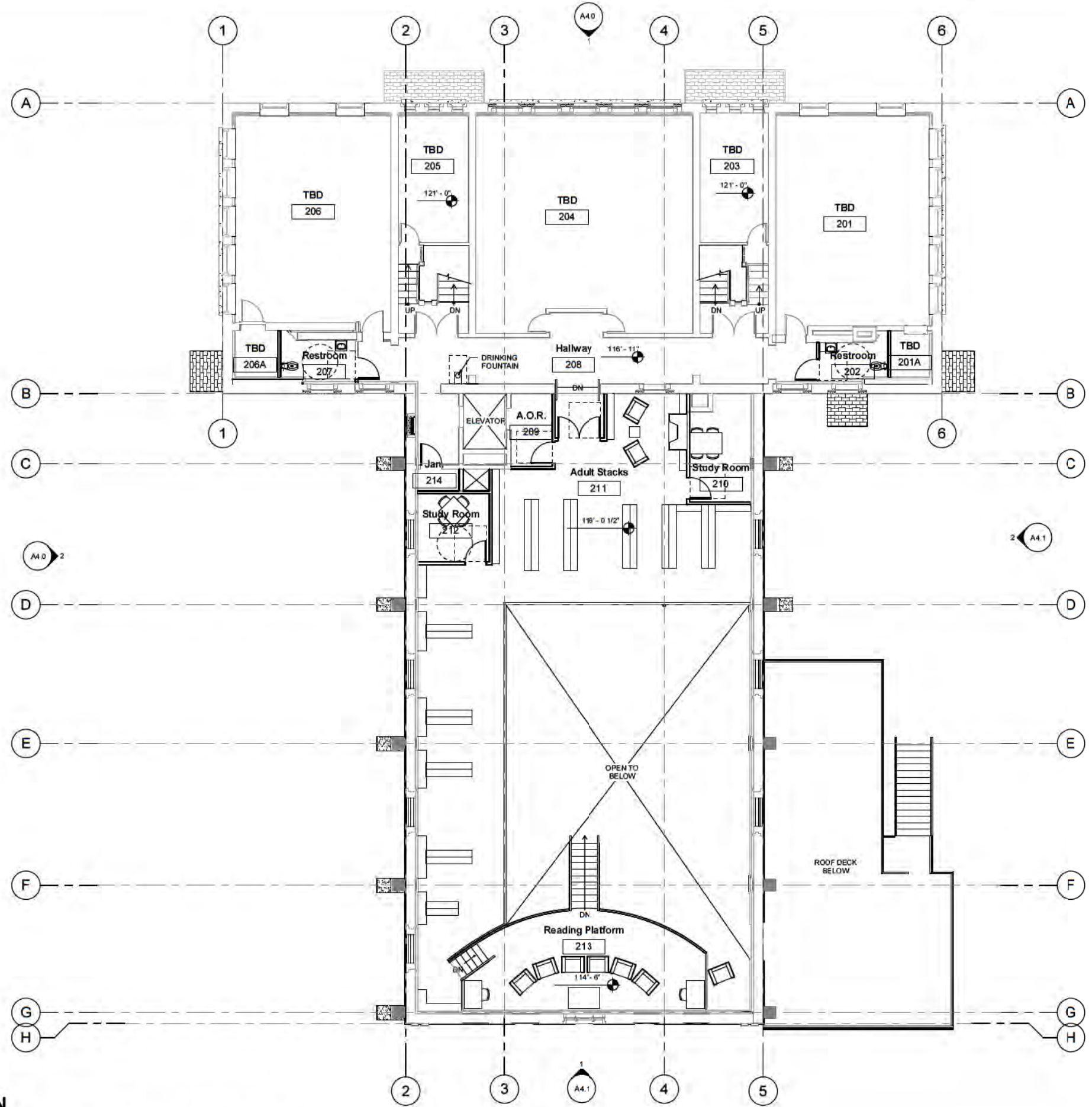
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No.	Description	Date

Project Number 2012430  
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Date 11.16.2012  
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Scale 1/8" = 1'-0"

Second Floor Plan

**A1.2**



**1 New - Second Floor Plan**  
1/8" = 1'-0"  
N



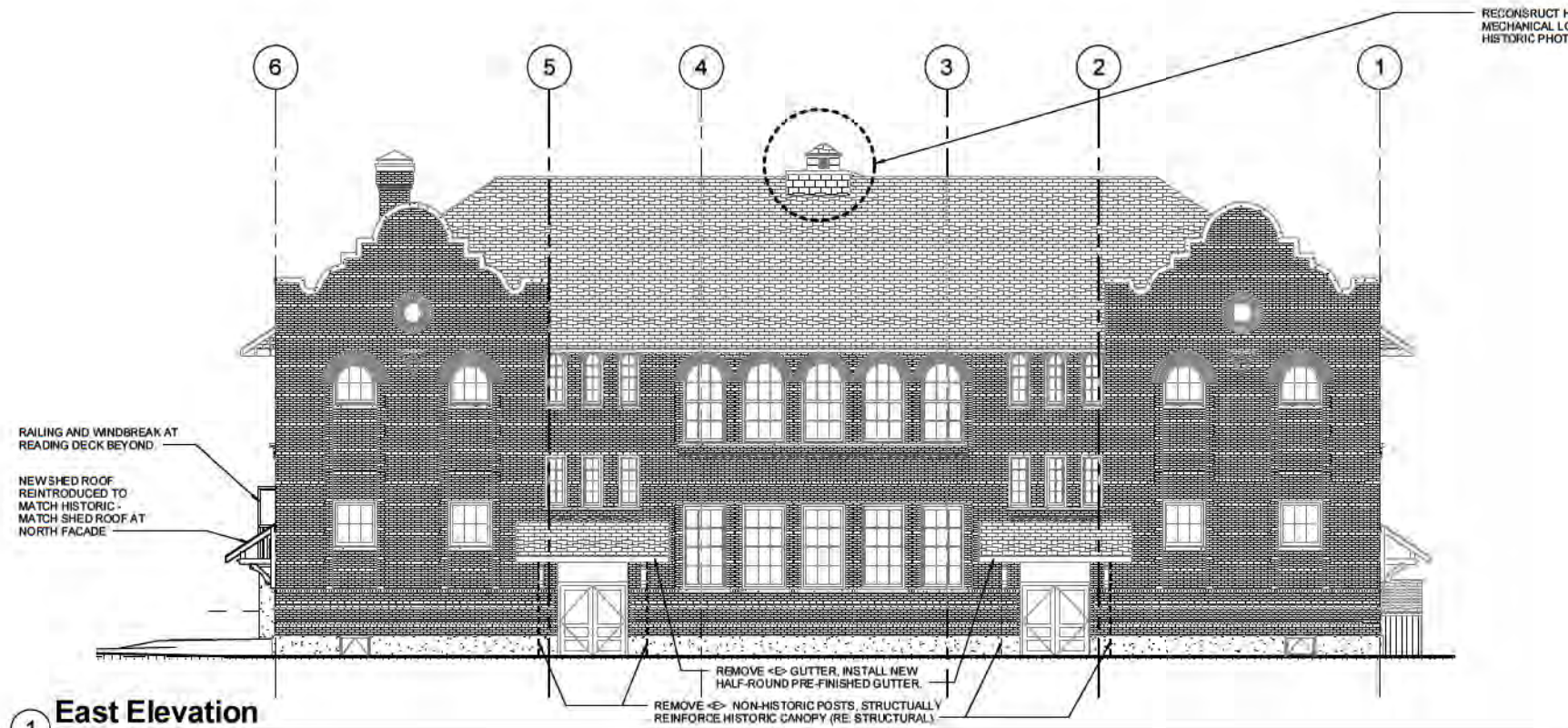
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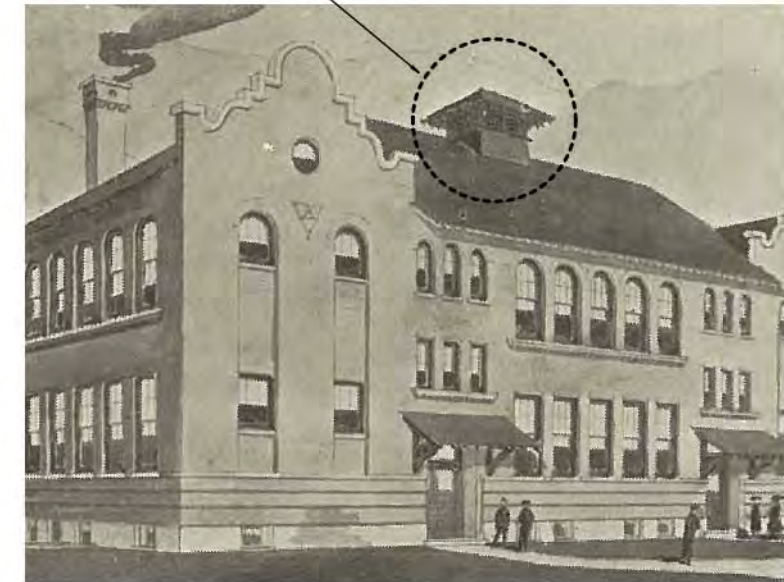


1 East Elevation

1/8" = 1'-0"

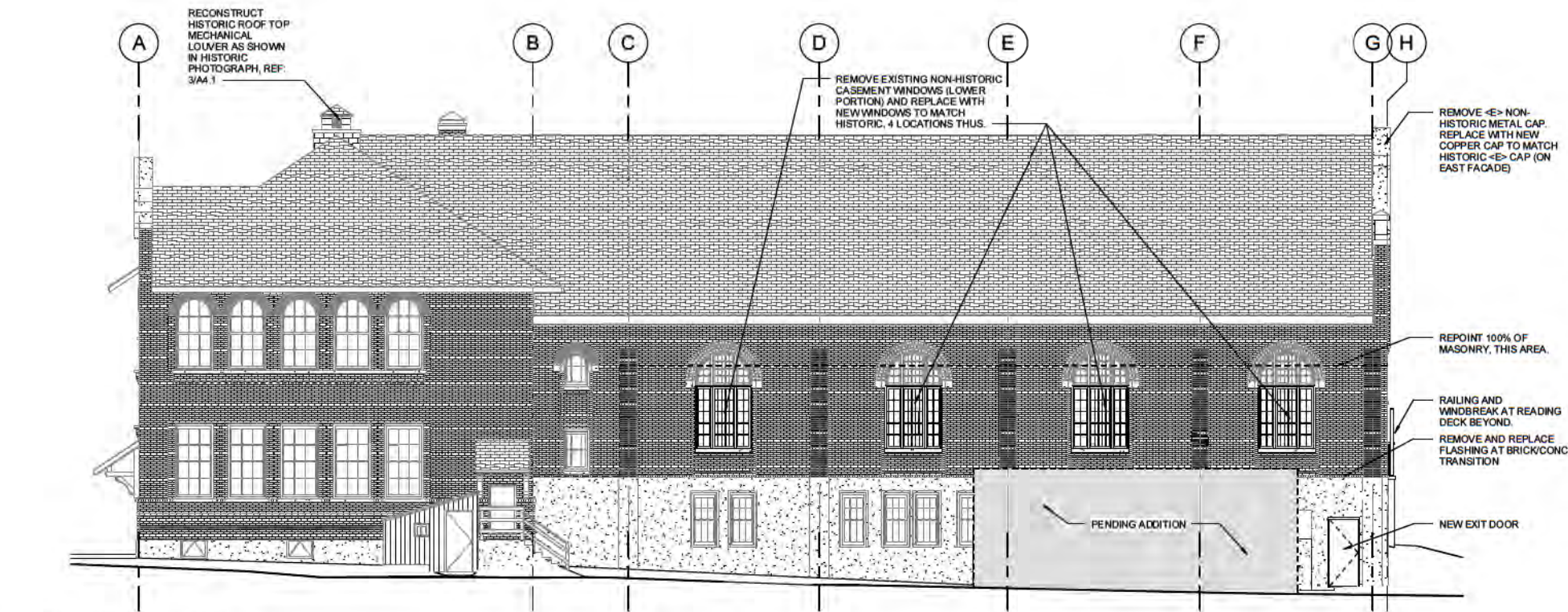


RECONSTRUCT HISTORIC ROOF TOP MECHANICAL LOUVER AS SHOWN IN HISTORIC PHOTOGRAPH, REF. 3/A4.1



3 Historic Roof Top Unit

N.T.S.



2 North Elevation

1/8" = 1'-0"



GENERAL NOTES

1. REMOVE <E> ASPHALT ROOFING. VERIFY SOUND SUBSTRATE. REPLACE ALL FLASHINGS AND INSTALL NEW ICE AND WATER SHIELD AT ENTIRE SURFACE. INSTALL NEW ASPHALT SHINGLES.
2. MASONRY WORK SHALL INCLUDE CLEANING, REPOINTING, AND PATCHING TO MATCH <E> AT SELECT AREAS.
3. REMOVE PARGE COAT, REPAIR CONCRETE, AND REPAIR & REPAINT.
4. ALL <E> HISTORIC WINDOWS SHALL BE REHABILITATED:
  - REMOVE NON-HISTORIC TRIM AND HARDWARE
  - REPLACE WITH HISTORIC TRIM AND HARDWARE
  - REPAIR HISTORIC HARDWARE
  - EPOXY STABILIZE DAMAGED HISTORIC WOOD ELEMENTS
  - REPLACE BROKEN PAINES WITH HISTORICALLY COMPATIBLE GLAZING
5. ALL MODERN WINDOWS SHALL BE REMOVED AND REPLACED TO MATCH HISTORIC.

No.	Description	Date

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Scale	N.T.S.

Exterior Elevations

A4.0



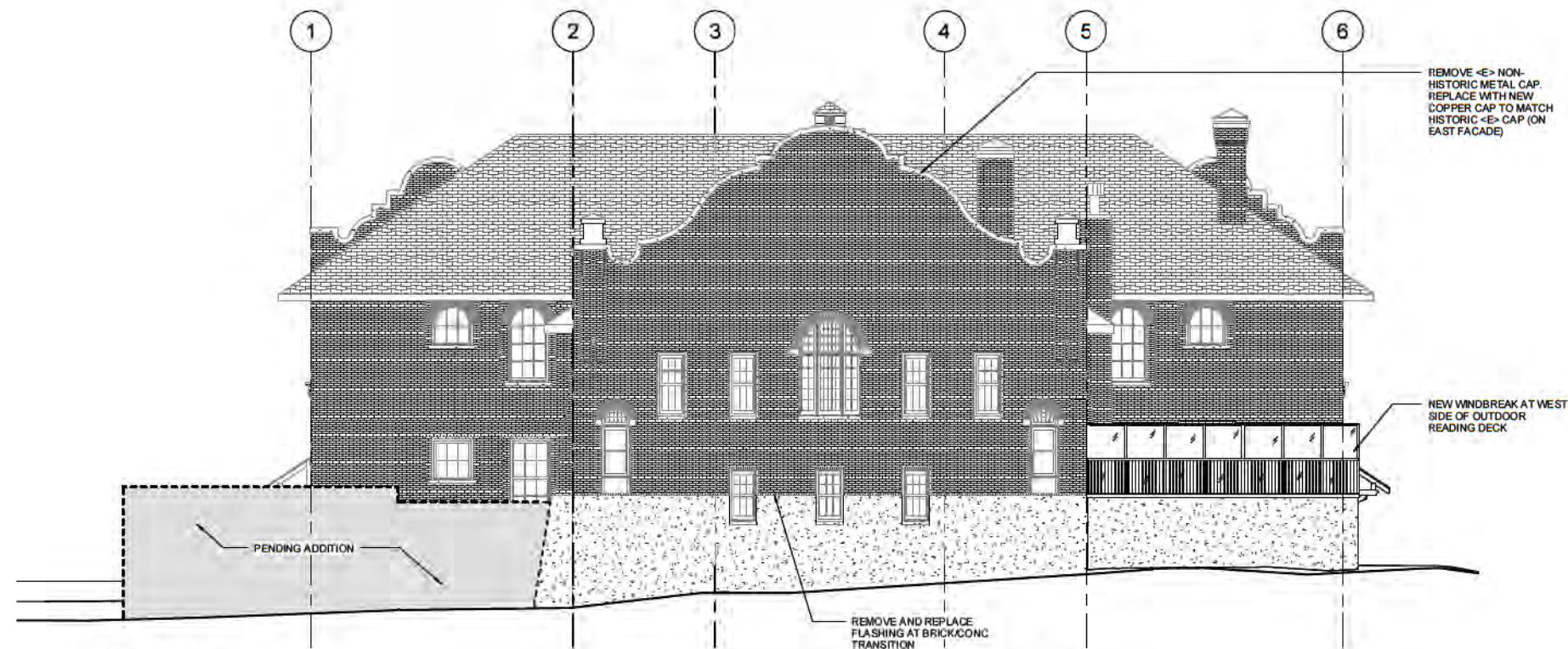
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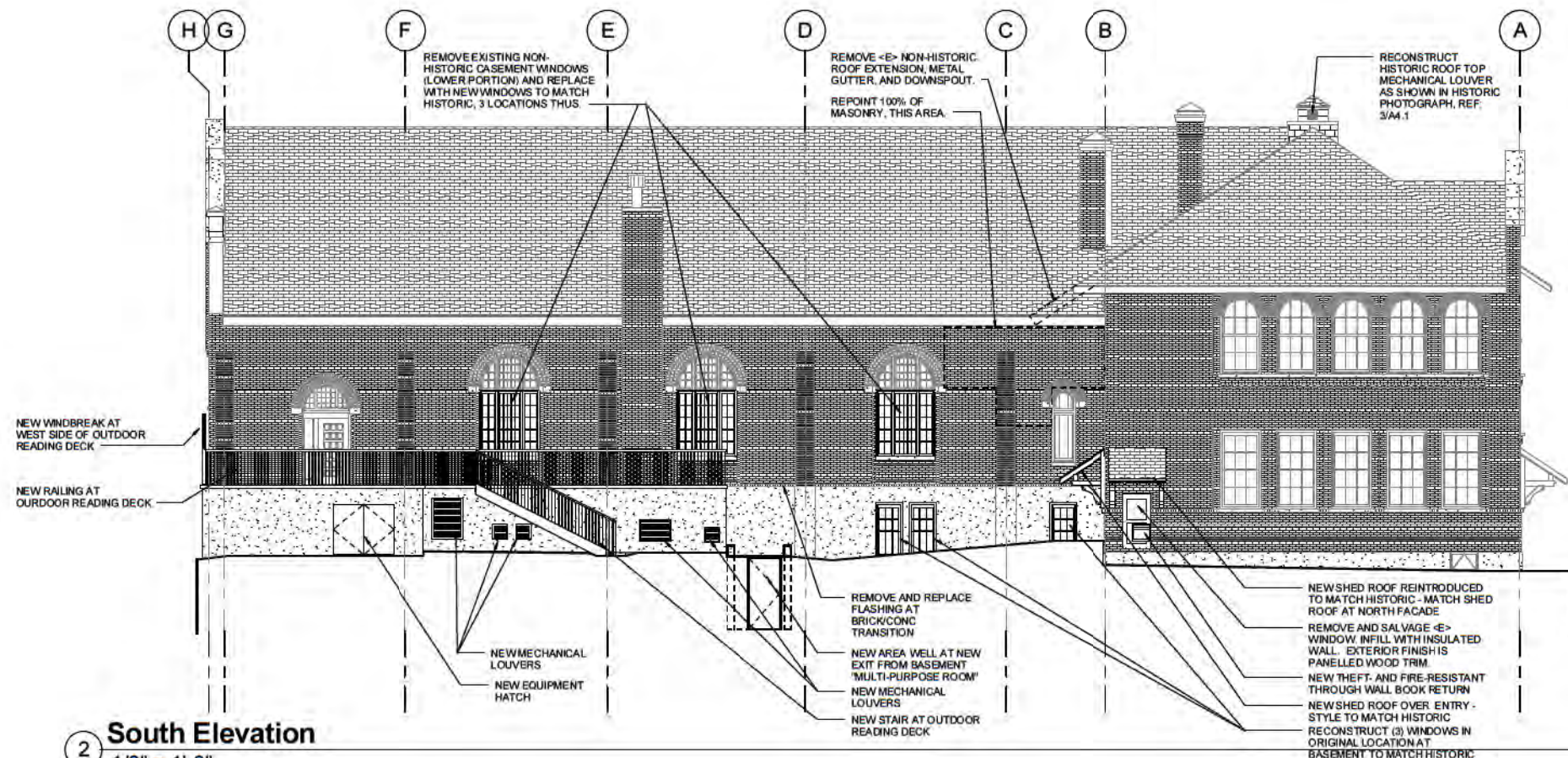
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1 West Elevation

1/8" = 1'-0"



2 South Elevation

1/8" = 1'-0"



GENERAL NOTES

1. REMOVE <E> ASPHALT ROOFING. VERIFY SOUND SUBSTRATE. REPLACE ALL FLASHINGS AND INSTALL NEW ICE AND WATER SHIELD AT ENTIRE SURFACE. INSTALL NEW ASPHALT SHINGLES.
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  - REPAIR HISTORIC HARDWARE
  - EPOXY STABILIZE DAMAGED HISTORIC WOOD ELEMENTS
  - REPLACE BROKEN PAINES WITH HISTORICALLY COMPATIBLE GLAZING
5. ALL MODERN WINDOWS SHALL BE REMOVED AND REPLACED TO MATCH HISTORIC.
6. REMOVE <E> LEAD AND TAR FLASHING AT ALL ROOF PENETRATIONS. INSTALL NEW METAL FLASHING, TYP.

No.	Description	Date

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Exterior Elevations

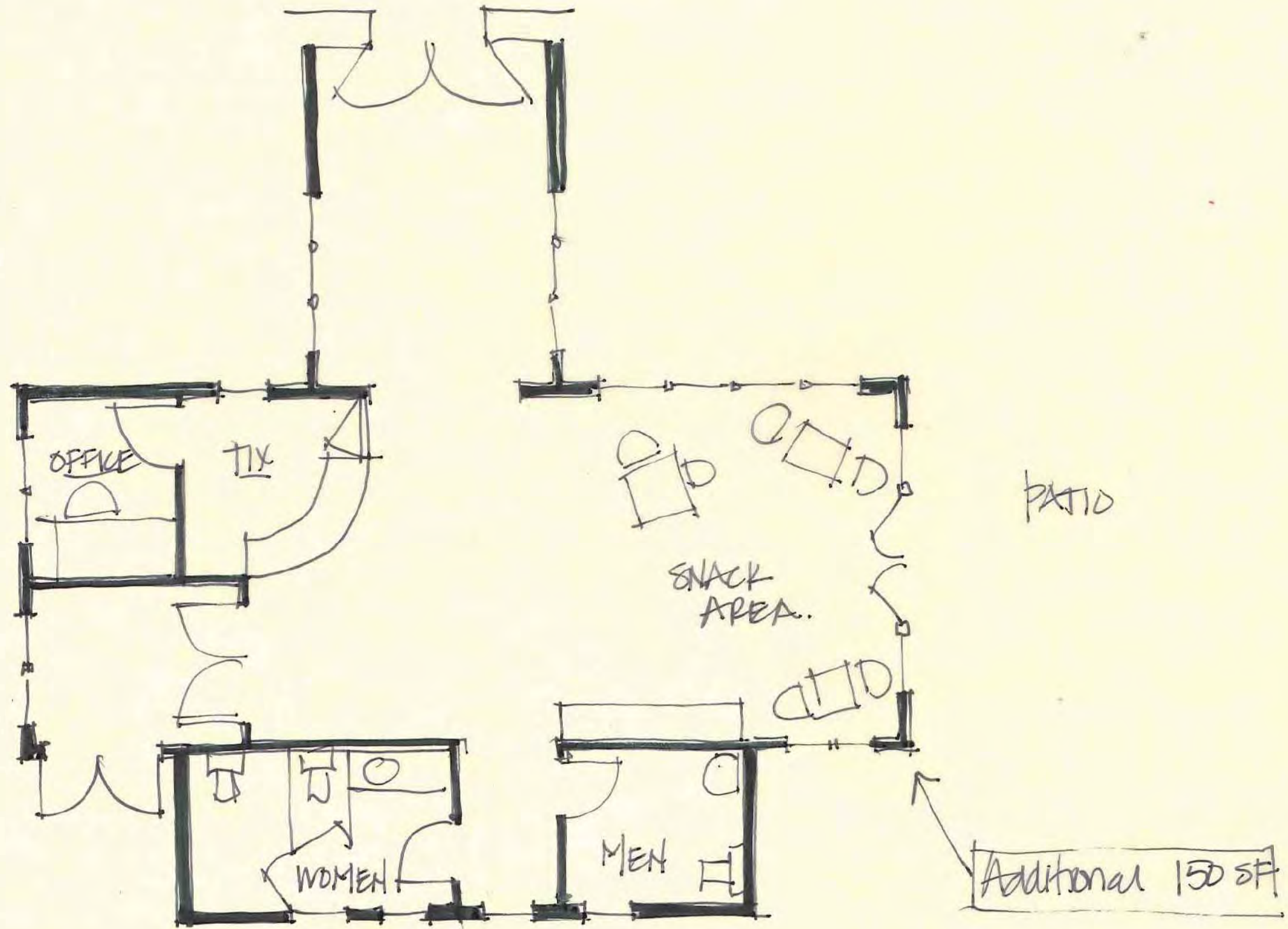
A4.1

DESIGN INTENT: SIMPLIFIED VERSION  
USING FLAT & HIPPED ROOF FORMS,  
BRACKETS & MATERIALS SIM. TO  
EXISTING BUILDING.



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1/8" = 1'-0" ANDERSON HALLAS ARCHITECTS.





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## Planning Commission Staff Report

**Subject:** Breckenridge Grand Vacations Lodge at Peak 8 (Class A, Second Preliminary Hearing; PC# 2012075)

**Proposal:** To construct a 75 (each a 2-bedroom lock-off) unit interval ownership resort condo-hotel at the base of Peak 8 ski area with associated amenities and underground parking. (A revision to the Amendment to the Peaks 7 and 8 Master Plan will be submitted in concurrence with the final review of this proposal.)

With this review, we are looking at providing the applicant with feedback for some key issues associated with the site plan including view corridors, roof forms, site buffering, shadow projections, and building height and transit.

**Date:** November 20, 2012 (For meeting of December 4, 2012)

**Project Manager:** Michael Mosher, Planner III

**Applicants/Owners:** Peak 8 Properties, LLC, Rob and Michael Millisor; Vail Resorts Development Corporation (VRDC), Randy May

**Agent:** Mathew Stais, Mathew Stais Architects

**Address:** 1593 Ski Hill Road

**Legal Description:** A portion of Tract C, Peak 8 Subdivision #1 (pending re-subdivision)

**Site Area:** 2.35 acres (102,366 sq. ft.) pending re-subdivision

**Land Use District:** Development is subject to the 2005 Amendment to the Peaks 7 and 8 Master Plan (PC#2005105), subsequent amendments to this Master Plan and the Development Agreement between the Town of Breckenridge, Vail Summit Resorts, Inc., and Peak 8 Properties, LLC.

*LUD 39 Residential, Lodging—SFR, Duplex, Townhomes, Condominiums, Condo-hotels, Hotels and Lodges @ 4 UPA*

**Site Conditions:** The building is to be located roughly where the existing Berghof building and the access drive are currently. The Cucumber Gulch Preventative Management Area (PMA) is to the north and east of the development site. None of this site is within the PMA or the Cucumber Gulch Overlay Protection District. A six-foot wide trail for skier and snowboard access runs along the west property line.

**Adjacent Uses:**

North:	Ski Hill Road, Skiwatch Road, Cucumber Gulch Preventative Management Area
East:	Cucumber Gulch Preventative Management Area, Future Building 804 (VRDC) and One Ski Hill Place
South:	Peak 8 Ski Area
West:	Skiwatch Condos and Peak Eight Place Subdivision

**Density:** Allowed per Master Plan agreement with VRDC and Development Agreement with Town of Breckenridge (Master Plan will be amended under separate application):

<u>Residential (Condo-hotel):</u>	
Per agreement with VRDC:	80.0 SFE residential (96,000 SF)
<u>Transfer of Development Rights (TDR) up to</u>	
	<u>11.5 SFE residential (13,800 SF)</u>
Total:	91.5 SFE residential (109,800 SF)

Commercial with TDR up to: 5.0 SFE commercial (5,000 SF)

*Note: Per Development Agreement with Town, the Guest Services of First Aid and Employee Lockers do not count as density or mass.*

**Proposed:**

Residential (Condo-hotel) with 4.8 TDR:	84.80 SFE residential (101,714 SF)
<u>Commercial with 4.25 TDR:</u>	<u>4.25 SFE commercial (4,251 SF)</u>
Total	89.05 SFEs

Amenities Required	
(1/35 of proposed Residential):	2,906 SF
(Density beyond the 1/35 is not counted)	
Proposed Amenities:	22,464 SF

**Mass:**

<u>Residential (Condo-hotel)</u>	
<u>VRDC + TDR</u> with 25% mass bonus:	127,200 SF
<u>Commercial mass with TDR:</u>	<u>4,251 SF</u>
Total:	131,451 SF

**Allowed amenity mass with Development Agreement:**

Amenities (6/35):	<u>17,436 SF</u>
<b>Allowed total overall mass:</b>	<b>148,887 SF</b>

**Proposed overall mass:**

<u>Residential (Condo-hotel):</u>	100,046 SF
Commercial:	1,762 SF
Guest Services:	0 SF
Amenities:	3,825 SF
Common Area	40,476 SF
<b>Proposed total mass:</b>	<b>146,109 SF</b>

**Height:** Per 2002 Development Agreement ~ LUD 39: 62'-0" (Five stories)  
Proposed Height: 66'-6" (Negative 5 points)

**Parking:**

Required:  
*Per Development Agreement with Town of Breckenridge*  
*1.7 spaces per 1-Bedroom w/ lock-off (Subject to acceptance of Parking Study)*

Residential (Condo-hotel):	128 spaces
<u>Commercial =1/400 SF:</u>	<u>13 spaces</u>

Total required: 141 spaces  
Proposed: 168 spaces (27 over)

**Snowstack:** All areas snow-melted

**Setbacks:** **Per Code:**  
Front: 10 feet absolute; 15 feet relative  
Sides: 3 feet absolute; 5 feet relative  
Rear: 10 feet absolute; 15 feet relative  
**Proposed:**  
Front: 20 feet  
West side: 8 feet  
East side: 10 feet  
Rear: 15 feet

**Employee Housing:** A percentage of residential density is to be deed restricted off site. (More information to be presented at a future meeting.)

