



TOWN OF
BRECKENRIDGE

Town Council Work Session

Tuesday, September 12, 2023, 2:00 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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

I. PLANNING COMMISSION DECISIONS (2:00-2:05pm)

Planning Commission Decisions

II. LEGISLATIVE REVIEW (2:05-2:15pm)

Howe Residence Local Landmarking (Second Reading)

Casey Residence Local Landmarking (Second Reading)

Net Zero Density Code Amendment (First Reading)

III. MANAGERS REPORT (2:15-3:00pm)

Public Projects Update

Mobility Update

Sustainability Update

Housing and Childcare Update

Committee Reports

Breckenridge Events Committee

Town Attorney Update

Water Bottle Filling Station Update

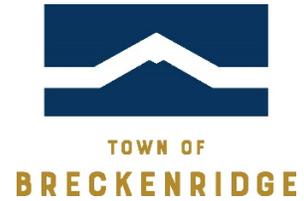
IV. OTHER (3:00-4:00pm)

CIP Project Review and Budget Discussion

V. PLANNING MATTERS (4:00-5:15pm)

BGV Peak 8/Gold Rush Lot Development Discussion

VI. EXECUTIVE SESSION - Personnel Matters and Legal Advice (5:15pm)



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: September 6, 2023
Subject: Planning Commission Decisions of the September 5, 2023 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, September 5, 2023:

CLASS A APPLICATIONS:

1. 114 S. Main Street Redevelopment, 114 S. Main Street, PL-2023-0077:
A proposal to construct a new two-story building of 5,680 sq. ft., containing commercial retail and restaurant uses. *Approved, see second memo.*

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS: None.

OTHER: None.

Memo

To: Town Council
From: Sarah Crump, AICP, Planner III
Date: September 6, 2023, for meeting of September 12, 2023
Subject: Redevelopment of 114 S Main Street - Class A Development Permit Application:
Planning Commission Approval Summary

The applicant proposes demolition of the existing commercial building at 114 S Main Street and construction of a new, two-story 5,680 sq. ft. commercial building with proposed retail, food and beverage, and exterior food and beverage uses. The existing structure is currently used as commercial retail and food and beverage space. The existing structure was determined to not be historic in 2016 by the Commission. The Planning Commission reviewed this proposal at Preliminary Hearings on May 16, 2023 and July 18, 2023, and at a Final Hearing on September 5, 2023. The Commission approved the application at the September 5th meeting with a vote of 7-0, with Findings and Conditions of Approval.

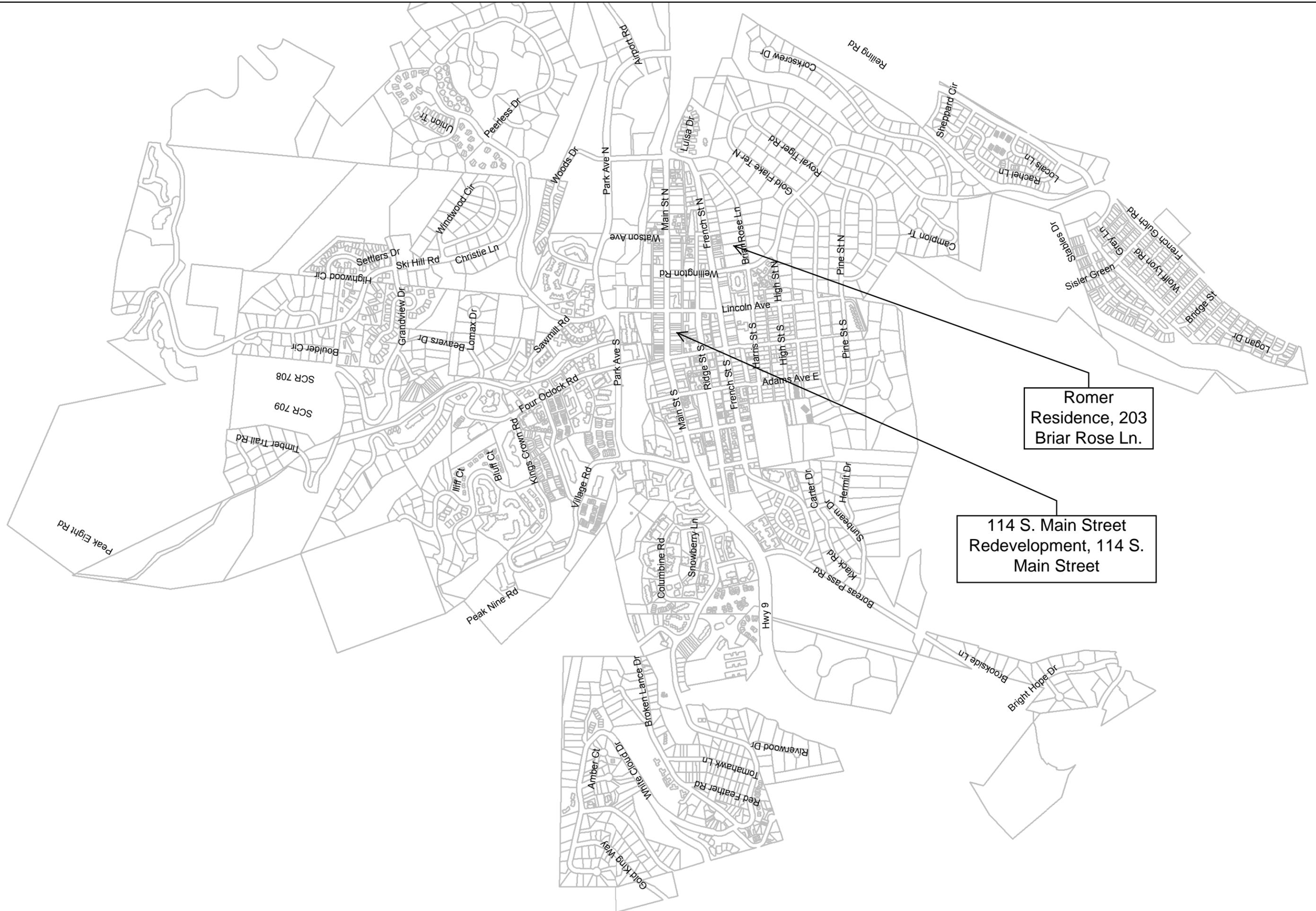
Additional detail on the application is available in the Planning Commission's online packet here:

[Planning Commission Packet 9-5-2023 Meeting](#)

Staff will be available at the meeting to answer any questions.



Image: Architect's rendering of proposed development, as viewed from Main Street looking southeast.



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Frechter.

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Susan Propper
Ethan Guerra	Steve Gerard	Elaine Gort	

APPROVAL OF MINUTES

With no changes, the August 15, 2023, Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the September 5, 2023, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

Janet Sutterley, Architect: I've noticed a number of historic sheds in town that we're losing through demolition by neglect. We might lose two more this year with heavy snowfall. Not sure if we can do anything but I wanted to bring it up.

Mr. Frechter: In the historic district? (Ms. Sutterley: Yes.)

Mr. Gerard: I've noticed this as well, specifically the shed behind Starbucks. I recommend we do some research into this and start a project to work on this. (Ms. Sutterley: I agree, and I think sooner than later, as we're going to lose several more due to roofs caving in. At a minimum stabilize the structures, not necessarily a full restoration.)

Mr. Frechter: Are the property owners required to maintain them at all? (Mr. Truckey: No.)

Mr. Gerard: We should work on inventorying and stabilizing them.

FINAL HEARINGS:

1. 114 S. Main Street Redevelopment (SVC), 114 S. Main Street, PL-2023-0077

Ms. Crump presented a proposal to construct a new two-story building of 5,680 sq. ft., containing commercial retail and restaurant uses.

Commissioner Questions / Comments:

Mr. Truckey: We need to add a finding indicating the approval of the development permit does not authorize any signs and a separate sign permit still needs to be applied for.

Mr. Giller: I noticed that as well, somewhere in the code it says that a sign shall not say "Ye Olde Shoppe."

Ms. Gort: I bet they added that to show a non-blank space.

Mr. Guerra: I forgot to add my disclosure, the architect is my ex-wife and business partner, but I have no financial interest in this project. (Commission agrees there is no conflict and Mr. Guerra continues to participate in the hearing.)

Mr. Frechter: Regarding employee mitigation, I assume that the existing square footage includes the beer garden? (Ms. Crump: Yes, it's counted as outdoor dining. It would be grandfathered in for employee mitigation calculations.) (Mr. Kulick: They did go through a development and building permit for that.) (Ms. Crump: But that approval was prior to the employee mitigation requirement.) I've noticed that by doing food and beverage and a small bar they're skirting the employee mitigation, how do we make sure they're not expanding into the retail area with food and beverage? I know in Frisco, Ein Prosit puts a rope up to prevent expansion. (Ms. Crump: That's why we included the finding to require recalculation at the time of Building Permit if there is a proposed change in floor area allocations by use.) (Mr. Kulick: We haven't done

anything like putting up a rope, but we required them to go out a certain amount of space from the bar and also include that area in the employee generation calculations.) Just to be direct I think that second floor's going to become a bar area, the numbers work out but it looks like they're trying to avoid the employee housing requirement. (Ms. Crump: I wanted to add that Staff did our own calculations of the space and included areas the applicant did not. We will continue to police this with the liquor license signoff passing through Planning.)

Ms. Gort: On the upper deck, is there a reason why there's step up stairs next to the ramp? Seems like a tripping hazard.

Yves Mariethoz, Architect: We have those because we're trying to increase headroom below, we are trying to give as much headroom in the retail space but in the rear the restrooms did not need extra headroom. With the height restriction and trying to fit the elevator we ended up with the risers on the rooftop.

Mr. Giller: A 4 ft by 4 ft elevator does not meet ADA requirements, it's too small. In the prior hearing it was stated that would be corrected. (Mr. Mariethoz: I'm going to have to double check that.) That drives your stair dimensions and surrounding details. (Mr. Mariethoz: I'll check, and we can adjust the elevator as needed.) Could we make a finding that says that has to be corrected? (Mr. Kulick: That will be checked and enforced with the building permit, but you're correct that it could affect other parts of the building design.) Could we add a finding for that because that will make it a foot wider in each direction.

Mr. Frechter: We'll add that finding.

Mr. Guerra: They need a 5' circle. (Mr. Giller: Yes.)

Mr. Frechter: No questions. I agree it meets the Handbook standards while not being too similar to other commercial buildings.

The hearing was opened for public comment and there was none. The public hearing was closed.

Mr. Gerard made a motion to approve the 114 S. Main Street Redevelopment with two additional conditions: the approval does not authorize the placement of signs, a separate sign permit must be authorized, and the elevator must comply with all ADA standards for size and placement, seconded by Mr. Frechter. The motion passed 7 to 0.

PRELIMINARY HEARINGS:

1. Romer Residence (CC), 203 Briar Rose Ln., PL-2023-0354

Mr. Cross presented a proposal to construct a 3,229 sq. ft. single-family residence with five (5) bedrooms and a 506 sq. ft., two-car garage. This proposal is subject to a Development Agreement approved by the Town Council in 2020 for subdivision of the existing Lot 2 into equally sized Lot 2A and Lot 2B, and development of each lot. The development proposed with this application is for the northern lot, Lot 2A. The subdivision, which is a requirement prior to completion of the residence, has already been completed. The existing modular single-family residence on the property (Lot 2A) is proposed to be removed with this application. The following specific questions were asked of the Commission:

1. Does the Commission agree the proposed landscaping plan aligns with past precedent and provides public benefit of screening and enhancing the natural aesthetic of the property to award positive two (+2) points under 22R: Landscaping?
2. Does the Commission agree the orientation of the garage incurs negative three (-3) points under Design Standard 318?

3. Does the Commission agree the driveway does not meet the materials standards set forth by Design Standard 268 and should incur negative three (-3) points?
4. Does the Commission believe the proposed rectangular, metal accent siding/wainscot panels are an acceptable material to be used with the Transition Character Areas under Design Standard 272A?
5. Does the Commission agree the character of the windows are inconsistent with Design Standard 319 and warrants negative three (-3) points?
6. Does the Commission agree with the preliminary point analysis?

Mr. Giller recused himself because his current employer will likely be constructing the home. Commissioners had no objection.

Commissioner Questions / Comments:

- Mr. Gerard: I find the orientation of the primary ridge parallel to the street as opposed to Staff's interpretation that it is perpendicular. The building is wider to the edges of the property and would define the orientation to the street.
- Mr. Kulick: If you look at some of the example diagrams in the handbook, the new building shown is wider so it's meeting the intent of the diagrams. It seems consistent with some of the visuals presented, and in two other diagrams.
- Mr. Cross: With the development agreement the lot widths do not meet our standards today, but the project is still meeting the setbacks, they were crunched by their lot size.
- Mr. Leas: Are we setting a precedent for garages in the front yard? Typically, the garage is in the rear or the side yard. Now every builder puts the garage in the front yard, is that the precedent we want to set for Breckenridge, because it isn't a good precedent. I dislike both these projects because we went against subdivision requirements for perceived Town benefits and are now facing this issue, and I think it never should have happened.
- Mr. Kulick: Mr. Leas is talking about design standard 318 in reference to garage location, if you're reading it and it was a priority design standard then you could fail it but it's non-priority so you can only assign negative points.
- Mr. Gerard: I just want to hear the thinking behind it because I see it in a different way, Mr. Leas brought up the garage which is allowed but I don't believe the primary ridge is perpendicular and thus it's in conflict with the design standards.
- Mr. Kulick: Looking back at the diagram I brought up, the tallest house ridgeline runs perpendicular to the street while the house is wider.
- Ms. Gort: Primary being tallest?
- Mr. Kulick: Yes, looking at the diagram it looks to be the tallest, and I'm assuming that's the primary.
- Ms. Gort: The very top one is perpendicular to the street but I'm not sure that's being considered the primary. (Mr. Kulick: Looking at page 12 of the handbook it does call out the main ridge is the one that runs perpendicular to the street.) Well, what is the main ridge?
- Mr. Kulick: I think Ms. Sutterley intended that the perpendicular ridge was the primary.
- Mr. Guerra: No questions, but actually what defines primary or main ridge?
- Mr. Kulick: Ms. Sutterley may have some points to add, we can come back to it after Ms. Sutterley presents.
- Ms. Gort: Is it reasonable parking to have two cars parked in front of the garage but you have to move those cars to get out of the garage?
- Mr. Cross: Yes, it meets our standards, there's nothing specifying the orientation of spaces.
- Ms. Gort: How did you come up with the negative 3 for the garage facing the street? (Mr. Cross: Based on the point calculations specified in the handbook.) Could they just turn the garage so the doors did not face the road? (Mr. Cross: I'll let Ms. Sutterley answer but it may impact other aspects of the project such as setbacks.)

- Ms. Propper: On the metal siding, is 303 S High Street the only example of similar metal siding in the historic district? (Mr. Kulick: It's the only one we're aware of, and Ms. Sutterley supplied it and it's the only one she's aware of.) And was that built before the handbook? (Mr. Kulick: Yes, but it still mostly aligns with our code, having rusted metal is a variation but the handbook does allow variation in the conservation district. The design standard does say you can have greater flexibility of material.)
- Mr. Leas: If we allow corrugated metal, how much different is this? (Mr. Kulick: I think that's a question for the Commission in terms of what you're comfortable with.)
- Ms. Propper: My next question is, the example building at 303 S High has a quite dark exterior, so the contrast of materials is lower, as opposed to the Romer residence where the siding will be white with dark metal, does that have any impact on your thinking? (Mr. Cross: We took it into consideration but there's nothing in the code that addresses that.) (Mr. Kulick: The material metal is not really the concern, it's been used in the past and there's example of abrupt transition throughout Town, the question is more on the pattern of the material rather than the color. Rusted metal wainscoting is found throughout town.)
- Ms. Propper: I see, can you provide some clarification on the problems staff has with the windows? (Mr. Cross: The windows on the east elevation are not something we would see in the historic district.)
- Mr. Guerra: Those are awning windows. (Mr. Cross: Correct.)
- Ms. Gort: So if they were solid taller windows they wouldn't be a problem? It's just the transom that's a problem? (Mr. Kulick: It's more about the style and the placement.) (Mr. Cross: They're a little tall and throw off the human scale of the façade.)
- Ms. Propper: And the others on the west elevation? (Mr. Cross: Once again skewing the perception of human scale tucked way up in the gable and they are in the stairway.)
- Ms. Gort: What could you put there that would give light and be to scale? (Mr. Cross: Staff is comfortable with the other double hung windows here.)
- Mr. Frechter: Is the garage height and angle dictated by historical standards or by code? (Mr. Cross: Not to my knowledge, no.) And the unfinished space in the garage, if that attic space is finished will that be counted? (Mr. Cross: There is carve outs in the code for attic space not calculated into the density. Plus, livable density must have a head height of five feet and I do not believe it meets that.)
- Mr. Guerra: There's definitely room there to achieve livable space if you used different trusses.
- Mr. Frechter: Does the garage height have to be that high, with the windows it looks like it might become a livable space.
- Mr. Kulick: Looking at the steep roof pitch we wouldn't want that to be flattened out.
- Mr. Leas: And the pitch is facilitating the solar.
- Mr. Guerra: And there's no way to get there.