**Refuse:** Trash/recycling enclosure is proposed within north entry to lower parking garage.

**Loading Areas:** Loading docks and receiving areas are included at north entry to lower parking garage.

**Emergency Access:** Emergency vehicle parking area is proposed adjacent to the southeast-most edge of the building at the end of the surface-parking aisle, per Red White and Blue Fire District request.

**Changes since the September 18, 2012 Preliminary Hearing (per submittal by Agent):**

1. Split design into two distinct buildings, each significantly smaller than One Ski Hill Place and Future Building 804.
2. Replaced 'the link' between proposed buildings with a roof garden.
3. Eliminated (5) 2BR units to bring project total from 80 to 75 units (a 9.4% reduction).
4. Reduced total project density by 6,571 square feet (a 5.8% reduction).
5. Reduced total project mass by 9,410 sq. ft. (a 8.4% reduction).
6. Reduced total building area by 36,445 sq. ft. (a 12.7% reduction).
7. Eliminated basement parking level (due to fewer required parking spaces).
8. Parking now exceeds TOB requirements by 19% (141 spaces required, 168 provided)
9. Moved courtyard areas on plaza, terrace, first floor levels 15-feet from south property line to enlarge BSR skiway.
10. Moved south building 29 feet north to preserve Skiwatch views.
11. Moved south building 6 feet east, further from west property line and Skiwatch drive, to enhance buffer and neighborhood ski trail.
12. Dropped height of main roof by 12 feet, creating 'attic' units at top floor.
13. Added articulation to roof forms - all ridges now less than 50-feet long.
14. Relocated or eliminated end units at upper floors, so building forms step down at edges of project.
15. Lowered roof pitch from 10:12 to 7:12 at building ends, creating a varied look.

16. Added landscaping to soften edges at skiway, lower levels & roof garden between north and south buildings.
17. Decreased amount of stone and added natural wood at terrace level exteriors.
18. Located major mechanical areas within phase 2, with the intent of mitigating mechanical noise from neighbors.
19. Developed exterior materials palette of lighter colors which still meet intent of Master Plan

### **Item History**

The Planning Commission approved the Amendment to the Peaks 7 and 8 Master Plan (PC#2005105) on December 6, 2005. There have been some modifications to the allowed density since 2005 including density transfers (PC#2008033) and conversions of density from commercial to residential (PC#2006131).

The current breakdown of assigned density and uses per the Amendment to the Peaks 7 and 8 Master Plan are:

	<b>Planning Area</b>	<b>Approx. Area Acres</b>	<b>Residential SFEs</b>	<b>Commercial SFEs</b>	<b>Guest Services Facilities SFEs</b>	<b>Total SFEs</b>	<b>Allowed Uses</b>
<b>A</b>	Peak 7 Base	19.6	171.3	5.0	9.0	185.3	Multi-Unit Residential, Duplex, Commercial, Guest Services Facilities, Gondola, Parking
<b>B</b>	Peak 8 Base	22.7	282	14.5	48	344.5	Multi-Unit Residential, Duplex, Commercial, Guest Services Facilities, Gondola, Parking
<b>C</b>	Peak 8 Ski Terrain	121.5	0	0	0	0	Guest Services Facilities And Ski Runs
<b>D</b>	Timber Trail	16.3	22	0	0	22	Single Family Residential
<b>E</b>	Maintenance Center	15	0	0	0		Maintenance Facility
<b>F</b>	Cucumber Gulch	56.3	0	0	0		Open Space, Trails, Gondola And Water Quality And Drainage Facilities
	<b>Total</b>	<b>251.4</b>	<b>475.3</b>	<b>19.5</b>	<b>57</b>	<b>551.8</b>	

If this project goes forward as presented this evening, there should be about 12.8 SFEs residential use, 7.1 SFEs Commercial use and 18.3 SFE Guest Service use remaining density for Peak 8.

**Policy 39/A Master Plan:** As part of this proposal and per the approved Development Agreement with Town of Breckenridge, “an additional 11.5 SFEs of residential density and 5 SFEs of commercial density will be required and an amendment to the Master Plan and authorization (by the Development Agreement) to use TDRs to accommodate such density will be required.” This additional density is being purchased from the TDR bank and transferred from the County/Town TDR Bank.

In addition, certain Guest Services are not counted as density or mass: *“an amendment to the definition of Guest Services in the Master Plan is required to provide for existing and future non-income producing space for such functions as employee lockers, public restrooms, storage areas, and lift and lift personnel facilities not to be treated as density or mass.”*

As part of this proposal, the Peak 7 and 8 Master Plan must be amended to reflect the proposed transfer of density and the above note. This will be handled as a separate application.

Besides identifying density and uses, one other purpose of a Master Plan is to *“allow the Town and the developer to further define and clarify the land use and development policies which will govern the development of the property beyond those express policies provided in the applicable Town development policies, including, but not limited to, the land use district guidelines”*.

The 2005 Amended Master Plan has identified, in addition to other criteria:

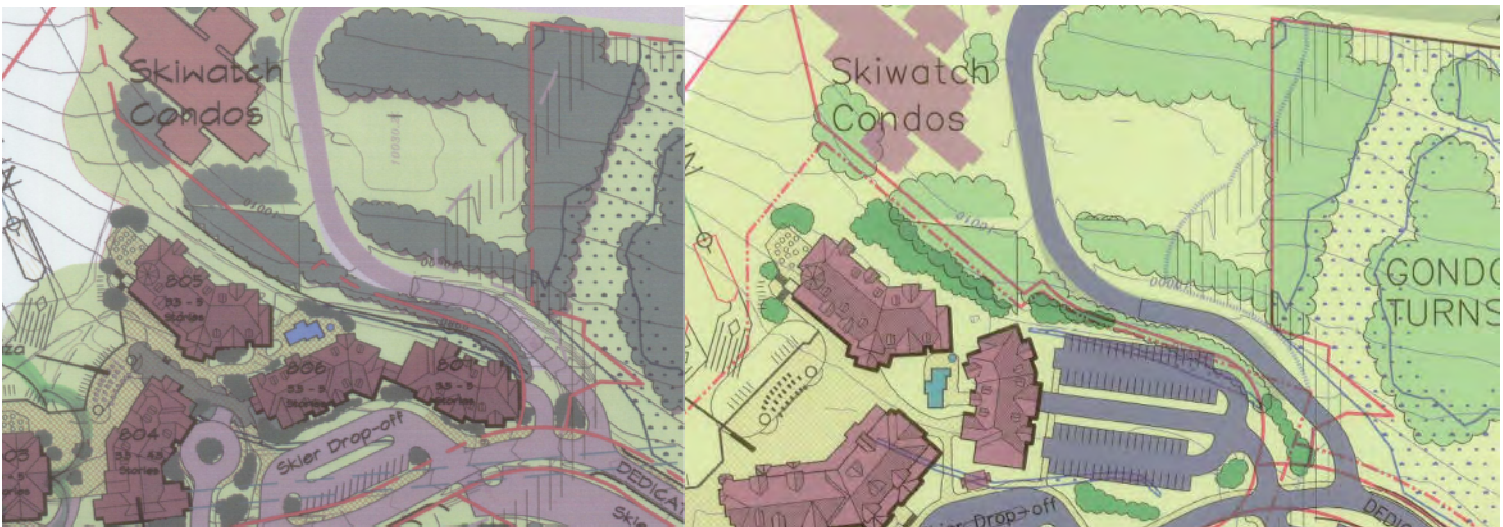
- The minimum parking requirements and that all residential parking is to be located underground.
- Building Height. Besides identifying that building height is to be established per Land Use District 39, building height is measured to finished grade (not natural grade).
- Specific Design Concepts like:
  - *“premium lodging units, expanded Guest Services Facilities and limited retail and restaurant uses”*,
  - *“Developing in a manner that protects and preserves critical natural features, including Cucumber Gulch wetlands, wildlife corridors and significant wildlife habitat”, and Hydrogeologic and other forms of mitigation will be provided if necessary to ensure that groundwater resources now feeding Cucumber Gulch will be uninterrupted and substantial degradation of wildlife resources will be prevented.”*
  - *“The focal point of Peak 8 is the “Grand Lodge”, a new Breckenridge landmark that establishes a high standard of quality for the new development. Adjacent lodging designed in a mountain-resort style will cradle the mountain-front plazas. Toward the ends of the Peak 8 Base area the buildings will be lesser in height and density as compared to the center or core of the Peak 8 Base. Visual impacts adjacent to Four O’Clock Subdivision and Skiwatch Condos will be minimized by utilizing roof forms that step down at the edges, while still maintaining steeply pitched roofs, which are characteristic of mountain architecture.”*
  - *“The architecture will present a rustic mountain lodge style through the use of authentic stone foundations, large sheltering roof forms, large shaded windows, simple but strong detailing and a sense of informality. Natural and natural appearing materials such as lap and shingle siding, board and batten siding and real stone faced foundations will enhance the character and blend with natural surroundings. Natural appearing synthetic materials may only be used as exterior building materials where fire retardant materials*

*are required by building and/or fire codes, or for elements, where in the determination of the Planning Commission, the synthetic material is indistinguishable from pedestrian level. The use of synthetic exterior building materials is subject to the Town of Breckenridge Development Code. No stucco will be used on any exterior building elevation. Wood elements will be stained, with muted colors chosen from a natural palette of weathered browns and grays. Brighter hues may be chosen for elements such as windows and window trim. Design diversity will be achieved with each type of building, or cluster of buildings, which may have their own style based on these qualities. This is one of the few places in Breckenridge, where larger buildings can comfortably be in scale with the mountain backdrop and clearly be dominated by the surrounding natural mountain setting.”*

These criteria will be referenced in this Staff report within the related Development Code policies. The Master Plan also contains illustrative conceptual drawings to explain how the development might look. We refer to these as “Fit Test” drawings. Noted on these drawings in this Master Plan is *“Note: Building heights noted on this ‘Fit Test’ represent general heights needed to accommodate assigned densities for the purpose of establishing development character. Actual building heights will be determined at the time of Development Permit submissions.”*

### **2003 Master Plan Illustration**

### **2005 Master Plan Illustration**



The Master Plan’s “Fit Test” drawings indicated that future buildings would be located in the same general area as this proposal.

Per the Development Agreement for this development with the Town:

- *“an additional 11.5 SFEs of residential density and 5 SFEs of commercial density will be required and an amendment to the Master Plan and authorization to use TDRs to accommodate such density will be required”.*
- *“an increase in the 200% multiplier for amenity space as provided for in Subsection 9-1-19:24 (Relative): D of the Breckenridge Town Code to 600% in order to further encourage meeting and conference facilities or recreation and leisure amenities.”*
- *“an amendment to the definition of Guest Services in the Master Plan is required to provide for existing and future non-income producing space for such functions as employee lockers, public*

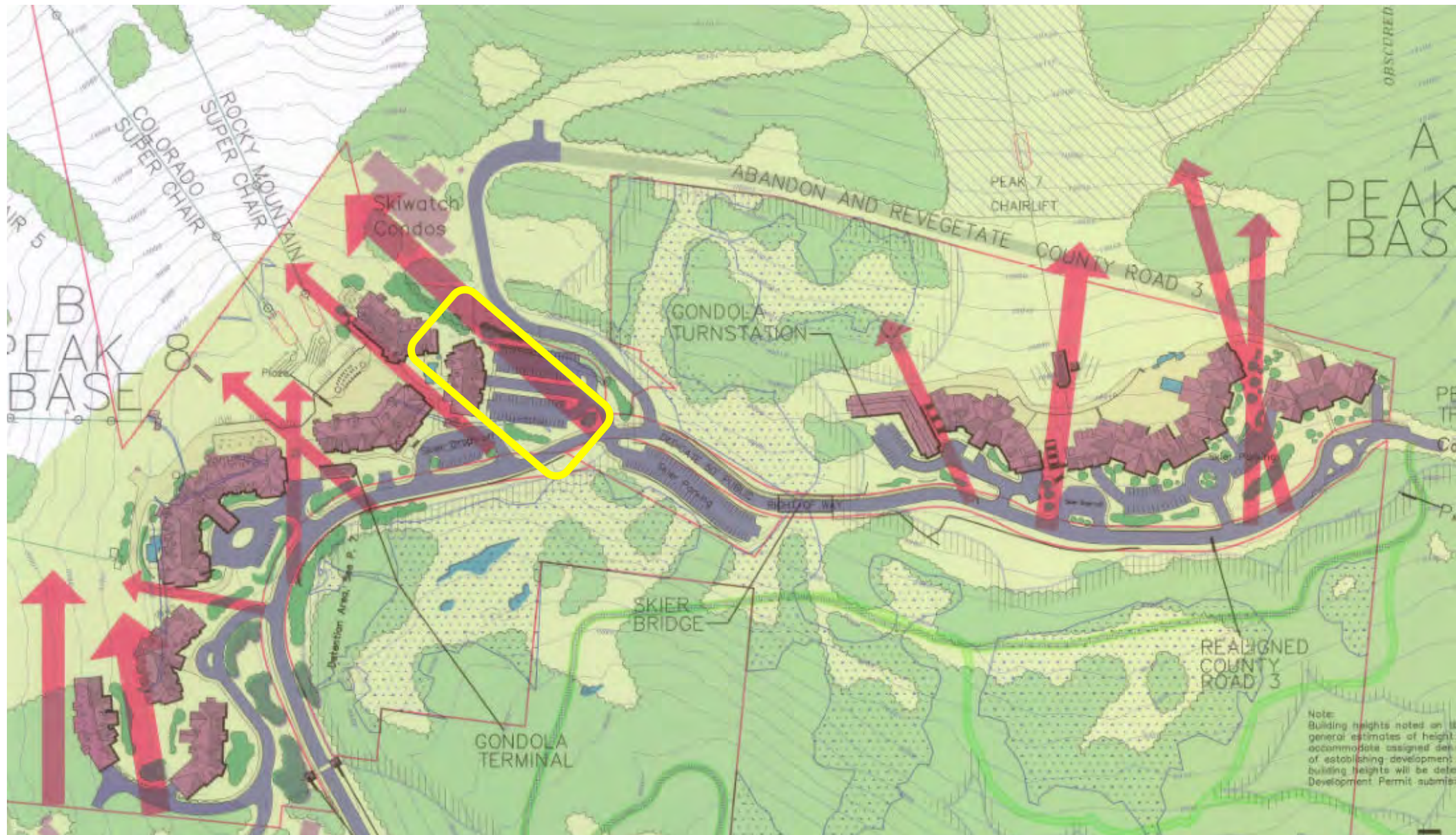
*restrooms, storage areas, and lift and lift personnel facilities not to be treated as density or mass.”*

- *“the Breckenridge Planning Commission is authorized to approve a reduction in the requirement for 2 off-street parking spaces for each 2 bedroom unit with a lock-off or divisible room, based on a written analysis to be paid for by the Buyer and prepared by a qualified parking consultant.”*
  - *a variance or exception of the requirement under Subsection 9-3-8:B of the Breckenridge Town Code for 2 off-street parking spaces for each such 2 bedroom unit with a divisible room should be provided to reduce the required parking to 1.7 spaces for each such 2 bedroom unit with a divisible room.*

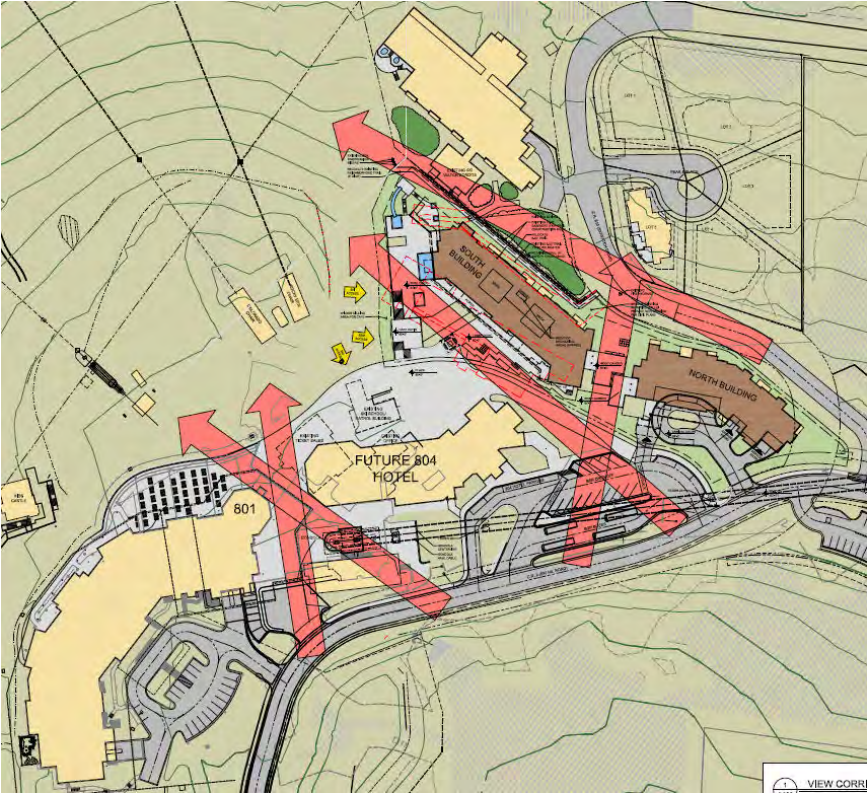
**The adjustments to the View Corridors shown on the existing Master Plan.**

The view corridors established during the 2005 review of the Amendment to the Breckenridge Ski Resort Peaks 7 and 8 Master Plan were an important part of the approval process. The general concept was to maintain visible links from key areas between buildings to the mountains behind as development proceeded. Please see the attached exhibit from the Master Plan documents below:





With the introduction of the proposed Breckenridge Grand Vacations Lodge at Peak 8, the buildings illustrated on the Master Plan exhibit will be replaced as shown below.



Proposed Master Plan



Existing Master Plan

The primary impact of the view corridors associated with the proposed building footprint is the impact between the building and the existing Skiwatch Condominiums west (behind) the building. This corridor is narrower and more restrictive with this proposal. Also, the view corridor is not directly visible from the Ski Hill Road right of Way near the adjacent parking lot.

At the worksession held on June 19, 2012, we heard support from all Commissioners for the proposed adjustments to the view corridors. Does the Commission still support the view corridors?

**Building Height (6/A & 6/R):** As specified in the Master Plan, per Land Use District 39, building heights are suggested at 5-stories. Per the Development Code, the first two stories are each 13-feet and subsequent stories are 12-feet each. Hence, a 5-story multi-family building will have a height, measured to the mean of the roof, of 62-feet. In addition, the relative portion of this policy allows this height to be exceeded with negative points.

*(2) Outside The Historic District:*

*a. For all structures except single-family and duplex units outside the historic district: Negative points under this subsection shall be assessed based upon a project's relative compliance with the building height recommendations contained in the land use guidelines, as follows:*

<b>-5 points</b>	<b><i>Buildings that exceed the building height recommended in the land use guidelines, but are no more than one-half (1/2) story over the land use guidelines recommendation.*</i></b>
<b>-10 points</b>	<i>Buildings that are more than one-half (1/2) story over the land use guidelines recommendation, but are no more than one story over the land use guidelines recommendation.</i>
<b>-15 points</b>	<i>Buildings that are more than one story over the land use guidelines recommendation, but are no more than one and one-half (1 1/2) stories over the land use guidelines recommendation.</i>
<b>-20 points</b>	<i>Buildings that are more than one and one-half (1 1/2) stories over the land use guidelines recommendation, but are no more than two (2) stories over the land use guidelines recommendation.</i>
	<i>Any structure exceeding two (2) stories over the land use guidelines recommendation will be deemed to have failed absolute policy 6, building height.</i>
	<i>b. For all structures except single-family and duplex units outside the historic district: Additional negative or positive points may be assessed or awarded based upon the planning commission's findings of compliance with the following:</i>
<b>1 x (-1/+1)</b>	<b><i>1. It is encouraged that buildings incorporate the uppermost story density into the roof of the structure, where no additional height impacts are created. *</i></b>
<b>1 x (-1/+1)</b>	<b><i>2. Buildings are encouraged to provide broken, interesting roof forms that step down at the edges. Long, unbroken ridgelines, fifty feet (50') or longer, are discouraged.</i></b>

*\*Highlight added*

The height of the tallest portion of this building (each side counts as one since they are connected underground) is 66.5-feet measured to the mean. This is no more than 1/2 story over the recommended height. As a result, negative five (-5) points will be incurred at final review.

As noted above, positive points may be awarded to buildings that show broken, interesting roof forms that step down at the edges and for providing density in the roof forms. Staff believes that the revised

drawings now meet this criteria (see composite elevations) and suggest positive one (+2) points be awarded at final review. Does the Commission concur?

As noted in the Master Plan, *“Toward the ends of the Peak 8 Base area the buildings will be lesser in height and density as compared to the center or core of the Peak 8 Base.”* With the building broken into two masses, and with less density, this submittal (66.5 feet tall & 128,429 square feet) is lesser height and density than One Ski Hill Place (76 feet tall & 157,061 square feet). This proposal is 9.5 feet lower with 28,632 less density. Staff reminds the Commission nearly all the amenities for this proposal are below grade.

Staff notes that at the last meeting, comments were made that since this building is located on an existing grade elevation that is higher than One Ski Hill Place, it does not meet this Master Plan note. We point out that the note says *“lesser in height”*, not elevation. We have no concerns with the building height.

**Land Use (Policies 2/A & 2/R):** Per the Land Use Guidelines for District 39 and the Amendment to the Peaks 7 and 8 Master Plan residential and lodging uses are recommended. The proposed multi-family use and associated amenities, commercial and support uses are allowed. We have no concerns.

**Density/Intensity (3/A & 3/R)/Mass (4/R):** As currently submitted, and with the pending density transfer and mass bonus identified in the approved Development Agreement with Town of Breckenridge, the proposal is under the allowed density and mass.

We also note that the application is not using all the allowed TDRs described by the Development Agreement. The agreement allows up to 16.5 TDRs and the plans show 9.1 are being proposed for transfer. Staff has no concerns.

**Architectural Compatibility (5/A & 5/R):** As required by the Master Plan and per this section of the Code, the building exhibits contemporary mountain architecture that is compatible with the surrounding buildings. All the proposed material are natural, with the exception of those above 30-feet. As required by the Building Code, above 30-feet the exterior materials must be fire retardant. Hence, fiber-cement siding is proposed with the appearance of natural wood.

The foundation “base” is natural stone, as described in the Master Plan. The wood siding is stained with muted colors with weathered browns and grays. The primary roof is an asphaltic composition shingle of a dark color and the secondary roofs are a bronze standing seam metal. All trim is cedar except at eaves above 3-feet. The building is sided with horizontal lap siding and vertical shiplap siding. The stone base is natural stone. There will be a color material board presented at the evening meeting.

One material that Staff would like the Commission to comment on is the extensive use of storefront glazing at the plaza levels facing southeast. Large amounts of glass are shown along the main plaza level on the east elevation. The expanse of the glass along this elevation is in sections broken with sections of solid wall with the largest section at about 120-feet. The glazing is also covered by a 12-foot deep porch. Since this glass area is covered by a deep porch, does the Commission have any concerns about the amount and location of the proposed glass storefront?

**Site and Environmental Design (7/R):** As described in the Master Plan and in the Land Use Guidelines, the base of the ski area is encouraged to have high intensity development. So, site buffering

will apply around the perimeter of the development. To reduce the massing, portions of three levels of the building have been buried below grade to reduce the impacts.

For this proposal the north and west edges abut right of ways, open space and lower density development. At the time of this writing, the property has not been subdivided yet.

As shown on the drawings, the west side of development will need buffering in a space that varies between 10-feet and 25-feet to the building. Here, the drawings are showing 63 trees being planted in natural groupings. Most of the plantings are placed between this building and the neighboring Skiwatch Condominiums. (Skiwatch Condominiums is located about 8-feet off their property line.) There is minimal buffer in this location as the applicants intend to have a roof garden on this lower portion.

The north side of the development offers areas between 20-feet and 65-feet for buffering. Here, 24 trees are proposed. Staff believes that given the intensity of the development suggested in the Land Use Guidelines and the Master Plan the buffering is adequate. We welcome Commissioner comments.

**Shadow Study:**

As a part of any Class A or Class B application, a shadow projection study may be provided *showing the shadow cast by the proposed structure(s) between the hours of ten o'clock (10:00) A.M. and two o'clock (2:00) P.M. on the winter solstice, and the effects thereof on adjacent structures and properties.*

Sheet A120 shows existing conditions and Sheet A121 show the proposed conditions. The dates for each are June 21st, March 21st and December 21st. The times are 9:00 am, 10:30 am, 12:00 pm, 1:30 pm and 3:00 pm.

Looking at the impacts to Skiwatch Drive, December 21st shows the sun at its lowest position of the three dates. The existing conditions show trees lining the southeast of the drive that cast shadows over the upper portion of the drive at mornings in March and all hours during December. After the proposed building is placed, the shadows over Skiwatch Drive increase from the proposed north building in the mornings in March at 10:30 am and the December conditions show similar shadows throughout the day. Checking with the Code and with the Engineering Department, there is no specific Code based criteria related to shading a right of way. Staff also notes that in December the roadways will likely be snow packed anyway. (We're still waiting...) We welcome commissioner comment.

**Placement Of Structures (9/A & 9/R):** As noted above the placement of the building exceeds the recommended setbacks for this policy. Staff has no concerns.

**Snow Removal And Storage (13/R):** The paved drive and vehicular access is proposed to be snow-melted. As a result, negative points will be incurred under Policy 33 (Relative) Energy Conservation

**Refuse (15/R):** Per this section of the Code: *All developments are encouraged to provide for the safe, functional and aesthetic management of refuse beyond that required by title 5, chapter 6, "Trash Dumpsters And Compactors", of this code.*

*A. The following trash dumpster enclosure design features are encouraged to be incorporated in the enclosure design: 1 x (+1) Incorporation of trash dumpster enclosure into a principal structure.*

The applicants propose to have the refuse and recycling located inside the parking garage. We are suggesting positive one (+1) point for this design.

**Access / Circulation (16/A & 16/R; 17/A & 17/R):** Vehicular access to the property is taken off Ski Hill Road adjacent to the existing skier bus drop-off for the base of Peak 8. After entering the property, guests may check-in beneath the building. The driveway then loops and allows access to the underground parking garage or returns to Ski Hill Road. Service vehicles also use the same access off Ski Hill Road, but turn into the underground parking garage at a door furthest from the guest access.

Once the guest has parked their car in the underground parking garage, four elevators (in groups of two) are located at midpoints in the garage providing access to all upper levels. Service elevators are not assessable to guests.

As part of this proposal, a First Aid Station for the Ski Area is being located at the southeast portion of the Plaza Level. This allows Ski Patrol easy access off the slopes and, via direct connection to the underground parking garage, access to their emergency vehicle. Emergency vehicle access to slope side is being provided per existing agreements with Breckenridge Ski Resort operations from Ski Hill Drive to the plaza to access to the first aid station. The Red White and Blue Fire District endorses this design.

The 6-foot wide trail easement along the west property line is for skier and snowboard access from adjoining properties to the Rocky Mountain chairlift. There is a provision in the easement agreement to relocate the trail at VRDC discretion *'to an alternative area that is at least as effective as the original location'*. The applicants are currently working with Peak 8 Place neighbors to find an agreeable relocation of this trail. We will have more information at the next meeting.

Overall, staff believes there is good separation between vehicular and pedestrian circulation. We have no concerns.

**Parking (18/A & 18/R):** Per this section of the Code:

*1 x (-2/+2) A. General Parking Requirements: It is encouraged that each development design their parking in a manner that exceeds the minimum requirements of the off street parking regulations. The town will evaluate the implementation of this policy based on how well the applicants meet the following criteria:*

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

The applicants have reviewed their actual parking uses on their other properties and found that based in the accepted one parking space per unit allotment used at The Grand Lodge at Peak 7 and the Grand Lodge in Breckenridge that the actual numbers for parked cars appeared less than what was provided. As part of the Development Agreement with the Town, they asked that, if a new parking study supported their observations, they would ask for 0.85 spaces per unit (or 1.7 per 2-bedroom lock-off) be allowed with this application. The submitted Traffic Study (not included) supports this concept. Town Staff has not yet completed the review of this study. This parking 128 spaces in this review is based on the study. We will have more information at the next review.

Commercial parking is counted at 1 space per 400 square feet (per Code). As a result, for the 75, 2-bedroom lock-offs 128 parking spaces are required. For the commercial uses, 13 parking spaces are required. Therefore, total required is 141 spaces. The plans are showing 168 spaces (27 spaces more than required).

100% of the parking, including the commercial, is being provided underground. Similar to the other developments at Peaks 7 and 8, Staff will be suggesting positive four (+4) points at final review.

**Landscaping (22/A & 22/R):** At this review, a preliminary landscaping plan has been provided. The total count, species, and sizes are not noted on the drawings. We will have more information at the next review.

**Social Community / Employee Housing (24/A & 24/R):** The applicants are anticipating providing enough employee housing off-site to obtain a passing point analysis at final review. This information will be provided at the next meeting.

**Amenities:**

3 x (0/+2)

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

This policy was discussed recently with the Town Council for the Development Agreement. Specifically, "G. In connection with the future development of the Property, it has been agreed that there should be an amendment to the Master Plan to authorize an increase in the 200% multiplier for amenity space as provided for in Subsection 9-1-19:24 (Relative): D of the Breckenridge Town Code to 600% in order to further encourage meeting and conference facilities or recreation and leisure amenities."

The drawings indicate that there is to be 22,464 square feet in added amenities. With 2,906 square feet required, the plans show over seven times the required amount (The first 100% is exempted by the Code). The planned amenities will be similar to those on the other properties developed by the applicants.

Staff appreciates the extra amenities offered and believes this square footage may be worth positive six (+6) points. Past projects that have exceeded by similar amounts have received positive six points. As a condition of approval, the applicants would record a covenant securing this space in perpetuity for the project. Does the Commission support awarding positive six (+6) points for the added amenities?

**Transit (25/R):** Per the Development Code:

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

Similar to the Grand Lodge at Peak 7, the applicants are providing a shuttle van service (with covenant) for the guests at the Breckenridge Grand Vacations Lodge at Peak 8. As in the past applications, Staff is recommending positive four (+4) points for this provision.