Janet Sutterley, Architect:

I feel like I'm immediately on the defensive and being held hostage by the lot split. I had nothing to do with the split and have been doing the best I can. I know that some of you disagree strongly with the split but there's nothing I can do about that. I have 3 design goals with this project: 1. Integrate comments on the Kuhn residence, especially with the roof orientation. My interpretation of the primary roof is the highest gable facing the street perpendicular. It's about a foot and a half down to the two sided ridge, which I'm considering dormers. Looking at the diagram from the guidelines, it matches what I have with the tallest ridgeline being perpendicular to the street. I felt I had satisfied the requirement of the primary ridge being perpendicular to the street. We need to define what is primary. 2. To avoid similarities to the Kuhn residence, to make this project different. This is tough because we have to have the garages in the front, I don't know where else you could put them without incurring negative points by extending the

driveway to a garage on the side. I looked at the Sheldon residence that has a tandem garage but was not able to make that work for this site. 3. To introduce minor elements to differentiate this from the historic district, which is encouraged by the code. Not a lot of differences but some minor things to make the transition area separated. We knew the garage would be facing the street, we wanted to differentiate from the Kuhns and we didn't want to have garage doors facing north. We decided it was worth the negative points to face the street, facing north would have required more snowmelt. Mitigated the garage facing Briar Rose Lane by having it set back 42' from the street and put landscaping in front of the garage, and we don't have the driveway enter right in front of the garage. Next is the driveway material, I did not realize that we didn't do that on the Kuhn residence, I'll speak with the owners about changing that; we plan to work with Staff to get rid of the negative 3 points for the driveway. For the windows, design standard 319 says it's not as critical to follow the windows and design standard 271 says historic imitations are to be avoided. Double hung windows would be integrating it too much. Looking at the Grad Duplex, a recent project, you can see similar windows. I felt like the code is encouraging minor differentiation in the transition area. I think Susan makes a good point with the metal siding being a large contrast to the white siding. The siding will not be visible from the street and will all be below grade. I didn't want to do corrugated because the Kuhn residence has corrugated, the owners didn't like stone, and I felt it needed a different material than wood.

Commissioner Questions / Comments:

- Mr. Gerard: I understand you're trying to fit a reasonable sized home on a small lot. In my mind the issue is what is the primary ridge? I like that the front door orientation has been fixed from the Kuhn residence. My issue is the turnaround in front of the front door made of permeable pavers, the first thing I'd want to do is park there. My suggestion would be to just consider the turnaround to the south and closer to the garage. (Ms. Sutterley: I thought it was necessary for the spots in front of the garage who would need that space to turn and I changed the material so it's not too much asphalt.)
- Mr. Gerard: Did you consider putting a cottonwood tree along the front streetside, to tie in the historic district cottonwoods. If the landscaping is paying for the sin of the garage and you want positive two points, I'd be more inclined with cottonwoods, otherwise I don't really see the public benefit.
- Mr. Guerra: The question of the ridgeline, I don't have an answer. To your point about the handbook I disagree, in your design I see more ridgeline because it dominates on either side of that ridgeline. Moving on, I'm not in love with the split of this lot, that said I see your conundrum and think you did a good job. Putting the garage there and the screening solved a lot of your problems but for the driveway material I have an issue with the guideline because if you put concrete you have to heat it and you have to have asphalt at the entrance or the snowplows will trash it and it's harder to repair. I don't have a problem with the windows, but they seem busy. The stepping of three doesn't conform with what we've seen before. Seems out of proportion. On the metal siding, is it going to be square or rectangular? (Ms. Sutterley: Square, but we're flexible.) And it is on the western elevation and low grade, so you can't really see it. It has high contrast but because of the aforementioned I find it acceptable.
- Ms. Gort: I have concerns with the main ridgeline. Based on the definition of main being chief in size or proportion, the front one doesn't really seem main. I like that you're open to changing the color of the metal panels.
- Ms. Propper: Are you open to changing the color of the metal panels? (Ms. Sutterley: I'm open to anything. Rusted is what we typically see which is why I was thinking that but we're open to suggestions.)
- Ms. Propper: As far as the windows, the one on the east elevation does not seem that out of character and seem consistent based on the example. The windows on the west elevation, I see

the point and wonder if one would suffice. I'm not bothered by them per se, it's more of the grouping.

Mr. Leas: I regret that you felt on the defensive, as the one that was the most against it, it has nothing to do with you. Your work has been exceptional and this is just the project that was handed to you, so don't take it personally. The east window elevation is going to be something not a lot of people are going to see, standing in the backyard you're going to have a hard time seeing them so they don't bother me. The steel panels will be a nice change from the corrugated we usually see.

Mr. Frechter: I want to double down on what Mr. Leas said, the original owner and buyer were aware of the restrictions and your design is working well within those. Nice to see the garage setback from the Kuhn residence. If the garage is connected, why the side door?

Ms. Sutterly: They wanted a man door into the garage, so it served a dual purpose in also working to break up that façade. That metal is going to facing the south and west and is going to very hot to the touch at the end of the day, you might want landscaping or something there to keep people touching it.

Mr. Frechter: You didn't ask if we think this is ready for a final hearing.

Mr. Kulick: I think that's a good question to add.

Ms. Sutterly: Yes, but I have a question for you on the primary ridgeline and it potentially resulting in negative points.

Mr. Frechter: Let's add ridgeline as a question.

Public Hearing: No public comment.

Commissioner Final Comments:

Mr. Gerard: Ridgeline, does not meet design standard. 1. Feel like we're handing out points for landscaping too easily, hence the suggestion of adding cottonwood trees along the street, so I don't currently agree. 2. Agree. 3. Agree, driveway doesn't meet standard but it's frustrating that we have to answer that question considering Ethan's comments. 4. Agree. 5. I think the windows can be tuned up but not overly out of alignment. 6. No because of ridgeline and landscaping. I wouldn't go to a final because still sitting at negative 6 points and possibly negative 9.

Mr. Guerra: I concur with Steve on the ridgeline, terminology needs to be clarified. 1. There is no trees on the lot so anything adding provides public benefit, agree. 2. Agree. 3. Concur with Mr. Gerard, and agree. 4. Agree. 5. Think you can work on the windows and not get the three points, don't agree with the full 3 points. 6. Disagree because of windows. Don't think we're ready for final.

Ms. Gort: Disagree with ridgeline. 1. Agree 2. Agree. 3. Agree. 4. Unsure. 5. Would like to see some tweaks. 6. Not agree and not agreeing to final hearing.

Ms. Propper: The lot by being long and narrow makes it difficult to have a perpendicular ridgeline without a shotgun-style house, what you've done is what you can. 1. Agree, not opposed to cottonwoods. 2. Agree. 3. Agree. 4. Interested to see what some options might be for color, if darker material is what's available I'm willing to consider it. 5. Less concerned about the east side, if the west side could be reduced to one that would be better. 6. Tentatively okay with points but want to see what happens with windows. Not ready for final.

Mr. Leas: Issue of ridgeline, I support Janet's definition of the ridgeline being the highest ridgeline. 1. Agree. 2. Agree. 3. Mr. Guerra has raised a good point but agree. 4. Agree. 5. Disagree, I have no problem with the windows. 6. Disagree due to windows. Needs to go through a revision before final.

Mr. Frechter: In terms of ridgeline, primary ridgeline is what you see from the street. 1. Agree, cottonwoods would make it even better. 2. Agree. 3. Agree, we might want to change

- that standard. 4. Agree. 5. I think the windows are consistent with the standard. 6. Don't agree because of windows. Would be best to go for another preliminary hearing. Second preliminary hearing might be best if other things come up that need changes.
- Mr. Kulick: To assist Ms. Sutterly as she considers plan modifications, how many points would the commission assign for the ridgeline related to Design Standard 269?
- Mr. Gerard: Negative three, based on precedent. Metal panels are under a deck or overhang making them harder to see and further shaded making them acceptable.
- Mr. Frechter: Agrees with negative three.
- Ms. Gort: I don't have anything to base it on.
- Mr. Leas: Doesn't necessarily concur, but if that's what staff decides.
- Mr. Guerra: I don't know if it complies.
- Mr. Kulick: Based on the majority of the commission it most likely doesn't comply.
- Mr. Guerra: I understand, and I don't know if it complies, there's no precedent, as it stands I don't agree with Ms. Sutterley's assumption that the primary ridge is perpendicular to the street.
- Mr. Truckey: The code allows us to go up to negative fifteen, but I don't think we've ever gone past minus three for a single design standard point assignment.
- Mr. Leas: On any historic issue or just this issue.
- Mr. Truckey: Any issue, but I don't think we've gone higher.
- Mr. Guerra: I agree with the negative three point analysis.

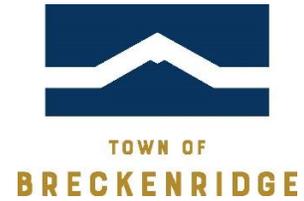
OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 8:00 pm.

Allen Frechter, Chair



Memo

To: Breckenridge Town Council Members
From: Chris Kulick, AICP, Planning Manager
Date: September 6, 2023
Subject: Second Reading: Local Landmarking the Howe Residence, 106 South French Street

The second reading of the Howe Residence Landmarking Ordinance is scheduled for your meeting on September 12th. There are no changes from first reading.

I will be happy to discuss this matter with you on Tuesday.

Recommended Motion

I move that the Council approve the proposed Local Landmarking of the Howe Residence, located at 106 South French Street, Lots 7 & 8, Block 4, Abbett Addition at Second Reading.

1
2 COUNCIL BILL NO. ____

3
4 Series 2023

5
6 **AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A**
7 **LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE**
8 **TOWN CODE**

9 (Howe Residence, 106 South French Street, Lots 7 & 8, Block 4, Abbett Addition)

10
11 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
12 COLORADO:

13
14 **Section 1.** Findings. The Town Council of the Town of Breckenridge finds and
15 determines as follows:

16 A. Jonathan and Amanda Jones own the hereinafter described real property.
17 Such real property is located within the corporate limits of the Town of Breckenridge,
18 County of Summit and State of Colorado.

19 B. Jonathan and Amanda Jones filed an application pursuant to Chapter 11 of
20 Title 9 of the Breckenridge Town Code seeking to have the hereinafter described real
21 property designated as a landmark ("**Application**").

22 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of
23 the Breckenridge Town Code in connection with the processing of the Application.

24 D. The improvements located on hereinafter described real property are more
25 than fifty (50) years old.

26 E. The hereinafter described real property meets the "Architectural" designation
27 criteria for a landmark as set forth in Section 9-11-4(A)(1)(b)(2) of the Breckenridge
28 Town Code because:

- 29
30 (i) the property exemplifies specific elements of architectural style or period
31 and;
32 (ii) the property is of a style particularly associated with the Breckenridge
33 area.
34

1 F. The hereinafter described real property meets the “Physical Integrity” criteria
2 for a landmark as set forth in Section 9-11-4(A)(3) of the Breckenridge Town Code
3 because the property retains original design features, materials and character.

4 G. In accordance with the requirements of Section 9-11-3(B)(3) of the
5 Breckenridge Town Code, on April 6, 2021, 2018 the Application was reviewed by the
6 Breckenridge Planning Commission. On such date the Planning Commission
7 recommended to the Town Council that the Application be granted.

8 H. The Application meets the applicable requirements of Chapter 11 of Title 9 of
9 the Breckenridge Town Code, and should be granted without conditions.

10 I. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final
11 approval of an application for landmark designation under Chapter 11 of Title 9 of the
12 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.

13 **Section 2.** Designation of Property as Landmark. The real property described in
14 Exhibit “A” which is incorporated into this ordinance by reference is designated as a
15 landmark pursuant to Chapter 11 of Title 9 of the Breckenridge Town Code.

16 **Section 3.** Police Power Finding. The Town Council finds, determines and declares that
17 this ordinance is necessary and proper to provide for the safety, preserve the health, promote
18 the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge
19 and the inhabitants thereof.

20 **Section 4.** Town Authority. The Town Council finds, determines and declares that it has
21 the power to adopt this ordinance pursuant to the authority granted to home rule municipalities
22 by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
23 Charter.

24 **Section 5.** Effective Date. This ordinance shall be published and become effective as
25 provided by Section 5.9 of the Breckenridge Town Charter.

26
27 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
28 PUBLISHED IN FULL this 22nd day of August, 2023. A Public Hearing shall be held at the
29 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 12th day of
30 September, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
31 Town.

32
33 TOWN OF BRECKENRIDGE, a Colorado
34 municipal corporation

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By _____
Eric S. Mamula, Mayor

ATTEST:

Helen Cospolich, CMC,
Town Clerk



Memo

To: Breckenridge Town Council Members
From: Chris Kulick, AICP, Planning Manager
Date: September 6, 2023
Subject: Second Reading: Landmarking the Casey Residence, 112 North French Street

The second reading of the Casey Residence Landmarking Ordinance is scheduled for your meeting on September 12th. There are no changes from first reading.

I will be happy to discuss this matter with you on Tuesday.

Recommended Motion

I move that the Council approve the proposed Local Landmarking of the Casey Residence, located at 112 North French Street, Lots 3 & 4, Block 3, Abbett Addition at Second Reading.

1
2 COUNCIL BILL NO. ____

3
4 Series 2023

5
6 **AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS A**
7 **LANDMARK UNDER CHAPTER 11 OF TITLE 9 OF THE BRECKENRIDGE**
8 **TOWN CODE**

9 (Casey Residence, 112 North French Street, Lots 3 & 4, Block 3, Abbett Addition)

10
11 BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE,
12 COLORADO:

13
14 **Section 1.** Findings. The Town Council of the Town of Breckenridge finds and
15 determines as follows:

16 A. Diane Monaghan owns the hereinafter described real property. Such real
17 property is located within the corporate limits of the Town of Breckenridge, County of
18 Summit and State of Colorado.

19 B. Diane Monaghan filed an application pursuant to Chapter 11 of Title 9 of the
20 Breckenridge Town Code seeking to have the hereinafter described real property
21 designated as a landmark ("**Application**").

22 C. The Town followed all of procedural requirements of Chapter 11 of Title 9 of
23 the Breckenridge Town Code in connection with the processing of the Application.

24 D. The improvements located on hereinafter described real property are more
25 than fifty (50) years old.

26 E. The hereinafter described real property meets the "Architectural" designation
27 criteria for a landmark as set forth in Section 9-11-4(A)(1)(b)(2) of the Breckenridge
28 Town Code because the property is of a style particularly associated with the
29 Breckenridge area.

30 F. The hereinafter described real property meets the "Physical Integrity" criteria
31 for a landmark as set forth in Section 9-11-4(A)(3) of the Breckenridge Town Code
32 because the property retains original design features, materials and character.

33 G. In accordance with the requirements of Section 9-11-3(B)(3) of the
34 Breckenridge Town Code, on November 6, 2018 the Application was reviewed by the
35 Breckenridge Planning Commission. On such date the Planning Commission
36 recommended to the Town Council that the Application be granted.

1 H. The Application meets the applicable requirements of Chapter 11 of Title 9 of
2 the Breckenridge Town Code, and should be granted without conditions.

3 I. Section 9-11-3(B)(4) of the Breckenridge Town Code requires that final
4 approval of an application for landmark designation under Chapter 11 of Title 9 of the
5 Breckenridge Town Code be made by ordinance duly adopted by the Town Council.