**Utilities Infrastructure (26/A & 26/R; 28/A):** All public utilities are available in the Ski Hill Road right of way. As part of this application in association with the improvements sought with the Amendment to the Peaks 7 and 8 Master Plan, the applicants will be re-constructing Skiwatch Drive to comply with the Master Plan, flattening the grade at the intersection of Ski Hill Road. The existing sewer lines for Skiwatch Condos and Peak 8 Place currently cross the project site, and will be relocated to the new Skiwatch Drive right of way.

**Drainage (27/A & 27/R):** A preliminary Grading and Drainage Plan has been reviewed by the Engineering Department.

Per the 2005 Master Plan: *“Hydrogeologic and other forms of mitigation will be provided if necessary to ensure that groundwater resources now feeding Cucumber Gulch will be uninterrupted and substantial degradation of wildlife resources will be prevented.”*

Surface and Ground Water: It is anticipated that there may be excavation deep enough to potentially affect ground water with this building. The project is not within the PMA, however, its detention facilities and water quality treatment facilities will be designed to integrate with those of the Subdivision improvements. The end result will be that the detention facilities and water quality treatment facilities will exceed the Town’s Water Quality and Sediment Control Standards of 90% trap efficiency for all sediments of 0.005 mm or larger.

The applicant has retained Ganser Lujan & Associates to prepare a report summarizing projected impacts on groundwater that may impact Cucumber Gulch, along with potential mitigation measures. The draft report summarizes that the impacts of this development can be successfully mitigated by recharging the groundwater to the existing wetlands ponds located uphill of the project site, at the end of Skiwatch Drive. This would require a pumping system. The applicant has agreed to implement these measures as a Condition of Approval. We will have additional information at the next meeting with Engineering Department review.

**Energy Conservation (33/R):** *The goal of this policy is to incentivize energy conservation and renewable energy systems in new and existing development at a site plan level. This policy is not applicable to an application for a master plan. This policy seeks to reduce the community's carbon footprint and energy usage and to help protect the public health, safety and welfare of its citizens.*

*C. Excessive Energy Usage: Developments with excessive energy components are discouraged. However, if the planning commission determines that any of the following design features are required for the health, safety and welfare of the general public, then no negative points shall be assessed. To encourage energy conservation, the following point schedule shall be utilized to evaluate how well a proposal meets this policy:*

*1x(-3/0) Heated driveway, sidewalk, plaza, etc.*

The driveway access to the building and the circular drop off area are proposed to be snow-melted. In addition all the outdoor plazas are to be heated. The applicant contends that the areas being melted are for *“health, safety and welfare of the general public”*. Staff believes these areas are for the benefit of the



development, not general public. Public circulation from public arrival (gondola or bus) to the slopes occurs off-site. We are suggesting negative three (-3) points for the on-site heated drives and plaza. Does the Commission concur?

We note that the applicants have informed Staff that they are committed to sustainable design, construction and operations for this project as a core value of Breckenridge Grand Vacations. We will provide more detail at the next meeting.

**Project Signage:** Locations for the monument sign and signs on the building have been roughly located on the plans. Any finished signage will be handled under a separate permit application. Additionally, the applicant has not yet submitted a formal name for this development. A Condition of Approval has been added requiring that prior to selecting a name for this development, the applicant shall obtain Town Staff and County approval.

**Point Analysis (Section: 9-1-17-3):** At this preliminary review, we have found the following:  
Negative points may be incurred for

- Policy 6/R, Building Height (-5) for exceeding the recommended height by less than one-half story.
- Policy 33/R, Energy Conservation (-3) for heating all outdoor drives and plazas.

Positive points may be awarded for

- Policy 6/R, Building Height (+2) for showing broken, interesting roof forms that step down at the edges and for providing density within the roof forms.
- Policy 15/R, Refuse (+1) for having the refuse and recycling located inside the parking garage.
- Policy 18/R, Parking (+4) for locating 100% of the parking out of public view.
- Policy 24/R, Social Community (+3 or +6) for exceeding the required amenities by 7-times.
- Policy 25/R, Transit (+4) for providing a shuttle van service (with covenant) for the guests.

### **Staff Recommendation**

Staff is appreciative of the changes shown on this submittal. The applicants and agent have made a good effort to listen to the concerns expressed by the Planning Commission, Town Staff, have met with and the adjacent property owners. This submittal shows a reduction in unit count (density and mass), building height, and a redesigned roof forms that overall, removed the key concerns expressed at the last hearing.

We have the following questions for the Commission:

1. Does the Commission still support the interpretation of the illustrative View Corridors depicted in the Amendment to the Peaks 7 and 8 Master Plan?
2. Does the Commission believe the revised building forms are showing broken, interesting roof forms that step down at the edges?
3. Does the Commission have any concerns with the glass storefront on the southeast elevations?
4. Does the Commission support awarding positive six (+6) points for the added amenities?
5. Does the Commission believe the site buffering (Policy 7) has been adequately addressed?
6. Does the commission have any comment regarding the submitted shadow projection plans?

7. Does the Commission support the proposed point assignments? If not let staff know of any deviation.

We suggest this application return for a final review. We welcome any additional comment.

## Commissioner Comments from the September 18, 2012 Meeting

With this review, we are looking at providing the applicant with feedback for some key issues associated with the site plan. Specifics on the architecture, site drainage, and other policies will be addressed at the next review. We have the following questions for the Planning Commission and welcome any additional feedback.

1. Did the Commission believe that the building height and density are reduced at the ends of the Peak 8 Base as required by the Master Plan?
2. Did the Commission believe that the submitted plans follow the intent of the Master Plan for stepping the building forms down at the edges?
3. Did the Commission believe that the submitted plans follow the intent of the Master Plan for minimizing visual impacts adjacent to Skiwatch Condos?
4. Did the Commission believe the glass connector between the building masses deviates enough from the Master Plan to warrant changing?
5. *Commissioner Questions / Comments (Continued):*

Ms. Dudney: I'd like to show what we saw at the last session. The pencil sketch of 3 ½ stories. View #1 of aerial from SE from June 2012; the comparison is page 107 of current Staff report. As one of the public said, it looks significantly denser and no drop off. I think this sketch was done in good faith, but it did not appear as dense as it does today. I see 3 stories on the end by Skiwatch with the level below, and 4 ½ at the peaks at the roof.

Ms. Christopher: I see that this is a perspective view difference not a difference in height. (Mr. Neubecker: Let's get our comments to the Applicant so that they can take everything into account.)

Ms. Dudney: To be in compliance with the Master Plan, they need to step down on the southern building.

#1. If you're looking at it from Ski Hill Rd it appears to step down if you assume that Phase 1 is hidden.

#2. I agree with Mr. Mosher's report that the buildings need to step down more at the edges.

#3. I like the glass connector; it bothers me to hear about the icy conditions on Skiwatch Road but the Master Plan created that problem.

Mr. Pringle: I don't think anyone should take assurances from a work session because they are not advertised or attended by the public. It's more of an introduction to the project.

#1. One Ski Hill was going to be the premier place and everything was to scale back from that; I can't say that this does that. I don't believe that it meets the intent of the plan.

#2. The buildings haven't stepped down enough. There is a long roof line towards the center of these buildings; I think that code says 50' long rooflines should be interrupted.

#3. I think that we were trying to avoid disrespecting existing buildings in the Master Plan; so that we would preserve Skiwatch's views and site as much as possible. They should be able to expect that we will do the best we can to preserve their views as much as we can. I think that was the intent of the Master Plan at the time.

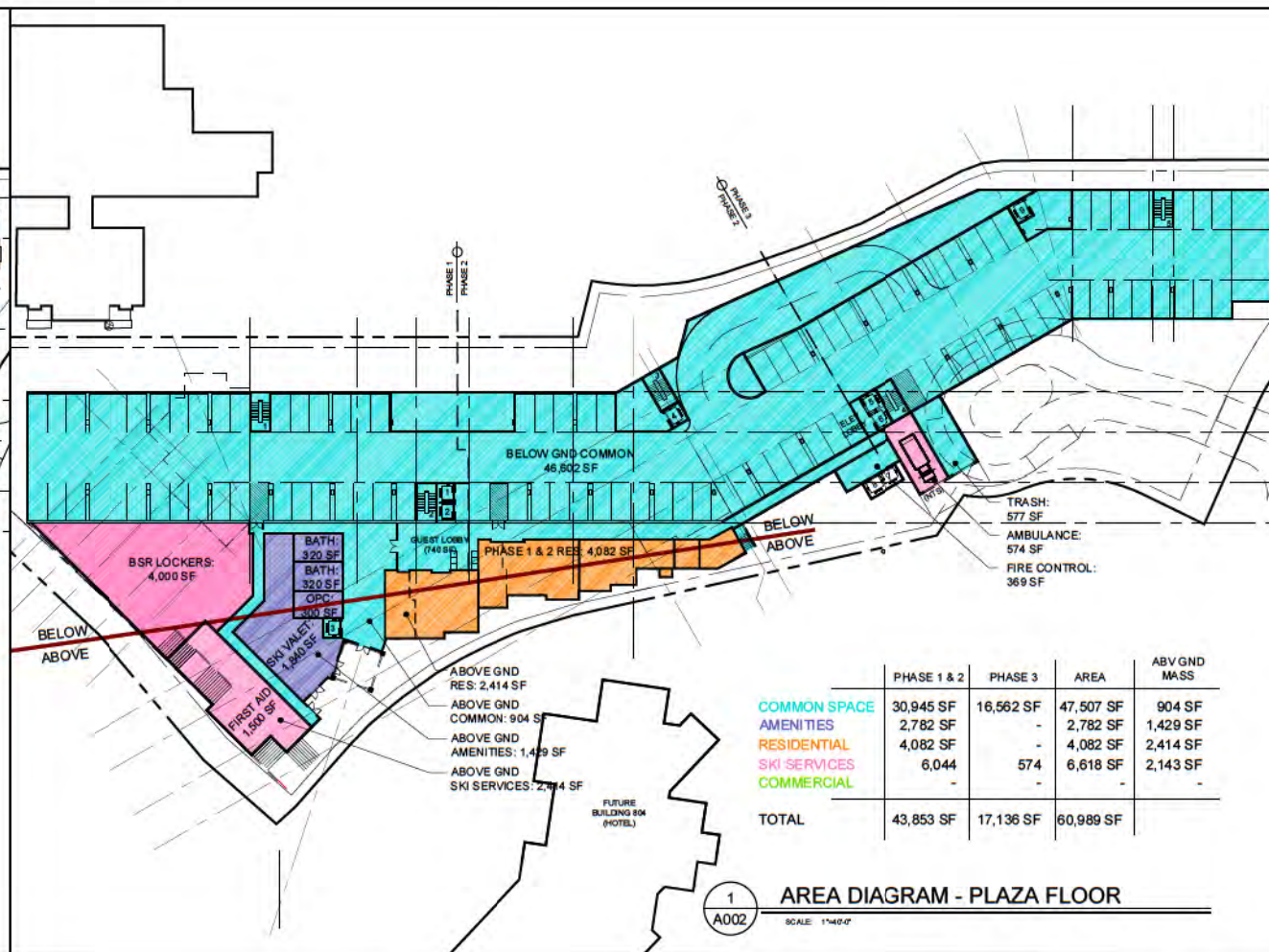
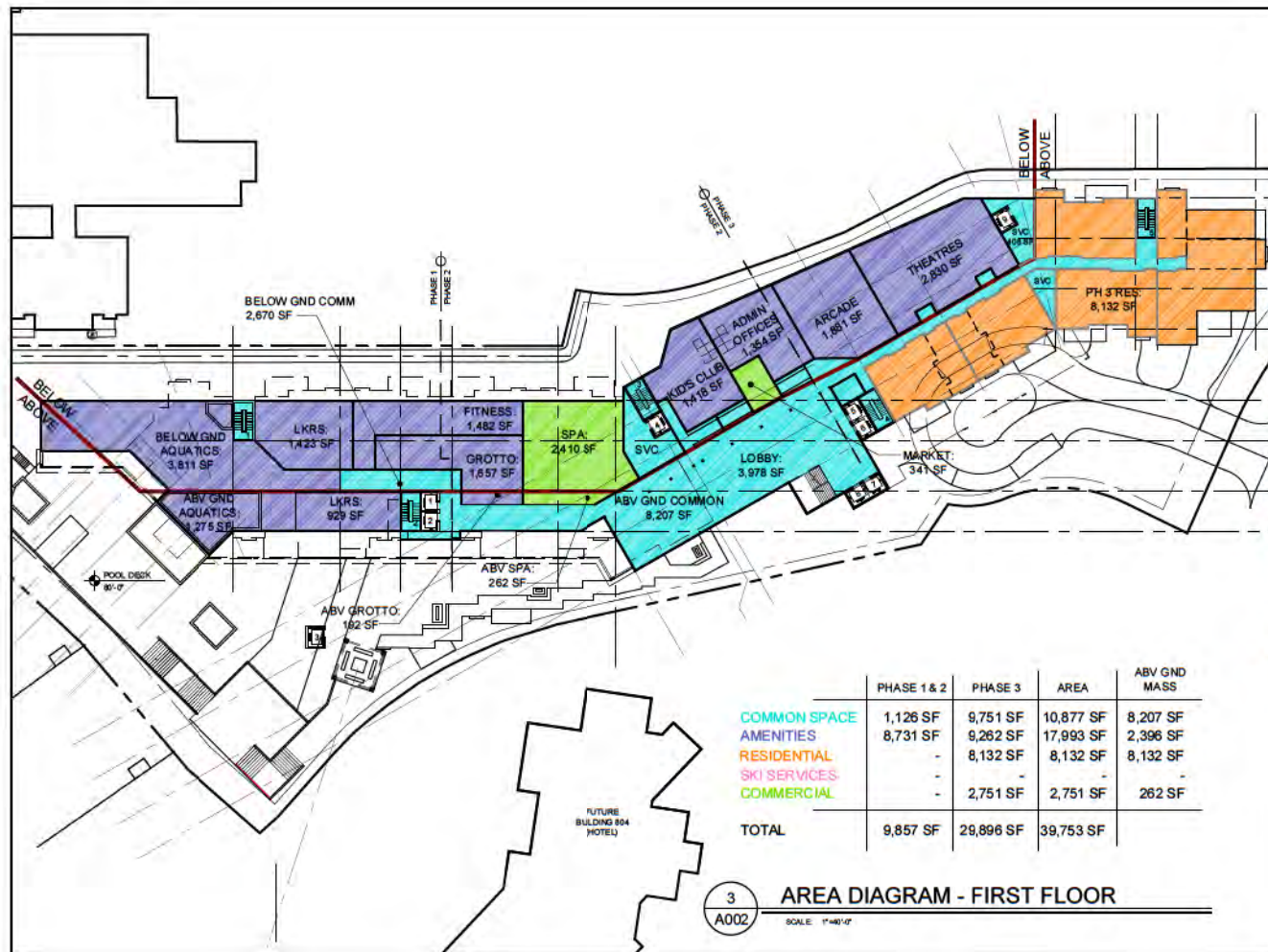
#4. We will wait to see how the glass connector goes.

Mr. Stais We are going to now redefine what we call skier services so that it doesn't count against mass, because these buildings have just become so much bigger than what we anticipated and the additional mass that goes with it. However, those buildings are not going to be small. We made that decision a long time ago. To this point, we have achieved that. This just seems to be too much. If we could bring it down a little, how much is public space or guest space; there has to be more work.

- Mr. Lamb: This project is an evolution; there will be more meetings and no decisions made tonight. Our intention up there was to have a base area which will be dense. Our intent was to put density where we have services.
- #1. At the bottom of 8 is higher; you have to go pretty low to meet the wording on the Master Plan.
  - #2. No they do not step down enough.
  - #3. No one wants anything built next to Skiwatch; everyone has the right to develop responsibly. I have faith in the Architect and Applicant and it does seem massive to me and we have time to explore options. The circulation opens up some options.
- Ms. Christopher: #1. The buildings have not been stepped down; that is not drawing a line across a slice of the picture. In my eyes if the middle building is 4 stories the perimeter buildings have to step down. It needs to be cut down. If we do step it down like the Master Plan, then we are eliminating problems with shadows and view corridors; however I know that the Town is in favor of lots of density here. In the Master Plan it says step down. The roof lines need to be broken up more; like One Ski Hill place as well as tapering off at the ends. The lobby area between the two buildings helps create less density; in favor of glass or roof top garden. I like the terraced courtyard, and maybe hinge the buildings away a little bit more.
- Mr. Mamula: You've done a lot of good in the community. All those pictures at the end were drawn in the Master Plan by the ski area. The town just approved them; I know that they are bubbles, but the idea at the time was intensity in the center and less on the outside. It still has to fit; right now I don't think that this is your best effort. You do great stuff. The code calls for a 50' roof line, and these are 125'. The buildings need to step down; the 3D drawings are supposed to show you what the buildings are going to look like, and I think that there are ways to skin this thing. I would love to see a shadow study. The Master Plan did not create shadows on that road. The buildings there are taller than what was predicated by the Master Plan. I think you should do a shadow study to counter Mr. Himmelstein. I can't take off of these drawings what the glass connector adds or doesn't.
- Mr. Butler: I think that the intent from the Master Plan shows a difference experience. Your views are going to be blocked for certain, but the real conundrum is the building right next to you. I think you must step down the buildings, and I don't have a lot of problem with the glass connector.
- Mr. Schroder: The end doesn't meet the original plan; they just don't step down enough at the edges. The visual impacts to Skiwatch are the tragedy of the project; up until now you've had this bonus. And now you have the developer who has the right to develop his property; so recognizing the previous pushes to work on minimizing the damage and as far as the connector eliminate, I like it and it breaks up these masses. It does reflect natural materials, and the glass actually gives us views of real natural views.

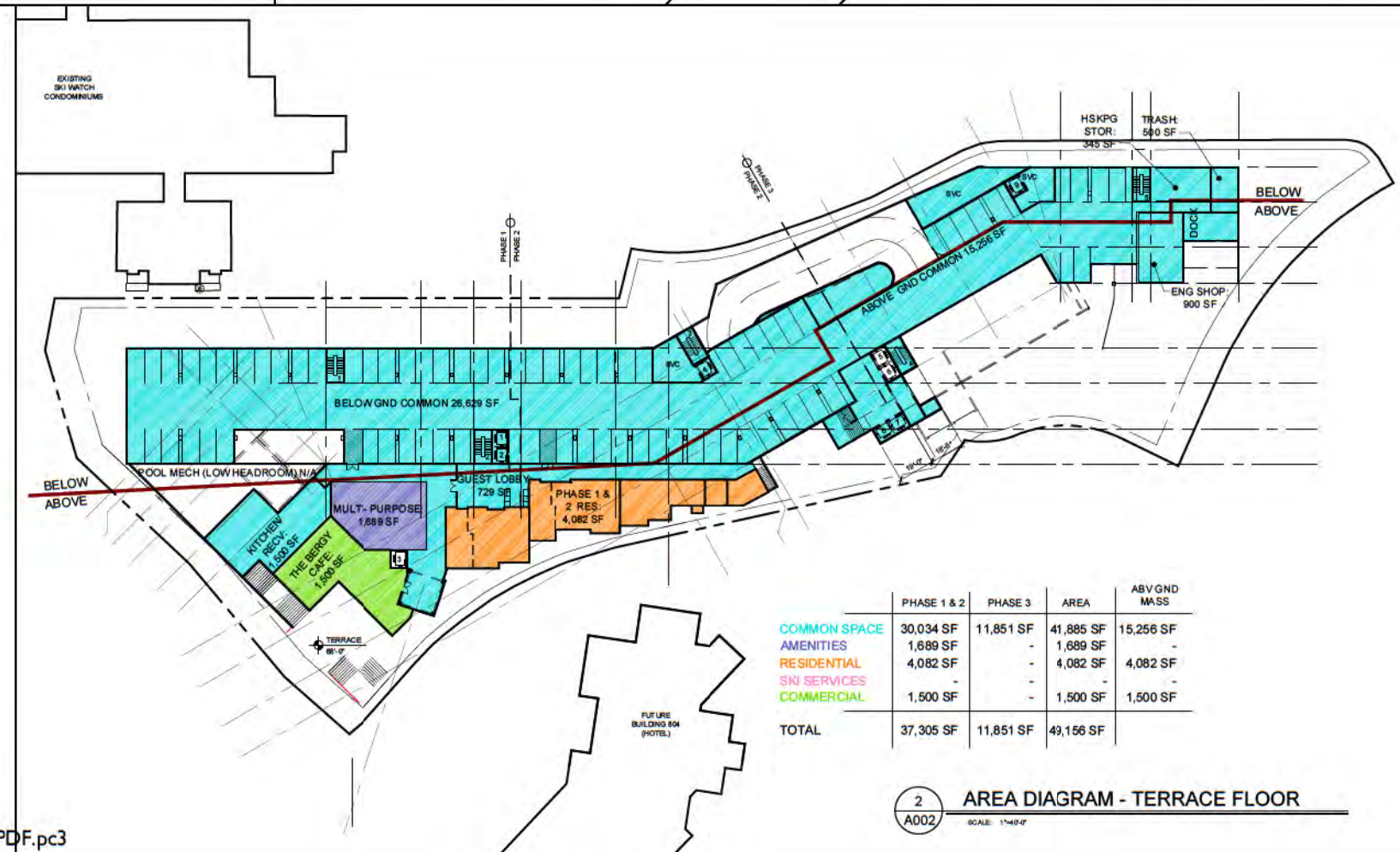


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- COMMON
- AMENITIES
- RESIDENTIAL
- GUEST SVCS
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AREA DIAGRAMS  
**draft**  
 A002



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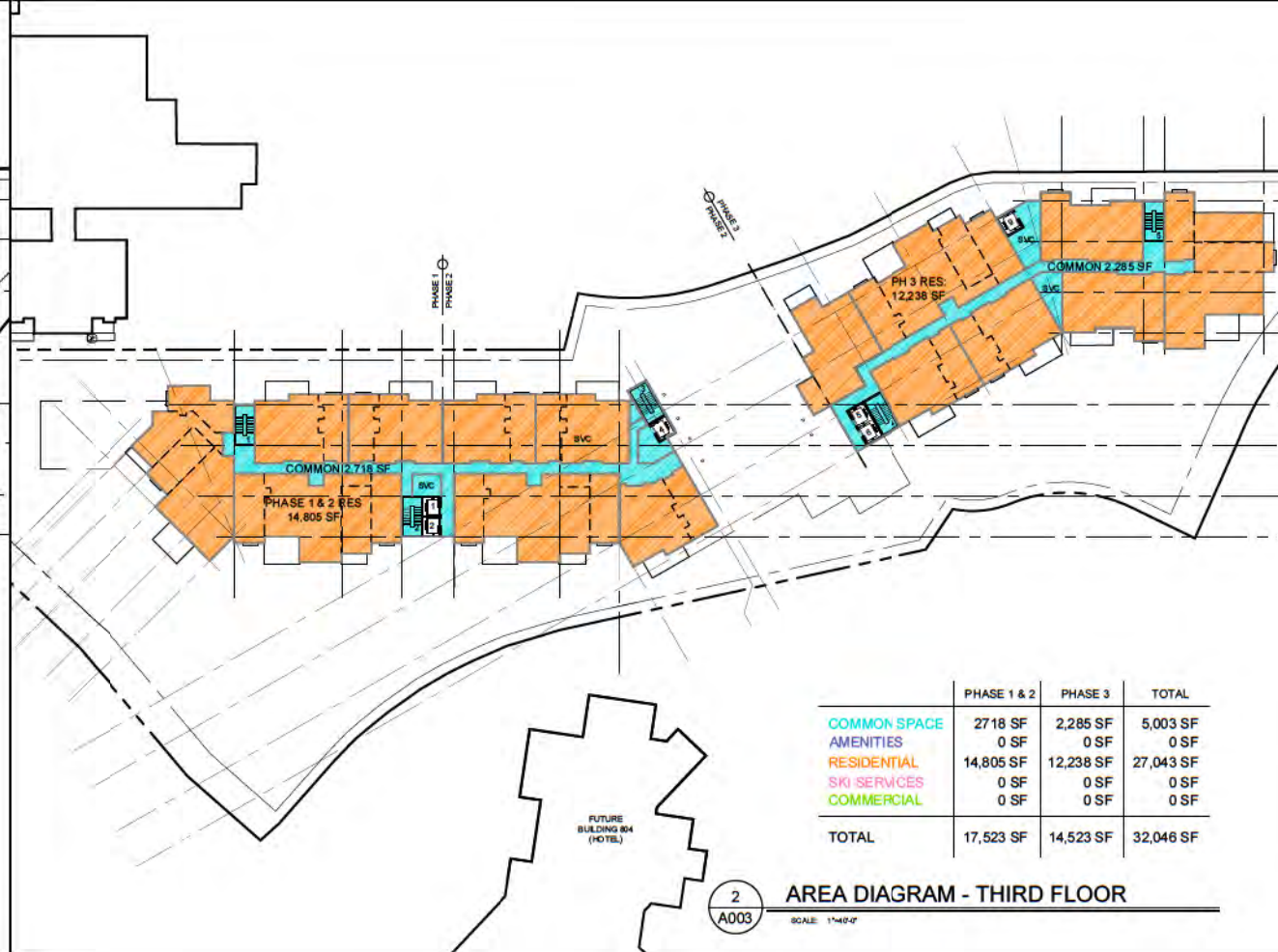
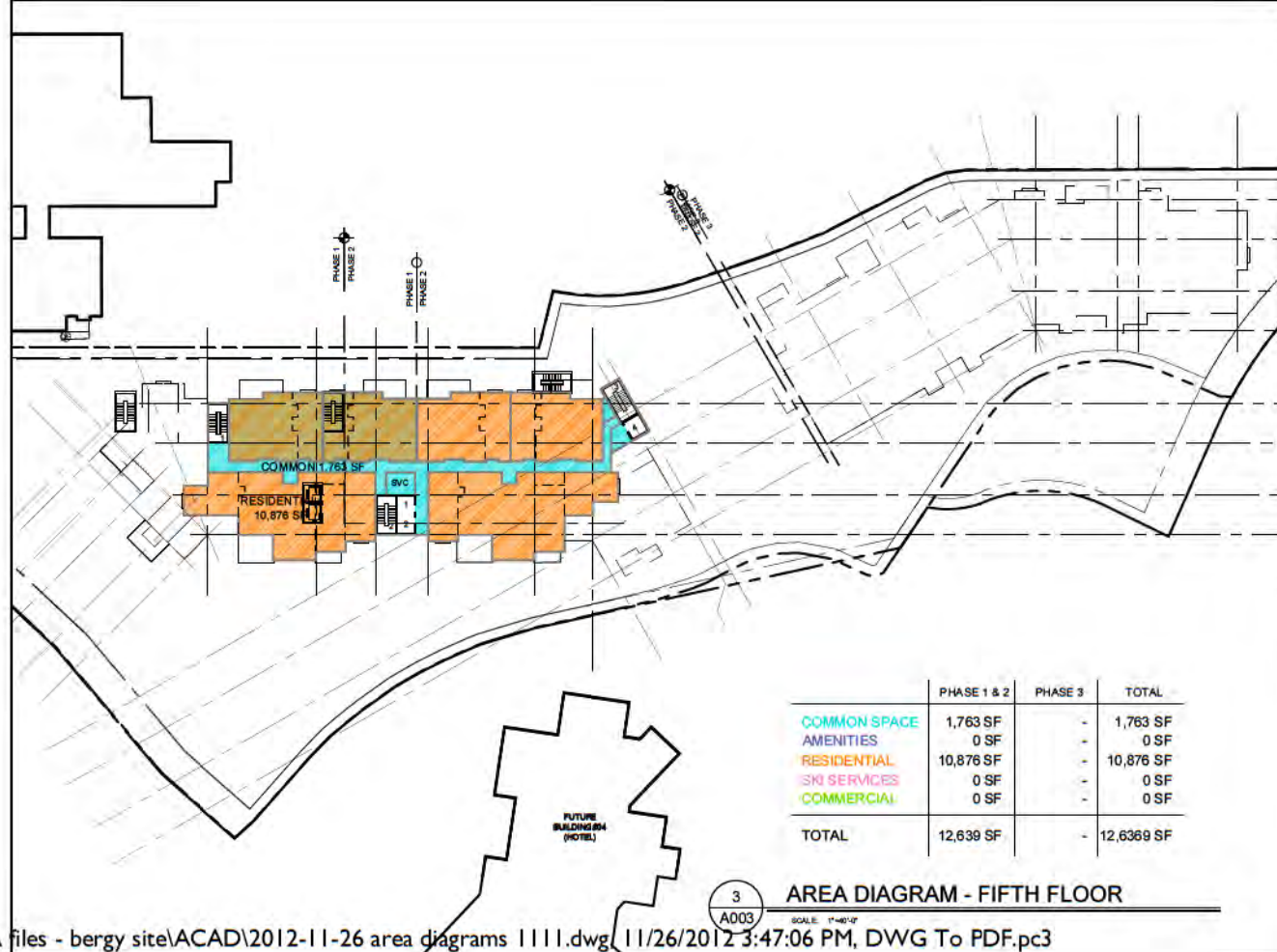
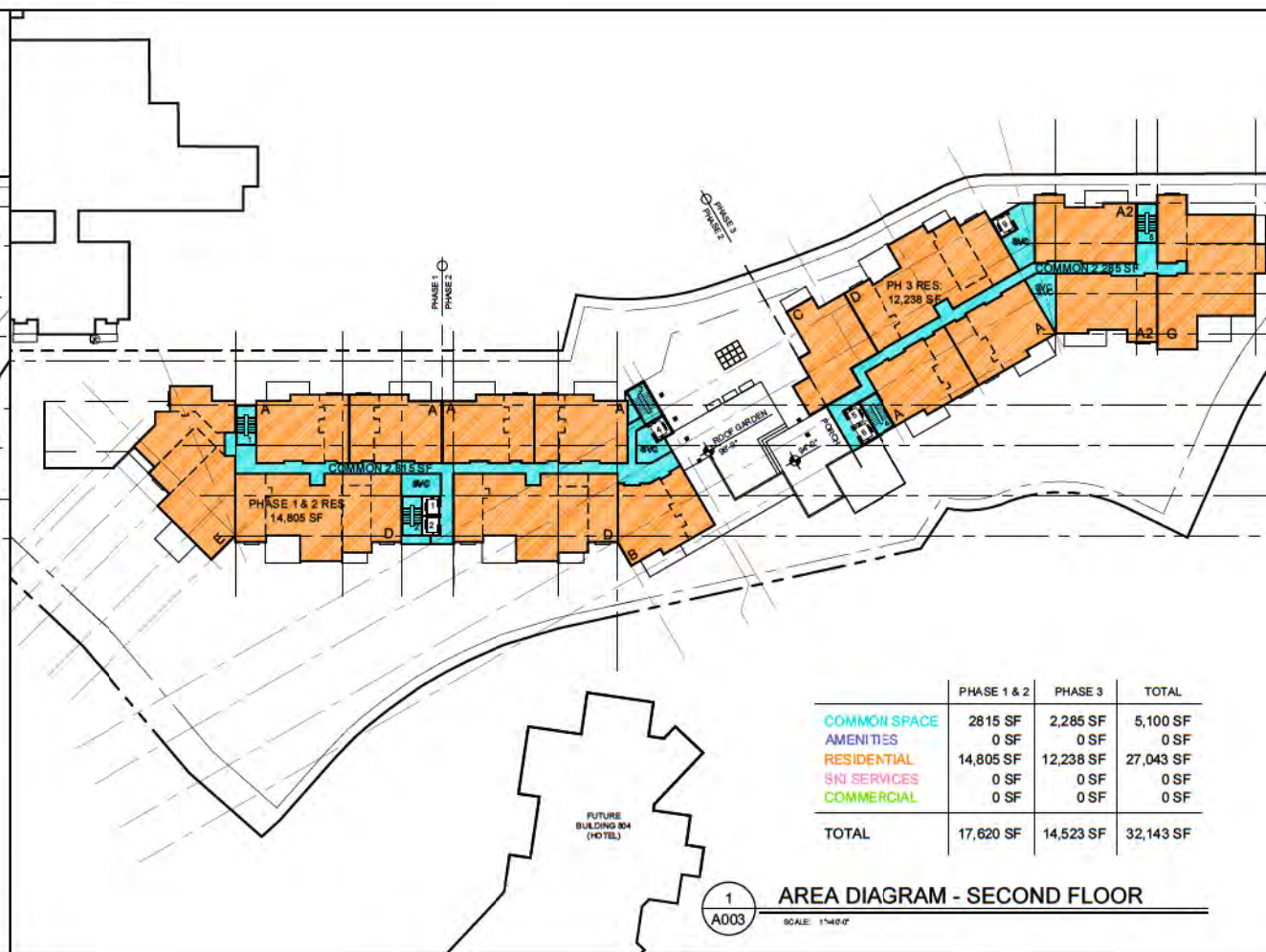
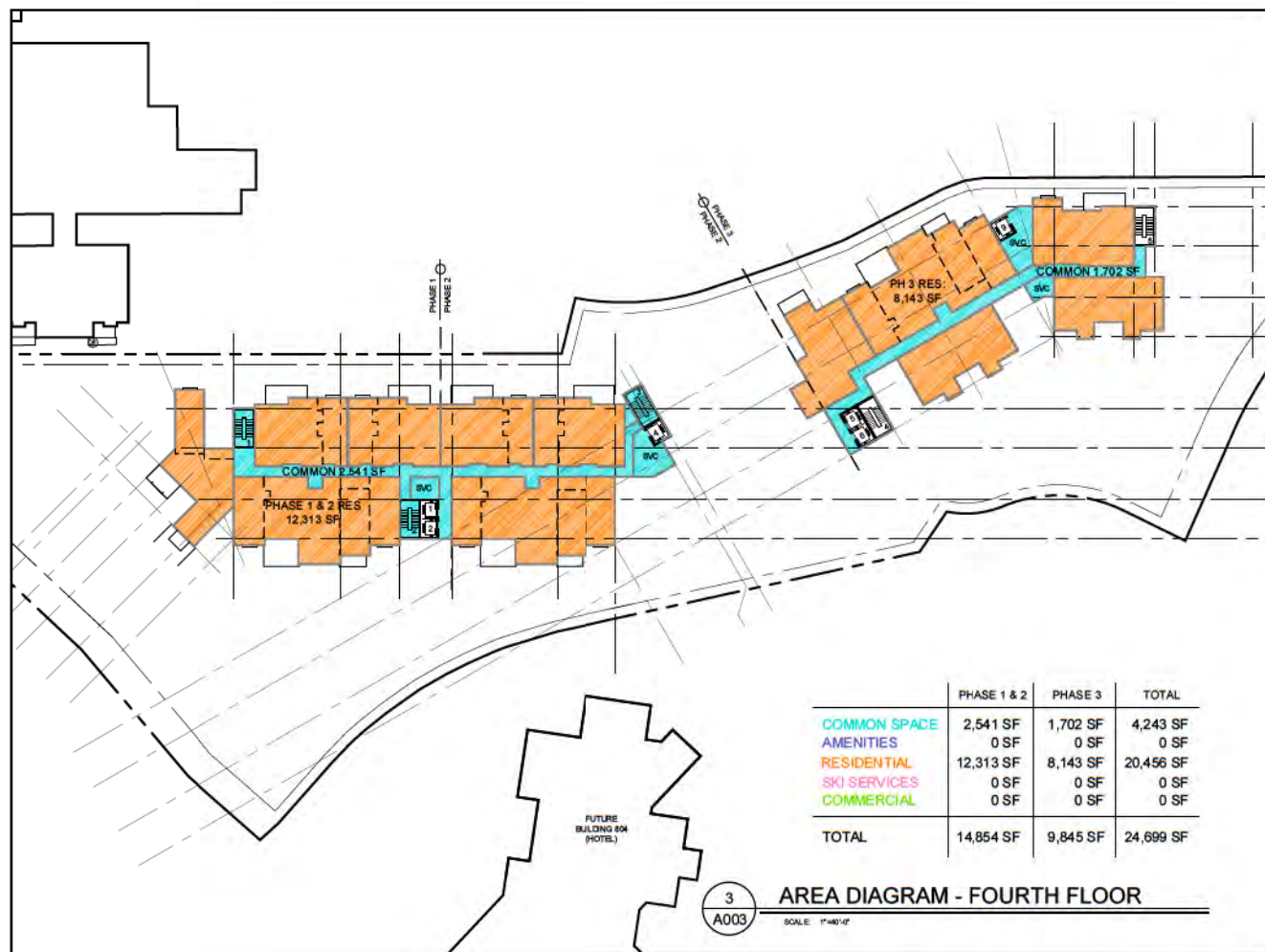
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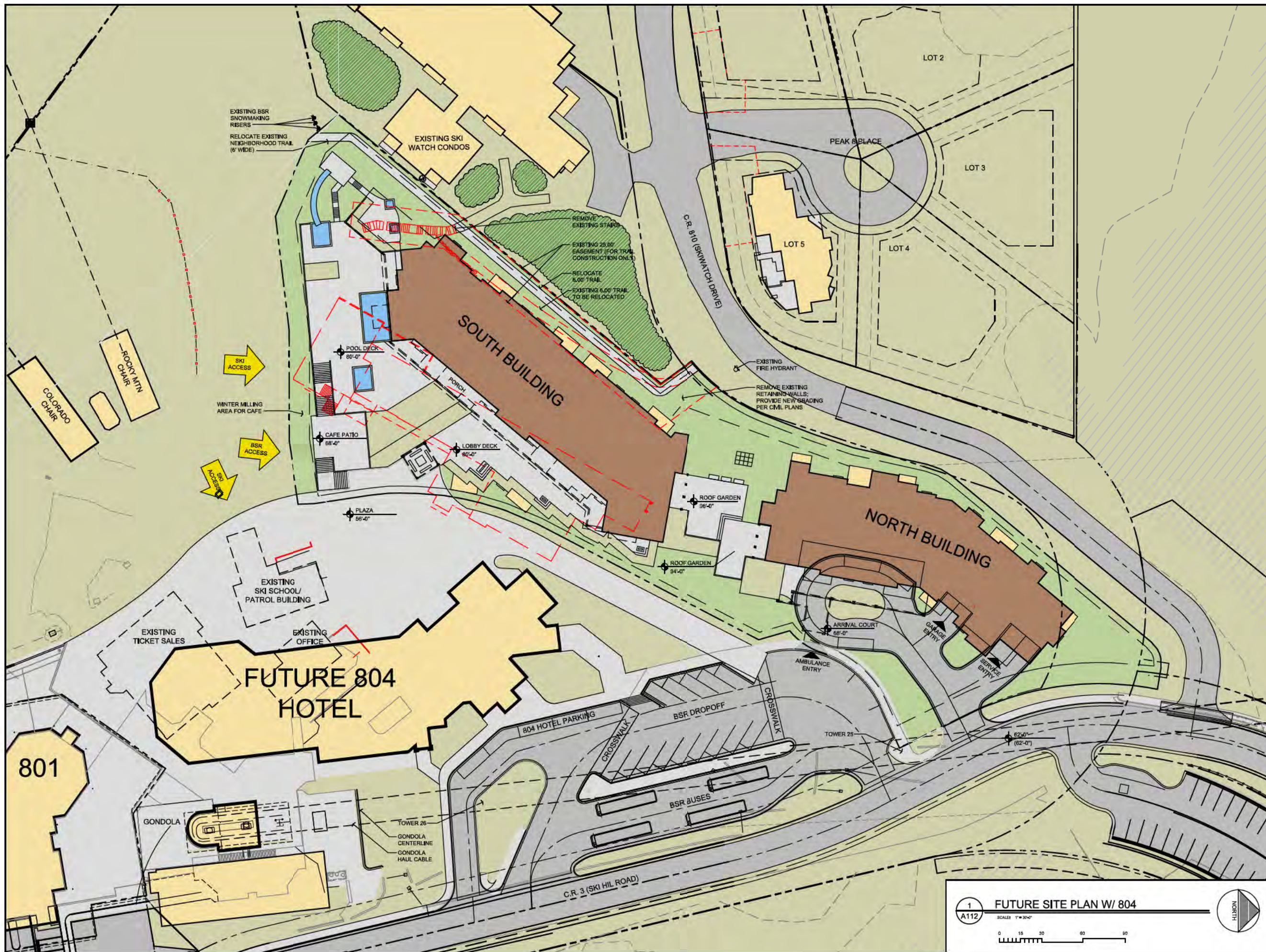
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AREA DIAGRAMS

**draft**

A003





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FUTURE  
 SITE PLAN W/ 804  
**draft**  
 A112

Image: 4/20/12 10:11 AM A112 - 11/20/2012 2:34 PM for: 804 hotel, mat.s



DECEMBER 21

MARCH 21

JUNE 21



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SOLAR STUDIES @  
 EXISTING CONDITIONS  
**draft**  
 A120





DECEMBER 21

MARCH 21

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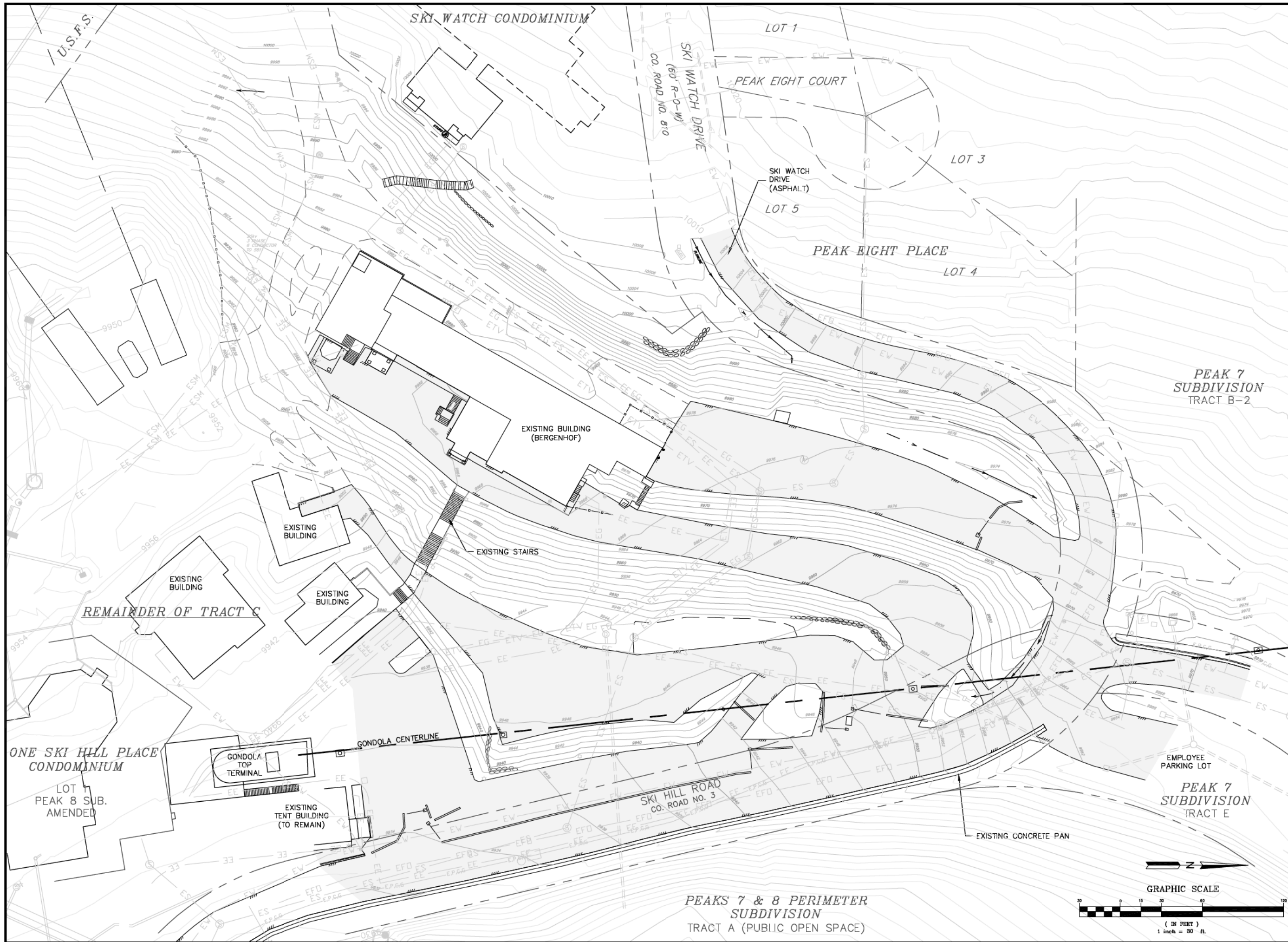
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SOLAR STUDIES @  
 PROPOSED CONDITIONS  
**draft**  
 A121



**BRECKENRIDGE GRAND VACATIONS-PEAK 8  
 BRECKENRIDGE, COLORADO  
 EXISTING CONDITIONS PLAN**

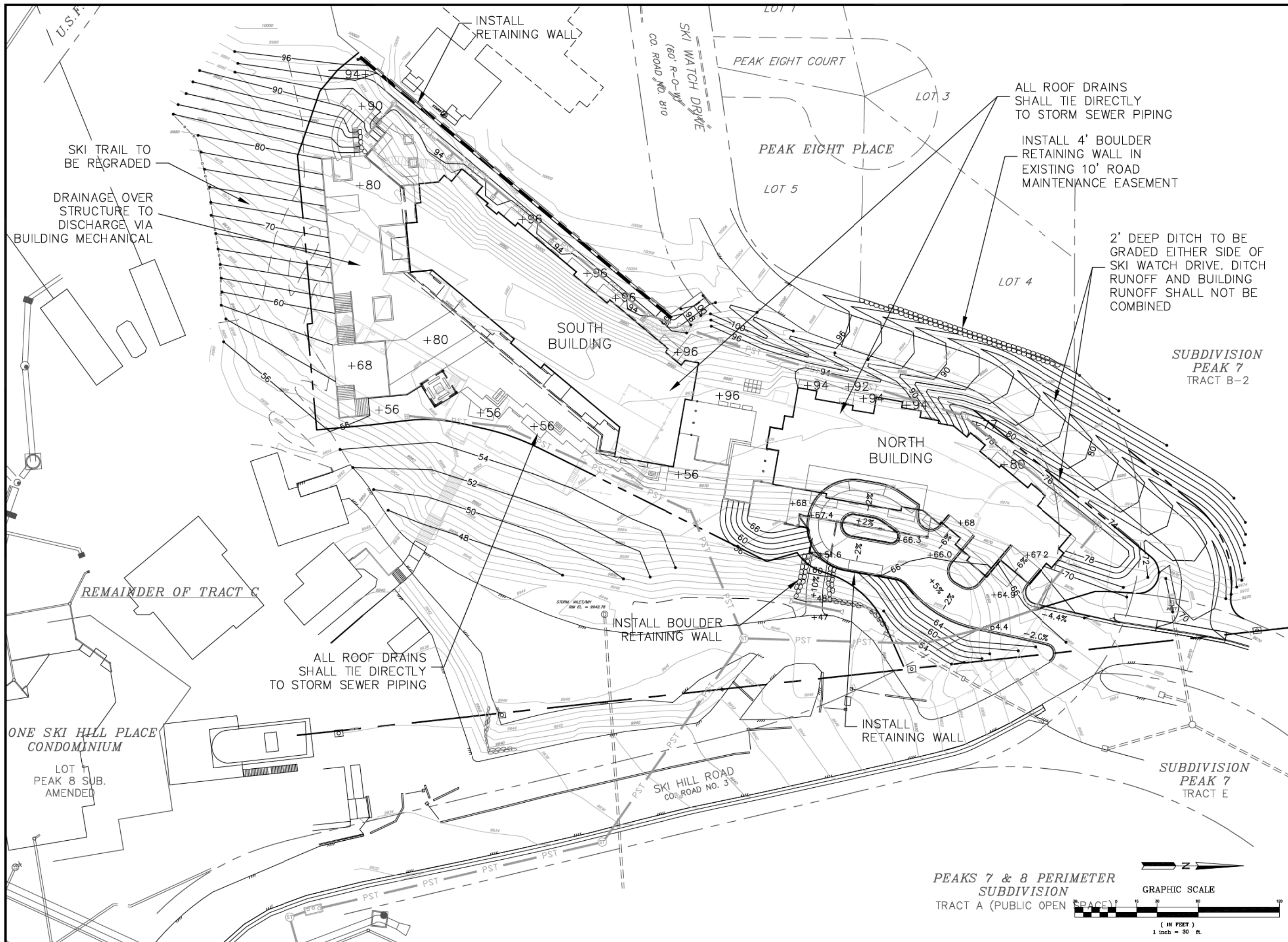
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CHECKED	JM	
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DATE	11/21/2012	

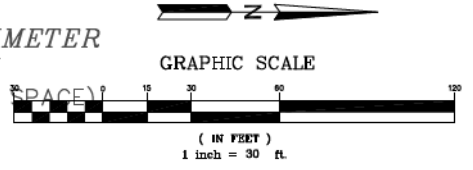
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 BRECKENRIDGE, COLORADO  
 GRADING AND DRAINAGE PLAN**

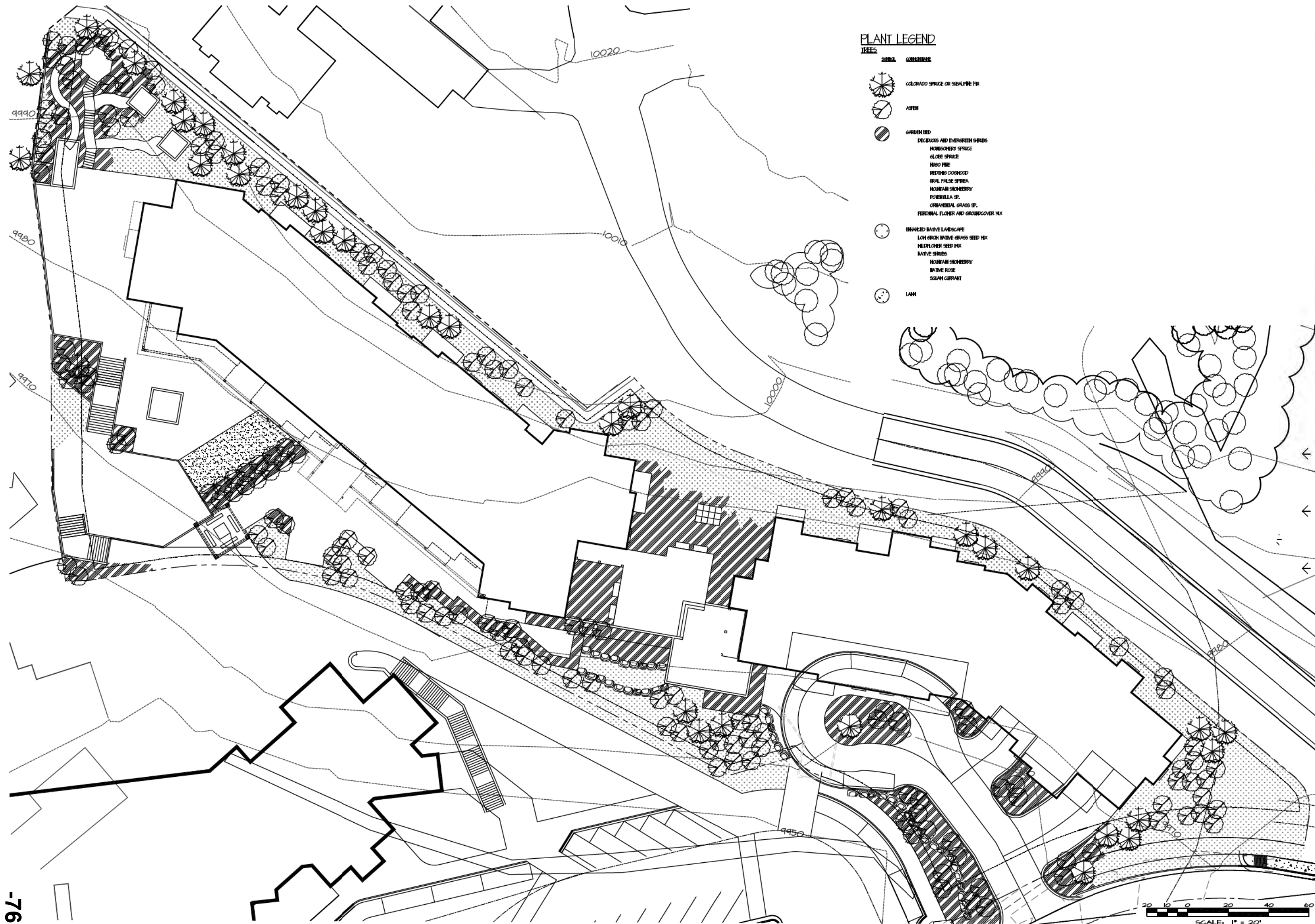
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CHECKED	JM			
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**PEAKS 7 & 8 PERIMETER  
 SUBDIVISION  
 TRACT A (PUBLIC OPEN SPACE)**





**PLANT LEGEND**

**TREES**

**SYMBOL**    **COMMON NAME**

COLORADO SPRUCE OR SIBALPINE FIR

ASPEN

GARDEN BED  
 DECIDUOUS AND EVERGREEN SHRUBS  
 HORSESHOEY SPRUCE  
 GLOBE SPRUCE  
 MUGO FIR  
 REDTIDG DOGWOOD  
 URAL FALSE SPINER  
 HOKURAN SHIMBERRY  
 POTENTILLA SP.  
 ORNAMENTAL GRASS SP.  
 PERENNIAL FLOWER AND GROUNDCOVER MIX

BRANCHED NATIVE LANDSCAPE  
 LOH GRASS NATIVE GRASS SEED MIX  
 HELIOPHYS SEED MIX  
 NATIVE SHRUBS  
 HOKURAN SHIMBERRY  
 NATIVE ROSE  
 SQUAM CURRANT

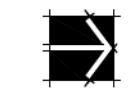
LAWN



**GRAND LODGE PEAK 8**  
 BRECKENRIDGE, COLORADO

FOR PLANNING  
 15 OCTOBER 2012

Title:  
 PLANTING PLAN

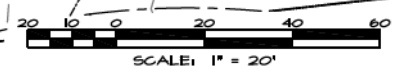


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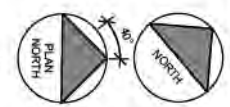
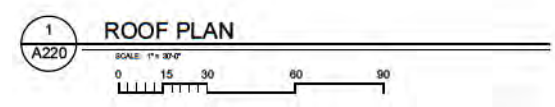
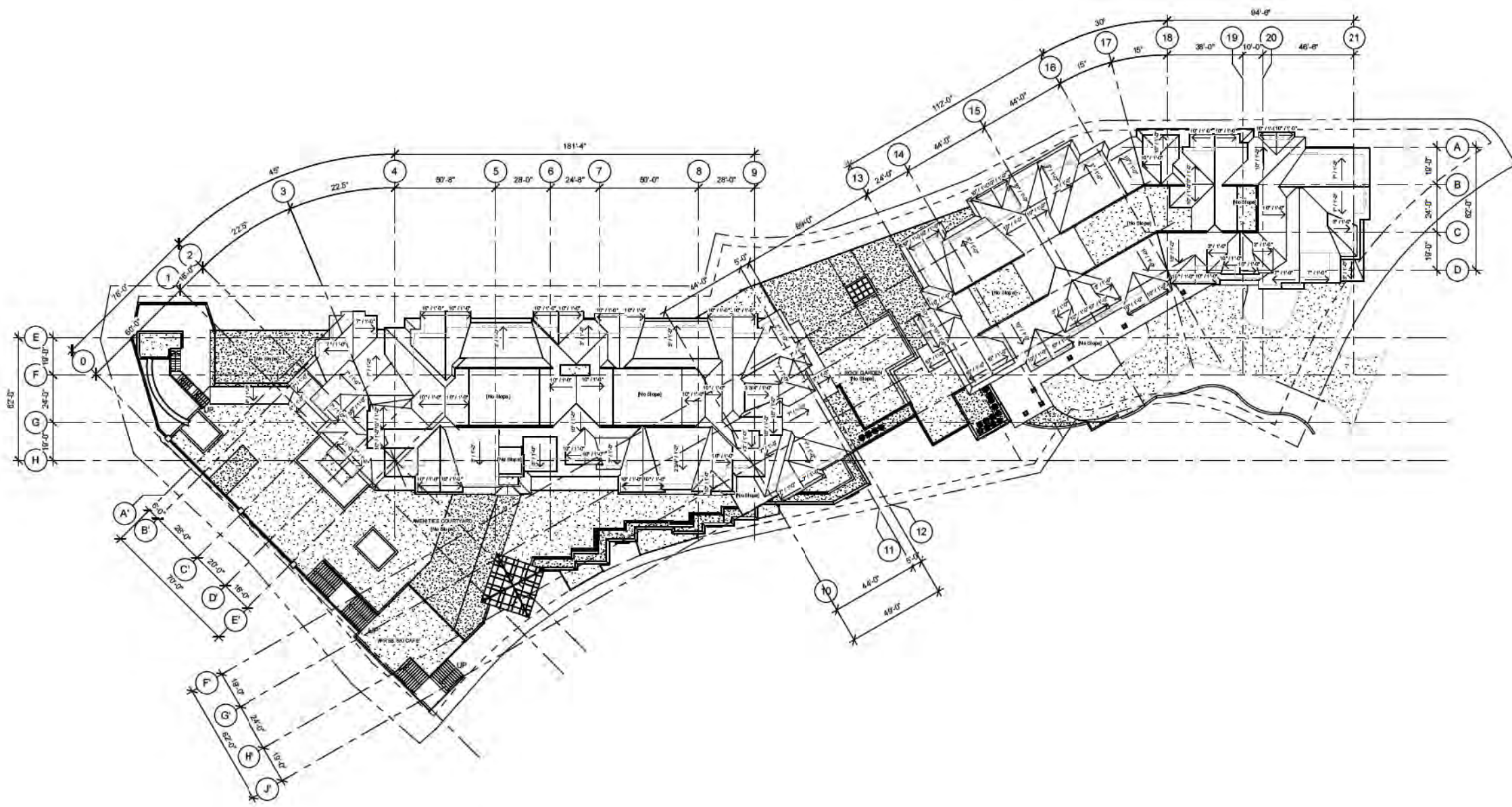
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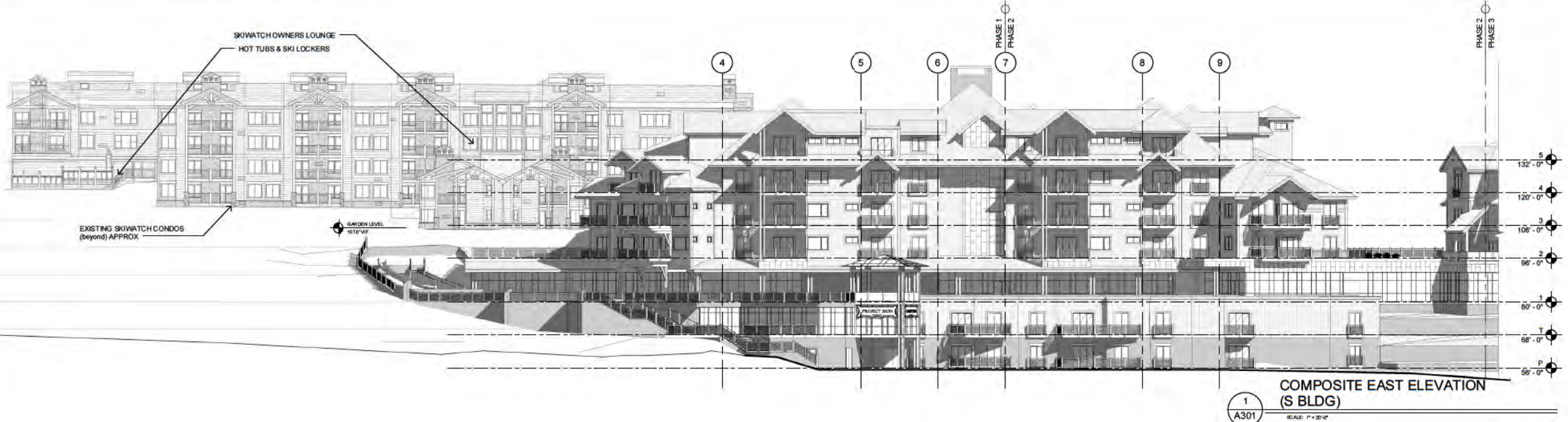
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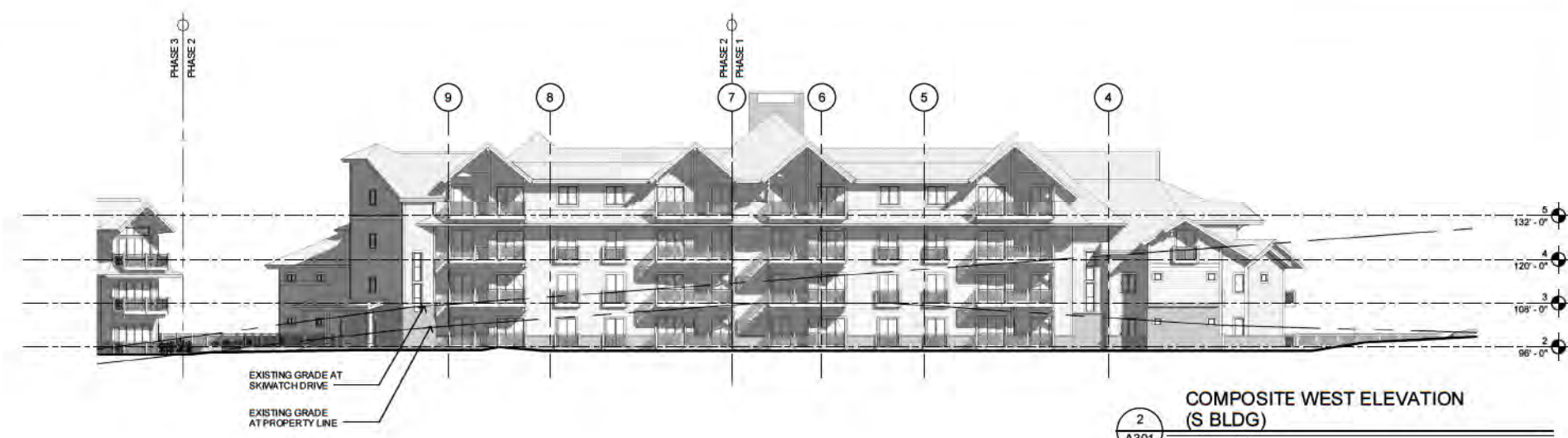
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ROOF PLAN  
**draft**  
A220