6 **Section 2.** Designation of Property as Landmark. The real property described in
7 Exhibit "A" which is incorporated into this ordinance by reference is designated as a
8 landmark pursuant to Chapter 11 of Title 9 of the Breckenridge Town Code.

9 **Section 3.** Police Power Finding. The Town Council finds, determines and declares that
10 this ordinance is necessary and proper to provide for the safety, preserve the health, promote
11 the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge
12 and the inhabitants thereof.

13 **Section 4.** Town Authority. The Town Council finds, determines and declares that it has
14 the power to adopt this ordinance pursuant to the authority granted to home rule municipalities
15 by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
16 Charter.

17 **Section 5.** Effective Date. This ordinance shall be published and become effective as
18 provided by Section 5.9 of the Breckenridge Town Charter.

19
20 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
21 PUBLISHED IN FULL this 22nd day of August, 2023. A Public Hearing shall be held at the
22 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 12
23 th day of September, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal
24 Building of the Town.

25
26 TOWN OF BRECKENRIDGE, a Colorado
27 municipal corporation

28
29
30
31 By _____

32 Eric S. Mamula, Mayor

33
34 ATTEST:

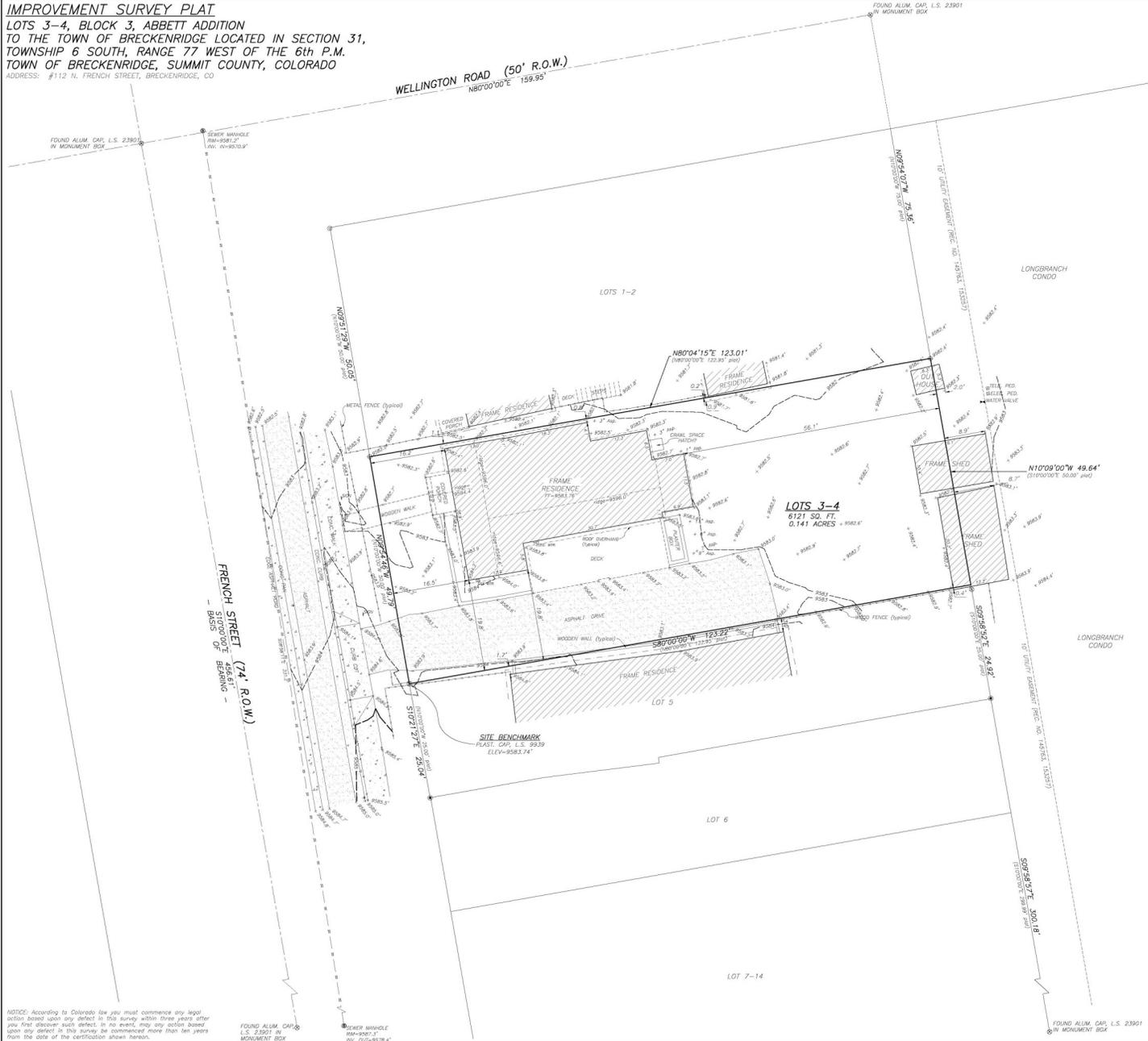
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Helen Cospolich, CMC,
Town Clerk

Exhibit "A"

IMPROVEMENT SURVEY PLAT

LOTS 3-4, BLOCK 3, ABBETT ADDITION
TO THE TOWN OF BRECKENRIDGE LOCATED IN SECTION 31,
TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6th P.M.
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO
ADDRESS: #112 N. FRENCH STREET, BRECKENRIDGE, CO



SURVEYOR'S CERTIFICATE

I, MATTHEW J. WENZEL, A COLORADO REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY TO DAVID MONAGHAN, THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE SET IN ACCORDANCE WITH C.R.S. 38-51-105.
THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY SUMMIT LAND SURVEYING INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING OWNERSHIP AND EASEMENTS OF RECORD, SUMMIT LAND SURVEYING INC., RELIED UPON TITLE COMMITMENT UNDER NO. 1013872-C ISSUED BY TITLE CO. OF THE ROCKIES AS AN AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY.



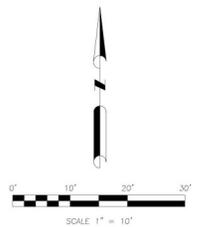
MATTHEW J. WENZEL
REGISTERED LAND SURVEYOR

NOTE:

—BEARINGS ARE BASED ON THE FOUND B.O.M. MONUMENTS (ALUMINUM CAPS IN MONUMENT BOXES) BASED ON THE RIGHT OF WAY MAP FOR THE ABBETT ADDITION BY BASELINE SURVEYS FILED AT THE CLERK AND RECORDERS OFFICE UNDER REC. NO. 233811. (U.S.G.S. BENCHMARK IN THE WEST SIDE OF THE SCI BUILDING, ELEV=9577.0')

BASIS OF ELEVATION

—ELEVATIONS BASED ON THE FINISHED FLOOR OF WELLINGTON PLACE CONDOS IN ACCORDANCE WITH THE PLAT FILED AT THE CLERK AND RECORDERS OFFICE UNDER REC. NO. 233811. (U.S.G.S. BENCHMARK IN THE WEST SIDE OF THE SCI BUILDING, ELEV=9577.0')



LEGEND

- ⊕ FOUND REBAR W/ PLAST. CAP, I.S. 26292
- ⊙ FOUND REBAR W/ PLAST. CAP, I.S. 9839
- ⊛ FOUND REBAR W/ PLAST. CAP, I.S. 27962
- ⊗ FOUND REBAR W/ ALUM. CAP, I.S. 37719
- STAMPED I.C. 1.0'

SUMMIT		P.O. BOX 2336	
LAND SURVEYING, INC.		BRECKENRIDGE, CO 80424	
		970-513-0156	
IMPROVEMENT SURVEY PLAT			
SCALE: 1" = 10'	DATE: 12/07/17	DRAW NO.: 171673	21
DRAWN BY: MJW	CHECKED BY: MJW	DRAWING NO.: 171673	

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

FOUND ALUM. CAP, I.S. 23901 IN MONUMENT BOX

SEWER MANHOLE IRI=5087.2' IRI=5078.0' IRI=5078.0'

FOUND ALUM. CAP, I.S. 23901 IN MONUMENT BOX

Memo



To: Town Council
From: Sarah Crump, AICP, Planner III
Date: August 30, 2023 (for meeting of September 12, 2023)
Subject: Policy 3R Amendments- Net Zero Density Calculations First Reading

Staff recommends adopting the attached amendment to the Development Code, Policy 3 (Absolute) Density/Intensity, 9-1-19-3A Section C. regarding density calculations for projects which achieve net zero.

The proposed amendment would add a new definition to the Development Code for “net zero energy building” and change the calculation of density for all projects, commercial and residential, which achieve net zero energy by allowing the floor area to be measured from a midpoint between the exterior and interior wall system. This calculation method will only be applied to projects which achieve net zero and utilize double wall construction techniques. This amendment would exempt a portion of the exterior wall from counting as density; however, it prevents the sacrifice of livable square footage in exchange for added energy efficient properties and therefore doesn’t penalize net zero projects. Staff does not anticipate this density calculation change will result in larger projects with noticeably greater massing. Projects would continue to be limited in size by disturbance envelopes or setbacks, height, and overall density constraints.

A work session was held with Town Council on August 22, 2023 regarding these proposed changes. Staff is available to answer any questions.

2
3 Series 2023

4 **A BILL FOR AN ORDINANCE AMENDING POLICY 3A PERTAINING TO**
5 **DENSITY CALCULATIONS FOR NET ZERO ENERGY BUILDINGS.**

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

8 **Section 1.** That a new definition be added to section 9-1-5, entitled "Definitions", and
9 placed in alphabetical order with the language underlined, to read as follows:

10 9-1-5: DEFINITIONS:

11 NET ZERO ENERGY BUILDING: A building that produces at least as much energy as it
12 consumes on an annual basis.

13 **Section 2.** That a new subsection 7. be added to section C. of 9-1-19-3A: POLICY 3
14 (ABSOLUTE) DENSITY/INTENSITY, with the language underlined to read as follows:

15 **9-1-19-3A: POLICY 3 (ABSOLUTE) DENSITY/INTENSITY:**

16 C. General Provisions:

17 7. For any building which achieves net zero energy use, a net zero energy building, and
18 which uses a double exterior wall system, the computation of density shall be based on a fully
19 enclosed space that is measured from the midpoint of the wall system, measuring from the area
20 of the midpoint line between the interior wall and surrounding exterior wall that extends to a roof
21 of a building or portion thereof including dwelling areas of the building, closets, bathrooms, living
22 room, garage space of single-family, duplexes, and townhomes, interior hallways, interior
23 common spaces, commercial storage and basement areas, and all areas of the building that are
24 unfinished but have a floor to ceiling height of 5 feet or greater. Building areas that are not fully
25 enclosed and feature portions of open or mesh wall that exceed 12 inches vertically and are
26 entirely permeable across at least one façade such as trash dumpster enclosures, parking
27 garages, porches and similar areas shall not be counted as density. An energy analysis
28 prepared by a registered design professional, using an approved simulation tool, will be required

1 at the time of Development Permit application submittal demonstrating that the proposed design
2 will achieve a net zero energy outcome.

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

5 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
6 PUBLISHED IN FULL this 12th day of September 2023. A Public Hearing shall be held at the
7 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 26th day of
8 September 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
9 Town.

10

11 TOWN OF BRECKENRIDGE, a Colorado

12 municipal corporation

13

14

15

16 By: _____

17 Eric S. Mamula, Mayor

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19 ATTEST:

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23 _____

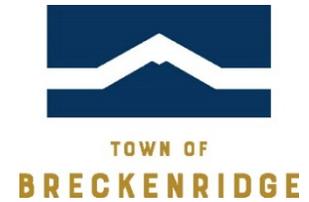
24 Helen Cospolich, CMC,

25 Town Clerk

26

Memo

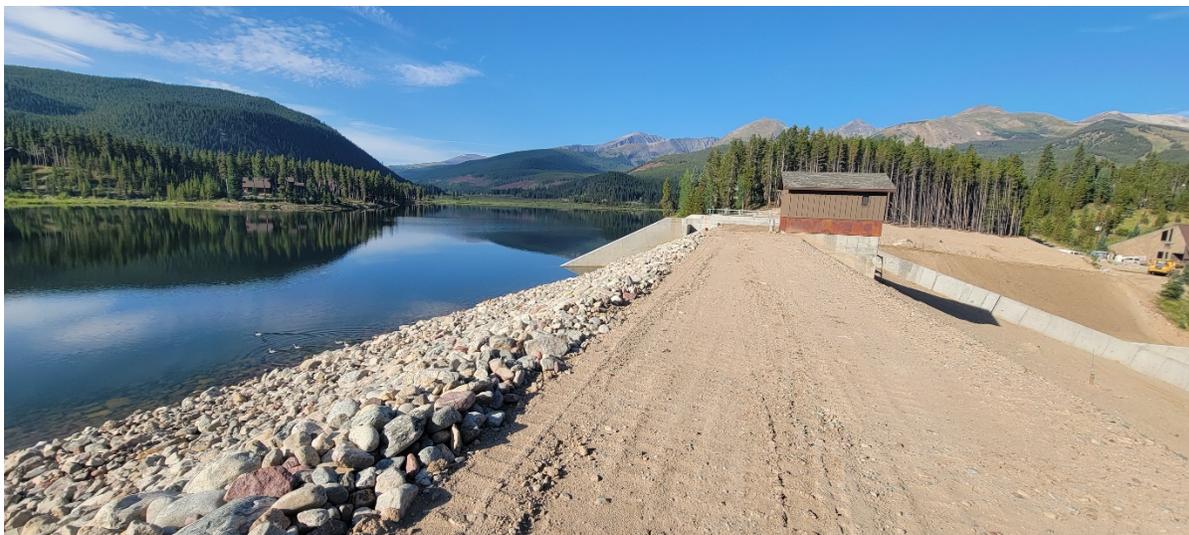
To: Breckenridge Town Council Members
From: Town Staff
Date: 9/5/2023
Subject: Public Projects Update



Goose Pasture Dam Rehabilitation

The dam rehabilitation project remains on track to be completed in November. Final work for this year includes the wetlands reconstruction and utility connections to the new transformer.

This project began in 2021 and has been constructed over three seasons with completion in November 2023. There is no recreational access to the Tarn during the construction. Public outreach for the project is ongoing through the project website: <https://www.townofbreckenridgegptd.com>.



Fiber 9600

Fiber construction is moving along with trenching completed on Ski Hill Road, including the crossing of Park Avenue and connection to the existing underground vault at the intersection of Ski Hill Road and Park Avenue. The contractor has also completed the trenching to the Wayside housing along Tiger Rd. Peak's next goal is to complete the connection from S. French St. to the Ice Rink along Powder Ridge Dr and Deep Powder Circle.

Workforce housing continues to be a priority for the fiber program, and we plan on having this infrastructure available to Alta Verde II, Justice Center, and Stables Village. We had successful project coordination meetings with the Justice Center Housing and Alta Verde II teams to make sure that the buildings will be ready for fiber and Allo services. The Allo sales team has been reaching out to MDU's in town to garner more interest in fiber. We plan on wiring the following MDU's in 2023 and expect to add more: Blazing Saddles (28 units plus 6 businesses) and Hermit Placer (12 units), Forest House (26), Kingdom Park Townhomes (22). We are reaching out to residents, businesses, and HOA's along Ski Hill Road to see if there is interest in connecting to fiber while the contractor is in the area.

We have submitted a Letter of Intent to apply for grant funding through the Colorado Broadband Office (CBO). We are also looking at NTIA Middle Mile grants to help support these future construction efforts. We are exploring CBO Capital Project Funding in collaboration with Summit County and the Town of Blue River to bring fiber infrastructure to our unserved and underserved areas. We continue to monitor other funding opportunities and will apply for grants when we qualify.

At the end of June, Allo reported 635 customers, compared to 613 at the end of March 2023. We hope to increase this number by the end of the construction season.

Residents and businesses can learn more and sign up for service by navigating to:

<https://www.townofbreckenridge.com/live/town-projects-and-issues/breckenridge-broadband-project>

<https://www.allocommunications.com/locations/breckenridge/>

Available Project Funding	
2022 Capital Prior Spending Authority	\$2,724,219
2023 CIP	\$3,000,000
TOTAL	\$5,724,219

Blue River Rebuild & Coyne Valley Road

Landscaping has been completed along the river corridor closing out the construction phase of the projects. Monitoring as required by the Army Corps permit, weed mitigation, and watering activities will occur over the next 3 years at the project site.

Budget:

Available Project Funding	
2022 Capital Fund -Culverts	\$3,500,000
2022 Capital Fund - River	\$4,500,000
2022 Supplemental Appropriation	\$1,858,500
2023 Open Space Fund	\$ 100,000
TOTAL:	\$9,958,500

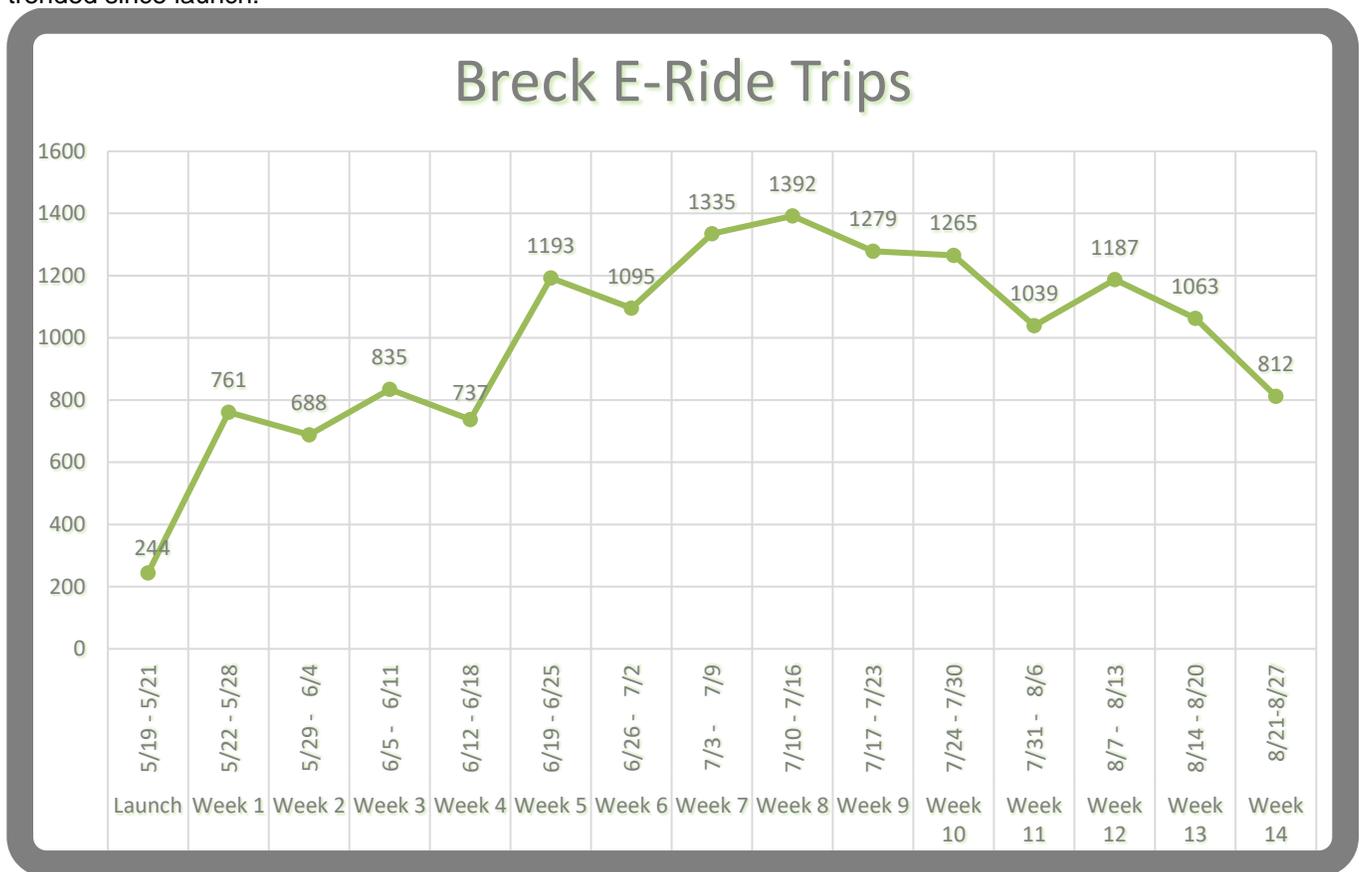


Memo

To: Breckenridge Town Council Members
 From: Mobility Staff
 Date: 9/6/2023 (For September 12th —TC Work Session)
 Subject: **Mobility Update**

Breck E-Ride

Through 9/3/2023, 15,634 trips were taken using the Breck E-Ride e-bikeshare program, an average of 144 trips/day. Approximately 26% of those trips were made using the “Pay-as-you-go” payment option and 74% were made using locals-only membership options. The average trip duration has been about 17 minutes, and average trip length has been about 1.8 miles. Below is a graph showing how ridership has trended since launch:



Staff is working through understanding available data and metrics, as well as budget/contract with Drop Mobility for 2024. We will provide a presentation of the 2024 request at the 9/26 work session.

Parking

As we come in to Fall and with ski resort summer operations shutting down, the South Gondola Parking Structure is now \$.50/hour with a maximum of \$2.50 to park for the full day. Paid hours are 10am to 3pm, the lot is closed 2am to 6am, with free parking all other hours. Staff is working on a pop-up on the Passport App to call out the cheapest parking in town at the Parking Structure.

Locals Appreciation Month - All Town owned lots, including the Parking Structure will be free from October 1st through October 31st. Additionally, the Parking Structure will remain free until the Ski Resort opens for the season on or around November 10th.

Overnight Parking – Due to high demand for 14-day overnight parking at the Airport Lot, staff is working to move the overnight parking area for this winter to the north of Fractions Road, in Airport Lot nearest the sledding hill. This is where the overnight area used to be and already has islands and streetlights to aid with proper parking and safety at night.

Transit

The Main Street Trolley has had strong ridership this summer and with current staffing levels we will continue operating the Trolley into the fall whereas it has normally been shut down until ski season. Green route ridership continues to grow with Alta Verde being the number one stop followed by Shores Lane. Riders at Shores Lane are coming from across Highway 9 in the neighborhoods off Tiger Road. Staff continues to work on a timetable that might allow for service on Tiger Road or near the golf course in the coming months. Purple route has seen a 30% increase in ridership with the updates to the route that were made earlier in the summer. Gray South is seeing mostly flat numbers, with Gray North seeing a decline of 20%. This may be attributed to a smaller Epic Discovery offering this summer, but also strong ridership of the Breck E-Ride from this area of town.

We are seeing some inconsistency in automated ridership data, which we believe is due to outdated hardware. We are working with the vendor on upgrades to this equipment before the winter season begins. While we're in this area of uncertainty, we are tracking some ridership manually.

Memo

To: Town Council
 From: Sustainability Staff
 Date: 9/12/23
 Subject: Sustainability Update

PAYT/URO

Municipal, County, and HC3 staff met with WM and Timberline on August 24 for an update on PAYT/URO rollout in advance of the first deadline for residential compliance on October 1, 2023. Attached are the meeting notes from each meeting. Each hauler has approached their implementation differently with Timberline deploying by neighborhood/route and WM deploying by customer request. Both are confident they will hit the required 90% account compliance by October. In addition, WM now has the 32-gallon wildlife containers in stock and available for those who requested wildlife-resistant containers.



As part of HC3's program support, they provide on-site visits and technical assistance to businesses and HOAs to help understand and plan for URO compliance. To date, they have assisted 39 HOAs in Breckenridge. Based on those conversations, here are the top comments and concerns. Staff continues to help troubleshoot and navigate pathways for compliance on a case-by-case basis.

- Concern over lack of space in enclosure or enclosure modification.
- Worried that STR visitors will be contributing to large amount of contamination.
- Concern over fees from contamination.
- Worried that even with proper signage, there will still be contamination because no one reads the signs.
- HOA board members are happy that HOAs are being mandated to adopt Universal Recycling.
- Many are upset that other towns have not adopted PAYT/URO yet.

Plastic Pollution Reduction

Significant progress was made at the end of August on several fronts. Staff has been in contact with both **Shamrock and Sysco** to discuss the plastic prohibition and to put together lists of products available from the Denver distribution centers. Local reps are prepared to help coach customers based on our regulations. Sysco has noted that the sales leads are meeting nationally to talk more about community plastic bans and how to better service customers. It appears we're not the only community moving in this direction, and the distributors are

preparing to pivot with new regulations across the country. Staff is scheduling conversations with the remaining distributors. Staff also worked with Eco-Cycle to finalize the [business toolkit on plastics reduction](#) which is now complete with Breckenridge specific details.

In addition, Staff spoke with the owner of the **Breckenridge 7-11** to review the ordinance and major changes to the operation. The information was well received, and the only minor concern was about the water bottles as they do sell a lot. However, after a

conversation about what is and is not considered “drinking water”, it was clear it would only impact one type of product and he could still provide drinking water in bulk (over 1 gallon). The ready to eat food at 7-11 is largely plastic free already. Other changes will be around shifting from plastic/polystyrene beverage cups and service ware. 7-11 does not plan to offer bags of any kind in the future.

Staff also met with a team of representatives from **City Market/Kroger** on August 31. After reviewing the ordinance and compliance timeline, Staff answered specific questions for the group. It was agreed that another meeting with the deli/bakery team would be necessary and that one or more site visits would be helpful to the local store staff. The biggest concern was over the definition of “drinking water” which will be addressed in a future proposed amendment package. After clarifying the intent and definition, the discussion turned to implementation and how their team would approach the phase out of plastic water bottles. We reviewed the current penalty provisions and shared that this portion of the ordinance is likely to see refinement and become more punitive. There was no indication other than that they intend to comply by the dates outlined in the ordinance.

Related to recommendations on the **penalty provisions**, Staff have researched several options for Council's consideration. We relied on other recycling/material ordinances as there aren't many plastic prohibitions in Colorado. As a reminder, the current plastic penalties are 1) written warning, 2) \$50 for the first violation, 3) \$300 for the second and subsequent violations and no more than one shall be imposed within a seven-day period. Telluride's plastic prohibition penalties are the same as Breckenridge's.

Below are a few examples for consideration at a future date.

- State of Colorado's [Plastic Pollution Reduction Act](#) penalties are up to \$500 for a second violation or up to \$1,000 for a third or subsequent violation.
- Steamboat's [recreational tube fee penalty](#) is similar to Breckenridge's bag fee penalties.
- Ft. Collin's [landfill ban on cardboard](#) is their standard municipal civil infraction.
- Aspen's [organics diversion penalty](#) is their standard municipal penalty.
- Denver's [plastic pollution ordinance](#) (plastic bags and Styrofoam) is not to exceed \$999 per violation and each day can be a separate violation.
- City of Boulder's [recycling/compost ordinance](#) for businesses has a fine schedule of \$500, \$1000, \$2,000 per violation and the general municipal penalties also apply.

Materials Management

Thanks to the Streets team for helping sort and haul **pallets** for recycling and/or disposal. 1.7 tons of clean pallets will be recycled as part of the construction & demolition pilot program, and 1.7 tons of treated/soiled pallets were landfilled for a 50% diversion rate. Retailers who receive pallets from deliveries are encouraged to work with their delivery drivers to take back pallets for reuse. Illegally dumped, broken, or soiled pallets are collected by Staff for proper disposal. If possible, education and enforcement is conducted when there is enough information to pursue.

Staff is participating in the County's selection of the consultant for the **construction and demolition policy development** project. Two submissions were received by the RFP deadline and the committee's recommendation is to select the RRS proposal. RRS is the same firm that did the economic study in 2017 that lead to the 1A – Strong Future recycling ballot question.

Recycle Right continues to be an underlying communication strategy to drive improvement in contamination rates and increase the number of people who recycle correctly. Staff has deployed recycle right flyers in English and Spanish (attached) for both curbside and drop off center programs in the following ways:

- Scrolling on video screens at the Recreation Center
- Community boards + bus stops
- Vail Resorts Housing
- HOA/PMC email blasts
- STR Communications
- BTO Business Outreach
- Canvassing retailers and restaurants on Main St.

Stump the Recyclers

- Reach: 142 People (577 YTD)
- Food Scrap Sign Ups: 4 (30 YTD)
- Common Questions:
 - What goes in the compost?
 - How much actually gets recycled?
 - Why can't we recycle clamshells?

Oops Tags

- Routes Completed: 5 (22 YTD)
- Bins Tagged: 339 (1,418 YTD)
- Common Contaminants (The usual suspects):
 - Clamshells
 - Plastic packaging (both bags and harder plastic)
 - To-Go Containers/Cups
 - New this month, a lot of Glass

This month the Stump the Recyclers events saw a slight dip in numbers, possibly due to kids going back to school. **The Oops Tag routes have seen an uptick in the number of houses with recycling in Breckenridge.**

HC3 provides education and outreach services to the Town and is supported, in part, by grant funding through the community grants program. Attached is the final grant report for 2022.

Mountain IDEAL

Recertification is underway. Staff is compiling data, plans, studies, news articles, and good practices stories to submit for a desk audit by the end of the year. The on-site audit and partner interviews will take place at the end of January. As Staff prepares the application, it's notable the improvements and progress the Town has made since 2019 when we first started the process of certification. Staff shared our experience with destination management at the Rocky Mountain Playground workshop on September 6th. This workshop is part of a listening and learning exercise for the Colorado Destination Stewardship Strategic Planning Initiative being conducted by the Colorado Tourism Office.

Other Updates

Sustainability Staff presented to Breckenridge Mountain Rotary on Aug. 22. We covered PAYT/URO, Breck E-Ride, Colorado CarShare, Precious Plastics (BCA initiative), REMP, renewable energy initiatives, and plastic pollution.

Upcoming Council Opportunities

HC3, Summit County government, and Recycle Colorado are hosting a forum about **Colorado's Producer Responsibility Program for Statewide Recycling** at the Keystone Policy Center, followed by a SCRAP Tour. Please RSVP for Oct. 4 from 9:30am-noon to learn more about this state recycling policy, understand the impacts to our local communities, ask questions of the nonprofit executing the program, and see an on-the-ground view of how recycling works in Summit County. **Colorado Speaker of the House Julie McCluskie and Colorado Senator Dylan Roberts** will be in attendance. This event is designed for elected officials and town/county managers and assistant managers; space is limited. **RSVP by September 15th**. If you have more questions about Producer Responsibility and how it works, read more at RecyclingForAllColoradans.org

Summit's first **Climate Week** will take place October 2-6 with tours, speakers, and other community events. Breckenridge will be hosting a tour of Alta Verde I with a focus on electrification/net-zero and mobility. [More information can be found here.](#)

[Mountain Towns 2030 Climate Solutions Summit in Vail October 18-19](#) - Registration is open.

Pay as You Throw: Timberline, Towns, HC3

Thursday, August 24th 2:00PM

In attendance: Jen Schenk (HC3), Allie Flynn (HC3), Christy Turner (HC3), Bill Schenk (SCRAP), Hayden van Andel (Breckenridge), Hilary Sueoka (Frisco), Ashley Brubaker (Summit County), Jane Schafer (Frisco), Jessie Burley (Breckenridge), Gaston Feuereisen (Timberline)

Action Items:

- **Timberline:** Talk to County about issues rolling out URO on same timeline as towns.
- **Breckenridge**
 - Let Timberline know when reports are due.
 - Send reporting forms to Timberline once complete.
- **Frisco**
 - Clarify which records are kept for 3 years.
 - Let Timberline know when reports are due.
 - Send reporting forms to Timberline once complete.

Discussion

Rollout Update

- On track to meet 10/1 deadline. Breck 98% complete. Frisco deployment in September.
- Prepared for group accounts with multiple container sizes, priced by size. HOA distributes cost.
- SCRAP will collect totes that Timberline will not take for repurposing and/or recycling.
- County is drafting ordinance and plans for adoption in April 2024, with implementation in October 2024. Universal Recycling deadlines may mirror Breckenridge & Frisco.

Data Tracking Requirements

- Able to provide all data required by Town of Breckenridge. Weight-based totals will be estimates.
- Able to provide all data required by Town of Frisco.
- Will include breakdown by tote size.

Challenges/Concerns/Feedback

- Many residents downsized to 32-gallon, realized size too small, and have upsized to 64-gallon.
 - After 10/1, will automatically upsize residential accounts after 3 overflow violations.
- Added a route to accommodate increase in recycling service.