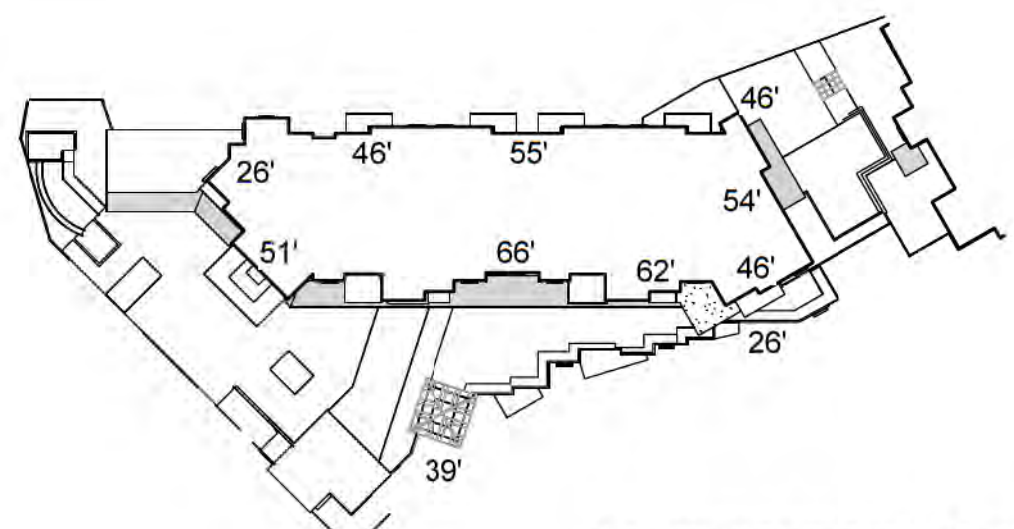




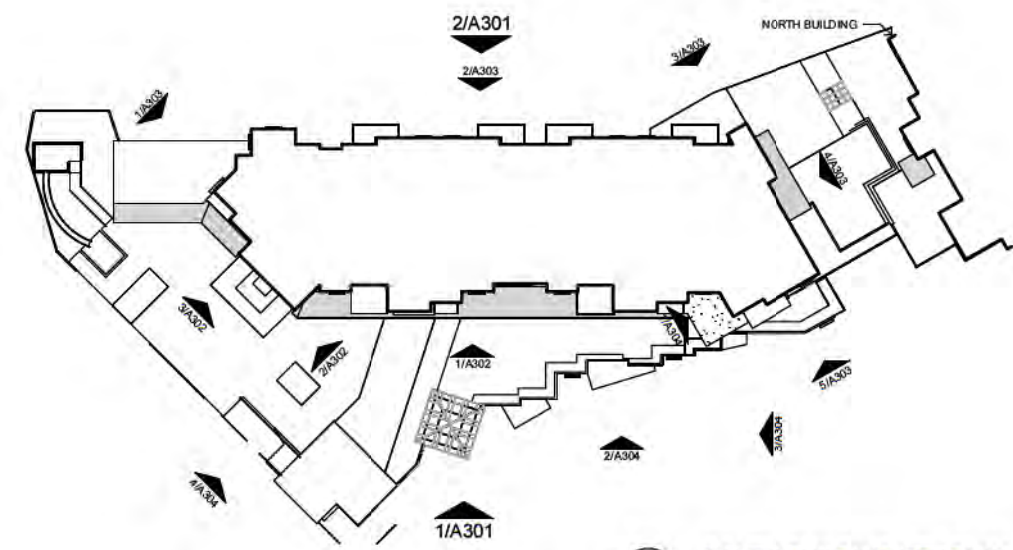
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A301  
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(S BLDG)  
SCALE: 1" = 20'-0"



2  
A301  
COMPOSITE WEST ELEVATION  
(S BLDG)  
SCALE: 1" = 20'-0"



4  
A301  
SOUTH BUILDING HEIGHT DIAGRAM  
SCALE: 1" = 40'-0"



3  
A301  
SOUTH BUILDING KEY PLAN  
SCALE: 1" = 40'-0"

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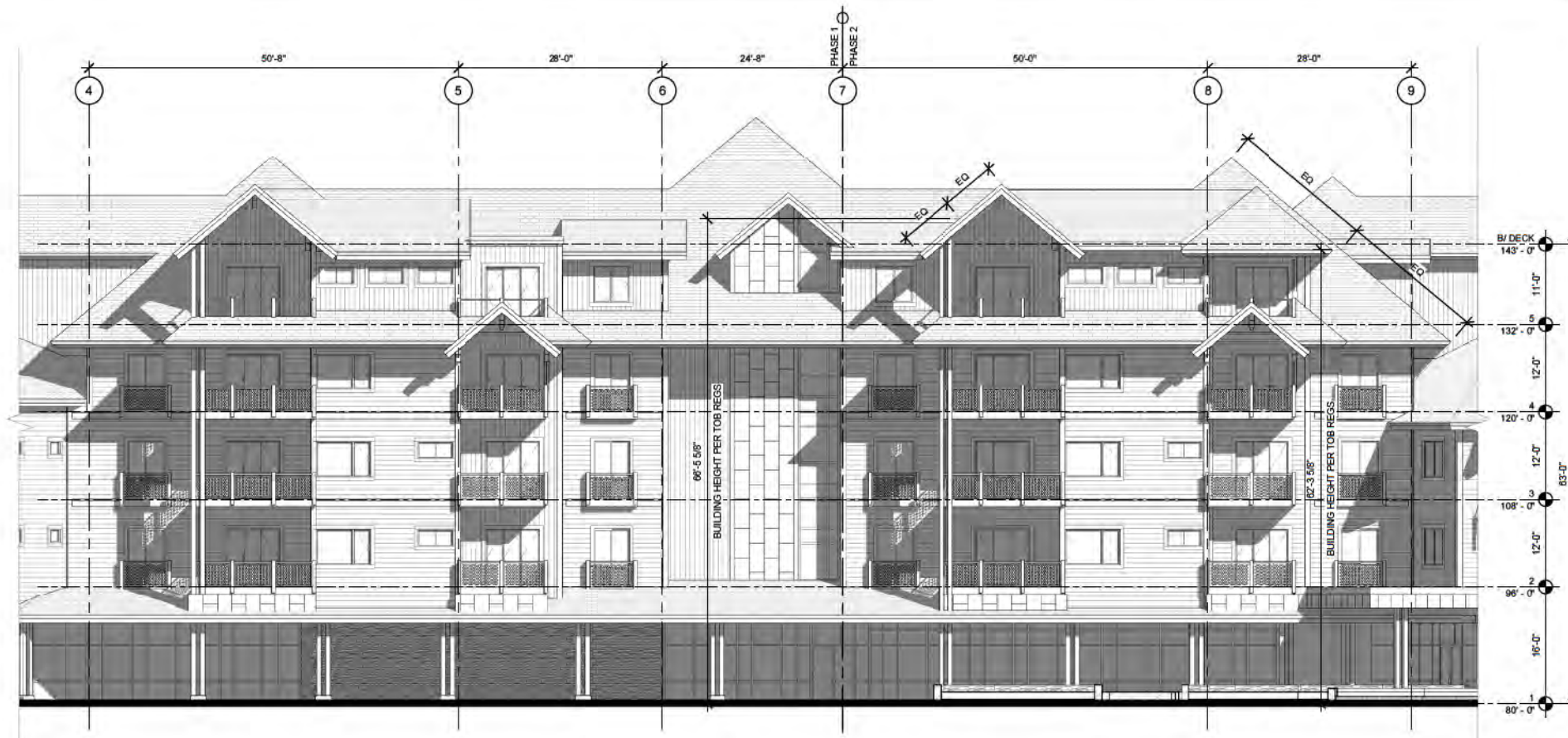
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SOUTH BUILDING  
COMPOSITE  
ELEVATIONS  
**Draft**  
A301



1 EAST ELEVATION 1 (S BLDG)  
A302 SCALE: 1" = 16'-0"



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SOUTH BUILDING  
ELEVATIONS  
**draft**  
A302



3 SOUTH ELEVATION (S BLDG)  
A302 SCALE: 1" = 16'-0"

2 EAST ELEVATION 2 (S BLDG)  
A302 SCALE: 1" = 16'-0"



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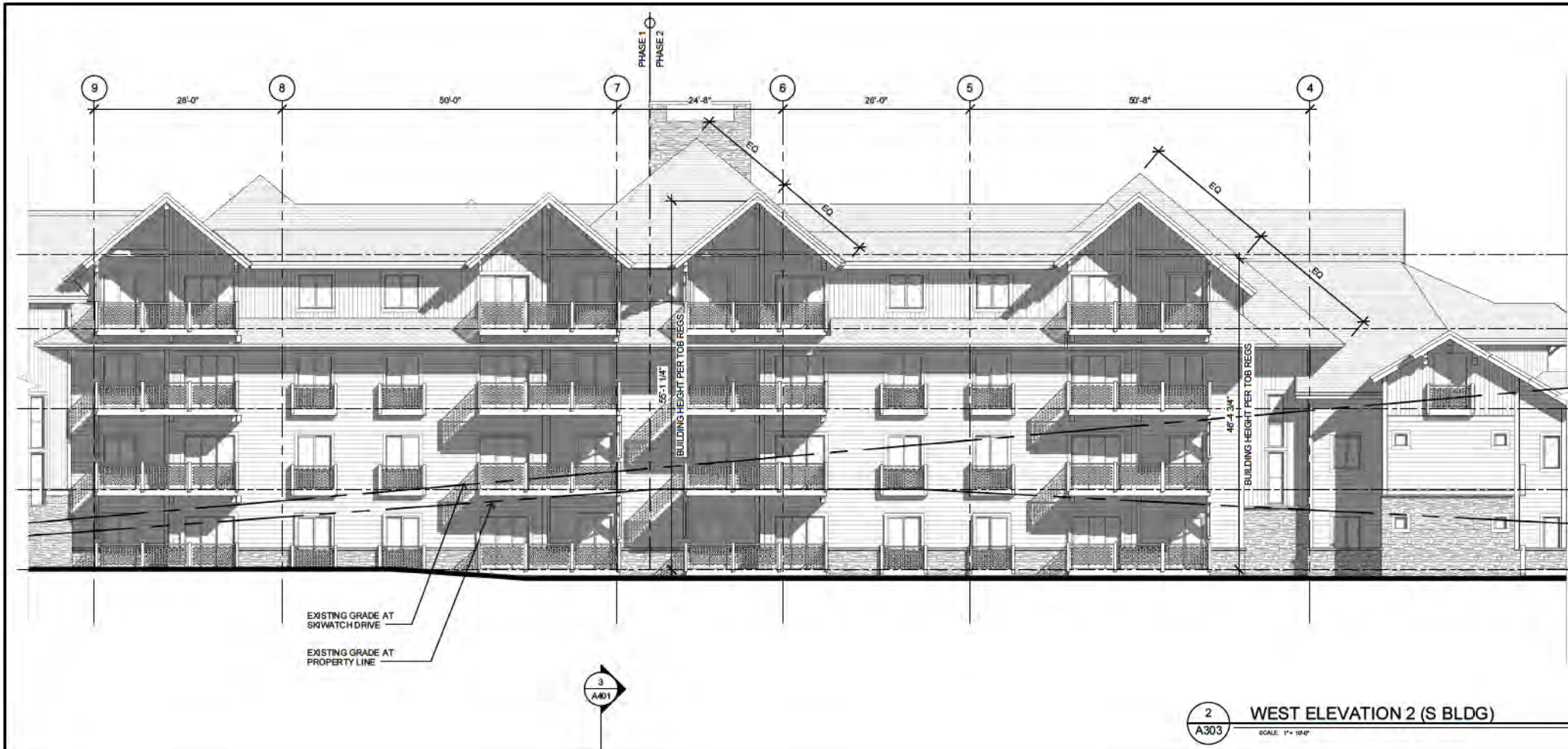
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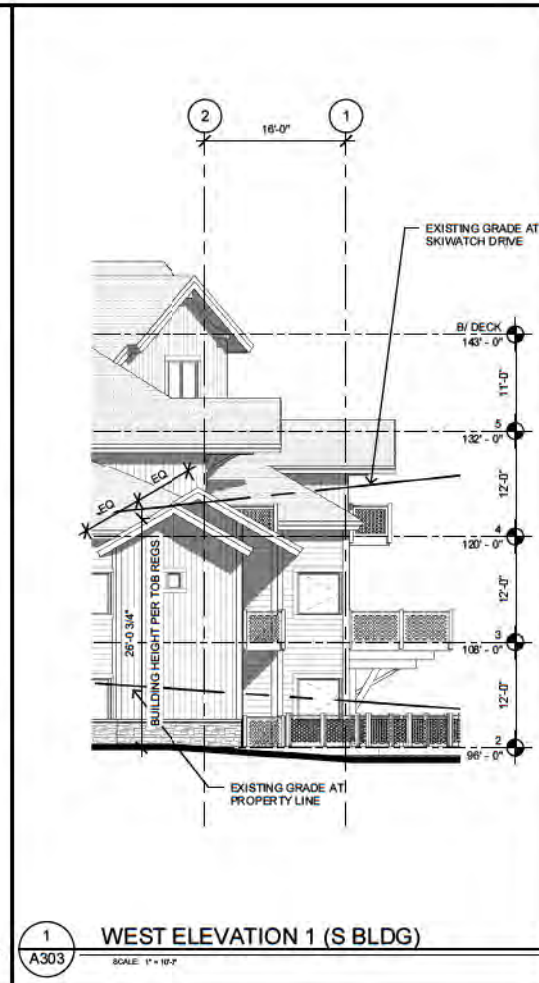
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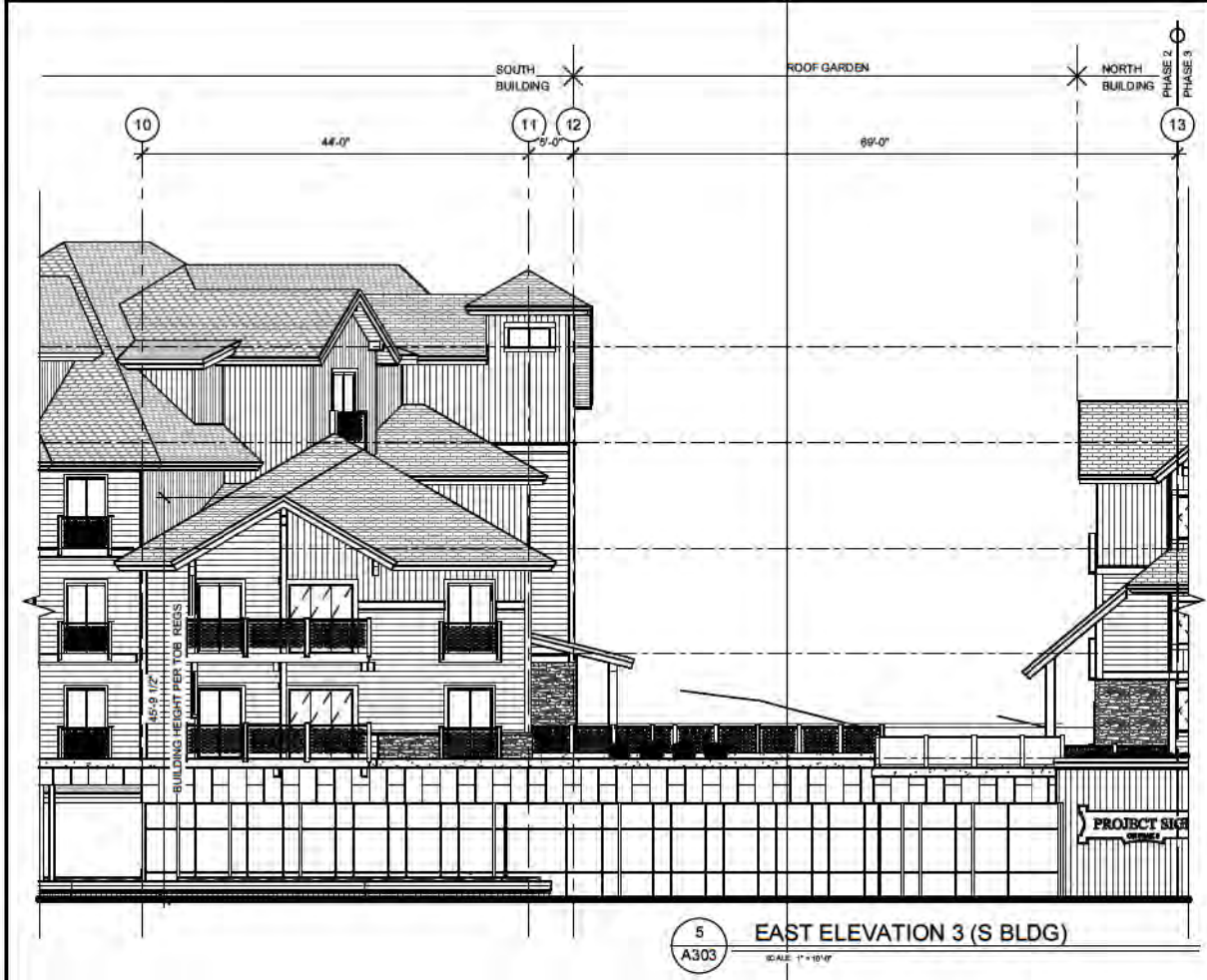
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 ELEVATIONS  
**draft**  
 A303



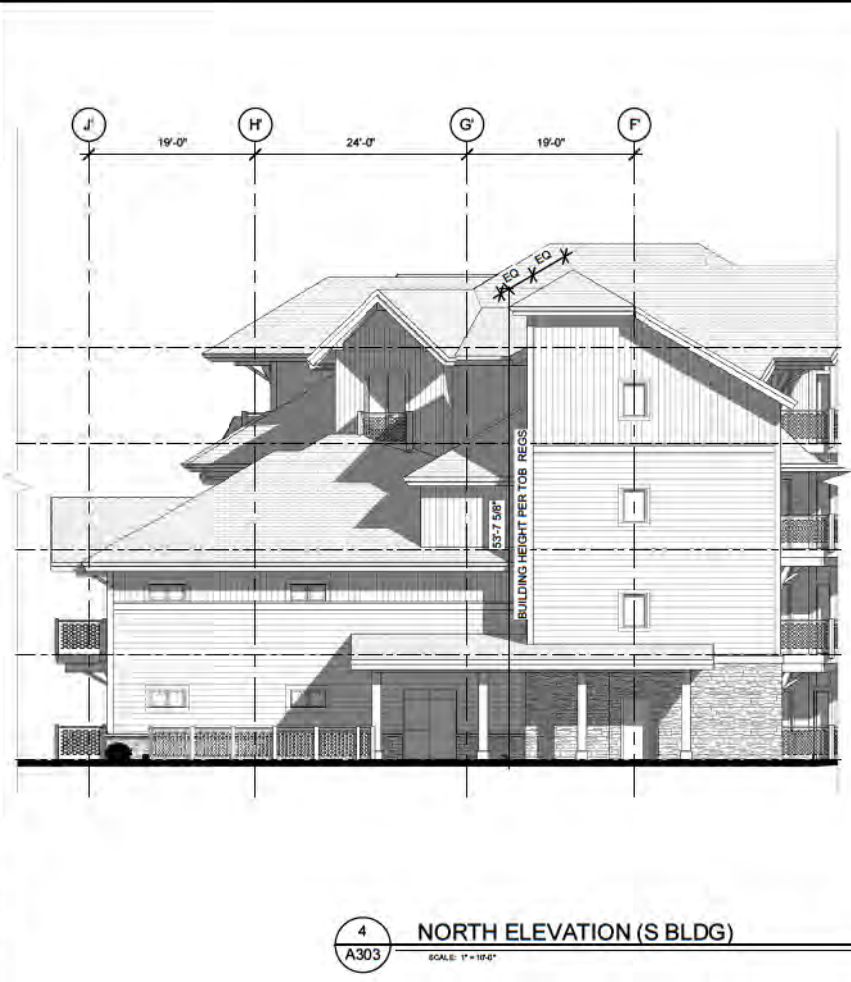
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4 NORTH ELEVATION (S BLDG)  
 A303 SCALE: 1"=10'-0"



3 WEST ELEVATION 5 (S BLDG)  
 A303 SCALE: 1"=10'-0"





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 Peak 8**

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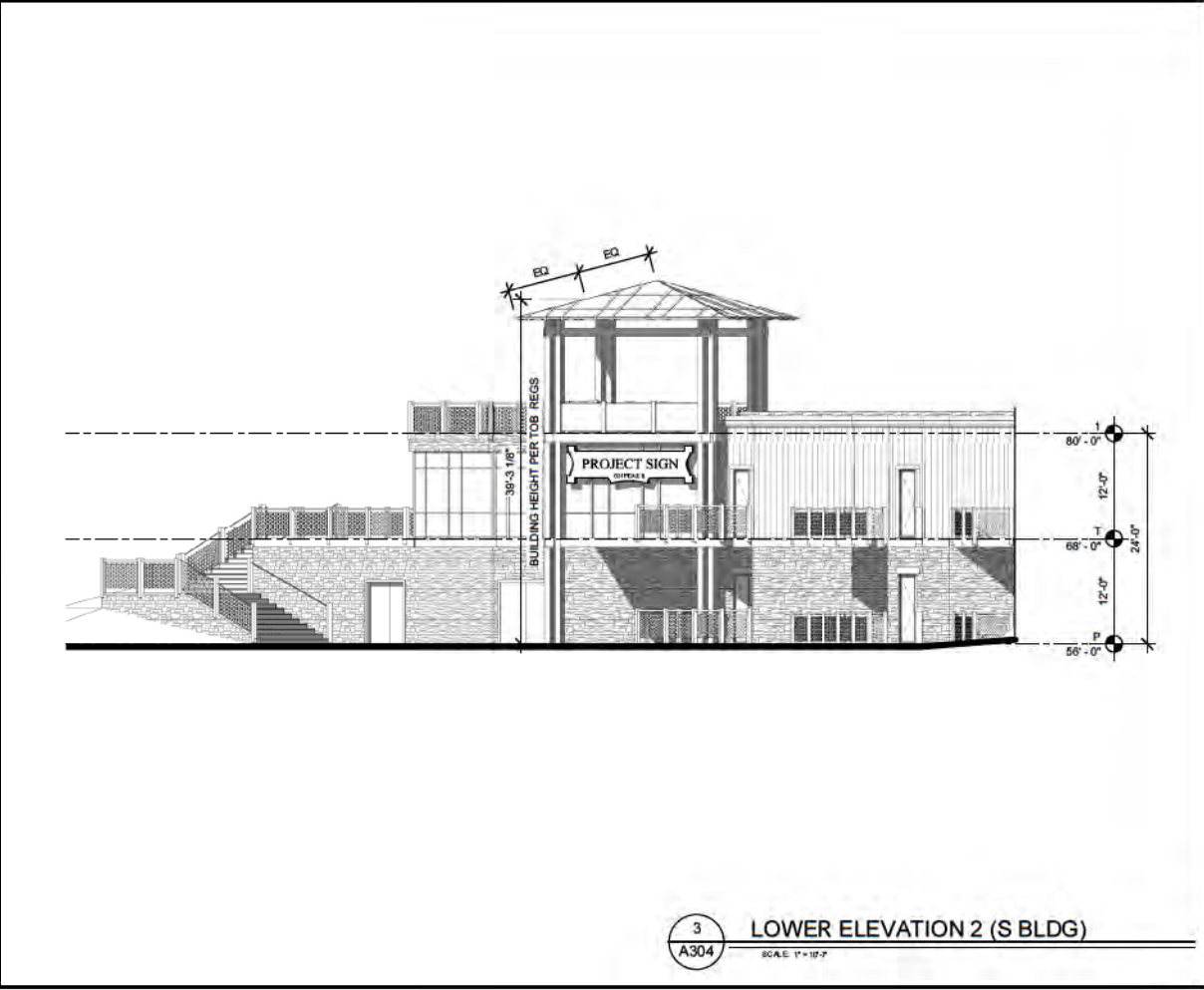
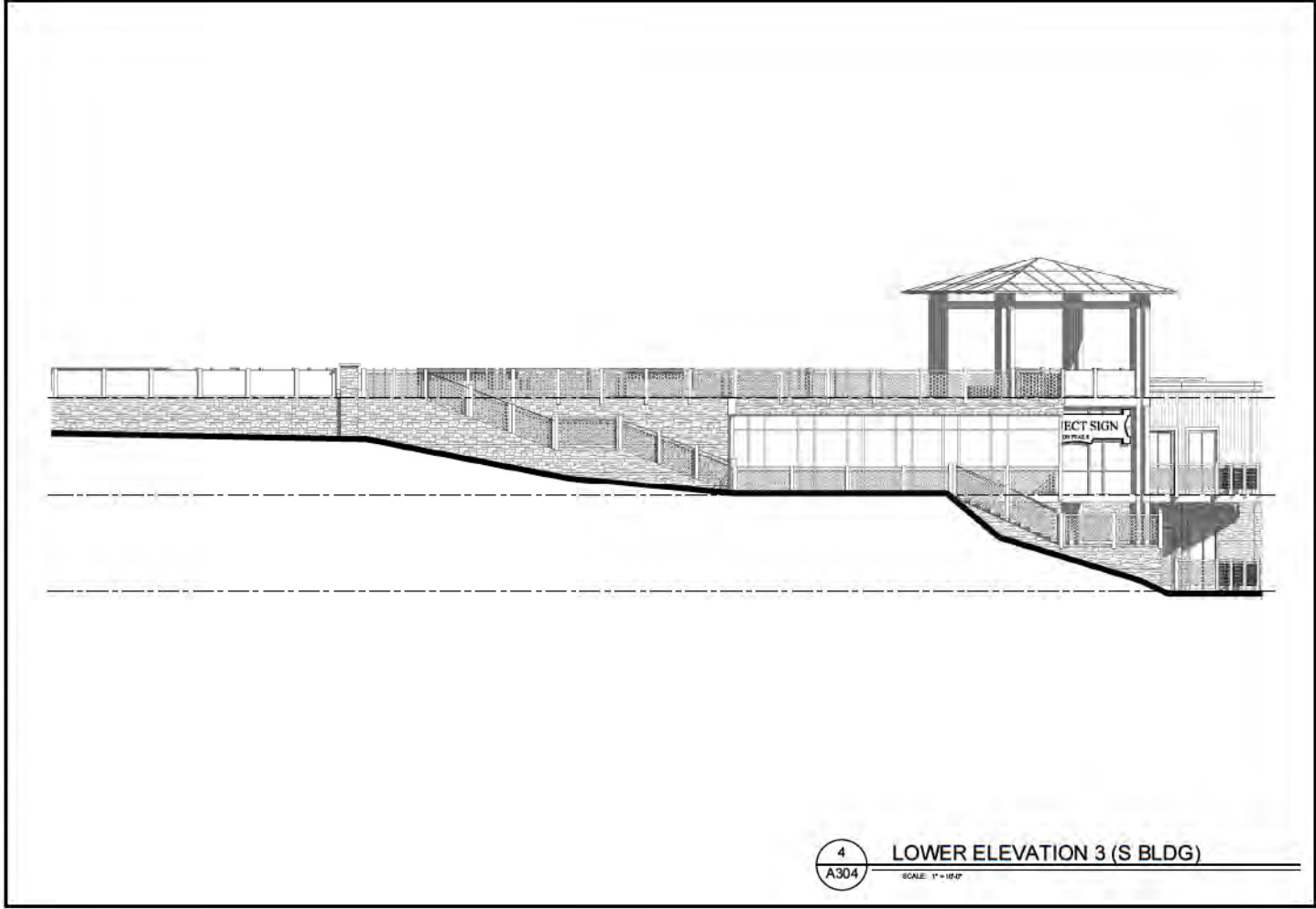
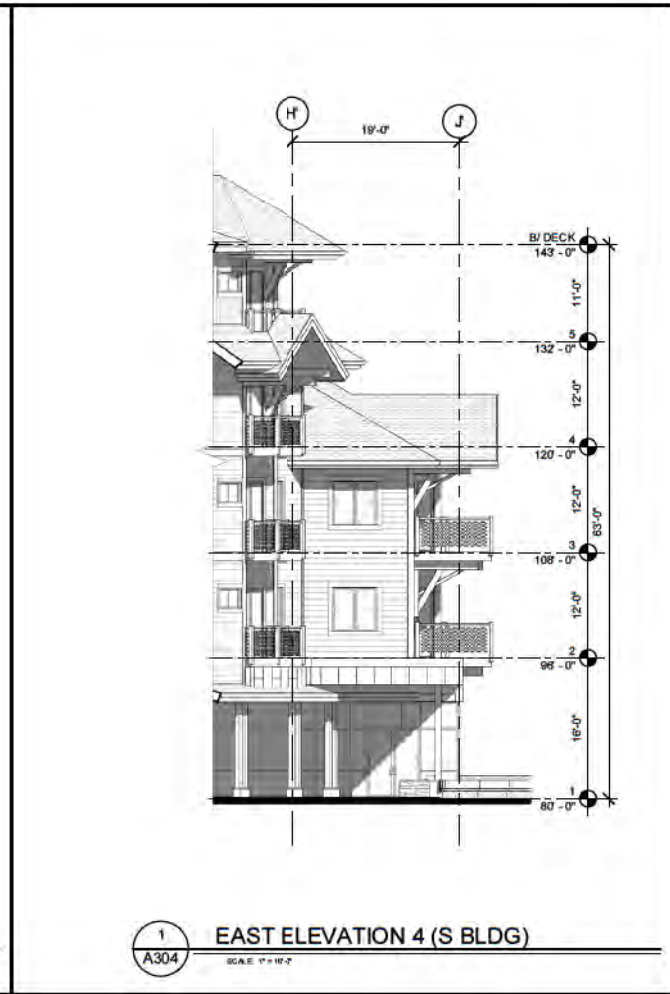
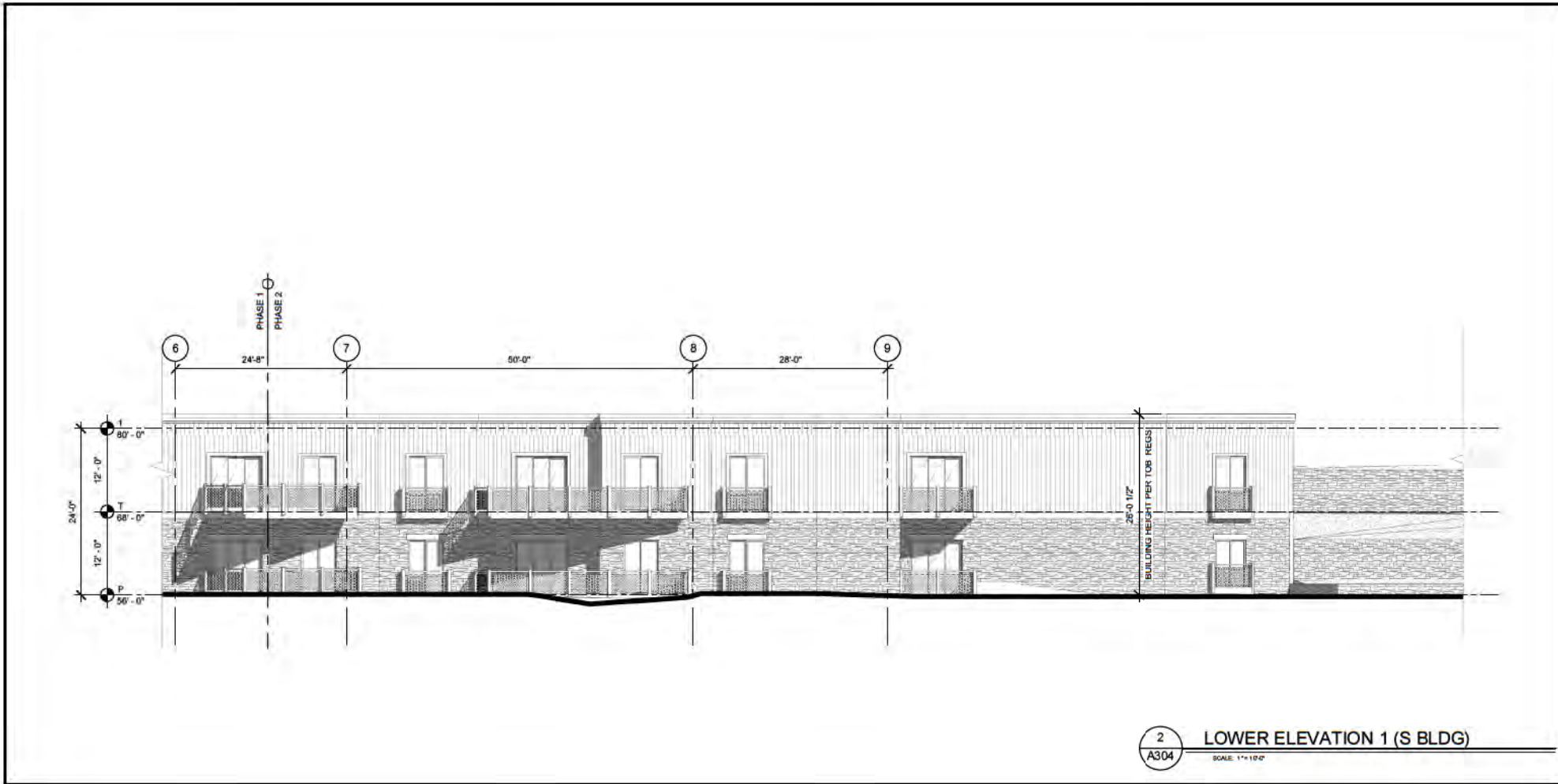
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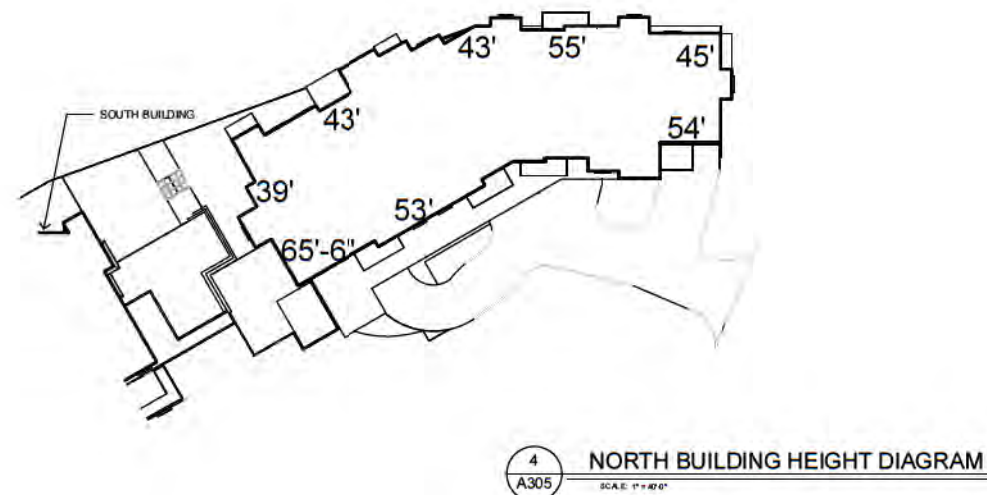
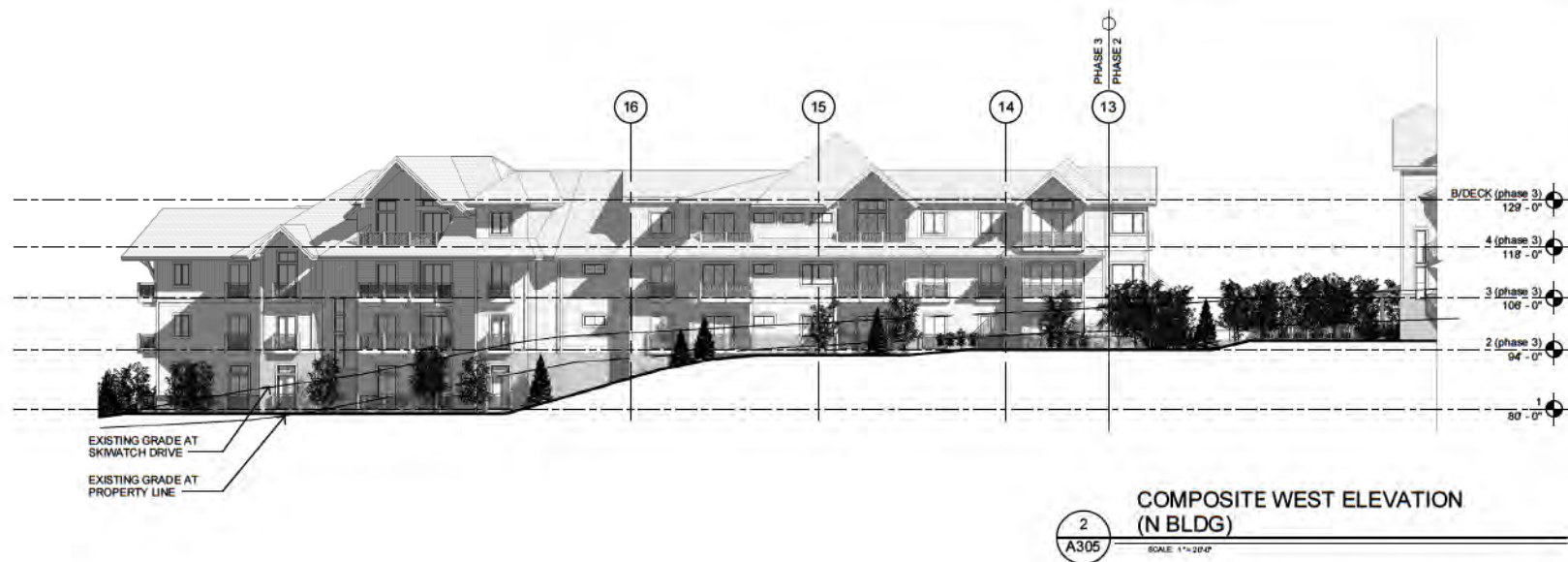
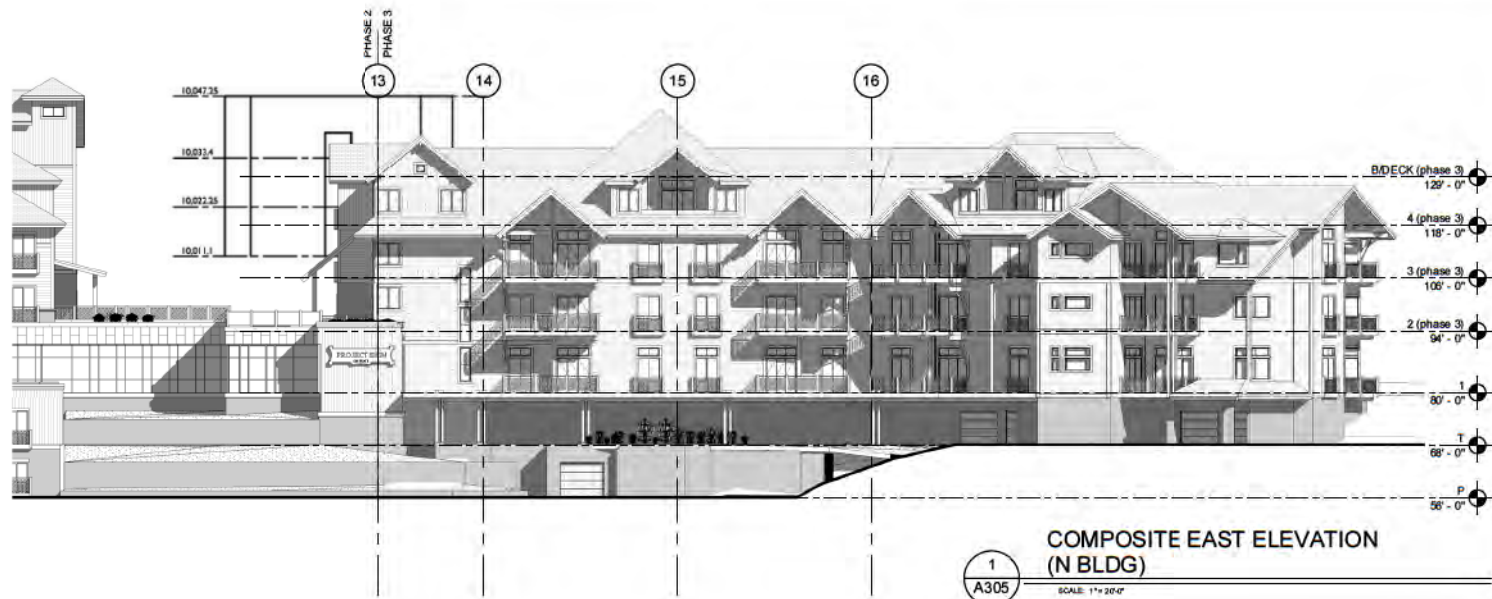
SE access	23 august 2012
VRD C review	31 august 2012
TOB planning	6 sept 2012
TOB planning	15 oct 2012
TOB planning	5 nov 2012

**SOUTH BUILDING  
 ELEVATIONS**  
 draft

A304



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108 north ridge street  
p o box 135  
breckenridge  
colorado 80424  
970 453 0444

www.staisarchitects.com

Breckenridge  
Grand Vacations  
Peak 8

1593 ski hill road  
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NORTH BUILDING  
COMPOSITE  
ELEVATIONS

Draft

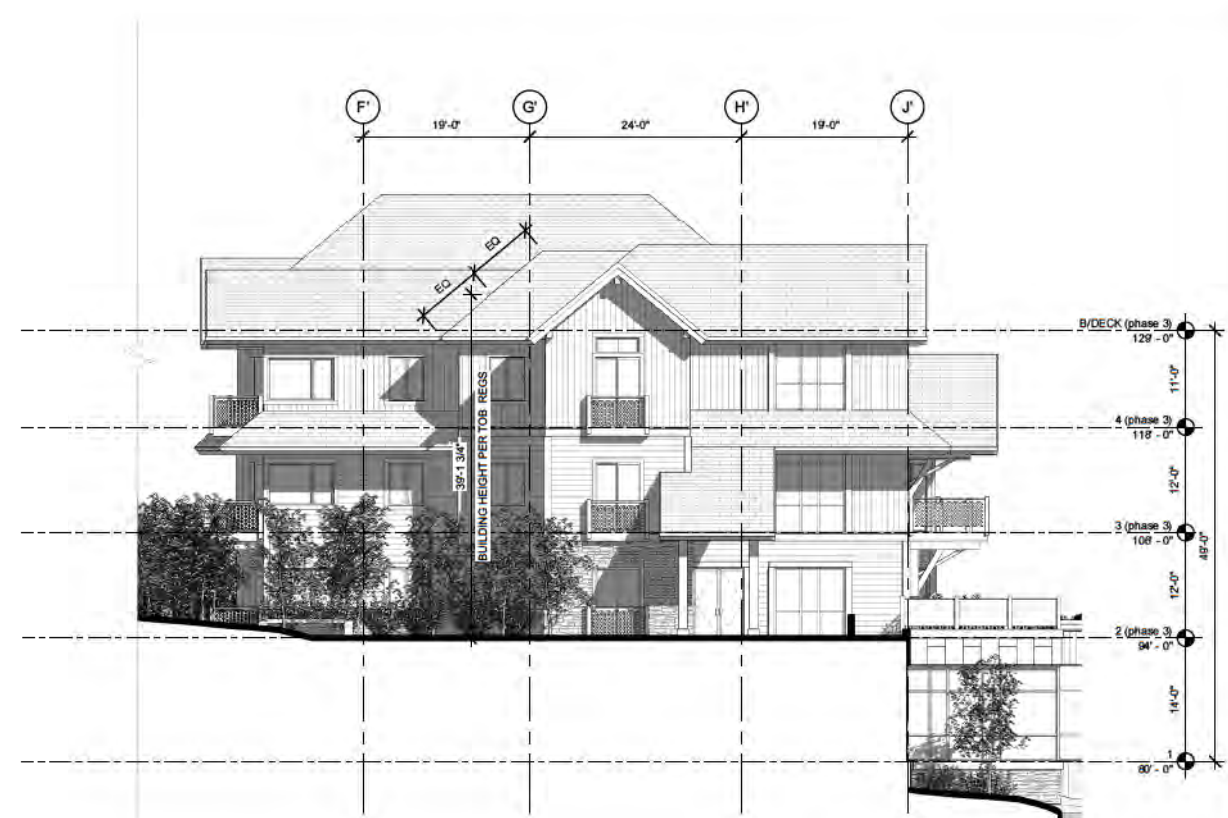
A305



2 EAST ELEVATION 2 (N BLDG)  
A306 SCALE: 1"=10'-0"



1 EAST ELEVATION 1 (N BLDG)  
A306 SCALE: 1"=10'-0"



3 SOUTH ELEVATION (N BLDG)  
A306 SCALE: 1"=10'-0"



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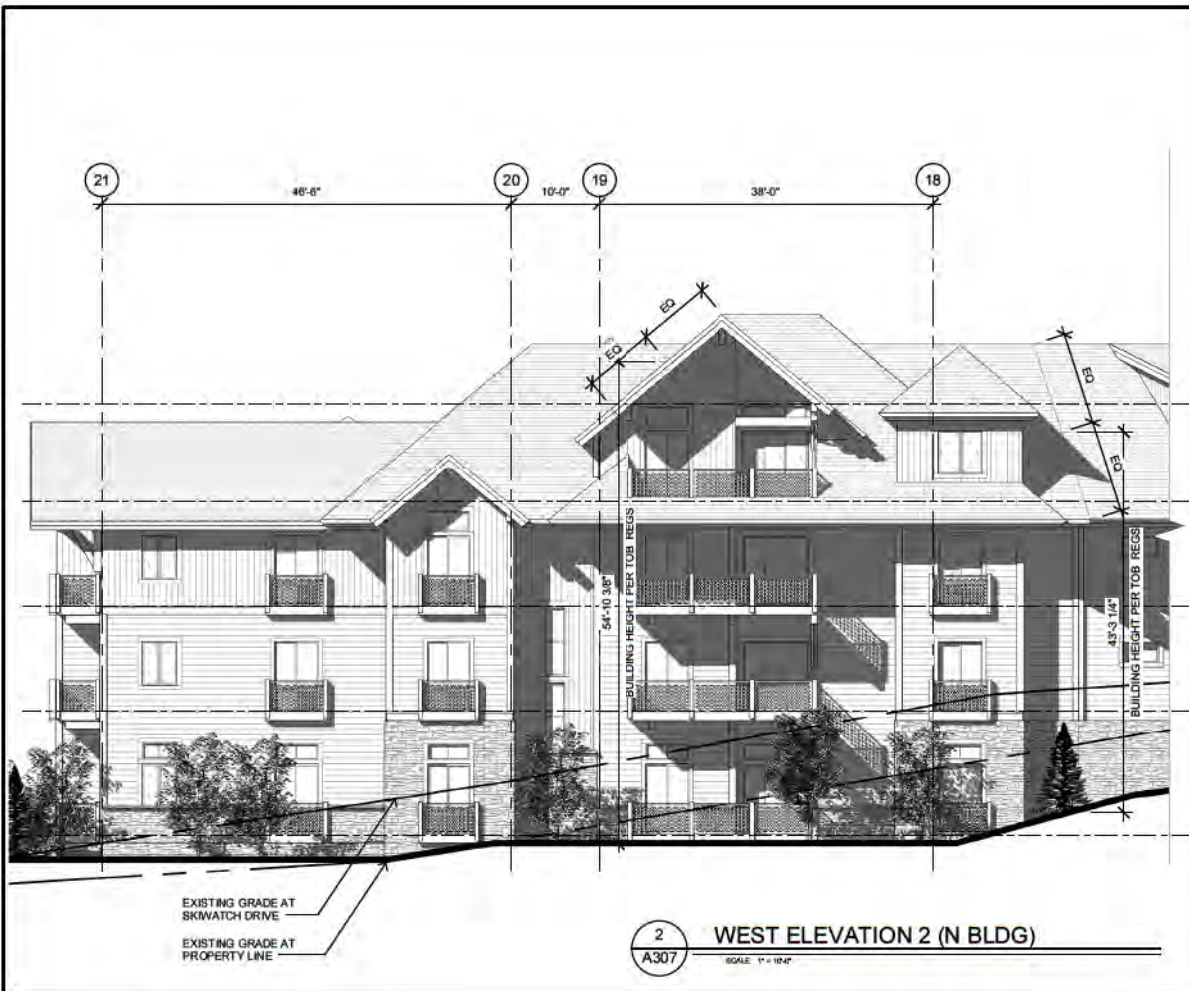
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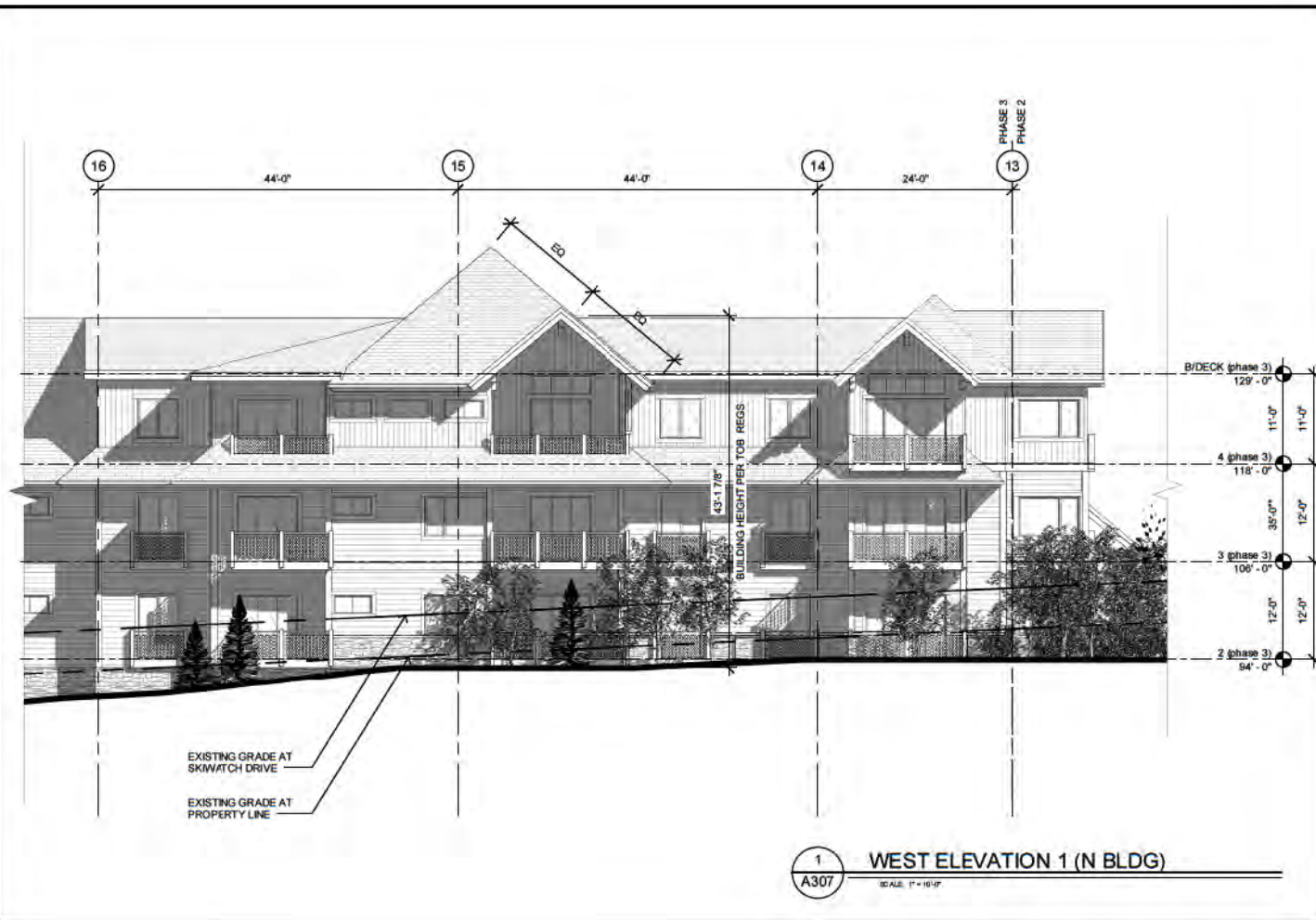
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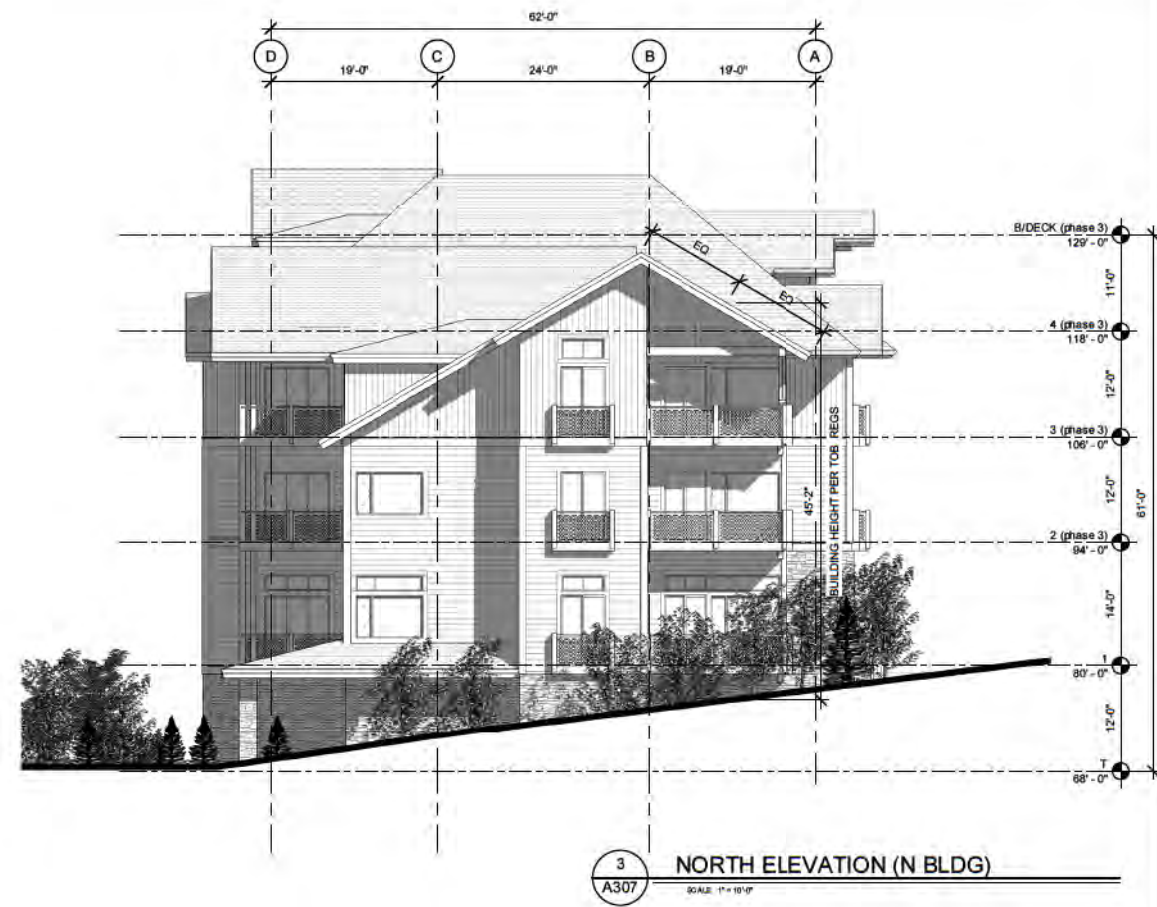
NORTH BUILDING  
ELEVATIONS  
**draft**  
A306