Pay as You Throw: WM, Towns, HC3

Thursday, August 24th 1:00PM

In attendance: Jen Schenk (HC3), Allie Flynn (HC3), Christy Turner (HC3), Bill Schenk (SCRAP), Jessie Burley (Breckenridge), Jane Schafer (Frisco), Hayden van Andel (Breckenridge), Kinni Flores (WM), Payton Le Doux (WM), Hilary Sueoka (Frisco), Ashley Brubaker (Summit County), Nathan Reimers (WM)

Action Items:

- **HC3**
 - Send group pictures of totes sizes examples.
 - Discuss PAYT/URO timeline with Ashley prior to Summit County's adoption.

Discussion

Rollout Update

- On track (70-75% done) to meet deadline. Rolling out by customer request
- 32-gallon wildlife-proof totes are in stock and available for customers.
- Postcard rates did not include fuel & maintenance surcharge. Surcharges may not exceed 25%.
- Corporate CSRs being trained on PAYT in Summit County. Refer residents to Kinni if not getting what they need.
- Drivers are re-labeling totes with incorrect guidelines while on route.
- Share account contact information with Nate or Kinni to be connected with group account managers.
- SCRAP will collect totes that WM will not take for repurposing and/or recycling.
- County is drafting ordinance and plans for adoption in April 2024, with implementation in October 2024. Universal Recycling deadlines may mirror Breckenridge & Frisco.

Commercial Glass & Organics Requirements

- To comply with ordinance, WM should either share contact information for waste haulers that provide this service, or subcontract out glass and/or organics collection service with commercial accounts who request this service.

Data Tracking Requirements

- Breckenridge – Can provide required data for the Town of Breckenridge. Include breakdown by tote size and number of households in group accounts.
- Frisco – can provide required data for the Town of Frisco, except weight totals.





DROP-OFF RECYCLING CENTERS CENTROS DE ENTREGA DE RECICLAJE

FREE, 24-HOUR DROP-OFF RECYCLING LOCATIONS IN BRECKENRIDGE, FRISCO AND SILVERTHORNE
UBICACIONES DE RECICLAJE GRATUITAS LAS 24 HORAS EN BRECKENRIDGE, FRISCO AND SILVERTHORNE



#1 - #2 PLASTIC BOTTLES
BOTELLAS DE PLÁSTICO
#1 - #2



ALUMINUM & TIN CANS
ALUMINIO Y LATAS DE METAL



PAPER
PAPEL



CARDBOARD
CARTULINA



GLASS
VIDRIO



CARTONS
CARTONES



FOOD WASTE
DESECHOS DE
ALIMENTOS



SCRAP METAL
METAL CHATARRA





SINGLE STREAM RECYCLING RECICLAJE DE FLUJO ÚNICO

SINGLE STREAM BINS ARE PICKED UP FROM YOUR HOME OR OFFICE
LOS CONTENEDORES DE UN SOLO FLUJO SE RECOGEN EN SU CASA U OFICINA



PLASTIC BOTTLES,
JUGS & TUBS
BOTELLAS DE PLÁSTICO,
JARRAS Y BALDES



ALUMINUM &
TIN CANS
ALUMINIO Y LATAS
DE METAL



PAPER &
CARDBOARD
PAPEL Y CARTON



NO GLASS
NO VIDRIO



NO CARTONS
NO CARTONES



NO PLASTIC
BAGS
NO BOLSAS
PLÁSTICAS



High Country Conservation Center Town of Breckenridge Final Grant Report | 2023

Overview: In 2023, HC3 received \$12,000 from the Town of Breckenridge to fund recycling education and irrigation assessments for the Breckenridge community.

Recycling: As of August 1, HC3 staff, interns and volunteers hosted two educational sessions at the Breckenridge Recycling Center and directly educated 88 individuals. Additional Breckenridge dates include Aug. 6, Aug. 23 and Sept. 7. Events are promoted in the Summit Daily, on Facebook, and through HC3’s website and newsletter. To support these events HC3 offers an annual training for Zero Waste Ambassadors, our network of dedicated volunteers who serve as influencers in the community. This year’s training took place June 14, when we engaged one-on-one with 20 locals on proper recycling.



HC3 Program Coordinator Andrii Iwashko educates residents at a recent recycling event in Breckenridge.

This year, HC3 helped 7 Breckenridge-based organizations increase or improve their recycling with signs, bins, and labels. This support is in addition to the assistance we provide for Universal Recycling compliance. Notable examples include: Base 9 Condos added glass and single stream recycling; Main Street Station (including LoLo Juice, BoLD, Quandary Tequila Bistro, The Cheese Shop, and Christy Sports) added glass and food scrap recycling.

Additional Breckenridge Recycling Highlights:

- **Pay as You Throw/Universal Recycling:** HC3 continues to support implementation and has provided on-site assistance to 31 Breckenridge businesses/HOAs.
- **Oops Tags:** HC3 inspected and left personalized recycling instructions on bins at more than 1,000 households. This includes roughly 300 bins in Breckenridge. Now in its fourth year, tagging improves recycling in 42% of tagged households.
- **Community engagement:** HC3 worked with BreckCreate to promote the Precious Plastics effort, helped local schools compost, and produced videos promoting proper recycling.
- **Residential food scrap drop-off:** 1,051 Breckenridge residents are enrolled in the food scrap program, an increase of 20% since last year. The neighborhood food scrap station near the Wellington neighborhood sees high use and is a major contributor to countywide success – in the first half of 2023, participants diverted nearly 200,000 pounds of food waste, an increase of 66% over the first half of 2022. We also hosted a compost giveaway in Breckenridge for food scrap enrollees on Friday, May 19.



Neighborhood stations make glass and food scrap recycling easier for residents.

Water Conservation: HC3 collaborates with town staff on reducing water consumption and helps residents save water in their yards. Last year, HC3 developed an irrigation assessment program called Water Smart. In 2023, HC3 reworked the scheduling process to improve customer experience. Water Smart programming includes:

Irrigation certification for landscape professionals and government staff. A complimentary spring training took place in April, and a second training will take place Oct. 10-12. We are grateful for our town partners who are helping to host the October event at the Breckenridge Recreation Center.

Continuing education and workshops for landscape professionals and government staff. More than 40 people attended a virtual workshop on March 30 called “Alpine Beauty: Low Water Landscaping in the High Country”.

Rebates for residents, businesses and HOAs to receive irrigation assessments and upgrade to efficient irrigation equipment. Rebates and program advertisements are funded by the Colorado Water Conservation Board and the Colorado River District’s Community Funding Partnership through the 2024 irrigation season.

Community engagement events and promotional materials to promote Water Smart assessments and low water landscapes. On July 19, HC3 partnered with two nonprofits to host a Brewery Social helping residents understand where our water comes from. In addition to hosting monthly Brewery Socials around the county, staff regularly promotes Water Smart at public events throughout the community. Based on feedback from local water providers and a land use consultant, HC3 continues to explore unified watering schedules for the community, which would allow HC3 to further promote water conservation in a way that is clear and impactful for both residents and landscapers.



Water Well

Your irrigation system may be damaging your lawn, draining your wallet, and impacting Summit County’s beautiful ecosystem.

Schedule a Water Smart assessment today.

(970) 668-5703
highcountryconservation.org

HC3 promotes the Water Smart program through advertising, outreach events, and postcards left behind at homes where we conduct energy assessments.



HC3 recently captured photos in Breckenridge to show residents the beauty of low-water landscapes.



A recent Brewery Social at Broken Compass helped residents understand where our water comes from.



Memo

To: Breckenridge Town Council Members
 From: Helen Cospolich, Town Clerk
 Date: 9/6/2023
 Subject: Committee Reports

The following committee reports were submitted for this meeting and are attached:

- Summit Stage Advisory Board
- Breckenridge Social Equity Advisory Commission

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	Included
Police Advisory Committee	Chief Jim Baird	No Meeting/Report
Recreation Advisory Committee	Scott Reid/ Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	No Meeting/Report
Breckenridge Social Equity Advisory Commission	Shannon Haynes	Included
Communications	Brooke Attebery	No Meeting/Report

**Note: Reports provided by the Mayor and Council Members are listed in the Council agenda.*

Summit Stage
August 30, 2023
Transit Board Meeting

Operations:

- 46 full time drivers
- Additionally 1 in training, 2 starting training, and 5 in the hiring pipeline
- Need 55 drivers to operate 30-minute service this winter but due to fleet concerns, that will not be possible as noted below
- Last year they were at 41 full time drivers at this same time
- Planning hourly service until at least January, due to their aging fleet and associated fleet availability concerns. Need 22 buses in service at any given time to run ½ hour service. This summer and over the past year, they’ve only been able to average 19 buses in service meaning some routes would need to be canceled on short notice
 - There will be an additional bus to Breckenridge from Frisco at 7:30am and the other direction at 5:15pm

Ridership:

- Total July 2023 fixed-route ridership was 107,042. A 3.9% decrease from July 2022 ridership of 111,376
- Ridership changes by Route July 2022 vs. July 2023:

Route	% Difference (Gain / Loss)
Breckenridge - Frisco	-4.9%
Frisco - Silverthorne	-12.2%
Copper - Frisco	18.6%
Keystone/Dillon/Silverthorne	-15.0%
SMF Breck - Keystone	N/A
SMF Keystone - ABasin	N/A
Boreas Pass Loop	-8.6%
Free Ride Purple Contract	41.9%
Silverthorne Loop	7.6%
Wilderness Loop	2.3%
Blue River Commuter	155.7%
Lake County Commuter	9.0%
Park County Commuter	64.4%

Comparisons are for hourly service in both 2022 and 2023, except for the Purple Route which is on 30-minute service.

Other Items:

- The Board was overwhelmingly supportive of installing a new bus stop at Swan Meadow Village in Summit Cove. The cost is budgeted around \$132k but will most likely be closer to \$300k
- Fehr & Peers is working through the Microtransit feasibility study, with their initial meeting on August 16th, they are now meeting with similar communities that have transit and microtransit in place
- Transit Operations and Fleet Charging Facility is planned to break ground in Spring 2024. The original drawings have been changed to add workforce housing to the project, which will have to be locally funded. This adjustment adds \$5.8million to the project with completion in Summer 2026

Financials:

- \$32,873,201 available in the Transit Fund



TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission

August 21, 2023, 7:30am

*Striving for racial and social equity for all by removing barriers and
facilitating opportunities to thrive*

Recording:

https://us02web.zoom.us/rec/share/plA2ViG1aFZIkre9NJvzKVV3-HBghCLnje4M68Gd7KWbjCqr-wzPoj8kLRAV7_oe.TCsFGmxwUhwuNTXI

I. Call to Order (7:30-7:35)

Roll Call

Present: June Walters, Laurie Moroco, Jordan Burns, Tahja Grier, Carol Saade, Silvia Vicuna, Eliana Crabb

Absent: Jason Smith, Joyce De La Torre

Discussion/Approval of Agenda

Laurie Moroco motion to approve; June Walters seconded.

Discussion/Approval of the Minutes

Carol Saade motion to approve; Jordan Burns seconded.

II. Public Comment (Non-Agenda Items) (7:35-7:40)

III. Staff Summary (7:40-7:50)

Blue River Pathways Project presented by Shannon Haynes

The Blue River Pathways Project aims to revitalize the Riverwalk area in downtown Breckenridge. With its origins 35-40 years ago, the project is undergoing a reimagining for the next several decades. Phase 1 highlighted the need for more inclusive engagement, particularly with the non-English speaking community members. The focus is now on optimizing outreach strategies, considering whether the current approaches and information distribution are effective. Tahja Grier emphasized the importance of taking the initiative to engage directly within the community. Carol Saade recommended drawing insights from previously successful outreach efforts and being patient in building engagement. Silvia Vicuna suggested partnering with trusted organizations like Mountain Dreams for community engagement through door-to-door interactions. Some commissioners expressed that the initial survey's name led to confusion and proposed alternative names like River Walk or Blue River Plaza for future consideration.

Additional notes during this discussion shared from Shannon Haynes include:

- The BTO had success utilizing Spanish speakers to conduct intercept surveys the Transit Center during commuting hours.*
- Be mindful of timing of surveys as people may be getting overloaded.*
- Consider English & Spanish flyers for businesses to put up. We may be able to get more workers that way.*

- Collaborate with other organizations to reach the Spanish speaking community – FIRC, Mountain Dreamers, etc.
- We need to go to the people we are trying to reach, talk to them where they are instead of asking them to come to us (ex. Churches).

Board Training

Tahja Grier and Jordan Burns elected to attend a training TOB is planning to organize specifically for the Chair and Vice-Chair of Commissions and Boards.

Good Governance

TOB is discussing the need to enhance the effectiveness of commissioners by providing proper training. This training would be facilitated by a consultant and aims to empower commissions and boards and help teams operate more efficiently. While Carol Saade, Silvia Vicuna, and Jordan Burns have attended training, most members of the Social Equity Advisory Commission have not, general consensuses are that the BSEAC would like to go through this training. Mack Russo will coordinate once training sessions are set up for the commissioners. This training sessions would be incorporated into one of the monthly BSEAC meetings and potentially recorded for future onboarding purposes.

IV. Social Equity Discussion (7:50-8:45)

Budget (Presented by Shannon Haynes)

Initially, the BSEAC was established without a clear budget plan. Now, it's progressing with tangible action items. For the FY24 budget, funds are allocated for both the commission's activities and community initiatives.

Mini grants are being introduced, intended for non-profits aligned with the commission's goals. Jordan Burns asked if this would be able to help other agencies cover the cost of translation, which Silvia Vicuna raised a concern about translation services for TOB itself. Which, the town currently relies on four to five outsiders for translation, prompting a suggestion to hire a community member proficient in translation and interpretation. Overall, a process for awarding these grants is still in development.

- *A \$25k budget for mini grants was approved.*

The budget also includes a line for programs and events. Notably, 10 Mile Pride, our first large-scale event from this commission, exceeded the original cost. However, the intention is to involve community partners and potential sponsors to share expenses.

- *A proposed budget increase for events from \$30k to \$60k was adjusted to a \$45k compromise due to potential extra events. Other sizable events are possible, and funds can be rearranged or requested from the Town Council if needed.*

No other changes made to the other purposed lines in the budget. See attached with the final proposal.

The budget timeline involves presentation in September to the Town Council, approval in October, and adoption in November, with implementation beginning in January.

Hispanic Heritage Month Banners

Silvia Vicuna presented updates resulting from her meeting with artist Jenise Jensen and Carlos Lopez of Mountain Dreamers. The revisions showcased incorporation of diverse cultures via specific design elements. A significant alteration involved adding names of Hispanic and Latin countries, notably repeating Mexico twice on the banners' back. The

arrangement of country names was explained by Mack Russo: a selection of US-recognized nations for the month, with additions from other lists recognizing consistent Hispanic and Latin countries. Some nations, like Haiti or those with linguistic ties, were excluded due to language origin concerns. Tahja Grier proposed substantial back edits, however due to printing timelines, consensus was to leave the design alone. BSEAC approved designs are set for Town Council submission.

Subcommittee Updates

i. Celebrating Diversity

Tahja Grier presented the Celebrate Diversity subcommittee's plans for next year's 10 Mile Pride event. The proposed schedule spans from Thursday to Sunday and includes various activities.

The subcommittee also shared their plans for upcoming months on the diversity calendar:

August: A video collaboration to commemorate International Indigenous People Day, featuring Susan Gilmore and Jordan Burns discussing Gilmore's tribe.

September: Organizing Hispanic community members to read favorite folklore in English and Spanish, aligning with event banners' theme.

October: Considering Halloween-themed or Global Food Day activities.