2 WEST ELEVATION 2 (N BLDG)  
A307 SCALE: 1"=10'-0"



1 WEST ELEVATION 1 (N BLDG)  
A307 SCALE: 1"=10'-0"



3 NORTH ELEVATION (N BLDG)  
A307 SCALE: 1"=10'-0"

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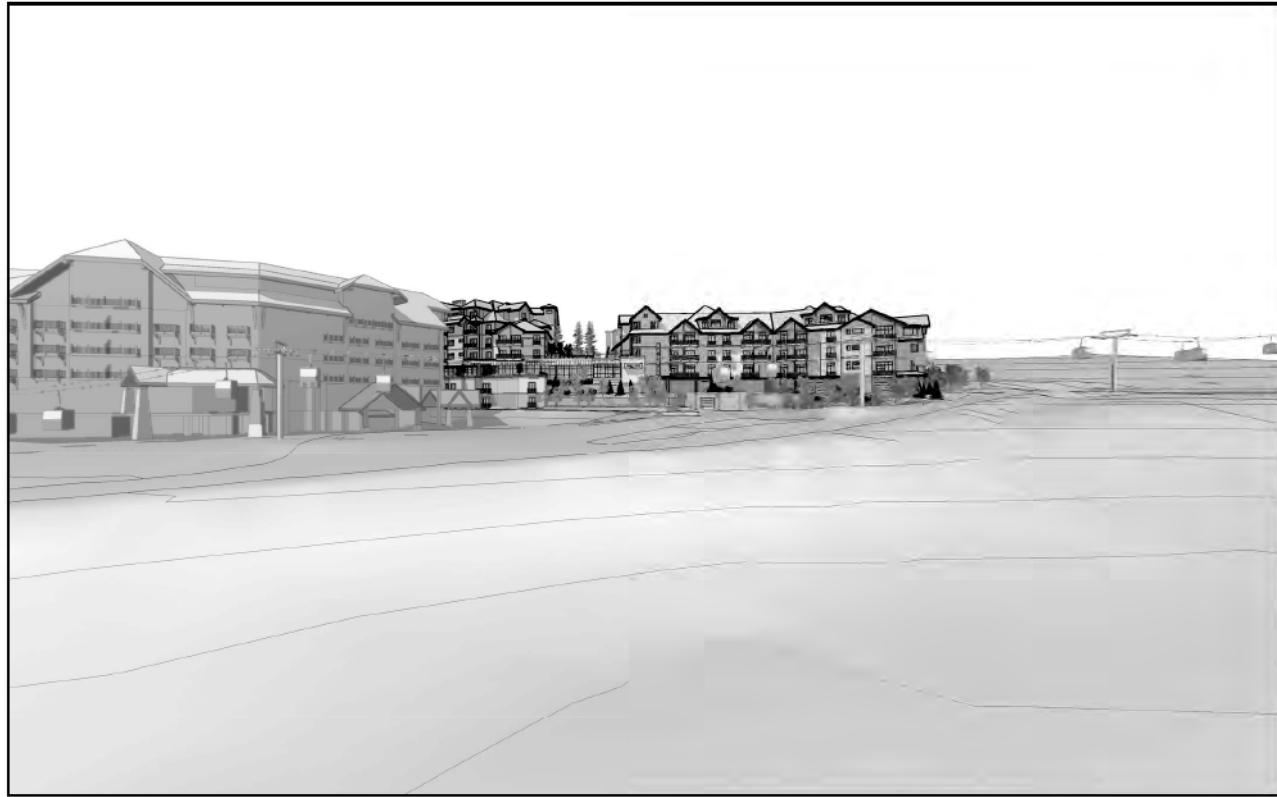
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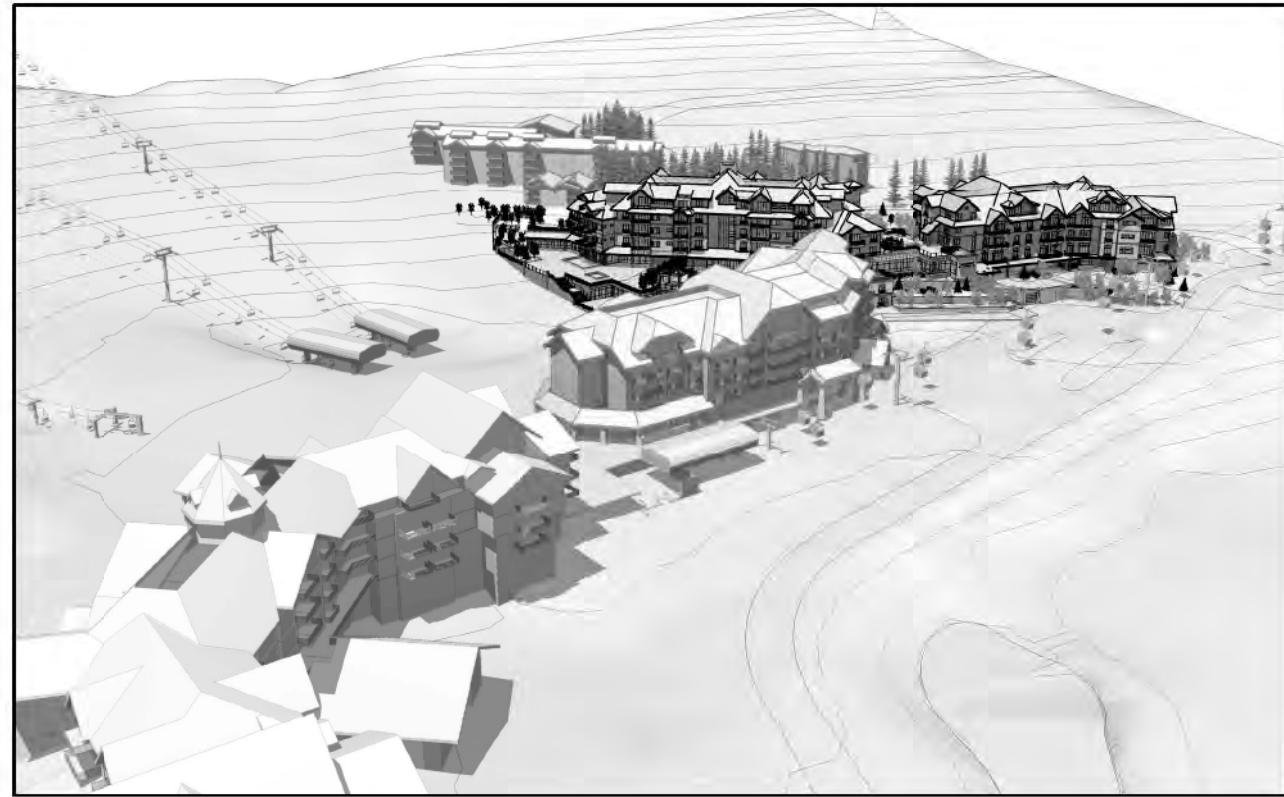
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NORTH BUILDING  
ELEVATIONS  
**draft**  
A307



3 VIEW #3 - FROM SOUTHEAST  
 A311 SCALE: NTS (ski hill road)



1 VIEW #1 - AERIAL FROM SOUTHEAST  
 A311 SCALE: (amended view study)



4 VIEW #4 - FROM NORTH  
 A311 SCALE: NTS (ski hill road)



2 VIEW #2 - PEAK 8 BASE FROM EAST  
 A311 SCALE: NTS



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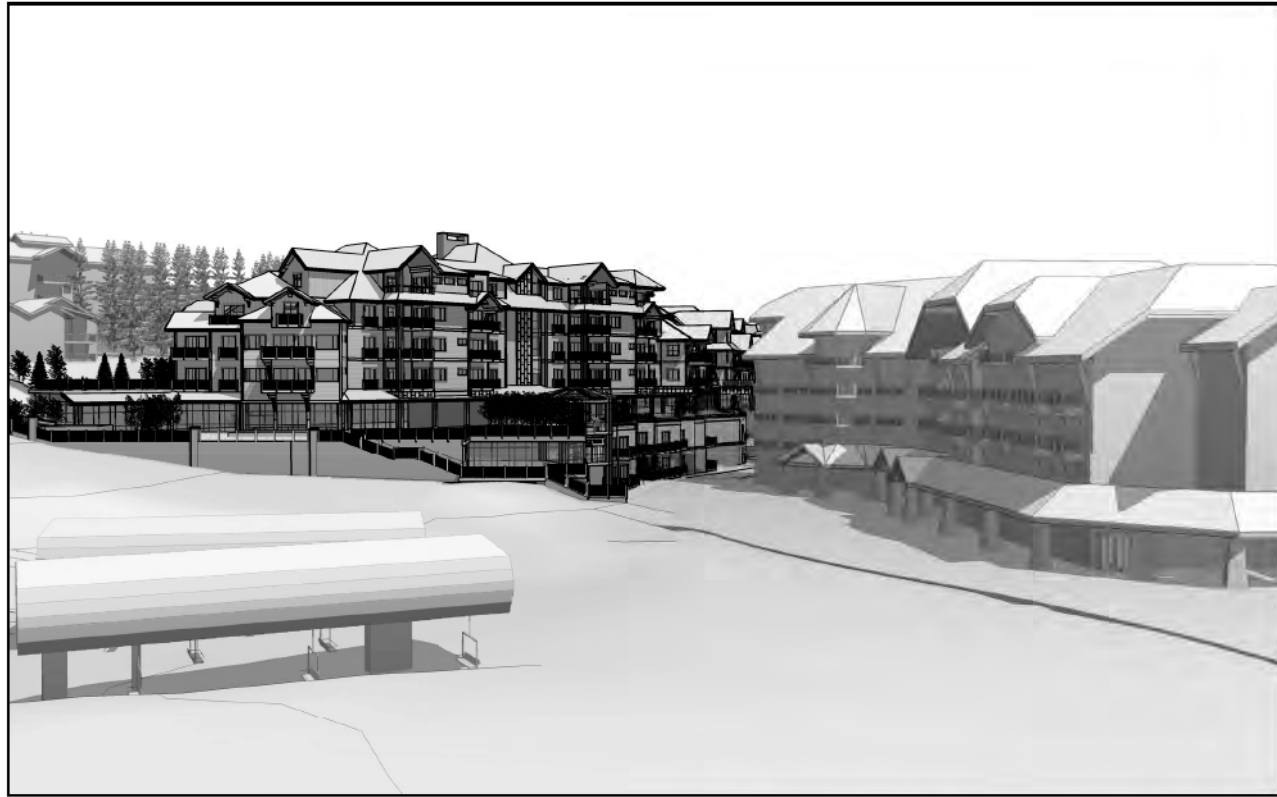
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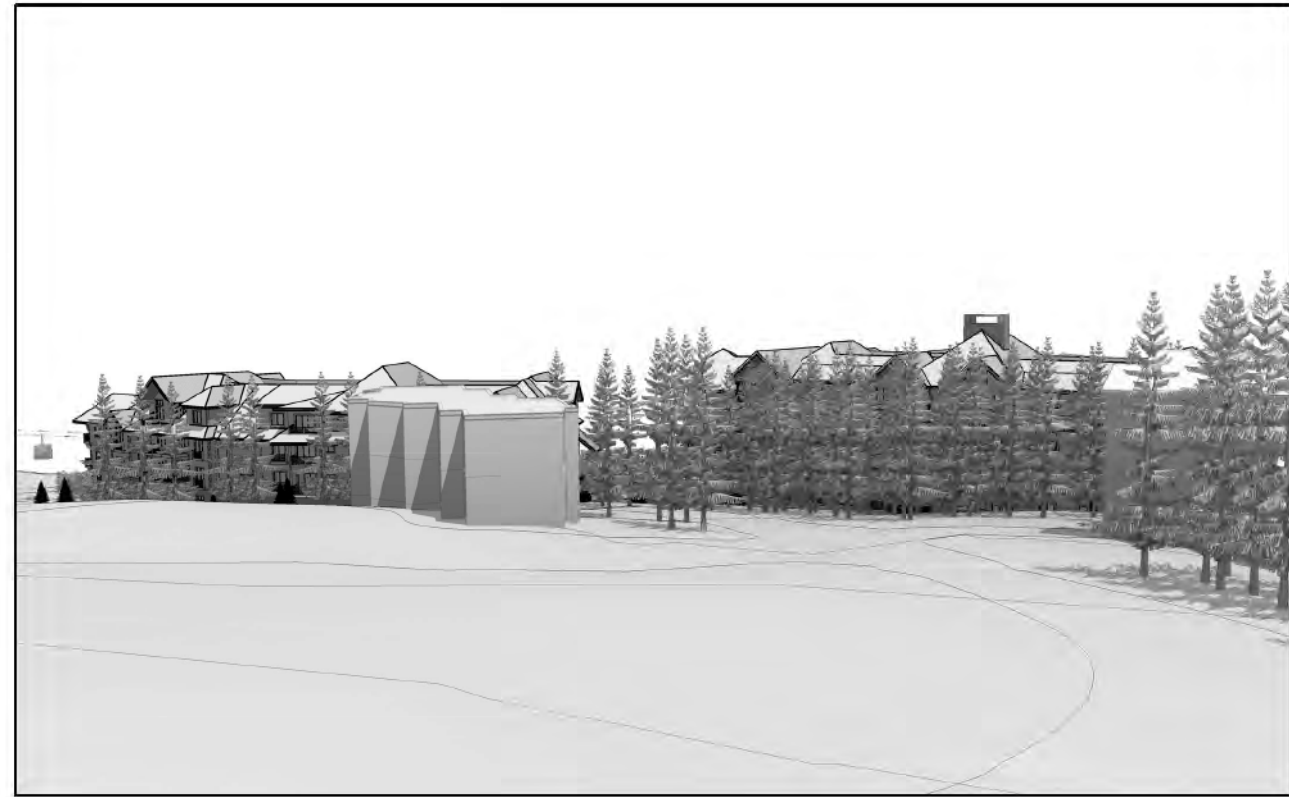
3D VIEWS

draft

A311



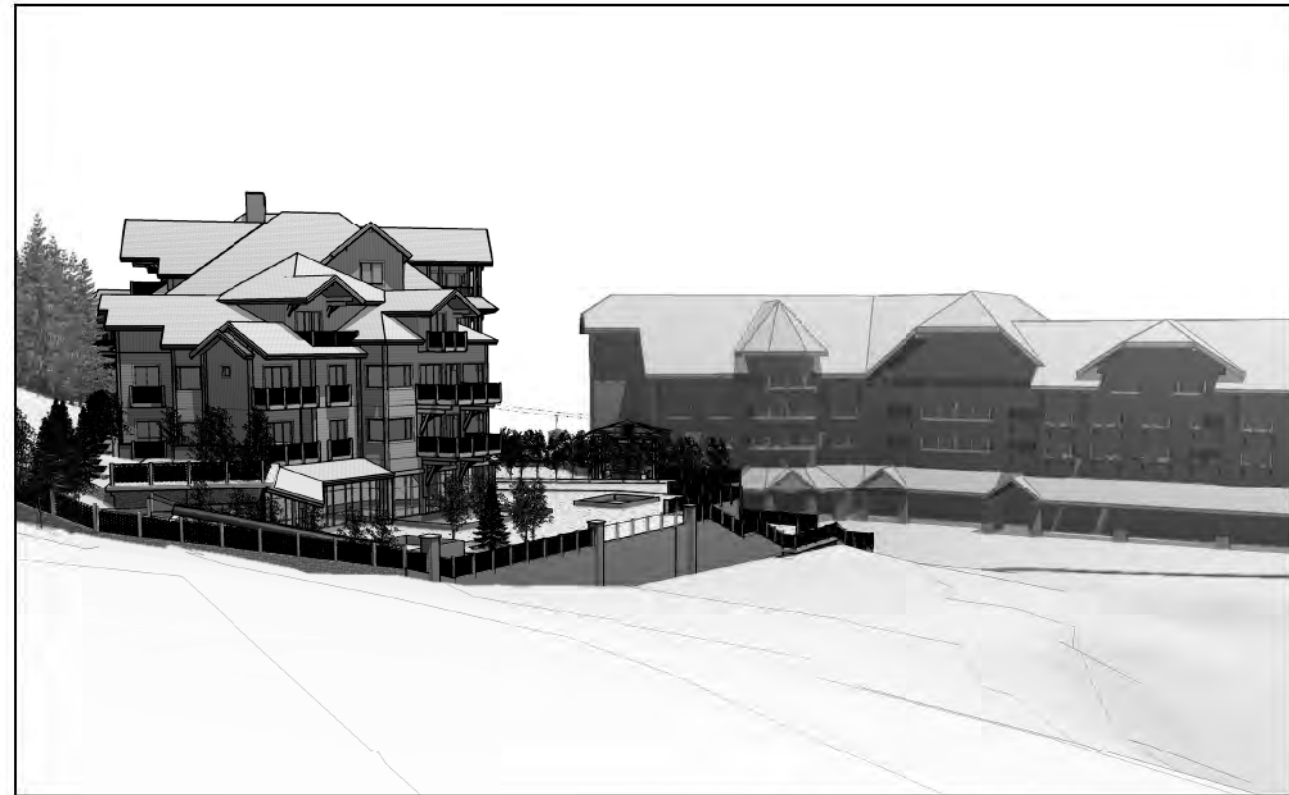
3 VIEW #7 - FROM COLORADO CHAIR  
A312 SCALE: NTS (from lift line)



1 VIEW #5 - FROM WEST  
A312 SCALE: NTS (skiwatch drive)



4 VIEW #8 - AERIAL FROM SOUTHWEST  
A312 SCALE: NTS



2 VIEW #6 - FACING NORTH  
A312 SCALE: NTS (from ski run)



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3D VIEWS  
 draft  
 A312

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1  
 A401  
 SITE SECTION FACING NORTH @ SKI RUN  
 SCALE: 1" = 40'

2  
 A401  
 SITE SECTION FACING NORTH @ POOL DECK  
 SCALE: 1" = 40'

3  
 A401  
 SITE SECTION FACING NORTH @ ROOF GARDEN  
 SCALE: 1" = 40'

4  
 A401  
 SITE SECTIONS KEY PLAN  
 SCALE: 1" = 100'

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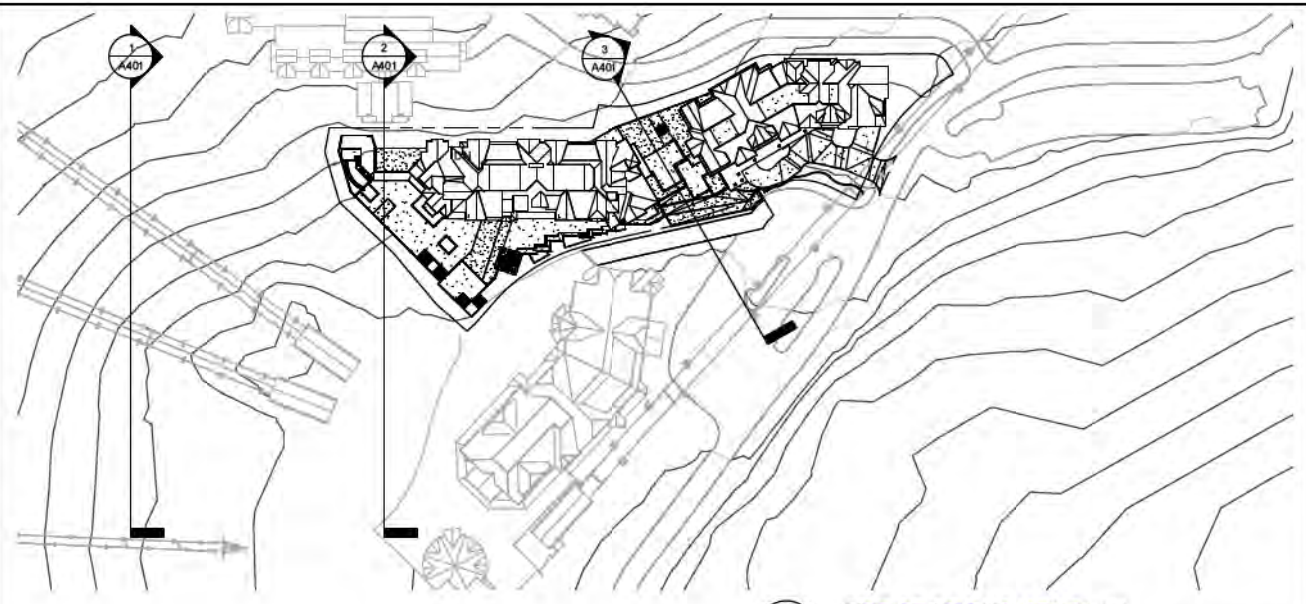
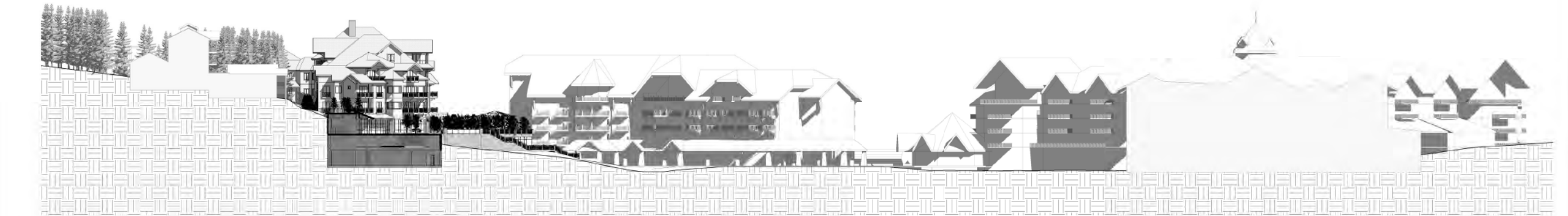
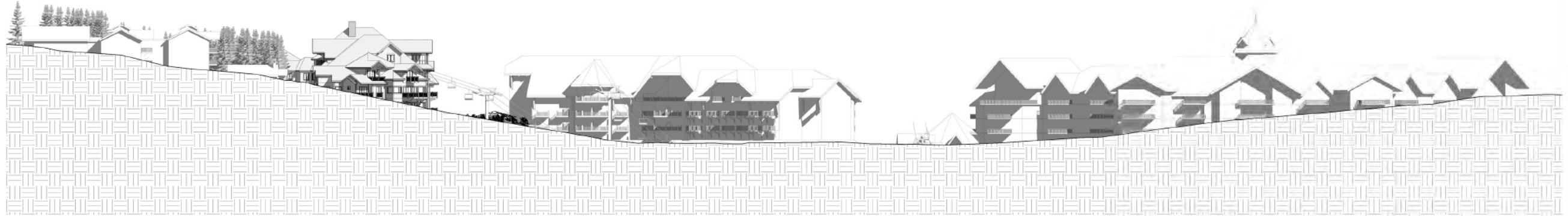
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SITE SECTIONS  
**draft**  
 A401



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Sent: Thu 11/29/2012 9:56pm  
From: Richard Himmelstein [richard.himmelstein@gmail.com]  
To: Grosshuesch, Peter  
Re: Breckenridge Grand Vacations at Peak 8 ("Proposed Lodge")

Dear Planning Commissioners,

Thank you for taking your time to read this email.

As stated before, my family currently resides at One Ski Hill Place and are building our primary residence at 19 Peak Eight Place.

I have had numerous discussions with the owners/representatives of Skiwatch and the owners of each lot in Peak Eight Place. All of them have the same concerns as I do. And, all are copied on this email.

Accordingly, please consider this letter on behalf of the 38 owners of Skiwatch and the 5 owners of Peak Eight Place.

From a high level overview: the Bergie site is a long narrow parcel. And, the developers are attempting too much program for it. Matt Stais stated that he could do a much better project if Vail Resorts were to give him more land. Michael Mosher also stated that he has pushed for Vail Resorts to allow more land for the Bergie site.

By way of background, there is a substantial amount of available land at the base of Peak 8. One parcel next to the Bergie site is referred to as the 804 building. It is my understanding that the approvals for this 804 building have gone abandoned. Nevertheless, Vail Resorts has told Mike Dudick and the Millisors that they will not relinquish any of this available land to the Bergie development.

The single greatest issue impacting whether the development ("Proposed Lodge") can go forward is easements. Everything associated with the development plans is an effort in futility if the easements cannot be resolved amicably. Specifically, Peak Eight Place HOA's ski trail easement and Skiwatch's prescriptive easement ("Easements") cannot be moved unless it is agreed to by Peak Eight Place HOA and Skiwatch. Presently, the development plans show the relocation of said Easements. The Easements current location is important for the following reasons:

1. Helps maintain width of ski run by Rockies Chair Lift;
2. Creates further setback to Skiwatch;
3. Allows Skiwatch to maintain some of its views;
4. Reduces noise pollution for Skiwatch; and
5. Eliminates functional obsolescence (i.e., resolves the issue of skiers seeing the negative visual impact when looking at the proximity of the Proposed Lodge to Skiwatch).

I have been told that if Vail Resorts were to give 20 feet of additional land to the Bergie development, it would have tremendous benefits as follows:

1. The Master Plan shows a big/wide corridor view along Skiwatch Drive. The corridor view must be maintained, if they are to abide by the Master Plan. Maintaining this corridor view will resolve numerous issues as follows:
  1. Creates proper setbacks for the Proposed Lodge (per the Master Plan);
  2. Decreases visual impacts and increases views for Skiwatch and Peak Eight Place;
  3. Preserves the large tree buffer along Skiwatch Drive; and
  4. Decrease overall height of Proposed Lodge. In other words, the further east that they move the Proposed Lodge the lower the natural grade. Accordingly, this will lower the overall height of the Proposed Lodge. Per the Master Plan, One Ski Hill Place is to be the tallest building at the Peak 8 base. Note: The developers stated at our meeting that the Planning Commission has already advised them that if their Proposed Lodge



is built up-grade from One Ski Hill Place, it is allowed to be taller than One Ski Hill Place. For the record, I strongly, respectfully disagree with this interpretation. Rather, it is my understanding that the height of One Ski Hill is to be the tallest, regardless if another structure is built up-grade.

In comparing the proposed plan to the previous Master Plans, the entire development is pushed to the west and hugs the western property line for a total project length of 550 feet. Why? The answer was disclosed at the September 18 meeting by both the architect for the applicant, Matt Stais, and the applicant, Rob Millisor. Both stated that this change to the the Master Plan is to increase their court plaza (see minutes on page 7). Deviating from the Master Plan to accommodate a larger courtyard plaza for the developer is not acceptable. Both of the previous Master Plans preserved a large tree buffer to the west (i.e., next to Skiwatch Drive). The current proposed plan has eliminated this buffer. The Master Plan shows a huge view corridor along Skiwatch Drive that has now been totally eliminated. The elimination of this view corridor along Skiwatch Drive is totally unacceptable to us. For this development to gain acceptance, they have to modify their development plans to abide by the Master Plan and reincorporate said view corridor (with said tree buffer). All 43 neighboring owners (38 owners at Skiwatch and 5 owners at Peak Eight Place) stand shoulder to shoulder on this issue.

Other issues that I would like to be raised and discussed at the planning meeting are as follows:

1. **SKI TRAIL EASEMENT AND ACCESS TO PEAK 8 BASE FACILITY** – The ski trail and access to the base of Peak 8 needs to be maintained per the Easements and ideally improved for the homeowners of Peak 8 Place and Skiwatch. I understand that this is partially shown on the submittal, but a number of questions remain. How can access to the base of Peak 8 be provided through the linear development (and possibly at the roof deck courtyard break) and exactly how is the ski trail going to be configured related to geometry and grades?
2. **BUILDING HEIGHT** – The building height is indicated on the application as 66 feet 5-5/8 inches. The base elevation is shown at Grade 80 when the actual building extends down to Grade 56. The height is also shown to half of the height of the external gable above the decks. It appears that the total building height is approximately 104 feet from the lowest level to the highest roof. How is the height measured, is the stated height on the application correct, and does it meet the Town Code related to allowed building heights? As a baseline, I am further requesting that the developer or the Town provide the height of One Ski Hill Place to both the roofline at its fifth floor and the top of the focal point cupola. My request for this information is that One Ski Hill Place is to be the tallest, regardless if another structure is built up-grade. Without information such as this, one cannot truly wrap one's hands around the proposed development.
3. **ORIENTATION OF PROPOSED LODGE** - Orientating the Proposed Lodge along a property line, requires the entire structure to be stepped down along the West elevation to decrease visual impacts (i.e., it must be less than the 3 1/2 to 4 1/2 stories proposed in the Master Plan); Further, positioning the Proposed Lodge up-grade from One Ski Hill Place (which is to be the tallest building per the Master Plan), the Proposed Lodge needs to be substantially less than the 3 1/2 to 4 1/2 stories originally proposed in the Master Plan "Fit test".
4. **BUILDING SETBACKS** – The building setbacks do not appear to have changed since the previous planning submittal. It appears that the setback to Ski Watch Drive is approximately 7-1/2 feet. Both of the Peak 8 Master Plans show a much larger setback. Why hasn't the setback been increased and what is the required setback from Ski Watch Drive? Because of the orientation of the Proposed Lodge, I believe the west elevation should be considered the rear of the property.
5. **804 HOTEL QUESTIONS** – I wonder why the 804 Hotel footprint is so detailed and inflexible. Why can't the 804 footprint be revised to create more space and to allow the proposed development to be slid farther to the east to increase the setback along the roadway, ski trail and Ski Watch Condominiums?
6. **SHADOW STUDIES** – The shadow studies are helpful, but illustrate the fact that the access roadway to Peak 8 Place will be shaded for long periods of time, particularly in the winter months. I understand that the existing trees create shade on the roadway, but the building

creates a much more dense shadow pattern than a lodgepole pine tree and accordingly, the roadway will have safety maintenance issues during the winter months. What mitigation measures are proposed to help with this situation and why can't the building be placed farther from the roadway?

7. EXCAVATION IMPACTS – It appears that the excavation along the northeast side of the project will be up to 50 feet in depth. With such minimal setbacks, we wonder how this excavation could be accomplished without major impacts to Ski Watch, the existing landscaping, the roadway and the related utility work. How is this major excavation being proposed to be accomplished and are these impacts shown on the application?
8. STEPPED BUILDING EDGES – The south building should be terraced at the edge adjacent to the roof court. The scale of the north building is much nicer than the end detailing at the south building. Why can't the north building and the south building at the roof terrace courtyard be similar in scale and design? Specifically, there is a staircase tower that is part of the south building that looms straight up. It is visible from both the west and east elevations.
9. LIGHTING AND MECHANICAL CONCERNS – The question that I have relates to mechanical and electrical systems and lighting along the back side of the building. My home looks directly at this development and I am curious what impacts deck lighting, building lighting, mechanical ventilation and mechanical noise will have on the Peak 8 Place development and Skiwatch. What lighting and mechanical system impacts will occur on the east side of the project?
10. CORRIDOR VIEW- The corridor view between the proposed development and the 804 building is blocked in that the courtyard of the proposed development is raised approximately 40 feet from Ski Hill Rd. Thus, the importance of maintaining the view corridor along Skiwatch Dr.
11. RAISED COURTYARD- The courtyard being raised 24 feet higher than One Ski Hill Place courtyard (gondola courtyard) will necessarily create an imposing feeling as pedestrians are using the ingress/egress from the bus drop off. This will not provide the proper aesthetics. Rather than feeling like you are in the mountains, one will feel like they are in a maze of concrete (see view #8, "aerial from southwest");
12. ENTRANCE TO PEAK 8 - The Master Plan shows monuments marking the entrance to Peak 8. Will you require the installation of the monuments at this time? And for which Phase?
13. ROCKIES CHAIR LIFT - the Proposed Lodge should not encroach further out than the existing Bergie deck. The ski run is fairly steep in this area. People often come in fast through this area, even though signs state to slow down. Furthermore, Vail employees often try to verbally slow skiers down as well. Any decrease in space in this area will create a traffic hazard. I don't think the Town of Breckenridge would like to be a named defendant in a lawsuit by someone getting hurt in this area because the width of the ski run was decreased to support the developer's oversized courtyard.
14. COMPUTE VIEWS - Matt Stais was to provide various compute views from Peak Eight Place (which hasn't been done). I am concerned that the Proposed Lodge is so tall that we may lose the view of Baldy Mountain.
15. ONE SKI HILL PLACE - Please compare the roof pitches of the proposed development to One Ski Hill Place. Further, please compare how the proposed development steps in/out to One Ski Hill Place. Specifically, One Ski Hill Place steps out at its lower level, and steps in on various floors above whereas the Proposed Lodge doesn't. I believe more work needs to be done to the proposed development to get it closer to the standard set by One Ski Hill Place.
16. TOO MUCH PROGRAM - Please have the staff provide what the overall square footage for density and mass was originally allowed under the Master Plan as compared to what is allowed under the Developer Agreement (including areas being exempted from the SFE)? We would greatly appreciate a detailed breakdown to allow a detailed analysis, not just a bottom line overview. I roughly think the developer is trying to increase the mass of the building by about 100%. I think this information should be included in the staff report in that it tells the story so to speak: They need to re-configure the site, maybe even sharing amenities with the future 804 building to move off the West property line. The issue is that they have a long and narrow slice of property parsed from the remaining undeveloped tract and want too much program for it. They should consider trying to develop the Proposed Lodge with the future building 804. What they are attempting to do, just doesn't work. My belief is that to meet the Master Plan, the only way to

accomplish this is by pulling the building back from the setbacks and going underground (i.e., below grade).