During discussions, Carol Saade emphasized the importance of involving celebrated groups in the planning process and asking how they would like to be celebrated, as seen with the Hispanic Heritage videos.

ii. Community Influence & Education

Laurie Moroco presented meeting notes from the Community Influence and Education Subcommittee on BSEAC University's plan. The proposal involves creating a homepage video outlining BSEAC's mission, accompanied by six more videos addressing key topics: systemic racism, income inequality, gender equity, LGBTQ+ rights, housing access, and immigrant rights. These videos aim to educate and foster allyship within the community, aligning with the committee's passions and community needs. They plan to explore resources, potentially from The Equity Project or other DEI agencies, to develop curriculum for these videos. Commissioners supported the focus on the chosen 6 equity areas.

iii. Community Outreach & Engagement

Tahja Grier presented notes highlighting the focus on diverse information distribution and local business involvement. The plan involves creating an extended community partner list and considering collaboration with other agencies in Breckenridge. Integrating the BTO and increasing interaction during BSEAC meetings were discussed. To improve public engagement, the equity@townofbreckenridge.com email would be added. Shannon Haynes questioned the response strategy for this email, with a suggestion to follow the Town Council's approach of staff handling general queries and specific ones redirected to the Council. Mack Russo would primarily respond, channeling specific questions for unified commissioner responses during monthly meetings. Public comments would be shifted to meeting endings for attendee convenience. Lastly, the subcommittee also explored adding a vision statement, with Jordan Burns proposing either "striving for a better

breck" or "striving for a better breck where all community members can thrive."

iv. Immigration Rights & Advocacy

Silvia Vicuna and Carol Saade reviewed their recent meeting with Peter Bakken and Javier Pineda from Mountain Dreamers. The primary focus was identifying the committee's priorities and strategy. They aimed to enhance access to Town resources for the Hispanic and non-English speaking population and advocate for marginalized immigrants. Mountain Dreamers proposed involving the local community committee to ensure representation. The next steps involve crafting an engagement template and collaborating with Mountain Dreamers' Community Committee to gather insights on specific issues.

v. Civic Engagement

Carol Saade expanded on the subcommittee notes, highlighting the RMU meetup she co-led with Kelly. The meetup covered government engagement, the Council's responsibilities, housing initiatives, and a Q&A session. The subcommittee then shifted to strategizing ways to engage various sub-communities effectively which is what they'll be reviewing at their next meeting.

V. Upcoming Council Items (8:45-8:55)

VI. Other Matters (8:55-9:00)

Commissioner Attendance Revision

Commissioners agreed to not add a medical exception to absences in the bylaws but rather keep the reason documented incase of review to remain consistent with other commissions.

VII. Adjournment

June Walters motioned to adjourn; Laurie Moroco seconded adjournment.



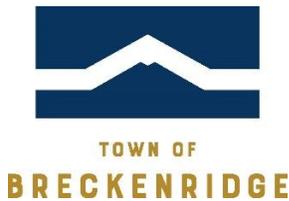
**Breckenridge Social Equity Advisory Commission Budget
PURPOSAL**

Expenses from....

Total Available for Current Year:

Grants	
Mini-grants	
Programs & Events	
10 Mile Pride	
Other	
Employee Relations	
Wages	
Benefit Credit	
BSEAC Apparel	
Subtotal:	
Materials/Supplies:	
Stationary & Forms	
Memberships for Commissioners:	
Memberships	
Subscriptions	
Consultant/Facilitator Services:	
Professional Development / Trainings	
Education Curriculum	
Professional Services:	
Marketing and Advertisements	
Translation Services	
Meetings:	
BSEAC Catering	
Subcommittee Catering	
Misc Business Expense	
Subtotal:	
TOTAL EXPENDITURES:	

FY24				
	TOB Funding		Other Funding	
	Actual	Budget	Actual	Budget
	25,000			
	45,000			
	19,200			
	4,500			
	1,800			
	95,500	0	0	0
	500			
	500			
	150			
	6,000			
	3,000			
	3,000			
	2,000			
	3,600			
	1,500			
	20,250	0	0	0
	115,750	0	0	0



Memo

To: Breckenridge Town Council Members
From: Jon Dorr, Assistant Director of Recreation/Programs
Date: 9/6/2023
Subject: Breckenridge Events Committee

The Breckenridge Events Committee met on September 6, 2023. Below you will find the meeting minutes and a link to the SEPA calendar. Past event details of BIFA, Breck Epic, Backstage Gala, Wine Classic, etc... were shared with positive feedback and constructive discussion. Thomas “TJ” Messerschmitt joined to speak as the President of the Breckenridge Restaurant Association. He voiced that Breckenridge is lacking some of the larger events that were previously hosted and identified these events as important drivers of visitors to Breckenridge. There are no additional items of note.

Minutes
Breckenridge Events Committee
Wednesday, Sept 6, 2023
Right event, right time, right result

Attending: Michele Chapdelaine, Maddie Owens, Kelly Owens, Jon Dorr, Shannon Haynes, Lucy Kay, Neal Kerr, Carrie Benefiel, Dave Feller, Chase Banachowski, Andy Banas
Guests: Sarah Wetmore, Majai Bailey, Bill Wishowski, Ashley Zimmerman, Mike McCormack, Rob Byam, Thomas Messerschmitt, Tamara Park, Mallory Gemlo, Juli Rathke, Tina Cunningham, Hayden Van Andel

- I. Michele Chapdelaine called the meeting to order at 9:02am.
 - a Committee Chair took roll call.
 - b A motion was made to approve the Aug 2nd, 2023, Meeting Minutes.
 - **M/S/P**

- II. **Upcoming Events** – Committee reviewed upcoming events and had no concerns.
 - a 9.9.23 AirStage Vista Point Block Party
 - b 9.6-10.8.23 Breckenridge Stables Pumpkin Patch Wagon Rides
 - c 9.12.23 AirStage River Park Block Party
 - d 9.14.23 AirStage Wellington Block Party
 - e 9.15-17.23 Oktoberfest
 - f 9.21-24.23 Breckenridge Film Festival
 - g 9.29-10.1.23 Strings, Ciders, & Sours *Private Property, minimal impact*
 - h 9.30.23 TEDxBreckenridge @ RWC

- III. **Pending SEPA** - Committee reviewed full list of pending SEPAs and had no concerns.

- IV. **General Updates and Discussions**
 - a Sustainability Update

- The Sustainability Sub Committee met last week to review successes from the Summer. The group identified some SEPA improvements to give smaller events more resources. Overall, compliance with the new plastic ordinance has been strong. Decided as a group to move to quarterly BEC updates from Town Sustainability Department starting in October. Looking to keep discussion high level. Good timing following September's heavy event schedule.
 - Note that Kat Slaughter from Vert sites is phasing out of events – Jenny Hammock from Minimal Impact has been working to fill the event space.
- b Breck Create Holiday Palooza concept.
- Breck Create and other Resident Community Partners are planning to have more resident themed events this December including Alpine Dance – Semi Professional Nutcracker and a handful of shows targeting Christmas holiday. Goal to build business and push early season traffic. Still defining the strategic direction. Concept to potentially develop further for the future.

V. Review Past Events

- a **8.3-5.23 22nd Annual Breckenridge Aug Art Festival @ MSS** - Private Property, minimal impact.
- b **8.3.23 Backstage Theatre Annual Gala** – Overall successful event. Fundraised close to \$78K – still looking to raise a total of \$100K by end of month. Event utilized RCup reusable cup program. Producers hope to have more specific feedback on RCup next meeting.
- c **8.11-20.23 BIFA** – Really pleased with impact. Reached around 7K people according to counters, not including trail head installations. Key piece was return of Trail Mix. This year tested having guests register for performances on trails and found it successful in mitigating attendance and a good way to keep “surprise and delight” factor while aligning with overall leave No Trace Goals. Also, positive feedback around collaboration with Rec Center to activate Skate Park and the balance of free experiences with paid experiences. Experimenting with “pay what you can” or “what you will” model.
- The committee had some feedback around examining BIFA’s use of Moonstone Trail that intersected with Breck Epic. Hikers and bikers in the same area Sunday at Carter Park for a couple of hours. Breck Epic and BCA will continue to work together to improve experience for participants of both events.
- d **8.13-18.23 Breck Epic** – 15th year of event. 600 unique riders across all categories. Riders from 20 different countries and 40 different states – numbers consistent with past 7 years. Not feeling the need to increase participation. The producer feels attendance numbers are exactly where they should be to be able to preserve the experience for the participants while not burdening the trail network. Event supported with a lot of paid media. New partnership with the Outside Magazine family. Seeing a shift in how cycle events are leveraging their content with more organic. Launched the women’s cycling summit this year, positioning event as basecamp for those female athletes looking to take their cycling career to the next level. Seeing more weight placed on women’s competition across sports in general. Next year hoping to offer free entry to women’s pros to really showcase the women’s field.
- e **8.24-27.23 Wine Classic @ Beaver Run** - Private Property, minimal impact – positive feedback.
- f **8.25-27.23 Hogfest: Bacon & Bourbon @ MSS Private** Property, minimal impact – positive feedback.
- g **9.2.23 The Great Rubber Duck Race** – Sold a record number of little ducks – over 15k went down in general race.
- Side note - Rocky Mountain Safety and Security was no show on both Duck Race and Hogfest.
- h. **9.2-4.23 48th Annual Gathering at Great Divide Art Fest @ CMC** Private Property, minimal impact. This year event expanded sustainability efforts and gave the artists metal coffee mugs in addition to water bottles to use at re-fillable water stations. Filled less than half a dumpster over the entire event.

- i. **Review Agenda Items for next BEC Meeting – Oct 4, 2023**
 - a. Revisit the wording of the first goal – Lucy Kay
 - b. Quarterly Sustainability Update – Jessie/Hayden
 - c. BSR Winter Events Update – Chase Bujakowski
 - d. Planning for in-person October meeting with virtual option.

- j. **Public Comments**
 - a. Comments from Thomas Messerschmitt “TJ”, President of Breckenridge Restaurant Association (BRA). Shared sentiment from BRA around feeling that Breckenridge is losing a lot of core events from outside event producers and Vail Resorts. Example of Dew Tour which included the Street Rail Jam that was a night event in the core of town. BRA would like to Breckenridge to look for ways to retain events and make the existing events better and bigger. Another example Fourth of July – how do we retain people after the parade?
 - i. Important discussion to keep on the table – need to better understand how events impact or benefit different segments of the business and local community.
 - ii. Opportunity to promote more events that are happening through the restaurants. Goal to find ways to proactively increase the value of the Breckenridge Brand.
 - b. Feedback around need for a community event resource where local businesses can see full calendar of events.
 - i. Note on existing Community Calendar that lives on GoBreck.com. Local event producers encouraged to use this free resource and upload their events to the calendar. The BCA Event calendar automatically integrates with the Community Events Calendar on GoBreck.com. Opportunity for all local event producers to promote their events.

- k. **The meeting adjourned at 10:09am.**

The Breckenridge Events Committee evaluates events against four strategic goals:

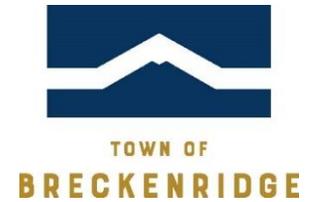
- **Build Business** - An event designed to drive revenue for greater business community and /or the event producer.
- **Branding/Media** - An event designed to draw external media (national & international) promoting the Breckenridge brand.
- **Fundraising** - An event designed to raise awareness and funding for a non-profit organization's mission.
- **Resident Focused** - An event designed specifically for residents vs. an event more broadly marketed to visitors and residents.

LINK TO SEPA CALENDAR

<https://calendar.google.com/calendar/u/0?cid=cmN0NTI3bnUwZ2dpZjE2azRyY2ttaGF2cW9AZ3JvdXAuY2FsZW5kYXluZ29vZ2Z2xILmNvbQ>

Memo

To: Breckenridge Town Council Members
From: James Phelps, Director of Public Works
Date: 9/7/2023
Subject: Water Bottle Filling Station Update



At the request of the Council, staff has gathered information on the existing Town owned facilities and Town Parks that offer water bottle filling stations that accommodate reusable water bottles. Town facilities include: the Ice Rink, Riverwalk Center, South Branch Library, Arts District (Ceramics & Breckenridge Theater), Town Hall, South Gondola Parking Garage, Breck Station, Rec Center, Tennis Center, and the Golf Clubhouse. Town Parks that offer water stations are: Carter Park, , River Park, Kingdom Park, and added this summer Prospector Park (restroom adjacent to Carter Museum). Current water bottle filling stations are depicted on the following map:

<https://summittownela.maps.arcgis.com/apps/instant/basic/index.html?appid=bd471106c33840e2aac879442dd996e8>

As described in the CIP memo included in the work session packet, a new water station is also proposed to be incorporated in the Schoonover “Living Lab” bike and pedestrian plaza. Staff is also working on an online mapping tool, utilizing our current ESRI/GIS platform and accessed by scanning a QR code, that would provide a public facing map of all restroom and water station facilities.

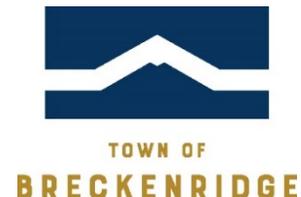
In addition to the stations available at the Town parks and facilities, two Quench Buggy mobile units have been ordered and should arrive for use next spring. These units are planned to be branded with a custom wrap designed by Sustainability and BTO staff. Staff will develop a plan for placement of these units.



Staff is continuing to evaluate additional locations for future installations.

Memo

To: Breckenridge Town Council Members
From: Town Staff
Date: 9/6/2023
Subject: Capital Improvement Plan



The Five Year Capital Improvement Plan (CIP) is presented herein for consideration and discussion at the work session. Funding for 2024 projects and funding for the three following years (2025-2027) are reserved per Council policy. Water Department and Golf Club capital projects are included in the CIP Summary to provide the Council with a broader understanding of our overall capital expenditures, but funding for these projects is approved through Utility and Enterprise Fund budgets not as part of the CIP.

New projects in this year's CIP include the Kingdom Park Ballfield Renovation, McCain Open Space Projects, a town-wide Drainage Master Plan Update, Carter Park Renovations, planning for a Food & Beverage Delivery Center, Ice Arena Entrance Repairs, and Dark Sky Pedestrian Lighting Conversions. Details are provided below for a limited number of the projects shown in the CIP and each project also has a page in the CIP document that provides a brief project description and budget. Staff will be present at the meeting to answer questions on all projects proposed in the Five Year Capital Improvement Plan.

Kingdom Park Ballfield Renovations: This project includes replacing the two existing grass ballfields with synthetic turf in 2024 and renovating the amenity space (bleachers, restrooms) between the fields in 2025. One of the greatest project benefits, for both residents and guests, is the increased programming season the artificial turf field will provide. The synthetic field could be open as early as March, rather than the current June start, and this longer season would enable our youth sports organizations (soccer, rugby, lacrosse) to have additional practice and game fields. Recreation Center youth programming would also utilize the synthetic fields over the longer season. The synthetic surface will also handle inclement weather better by draining faster than the existing grass, which will result in fewer cancellations and offer a more consistent playing surface for all users.

Alongside the programmatic improvements, this project also offers operational costs savings of approximately \$95,000 in staff time that would be reallocated to other existing Parks Division tasks and a substantial water savings. Improved water conservation over the last five year has drastically cut the amount of water used on the fields; however, conversion to a synthetic surface will eliminate the need for irrigation. Historic water usage for the fields is as follows:

2019: 2,932,000 gallons
2020: 2,683,000 gallons
2021: 1,377,000 gallons
2022: 802,000 gallons
2023: 800,000 gallons (projected)

McCain Property Projects: The proposed CIP includes four projects on the McCain parcel including Open Space projects, a new road, and a regional park.

Upon Council's approval and direction, Staff will begin the planning of the newly acquired 15 acres of Open Space adjacent to the reconstructed river. Concepts that will be vetted include a beginner mountain bike loop, a formalized trailhead, family friendly and accessible hiking, and a rec path realignment. Staff will bring concepts for Council review and feedback at later work sessions.

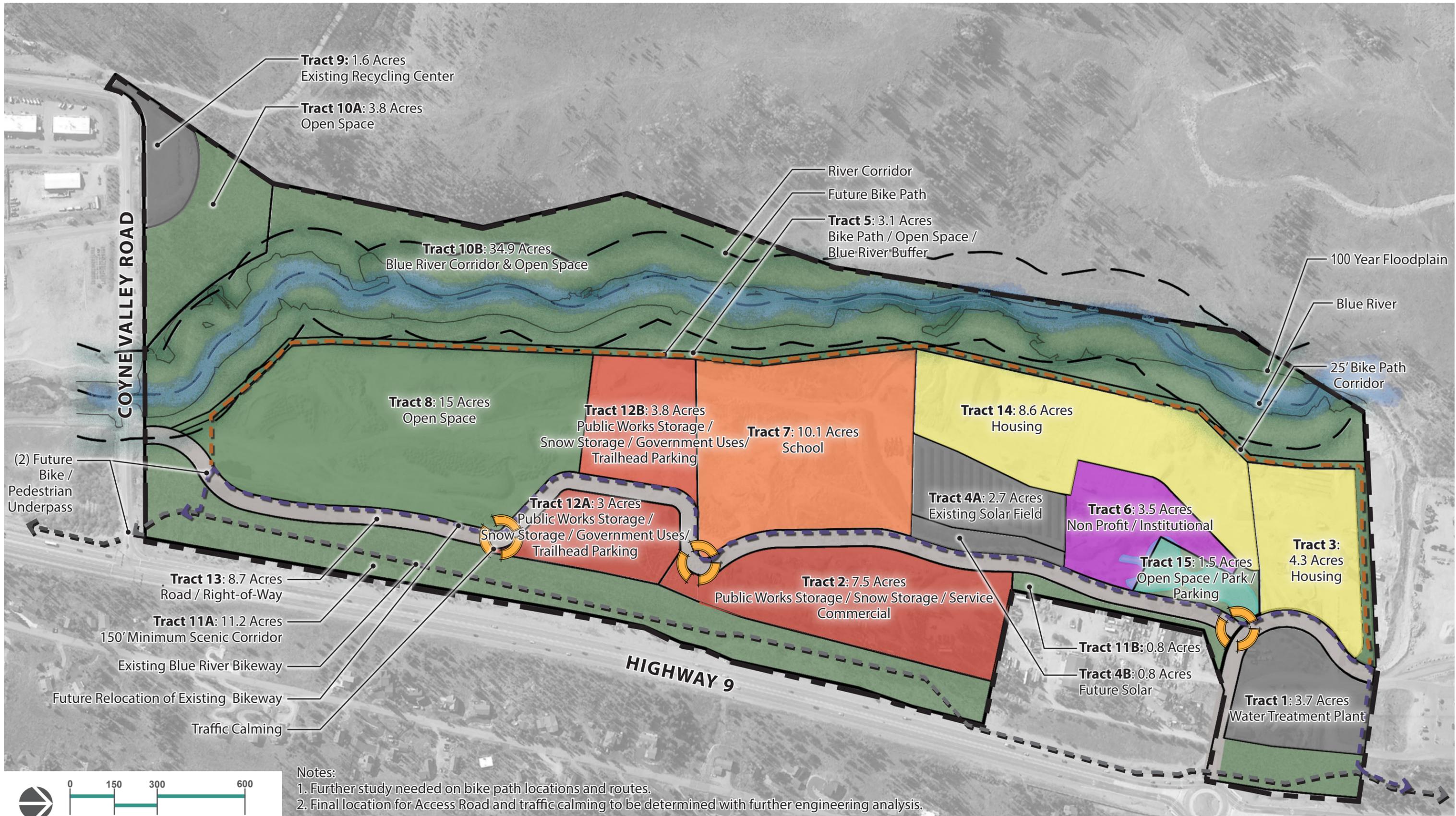
The McCain Access Road, connecting Coyne Valley Road to Stan Miller Drive, will be constructed in 2024. This road is required to be constructed per the real estate exchange with the School District, to provide direct access to the Public Works yard and snow storage, and as an alternate route for traffic to/from the Alta Verde apartment complexes.

The current McCain master plan (attached) contemplates a regional park on Tract 15 (1.5 acres) that overlaps with the pond that was filled as part of the floodplain work associated with the housing developments. This park

would be accessible from the rec path, Alta Verde housing, and FIRC's new Sol Center. This park could also connect, via pathways, to the river touch points that are under conceptual planning by the AV housing team. The proposed construction budget of \$1,000,000 in the CIP is assumed to be a 50% grant match.

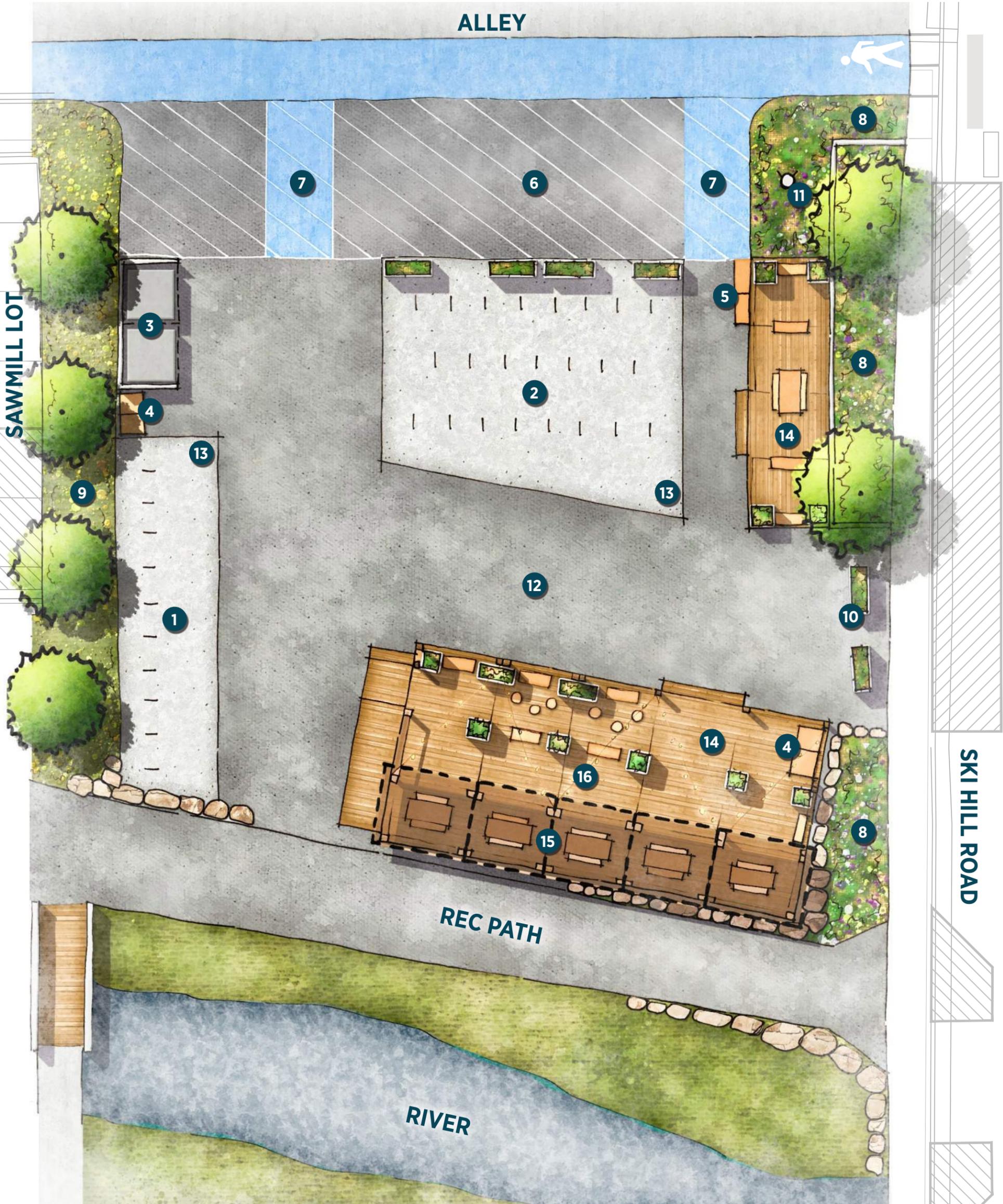
Fiber 9600: In 2024 we propose fiber expansion to include building out to neighborhoods that connect to the fiber backbone. Areas that may be included are all Town-owned workforce housing, the Weissshorn, Grandview, Four O'clock Road, Christie Heights, and the Village at Breckenridge.

Blue River Pathways Project: Staff is proposing two construction projects in 2024 for the multi-year pathways enhancement project. These projects are to deconstruct the Schoonover building and build a low-cost Living Lab Plaza on the Schoonover parcel. Two concepts for the plaza are attached to this memo for discussion at the work session. Staff will be requesting feedback from the Council on the amenities to include in the plaza such as: water filling station, bike racks, Breck E-Ride expansion, trash and recycling, temporary lighting, seating, picnic tables, shade structures, elevated deck seating, traditional port-a-potties, or trailer port-a-potties. Staff is also researching a new mapping tool to pilot in conjunction with the Living Lab Plaza. A traditional wayfinding map would be displayed at the plaza along with a QR code to access a mobile map. The mobile map would offer users the ability to select which attributes to show on the map, such as restrooms or water filling stations, utilizing our existing GIS software.



LEGEND

- 1 BRECK E-BIKES (10 RACKS / 20 SPACES)
- 2 PUBLIC BIKE PARKING (23 RACKS / 46 SPACES)
- 3 ADA PORT-A-POTTIES WITH SCREENING
- 4 TRASH AND RECYCLING
- 5 WATER STATION AND MAP KIOSK
- 6 LOADING ZONE
- 7 OPTIONAL PEDESTRIAN ACCESS
- 8 PLANTING AREA
- 9 WILDFLOWER SEEDING
- 10 RAISED PLANTERS
- 11 FIRE HYDRANT
- 12 ASPHALT PAVING
- 13 CRUSHER FINES
- 14 DECK FEATURE WITH SEATING
- 15 SHADE STRUCTURE
- 16 OVERHEAD LIGHTING



LEGEND

- 1 BRECK E-BIKES (10 RACKS / 20 SPACES)
- 2 PUBLIC BIKE PARKING (22 RACKS / 44 SPACES)
- 3 ADA PORT-A-POTTIES WITH SCREENING
- 4 TRASH AND RECYCLING
- 5 WATER STATION AND MAP KIOSK
- 6 LOADING ZONE
- 7 OPTIONAL PEDESTRIAN ACCESS
- 8 PLANTING AREA
- 9 WILDFLOWER SEEDING
- 10 RAISED PLANTERS
- 11 FIRE HYDRANT
- 12 ASPHALT PAVING
- 13 CRUSHER FINES
- 14 FUTURE ART LOCATION
- 15 SHADE STRUCTURE WITH SEATING
- 16 TEMPORARY LIGHTING



ADA PORT-A-POTTY SCREENING



CREATIVE DECK AND GATHERING FEATURES



TRASH AND RECYCLING



BIKE PARKING



WATER STATION





One option to provide temporary restroom facilities in the Living Lab Plaza is a port-a-potty trailer as used at the Frisco Marina. An at grade ADA accessible port-a-potty would also be recommended in conjunction with the trailer.

CAPITAL IMPROVEMENT PLAN 2024-2028

**For the Year Ending
December 31, 2024**

**Presented To:
Breckenridge Town Council**

Eric Mamula, Mayor

Jay Beckerman

Jeffrey Bergeron

Dick Carleton

Kelly Owens

Todd Rankin

Carol Saade

**Presented by:
Rick Holman, Town Manager**

Five Year Capital Improvement Plan Summary 2024 to 2028

Capital Fund Projects

Recreation	2024	2025	2026	2027	2028	TOTAL
Kingdom Park Ballfield Renovation						3,000,000
Artificial Turf Fields	3,000,000					3,000,000
Ballfield Pavilion	300,000	3,000,000	-	-	-	3,300,000
Skate Park Expansion	100,000		1,500,000			1,600,000
Total	3,400,000	3,000,000	1,500,000	-	-	7,900,000

Open Space

McCain Beginner Bike Loop, Family Hiking Trail & Trailhead Amenities	-	550,000	-	-	-	550,000
Blue River Monitoring & Maintenance	32,666	32,667	32,667	-	-	98,000
Total	32,666	582,667	32,667	-	-	648,000

Public Works

Drainage Master Plan Update	500,000					500,000
Riverwalk Center Renovations	500,000	-	-	-	10,000,000	10,500,000
Carter Park Drainage, Dog Park, and Bathroom Renovation	250,000	250,000	-	-	-	500,000
McCain Property Improvements- Access Road	9,400,000					9,400,000
McCain Regional Park ("Pond Park")	-	200,000	-	1,000,000	-	1,200,000
Food & Beverage Delivery Center	100,000	-	-	-	5,000,000	5,100,000
Infrastructure Improvements- Culverts& Bridges			350,000	350,000	350,000	1,050,000
Broken Lance Bridge Replacement	-	4,000,000	350,000	350,000	350,000	5,050,000
Broken Lance LOMR	-	150,000	-	-	-	150,000
Broken Lance Drainage and Roadway Repair	-	-	2,500,000	-	-	2,500,000
Fiber Infrastructure	1,800,000	2,000,000	2,000,000	2,000,000	2,000,000	9,800,000
Airport Road Improvements	250,000	-	3,750,000	3,750,000	-	7,750,000
Undergrounding of Overhead Utilities	350,000	-	-	-	-	350,000
Ice Arena Entrance Repairs	350,000	-	-	-	-	350,000
Roadway Resurfacing	3,700,000	2,500,000	2,500,000	2,500,000	2,500,000	13,700,000
ADA Compliance						
Total	17,200,000	9,100,000	11,450,000	9,950,000	20,200,000	67,900,000

Sustainability

Town Facilities Energy Upgrades	100,000	100,000	100,000	100,000	100,000	500,000
EV Charger Implementation	100,000	100,000	100,000	100,000	100,000	500,000
Materials Management Centers	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	700,000	700,000	700,000	700,000	700,000	3,500,000

Child Care

Child Care Center	-	-	-	-	-	-
Total	-	-	-	-	-	-

CAPITAL FUND GRAND TOTAL \$ 21,332,666 \$ 13,382,667 \$ 13,682,667 \$ 10,650,000 \$ 20,900,000 \$ 79,948,000

Capital Funding Sources

Excise Fund Transfer	21,131,333	12,761,334	11,736,334	8,775,000	20,900,000	75,304,000
McCain Rents	130,000	-	-	-	-	130,000
Open Space Fund (50% Blue River, 100% McCain Project)	16,333	566,334	16,334	-	-	599,000
Housing Fund (50% for Airport Rd. Improvements)	-	-	1,875,000	1,875,000	-	3,750,000
Child Care Fund	-	-	-	-	-	-
Conservation Trust Transfer (Applied to Recreation Projects)	55,000	55,000	55,000	-	-	165,000
Total	\$ 21,332,666	\$ 13,382,667	\$ 13,682,667	\$ 10,650,000	\$ 20,900,000	\$ 79,948,000

Parking and Transportation Fund Projects

Blue River Pathways Project	-	-	3,000,000	1,000,000	-	4,000,000
Living Lab Plaza	250,000					250,000
Schoonover Deconstruction	350,000					350,000
Wayfinding Phase 2	-	-	-	-	1,000,000	1,000,000
S.Park Ave & Main Street Roundabout	-	-	-	-	250,000	250,000
F-Lot Drainage and Parking Lot Improvements	-	150,000	-	-	500,000	650,000
Village Roundabout	-	-	-	-	500,000	500,000
Pedestrian Lighting - Dark Sky Conversions	500,000	500,000	500,000	500,000	500,000	2,500,000
Sidewalk Master Plan Implementation		250,000	250,000	250,000	250,000	1,000,000
Valley Brook Street	350,000					350,000
SH9 at CR 450	250,000					250,000
Transit Center	-	-	-	-	5,000,000	5,000,000
PW Admin Addition	-	-	-	-	2,500,000	2,500,000
Total	\$ 1,700,000	\$ 900,000	\$ 3,750,000	\$ 1,750,000	\$ 10,500,000	\$ 18,000,000

Parking and Transportation Funding Sources

Excise Fund Transfer	1,700,000	900,000	3,750,000	1,750,000	10,500,000	18,000,000
Total	\$ 1,700,000	\$ 900,000	\$ 3,750,000	\$ 1,750,000	\$ 10,500,000	\$ 18,000,000

Water Fund Capital Projects

	2024	2025	2026	2027	2028	TOTAL
Sawmill Dam Repairs	100,000					100,000
Peak 7 Water Main Upgrades	1,800,000		2,000,000			3,800,000
Goose Pasture Tarn Dam- Revegetation	500,000					500,000
Silver Queen to Main Street Water Main Upgrades		4,400,000				4,400,000
Warrior's Mark Water Main Upgrades		1,750,000	1,750,000			3,500,000
Soutsuide & Stillson Booster Stations				2,400,000		2,400,000
Transmission System Improvements					5,000,000	5,000,000
Tarn WTP Rehab Design	800,000	800,000				1,600,000
Tarn WTP Construction			3,180,000	6,360,000	3,180,000	12,720,000
Complete Water Meter Installation	1,000,000	1,000,000				2,000,000
Lower Blue Lakes			2,275,000			2,275,000
Shekel Water Main Upgrade Design				500,000		500,000
Total	4,200,000	7,950,000	9,205,000	9,260,000	8,180,000	37,795,000