17. VISUAL ELEMENTS - I would like clarification that visual elements on the Master Plan do count.

The fairness doctrine clearly supports that the Proposed Lodge should be in compliance with the visual exhibits of the Master Plan. Even to a layman, the proposed Lodge clearly, materially deviates from the visual exhibits. It is impossible for someone to logically claim that the Proposed Lodge is in the same general area as the Master Plan. I believe that the Proposed Lodge deviates from the Master Plan as follows:

2005 Master Plan shows Skiwatch Drive setback = 60 feet (Proposed Lodge = 7.5 feet);

2005 Master Plan shows Skiwatch Condo setback = 80 feet (Proposed Lodge = 25 feet);

2005 Master Plan shows North Building Length = 160 feet (Proposed Lodge = 225 feet);

2005 Master Plan shows South Building Length = 200 feet (Proposed Lodge = 275 feet);

2005 Master Plan shows North Building height of 3.5 - 4.5 stories (Proposed Lodge = 5 stories East; 4 stories West);

2005 Master Plan shows South Building height of 3.5 - 4.5 stories (Proposed Lodge = 6.5 stories East; 4 stories West);

Digressing, I purchased our home on Peak Eight Court with the express understanding that the Master Plan was going to be followed for Peak 8. I did my due diligence before buying our property and further when the Developer Agreement was proposed. I talked with various township planning personnel regarding the Developer Agreement and everyone assured me not to be concerned in that they had to follow the Master Plan. The Proposed Lodge clearly doesn't follow the Master Plan. If the developer is allowed to deviate from the Master Plan, I relied on those representations to my detriment.

If the Proposed Lodge is built "as is", it will negatively impact the base of Peak 8 forever. Since these units will be separately titled, this is a one time chance to do this right, lasting generations. Peak 8 is the heart of skiing Breckenridge. We want the site developed -- we just don't want development to destroy the aesthetic feel of Peak 8 with too much mass. Accordingly, the developer has to abide by the Master Plan.

Ironically, Vail Resorts says it best in its 10K dated 9/25/12 "Environmental stewardship is a core philosophy for us. Our resorts operate in some of the world's greatest natural environments, and we are compelled to care for and preserve them....protecting the iconic landscapes that surround our resorts is paramount...". I guess Vail Resorts needs to be reminded of their core philosophy.

Regards,

Richard B. Himmelstein  
PO Box 8946  
Breckenridge, CO 80424  
Phone: (970) 368-2010  
email: [richard.himmelstein@gmail.com](mailto:richard.himmelstein@gmail.com)

## Planning Commission Staff Report

- Project Manager:** Julia Puester, AICP
- Date:** November 26, 2012 (For meeting of December 4, 2012)
- Subject:** McCain Master Plan, Class A, Combined Hearing, (PC#2012095)
- Applicant:** Town of Breckenridge
- Proposal:** The applicant is proposing a Master Plan for the property known as the McCain property, identifying and distributing density and uses for service commercial and commercial (including retail), public open space, solar garden, existing gravel mining and processing operation, and governmental uses.
- Address:** 13221, 13215, 13217 Colorado State Highway 9
- Legal Description:** Metes and Bounds Description (see attachments for full legal description)
- Site Area:** 127.8 acres (102 acres owned by the Town and in the process of acquiring 25 acres owned by Alpine Rock)
- Land Use District:** LUD 43: Existing residential and Service Commercial; Recreational, Open Space, and Governmental Land Uses; Mining. 1 unit per 20 acres (unless workforce housing).
- Site Conditions:** The property was dredge-mined in the early 1900's, and has been impacted by historic mining activities that included extensive dredging along the Blue River. Most of the dredged rock piles are currently being extracted, or have been removed leaving significant portions of the sites barren. More recently, Alpine Rock mining and processing operations have occupied the property. Currently, the Blue River bisects this property from south to north along the westerly edge of the mined area. The area to the west of the river was not dredged but still lacks any notable vegetation. The property to the east of the river is used for Alpine Rock operations including mining, gravel storage, material processing and storage, and temporary office trailers. There are portions at the eastern property border with mature trees along the bike path and CDOT right of way.
- Adjacent Uses:** North: Stan Miller Residential Master Planned residential area, Breckenridge Building Center commercial/retail site  
East: Highway 9, Silver Shekel Subdivision, Highlands at Breckenridge  
South: Coyne Valley Road, Colorado Mountain College  
West: Red Tail Ranch Subdivision, Blue River, U.S. Forest Service
- Density Allowed:** LUD 43-127.8 Acres @ 1:20 UPA                      **6.39 SFEs**

**Proposed Density and Uses:**

<b>Tract</b>	<b>Area</b>	<b>Density</b>	<b>Tract Uses</b>
Tract 1 -Area A -Area B	9.85 acres (4.85 acres) (5 acres)	6.39 SFEs (maximum of 1:4 FAR with TDRs)	Area A <ul style="list-style-type: none"> <li>• Commercial (including retail)</li> </ul> Area B <ul style="list-style-type: none"> <li>• Industrial (existing)               <ul style="list-style-type: none"> <li>➤ Mining, material processing, batch plant operations</li> </ul> </li> <li>• Service Commercial</li> <li>• Commercial (including retail)</li> <li>• Governmental Uses</li> </ul>
Tract 2	117.95 acres	0 SFEs (Governmental Uses are exempt from density requirements.)	<ul style="list-style-type: none"> <li>• Governmental Uses (including, but not limited to:)               <ul style="list-style-type: none"> <li>➤ Solar Gardens</li> <li>➤ Open Space</li> <li>➤ Trails</li> <li>➤ Snow Storage</li> <li>➤ Parking</li> <li>➤ Recycling Center</li> <li>➤ Water Treatment Facility</li> </ul> </li> <li>• Industrial               <ul style="list-style-type: none"> <li>➤ Mining, material processing, batch plant operations</li> </ul> </li> <li>• Landscaping</li> </ul>

**Height:** Recommended per LUD 43- Generally, building heights in excess of 2 stories are discouraged. Exceptions may include related mining operation facilities.

**Parking:** Required: Per the Town’s Development Code

**Item History**

With the Town’s annexation of this parcel, the property was incorporated into Land Use District 43 in 2003 which allows for existing residential and service commercial, recreational, open space, and governmental land uses, and mining.

Since 2003, the Council has been considering what might be the best use(s) for this 127 acre parcel. Many uses have been discussed in previous programming exercises and previous Councils have prioritized uses based on community need. There were many uses, such as Housing, Golf, Motorized Sports, Railroad, Nordic Skiing, etc., that were considered at one time, but have been eliminated because there have been higher priority uses identified for this site.

The Town Council, acting as the property owner at their October 23, 2012 meeting, has reviewed the attached map and directed that it be converted to a Master Plan and taken through the planning process for a Development Permit.

### **Previous Planning**

Although this application is for the purpose of identifying general land uses for the property, per Policy 39/A Master Plan, potential amenities and potential public facilities are called out. The Town has planned for McCain to serve several community needs. Those needs include the following. However, they may change over time in conjunction with future community needs:

1. The Town (as the applicant) plans to restore the Blue River (in accordance with the Town's Blue River Restoration Master Plan) by relocating the river along the westerly boundary of the property. The reclaimed river will be vegetated with natural landscaping and public access and trail will be created. The river and trail will be located within a 38-acre corridor to be designated as public open space. Timing of the river reclamation is anticipated to be scheduled per the Army Corps of Engineers project timeline which is currently unknown.
2. The Town plans for public trails through the property. Trail easements would allow public access to the Blue River for the general public.
3. The Town plans to lease, at a reasonable rate, a 5-10 acre parcel to Clean Energy Collective for the purpose of a 500 kilowatt community solar garden. The solar garden would be available to Town and County residents for the purchase of renewable electric energy.
4. Depending on community need, the Town may construct and operate a new water treatment facility to serve the community, may construct a water storage reservoir, if needed, may use a portion of the site for snow storage, and plan for a joint County/Town recycling facility (to replace the existing facility on County Road 450).
5. Service commercial and commercial uses at the north end of the property, consistent with uses to the north.

### **Staff Review**

Since this is a Master Plan proposal, this report will cover only those policies relevant to this application and the proposed scope of development. Those policies not included with this review will be reviewed as appropriate with the separate development permits for each of the developable parcels at a future date.

**Land Use (Policies 2/A & 2/R):** This property is located within Land Use District 43. The proposed Blue River corridor within the 38-acre Open Space area is proposed for recreational uses. The proposed uses of service commercial, commercial including retail, mining, solar garden, and governmental uses are compatible with the Land Use Guidelines (LUGs) and adjacent developed areas.

The *SustainableBreck Plan* calls for additional service commercial uses in appropriate locations in the Land Use Section, Action 6. Commercial is an added use within this Master Plan. Staff finds that commercial uses, rather than service commercial uses, are appropriate for the development site directly adjacent to the highway right of way and consistent with commercial use of the existing Breckenridge Building Center to the north. Commercial uses are appropriate along visual corridors on major transportation ways rather than service commercial which are typically accompanied with storage yards and warehouses.

Staff understands that there are residential subdivisions including Silver Shekel and Red Tail Ranch which look onto this site from above. However, the proposed uses are low impact and low density and staff does not foresee any substantial impacts to the area based on the land uses proposed in the Master Plan. Staff has no concerns with the proposed uses.

**Density/Intensity (3/A & 3/R) / Mass (4/R):** The density permitted for the entire 127.8 acre site consists of a total of 6.39 SFEs. This translates to 6,390 square feet which is proposed to be allocated for the

commercial, service commercial and/or industrial uses on Tract 1. At this time, it is most appropriate for all the density to be allocated to Tract 1, since the governmental uses shown on Tract 2 (i.e. water treatment facility, recycling center) do not require the allocation of density or mass (within Tract 1, all of the density will be allocated to Area A, which is currently owned by the Town). The Joint Upper Blue Master Plan, VI. Land Use, Policy/Action 4 exempts the uses proposed stating “...*Exceptions to the transfer requirements include community facilities and institutional uses and affordable housing...*”

Contemplating future needs of additional service commercial use within Town limits, the Master Plan proposes to allow a maximum density of a 1:4 Floor Area Ratio (FAR) on Tract 1. Per Section 9-1-19 (I), *Where property which is proposed to be included within a master plan is located in a single land use district, the gross density for such property shall be limited by the recommended Land Use District Guidelines. Such density may be allocated in such a way that some portions of the development will exceed the density recommendations contained in the Land Use District Guidelines as long as such allocation complies with all applicable Town development policies.*

Per the Joint Upper Blue Master Plan, any density beyond the 6.39 SFEs per the Land Use Guidelines would require the transfer of development rights (TDRs). As a 1:4 FAR would be allowed per the Master Plan, future applications would not be subject to negative points under Policy 3/R *Density/Intensity* if density was transferred did not exceed the maximum of 1:4 FAR. This will be added as a note on the Master Plan.

Density within the Master Plan is permitted to move around within the master planned area in accordance with Section 9-1-17-12 (A) *Transfer of Density, A transfer of density from one lot or parcel within the town to another lot or parcel within the town may be approved by the town council only in connection with the approval of a development agreement or an approved original or amended master plan.* Staff has discussed this approach with the Town Attorney with no concerns. We welcome Commissioner questions or comments.

**Architectural Compatibility (5/A & 5/R):** The following language has been supplied by staff for architectural guidelines to appear as Master Plan notes and are partially taken from the Land Use Guidelines for District 43:

*Architecture should be sensitive to the District’s scenic function. Due to high visibility of the District, architectural design is of great importance and should incorporate low profile designs and non-contrasting colors.*

*The color of exterior structure materials must generally be subdued. Earth tones are encouraged although accent colors which are used judiciously and with restraint may be permitted.*

Since the proposed architectural guidelines closely follow the applicable policies and must meet the Development Code, Staff has no concerns. These guidelines will be added on the final mylar Master Plan as a Condition of Approval. We welcome any Commissioner comment.

**Building Height (6/A and 6/R):** LUD 43-The suggested building height is two-story except for mining related structures which mention no height limitation. The Master Plan does not propose any change to building height. Staff has no concerns.

**Site and Environmental Design (7/R):** All of the developed area is to occur on the portions of the site disturbed by previous mining/dredging or currently developed. Except for the partial reclamation of the Blue River, those portions that are in a natural state shall remain.

The existing river channel does not support year round flows and supports little vegetation due to the historic dredge mining operations up-stream. Areas surrounding the channel often experience shallow flooding during spring run-off and the channel is not capable of handling a 100-year flood.

The proposed river restoration plan will introduce a new channel that contains the 100 year flood requirements, and is capable of supporting year round flows. The project will re-introduce to this stretch of the Blue River riparian corridor vegetation and aquatic habitats that have been lost since the early 1900's. All development is restricted to an area east of the new river. The Town will be required to obtain a "404 Permit" from the Army Corps. of Engineers prior to any river restoration work. Once the work is done according to the Blue River Restoration Plan, we could award positive four (+4) points under this policy for restoration of the river to a more natural state. We welcome any Commissioner comment.

**Placement Of Structures (9/A & 9/R):** Per the Land Use Guidelines, setbacks from Highway 9 should be 150-feet. The only site that this setback should affect is a portion of Tract 1 which fronts Highway 9. No change is proposed which would alter this requirement. Any new development would have a site plan come before the Planning Commission for review in detail at that time. We welcome any Commissioner comments.

**Internal Circulation (16/A) and External Circulation (17/A):** Internal circulation and exact external access points are only partially known at this time. When specific uses come in for site plan applications, final circulation patterns will be established.

**Landscaping (22/A and 22/R):** There are very few existing trees on the development site except for sections along the Blue River and sections along the bike path/CDOT right way. These trees will be preserved and expanded via a landscaped berm to assist in providing an effective buffer from Highway 9 to the site. This has been included as a Condition of Approval.

No specific landscaping is being identified with this Master Plan as the applicant intends for the brunt of the landscaping needs to be addressed during the applicable development planning process as specific locations for uses are determined. Staff has no concerns.

**Social Community (24/R):** This Master Plan fulfills numerous community needs identified by the Town Council including open space along the river corridor, potential water storage, water treatment facility, and County recycling facility. Positive points may be awarded under this policy as public improvements are built.

**Utilities (28/A):** The Town has plans to bury the existing overhead utility lines along the Highway at a future date. This would be consistent with the Stan Miller Master Planned land to the north. However, all new power/utility lines will be buried underground. Staff has no concerns.

**Water Quality (31/A & 31/R):** As part of the site improvements associated with this Master Plan, the associated Subdivision, and site development, the applicant intends to abide with all criteria of this policy.

**Master Plan (39/A):** There no specific design criteria identified for this Master Plan. All development will be subject to the applicable sections of the Development Code.

**Point Analysis (Section: 9-1-17-3):** Staff has found that the application passes all Absolute Policies in the Development Code. No positive points have been recommended at this time however Development Code Policies would be evaluated as any development or improvements comes forward.



### **Staff Recommendation**

This Master Plan has not presented any concerns to Staff. There will be further detailed review of the development on this property with each individual application for development. Any proposal will follow the density, uses and notes per the Master Plan and design standards per the Development Code.

We welcome any comments from the Commission. We suggest approval of the McCain Master Plan, PC#2012095, with the attached Findings and Conditions.

LEGAL DESCRIPTION PHASE II

A TRACT OF LAND BEING PORTIONS OF THE BRYAN PLACER M.S. 13465, BRYAN PLACER M.S. 14025, LAFE Jr. PLACER M.S. 13465, ANNIE PLACER M.S. 14044, KATE S. PLACER M.S. 13465, B&L PLACER M.S. 14044 AND BRADDOCK PLACER M.S. 13465 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24 AND THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 78 WEST, THE NORTHWEST 1/4 OF SECTION 19 AND THE WEST 1/2 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 2 OF SAID LAFE Jr. PLACER THENCE;  
N19°33'19"E, ALONG THE 2-1 LINE OF SAID PLACER, A DISTANCE OF 471.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE; N19°33'19"E, ALONG THE 2-1 LINE OF SAID PLACER, A DISTANCE OF 287.13 FEET TO CORNER No. 1 OF SAID KATE S. PLACER. THENCE;  
N08°58'39"E, A DISTANCE OF 1381.43 FEET TO CORNER No. 2 OF SAID KATE S. PLACER. THENCE; N31°52'26"E, A DISTANCE OF 523.82 FEET TO A POINT ON THE 2-3 LINE OF SAID KATE S. PLACER. THENCE; N87°10'56"E, A DISTANCE OF 157.80 FEET. THENCE; S11°55'52"W, A DISTANCE OF 1752.80 FEET. THENCE; S08°32'09"E, A DISTANCE OF 213.52 FEET. THENCE; N83°57'14"E, A DISTANCE OF 551.97 FEET. THENCE; N07°29'56"E, A DISTANCE OF 922.98 FEET. THENCE; N30°12'43"W, A DISTANCE OF 214.54 FEET. THENCE; N36°36'35"E, A DISTANCE OF 515.90 FEET. THENCE; N37°53'13"E, A DISTANCE OF 213.60 FEET TO CORNER No. 5 OF SAID BRYAN PLACER. THENCE;  
N11°42'55"E, ALONG THE 10-9 LINE OF SAID KATE S. PLACER, A DISTANCE OF 224.65 FEET. THENCE; S82°09'51"E, A DISTANCE OF 457.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY No. 9. THENCE; S05°17'53"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 117.24 FEET. THENCE; S05°57'46"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 197.24 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 214.97 FEET, A RADIUS OF 2784.80 FEET, AND A CHORD WHICH BEARS S09°31'11"W, 214.92 FEET DISTANT. THENCE; N77°50'00"W, A DISTANCE OF 310.43 FEET. THENCE; S71°28'12"W, A DISTANCE OF 216.97 FEET. THENCE; S11°43'44"W, A DISTANCE OF 671.87 FEET. THENCE; S77°57'30"E, A DISTANCE OF 468.81 FEET TO A POINT ON THE SAID RIGHT OF WAY. THENCE; S14°04'01"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 558.18 FEET. THENCE; N75°31'59"W, A DISTANCE OF 84.86 FEET. THENCE; S12°58'28"W, A DISTANCE OF 125.69 FEET. THENCE; S84°35'59"W, A DISTANCE OF 1420.57 FEET TO THE TRUE POINT OF BEGINNING. DESCRIBED TRACT CONTAINING 1,535,107 SQUARE FEET OR 35.2412 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT "B"

A TRACT OF LAND BEING PORTIONS OF THE BRYAN PLACER M.S. 13465, BRYAN PLACER M.S. 14025, LAFE Jr. PLACER M.S. 13465, ANNIE PLACER M.S. 14044, FAIRVIEW PLACER M.S. 13660 AND THE FAIRVIEW L.S. CLAIM LOCATED IN THE EAST 1/2 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST AND THE WEST 1/2 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 5 OF SAID ANNIE PLACER THENCE;  
N34°27'45"E, ALONG THE 5-4 LINE OF SAID PLACER, A DISTANCE OF 363.04 FEET TO THE TRUE POINT OF BEGINNING.

THENCE; N34°27'45"E, A DISTANCE OF 652.93 FEET TO CORNER No. 4 OF SAID PLACER. THENCE; N11°44'25"E, A DISTANCE OF 737.10 FEET TO CORNER No. 3 OF SAID PLACER. THENCE; N13°15'56"W, A DISTANCE OF 507.02 FEET TO CORNER No. 2 OF SAID PLACER. THENCE; N19°33'19"E, ALONG THE 2-1 LINE OF SAID PLACER, A DISTANCE OF 471.00 FEET. THENCE; N84°35'59"E, A DISTANCE OF 1420.57 FEET. THENCE; S12°58'28"W, A DISTANCE OF 125.69 FEET. THENCE; N75°31'59"W, A DISTANCE OF 19.58 FEET. THENCE; S14°28'01"W, A DISTANCE OF 190.00 FEET. THENCE; S75°31'59"E, A DISTANCE OF 94.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY No. 9. THENCE; S23°48'01"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 210.90 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 385.00 FEET, A RADIUS OF 7764.40 FEET, AND A CHORD WHICH BEARS S11°04'01"W, 384.96 FEET DISTANT. THENCE; S09°38'46"W, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 1191.40 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.70 FEET, A RADIUS OF 7514.40 FEET, AND A

CHORD WHICH BEARS S10°15'33"W, 160.70 FEET DISTANT, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD No. 3. THENCE; S89°45'14"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1406.39 FEET. THENCE; CONTINUING ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 201.70 FEET, A RADIUS OF 142.70 FEET, AND A CHORD WHICH BEARS S47°37'33"W, 185.32 FEET DISTANT. THENCE; N55°26'47"W, A DISTANCE OF 50.32 FEET TO THE TRUE POINT OF BEGINNING. DESCRIBED TRACT CONTAINING 2,945,089 SQUARE FEET OR 67.6099 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT "C"

A TRACT OF LAND BEING PORTIONS OF COUNTY ROAD No. 3 AND THE BRYAN PLACER M.S. 13465, BRYAN PLACER M.S. 14025, LAFE Jr. PLACER M.S. 13465, ANNIE PLACER M.S. 14044, FAIRVIEW PLACER M.S. 13660 AND THE FAIRVIEW L.S. CLAIM LOCATED IN THE EAST 1/2 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 78 WEST AND THE WEST 1/2 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER No. 5 OF SAID ANNIE PLACER THENCE; N34°27'45"E, ALONG THE 5-4 LINE OF SAID PLACER, A DISTANCE OF 363.04 FEET. THENCE S55°26'47"E, A DISTANCE OF 50.32 FEET TO THE TRUE POINT OF BEGINNING.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 201.70 FEET, A RADIUS OF 142.70 FEET, AND A CHORD WHICH BEARS N47°37'33"E, 185.32 FEET DISTANT. THENCE; N89°45'14"E, A DISTANCE OF 1406.39 FEET. THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 61.48 FEET, A RADIUS OF 7514.40 FEET, AND A CHORD WHICH BEARS S14°18'21"W, 61.48 FEET DISTANT. THENCE; S89°45'14"W, A DISTANCE OF 1389.21 FEET. THENCE; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 116.55 FEET, A RADIUS OF 82.70 FEET, AND A CHORD WHICH BEARS S46°57'38"W, 107.14 FEET DISTANT. THENCE; N82°43'32"W, A DISTANCE OF 61.07 FEET TO THE TRUE POINT OF BEGINNING. DESCRIBED TRACT CONTAINING 92,796 SQUARE FEET OR 2.1303 ACRES MORE OR LESS.

LEGAL DESCRIPTION, ALPINE ROCK PROPERTY

A PARCEL AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION No. 362482, SAID PARCEL BEING A PORTION OF THE BRYAN PLACER, M.S. No. 14025, AND A PORTION OF THE FAIRVIEW PLACER, M.S. No. 13660, AND A PART OF THE FAIRVIEW L.S., LYING WITHIN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 77 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SUMMIT COUNTY COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE 10-11 LINE OF THE BRYAN PLACER, M.S. No. 14044, ALSO BEING ON LINE 9-10 OF THE FAIRVIEW PLACER, M.S. No. 13660, WHENCE CORNER 10 OF SAID FAIRVIEW PLACER BEARS N80°31'16"W, A DISTANCE OF 125.74 FEET. THENCE; NORTHERLY ALONG THE WEST RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9 FOR THE FOLLOWING THREE COURSES:

1) 71.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°32'23", A RADIUS OF 7514.4 FEET, AND A CHORD WHICH BEARS N09°54'59"E.

2) N09°38'46"E, A DISTANCE OF 1191.40 FEET.

3) 385.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°50'28", A RADIUS OF 7764.40 FEET, AND A CHORD WHICH BEARS N11°04'01"E.

THENCE; N90°00'00"W, A DISTANCE OF 792.30 FEET.

THENCE; S00°00'00"E, A DISTANCE OF 1712.59 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF SUMMIT COUNTY ROAD NO. 3, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER AT RECEPTION No.113908.

THENCE; N89°45'14"E, ALONG THE NORTHERLY RIGHT OF WAY OF SAID SUMMIT COUNTY ROAD NO. 3, A DISTANCE OF 490.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY No. 9.

THENCE; ALONG SAID WESTERLY RIGHT OF WAY, 89.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7514.40 FEET AND A CENTRAL ANGLE OF 00°40'54" AND A CHORD WHICH BEARS N10°31'52"E, TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 25.005 ACRES, MORE OR LESS.

## TOWN OF BRECKENRIDGE

McCain Master Plan  
13217, 13215, 13221 Colorado State Highway 9  
PERMIT #2012095

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

### FINDINGS

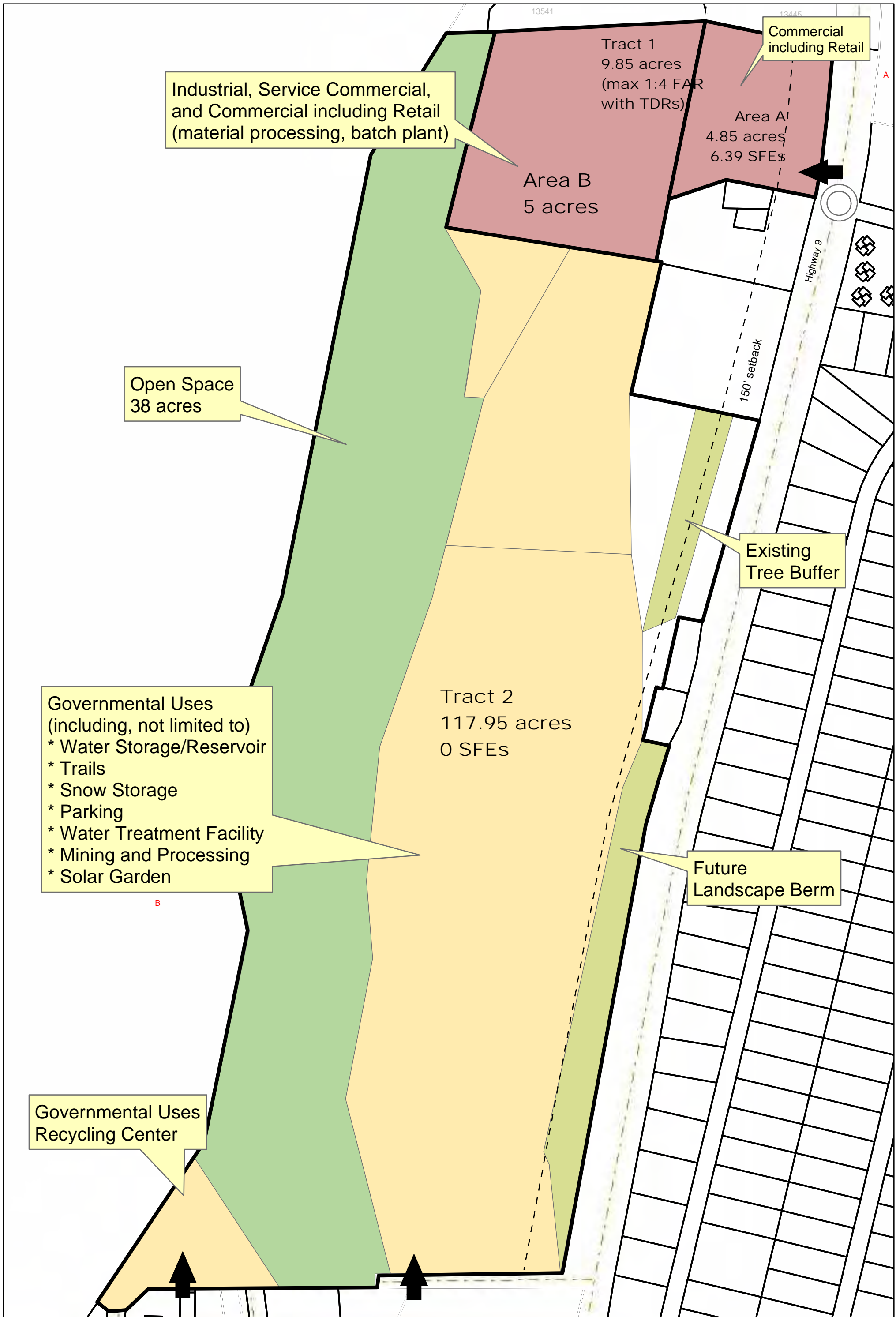
1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **November 26, 2012** 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 **December 4, 2012** 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.

### CONDITIONS

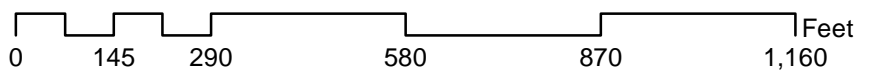
1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the 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. The vested period for this master plan expires three (3) years from the date of Town Council approval, December 11, 2015, in accordance with the vesting provisions of Policy 39 of the Development Code. In addition, if this permit is not signed and returned to the Town within thirty (30) days of the permit mailing date, the permit shall only be valid for eighteen (18) months, rather than three (3) years.
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 compliance for the project covered by this permit. The determination of whether a certificate of compliance

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. This Master Plan is entered into pursuant to Policy 39 (Absolute) of the Breckenridge Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code). Uses specifically approved in this Master Plan shall supersede the Town's Land Use Guidelines and shall serve as an absolute development policy under the Development Code during the vesting period of this Master Plan. The provisions and procedures of the Development Code (including the requirement for a point analysis) shall govern any future site specific development of the property subject to this Master Plan.
7. Approval of a Master Plan is limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse the precise location of uses or engineering feasibility.
8. Concurrently with the issuance of a Development Permit, applicant shall submit a 24"x36" mylar document of the final master plan, including all maps, notes and text, as approved by Planning Commission at the final hearing, and reflecting any changes required. The name of the architect, and signature block signed by property owner of record or agent with power of attorney shall appear on the mylar.
9. Applicant shall record with the Summit County Clerk and Recorder a mylar document reflecting all information in the approved Master Plan. The mylar document shall be in a form and substance acceptable to the Town Attorney, and after recording shall constitute the approved Master Plan for the future development of the property.



**McCain Illustrative Master Plan - Dec. 2012**





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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Chris Neubecker, Current Planning Manager  
**DATE:** November 28, 2012 (for meeting of December 4, 2012)  
**SUBJECT:** Change of Date for First Meeting in January, 2012

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Planning Commissioners:

The first Tuesday in January, 2013, is the New Year's Day Holiday. Town offices are closed that day. We have therefore rescheduled that Planning Commission meeting for 7:00pm on Wednesday, January 2. Please make a note in your calendars.

In addition, we wanted to remind you there is no second meeting in December.

Thank you, and see you January 2, 2013.