Golf Club Capital Projects

	2024	2025	2026	2027	2028	TOTAL
Cart Path Replacement (9 holes per year)	574,200	600,000	627,000			1,801,200
Fencing Replacement	189,000	324,875	327,250			841,125
Total	763,200	924,875	954,250	-	-	2,642,325

Capital Improvement Plan Summary for 2024

	Capital Fund	Other Funding	Total cost
Recreation			
Kingdom Park Ballfield Renovation			
Artificial Turf Fields	2,945,000	55,000	3,000,000
Ballfield Pavilion	300,000		300,000
Skate Park Expansion	100,000		100,000
Open Space			
Blue River Monitoring & Maintenance	16,333	16,333	32,666
Public Works			
Drainage Master Plan Update	500,000		500,000
Riverwalk Center Renovations	500,000		500,000
Carter Park Drainage, Dog Park, and Bathroom Renovation	250,000		250,000
McCain Property Improvements- Access Road	9,270,000	130,000	9,400,000
Food & Beverage Delivery Center	100,000		100,000
Fiber Infrastructure	1,800,000		1,800,000
Airport Road Improvements	250,000		250,000
Undergrounding of Overhead Utilities	350,000		350,000
Ice Arena Entrance Repairs	350,000		350,000
Roadway Resurfacing	3,700,000		3,700,000
Sustainability			
Town Facilities Energy Upgrades	100,000		100,000
EV Charger Implementation	100,000		100,000
Materials Management Centers	500,000		500,000
TOTAL	21,131,333	201,333	21,332,666

Capital Funding Sources	Capital Fund	Other Funding	Total Funds
Excise Fund Transfer	21,131,333		21,131,333
McCain Rents	130,000		130,000
Open Space Fund Transfer		16,333	16,333
Conservation Trust Transfer (Applied to Recreation Projects)	55,000		55,000
TOTAL	21,316,333	16,333	21,332,666

	P&T Fund	Other Funding	Total cost
Parking and Transportation			
Blue River Pathways Project			
Living Lab Plaza	250000		250,000
Schoonover Deconstruction	350000		350,000
Pedestrian Lighting - Dark Sky Conversions	500000		500,000
Sidewalk Master Plan Implementation			
Valley Brook Street	350000		350,000
SH9 at CR 450	250000		250,000
TOTAL	1,700,000		1,700,000

P&T Funding Sources	P&T Fund	Other Funding	Total Funds
Excise Fund Transfer	1,700,000		1,700,000
TOTAL	1,700,000		1,700,000

Project Name Kingdom Park Ballfield Renovation
Department: Recreation

Description:

The Kingdom Park ballfield renovation project replaces the existing grass field with synthetic turf in 2024. In 2025 the amenity spaces: restrooms, bleachers, and walkways will also be updated.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	3,245,000	2,945,000	0	0	0	6,190,000
Conservation Trust Fund	55,000	55,000	0	0	0	110,000
Total	3,300,000	3,000,000	0	0	0	6,300,000
Project Costs	2024	2025	2026	2027	2028	Total
Artificial Turf Fields	3,000,000		0	0	0	3,000,000
Ballfield Pavilion	300,000	3,000,000				3,300,000
Total	3,300,000	3,000,000	0	0	0	6,300,000

Operational cost considerations:

Replacing the existing grass turf with a synthetic surface will save both staff hours and water used in irrigation. Approximately \$95,000 in staff time will be re-allocated to other existing Parks Division work and the synthetic turf will not require irrigation. Historic water usage for the grass fields is as follows:

- 2019: 2,932,000 gal.
- 2020: 2,683,00 gal.
- 2021: 1,377,000 gal.
- 2022: 802,000 gal.

Project Name Skate Park Expansion
Department: Recreation

Description:
 This project is to plan an expansion to the skate park at the Recreation Center.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	100,000	0	1,500,000	0	0	1,600,000
Total	100,000	0	1,500,000	0	0	1,600,000
Project Costs	2024	2025	2026	2027	2028	Total
Design	100,000	0	0	0	0	100,000
Construction	0	0	1,500,000	0	0	1,500,000
Total	100,000	0	1,500,000	0	0	1,500,000

Operational cost considerations:
 There are no anticipated increases in operational costs associated with this project.

Project Name McCain Beginner Bike Loop, Family Hiking Trail & Trailhead Amenities
Department: Recreation

Description:

This project is the construction of amenities on the Open Space parcel of the McCain Lot. Proposed amenities include a beginner mountain bike loop, formalized trail head and parking, as well as a family friendly and accessible hiking trail.

Project Funding	2024	2025	2026	2027	2028	Total
Open Space Funds	0	550,000	0	0	0	550,000
Total	0	550,000	0	0	0	550,000
Project Costs	2024	2025	2026	2027	2028	Total
Construction		550,000	0	0	0	550,000
Total	0	550,000	0	0	0	550,000

Operational cost considerations:

Operational costs will be detailed once the project scope and design are progressed.

Project Name Blue River Monitoring & Maintenance
Department: Public Works

Description:

This project is the required maintenance, weed mitigation, and supplemental irrigation of the river project and adjacent Open Space parcel. At the March 13, 2023 work session the Town Council approved this work with a 50% funding split to Open Space.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds						
Capital Fund	16,333	16,334	16,334	0	0	49,000
Open Space Fund	16,333	16,334	16,334	0	0	49,000
Total	32,666	32,667	32,667			98,000
Project Costs	2024	2025	2026	2027	2028	Total
Construction	32,666	32,667	32,667	0	0	98,000
Total	32,666	32,667	32,667	0	0	98,000

Operational cost considerations:

There is no additional operational expense with this project.

Project Name Drainage Master Plan Update
Department: Public Works

Description:

The Town's Drainage Master Plan was last updated in 1989. This project will inventory our drainage infrastructure, map basins and assets, and create a hydraulic model to update the Town's Drainage Master Plan document.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	500,000	0	0	0	0	500,000
Total	500,000	0	0	0	0	500,000
Project Costs	2024	2025	2026	2027	2028	Total
Design	500,000	0	0	0	0	500,000
Total	500,000	0	0	0	0	500,000

Operational cost considerations:

The study does not require any additional operational expenses.

Project Name Riverwalk Center Renovations
Department: Community Development

Description:
 This project is the development of plans for a Riverwalk Center renovation and future construction.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	500,000	0	0	0	10,000,000	10,500,000
Total	500,000	0	0	0	10,000,000	10,500,000
Project Costs	2024	2025	2026	2027	2028	Total
Design	500,000	0	0	0	0	500,000
Construction					10,000,000	10,000,000
Total	500,000	0	0	0	10,000,000	10,500,000

Operational cost considerations:
 Operational costs will be detailed once the project scope and design are progressed.

Project Name Carter Park Drainage, Dog Park, and Bathroom Renovation
Department: Public Works

Description:

The Carter Park dog park and bathrooms are in need of maintenance and updates. The surface drainage of the sledding hill, adjacent to the dog park, will be also be examined with this project.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	250,000	250,000	0	0	0	500,000
Total	250,000	250,000	0	0	0	500,000
Project Costs	2024	2025	2026	2027	2028	Total
Design		0	0	0	0	0
Construction	250,000	250,000				500,000
Total	250,000	250,000	0	0	0	500,000

Operational cost considerations:

No additional operational costs are anticipated with the upgrades to the existing facilities.

Project Name McCain Property Improvements- Access Road
Department: Public Works

Description:

This project will establish a roadway and utilities to the School District parcel and connect the road to Coyne Valley Road.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	9,270,000	0	0	0	0	9,270,000
Rents	130,000	0	0	0	0	130,000
Total	9,400,000	0	0	0	0	9,400,000
Project Costs	2024	2025	2026	2027	2028	Total
Construction	9,400,000	0	0	0	0	9,400,000
Total	9,400,000	0	0	0	0	9,400,000

Operational cost considerations:

Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for snow removal and maintenance of infrastructure.

Project Name Food & Beverage Delivery Center
Department: Public Works

Description:

This project is the feasibility, planning, and implementation of a food and beverage delivery hub within the Town. Modeled after Vail's current system, delivery vehicles would dock and unload at one location within Town and then goods would be delivered to restaurants by a third-party logistics service. This project would reduce the number of large trucks traveling and parking throughout the downtown core and riverwalk.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	100,000	0	0	0	5,000,000	5,100,000
Total	100,000	0	0	0	5,000,000	5,100,000
Project Costs	2024	2025	2026	2027	2028	Total
Design	100,000					
Construction	0	0	0	0	5,000,000	5,000,000
Total	100,000	0	0	0	5,000,000	5,000,000

Operational cost considerations:

Operational costs will be detailed once the project scope and design are progressed.

Project Name McCain Regional Park ("Pond Park")
Department: Public Works

Description:

This project is the design and construction of a 1.5 acre public park on Tract 15 of the current McCain Master Plan adjacent to the Alta Verde II housing site and non-profit campus. The location of this regional park benefits rec path users, Alta Verde residents, and clients of FIRC's new Sol Center. The construction budget of \$1,000,000 is assumed to be a 50% grant match.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	200,000	0	1,000,000	0	1,200,000
Total	0	200,000	0	1,000,000	0	1,200,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	200,000	0	0	0	200,000
Construction		0	0	1,000,000	0	1,000,000
Total	0	200,000	0	1,000,000	0	1,200,000

Operational cost considerations:

Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for maintaining the park facilities.

Project Name Fiber Infrastructure
Department: Public Works

Description:

This project is the installation of infrastructure to support Town-wide access to fiber broadband service. Areas of consideration for construction in 2024 include neighborhoods that connect to the fiber backbone. Areas that may be included are all Town-owned workforce housing, the Weisshorn, Grandview, Four O'clock Road, Christie Heights, and the Village at Breckenridge.

Project Funding	2024	2025	2026	2027	2028	Total
Excise Fund	1,800,000	2,000,000	2,000,000	2,000,000	2,000,000	9,800,000
Total	1,800,000	2,000,000	2,000,000	2,000,000	2,000,000	9,800,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction	1,800,000	2,000,000	2,000,000	2,000,000	2,000,000	9,800,000
Total	1,800,000	2,000,000	2,000,000	2,000,000	2,000,000	9,800,000

Operational cost considerations:

Operational costs will include annual maintenance and repairs.

Project Name Broken Lance Drainage and Roadway Repair
Department: Public Works

Description:

Broken Lance Drive, between Victory Lane and White Cloud Drive, has pavement in poor condition, concrete that is damaged and not ADA compliant, and drainage that does not flow into the storm drain system. The road drainage is also causing flooding issues at 1037 Broken Lance Dr and 133 Red Feather Road. This project corrects the drainage issue by raising the road at this intersection, reestablishing roadside ditches, resetting storm drains, and repaving Broken Lance Drive using full depth reclamation.

Project Funding	2024	2025	2026	2027	2028	Total
Excise Fund	0	0	2,500,000	0	0	2,500,000
Total	0	0	2,500,000	0	0	2,500,000

Project Costs	2024	2025	2026	2027	2028	Total
Design		0	0	0	0	0
Construction	0	0	2,500,000	0	0	2,500,000
Total	0	0	2,500,000	0	0	2,500,000

Operational cost considerations:

Operational costs are not expected to increase as this is an existing road.

Project Name Infrastructure Improvements- Culverts& Bridges
Department: Public Works

Description:

This project is to repair or replace aging culverts throughout Town. The project proposed in 2025 is the replacement of the existing downstream culverts that pass the Blue River under the northwest portion of Broken Lance Drive.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	4,000,000	350,000	350,000	350,000	5,050,000
Total	0	4,000,000	350,000	350,000	350,000	5,050,000

Project Costs	2024	2025	2026	2027	2028	Total
Design						
Construction	0	4,000,000	350,000	350,000	350,000	5,050,000
Total	0	4,000,000	350,000	350,000	350,000	5,050,000

Operational cost considerations:

This is not expected to have an ongoing operational cost to the Town because culverts currently exist at this location.

Project Name Airport Road Improvements
Department: Public Works

Description:
 This project is to design and implement roadway improvements as recommended in the 2018 Traffic Study for Airport Road.

Project Funding	2024	2025	2026	2027	2028	Total
CIP Funds	250,000	0	1,875,000	1,875,000	0	3,875,000
Housing Funds		0	1,875,000	1,875,000	0	3,875,000
Total	250,000	0	3,750,000	3,750,000	0	7,750,000
Project Costs	2024	2025	2026	2027	2028	Total
Design	250,000	0	0	0	0	250,000
Construction	0	0	3,750,000	3,750,000		7,500,000
Total	250,000	0	3,750,000	3,750,000	0	7,750,000

Operational cost considerations:
 A small increase for snow removal operations is anticipated with this project due to increased laneage.

Project Name Undergrounding of Overhead Utilities
Department: Public Works

Description:

This project is the undergrounding of overhead utilities within the Town. Xcel Energy collects a 1% excise tax charged on Breckenridge residents' electric bills to fund the undergrounding of the electric lines and the CIP funding covers the cost to underground other utilities that may be on the Xcel poles such as telecommunication lines. The \$350,000 budget for 2024 will bring the balance of the CIP funding to \$1,000,000 for use on future projects in conjunction with the 1% Xcel funding.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	350,000	0	0	0	0	350,000
Total	350,000	0	0	0	0	350,000

Project Costs	2024	2025	2026	2027	2028	Total
Construction	350,000	0	0	0	0	350,000
Total	350,000	0	0	0	0	350,000

Operational cost considerations:

This project does not impact the Town's operational budgets.

Project Name Ice Arena Entrance Repairs
Department: Public Works

Description:

The existing heated concrete adjacent to the main entrance of the Ice Arena is failing and needs to be replaced. This project includes the demo and replacement of the existing damaged concrete, as well as an addition of a short segment of storm sewer to facilitate improved drainage for the entrance and drive lane.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	350,000	0	0	0	0	350,000
Total	350,000	0	0	0	0	350,000

Project Costs	2024	2025	2026	2027	2028	Total
Construction	350,000	0	0	0	0	350,000
Total	350,000	0	0	0	0	350,000

Operational cost considerations:

This project does not impact the Town's operational budgets.

Project Name Roadway Resurfacing
Department: Public Works

Description:

This project funds large roadway repair projects, generally by way of a 2" mill an asphalt overlay or full-depth reconstruction when required. The Council has set a goal of having the pavement condition index rating of 70% for Town roads. 2024 project locations have not yet been determined. This project will also replace concrete that is deteriorated or damaged throughout Town.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	3,700,000	2,500,000	2,500,000	2,500,000	2,500,000	13,700,000
Total	3,700,000	2,500,000	2,500,000	2,500,000	2,500,000	13,700,000

Project Costs	2024	2025	2026	2027	2028	Total
Construction	3,700,000	2,500,000	2,500,000	2,500,000	2,500,000	13,700,000
Asphalt	3,000,000					
Concrete	700,000					
Total	3,700,000	2,500,000	2,500,000	2,500,000	2,500,000	13,700,000

Operational cost considerations:

This project is part of an ongoing reinvestment in our streets in order to keep our roads in a condition that is acceptable to our community. While it is difficult to determine the operational costs that this project reduces, the amount of maintenance needed because of this project is reduced.

Project Name ADA Compliance Projects
Department: Public Works

Description:

The Town recently hired Blue Accessibility to conduct a Town-wide audit of our facilities and rights-of-way for ADA compliance. Funding will be used to implement recommendations from the audit.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	0	0
Total	0	0	0	0	0	0

Project Costs	2024	2025	2026	2027	2028	Total
Construction	0	0	0	0	0	0
Total	0	0	0	0	0	0

Operational cost considerations:

Operational costs will be detailed once the project scope and design are progressed.

Project Name EV Charger Implementation
Department: Public Works

Description:
 This project is to install electric vehicle charging stations in town owned parking lots.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Operational cost considerations:
 This project will not impact our current operational costs.

Project Name Town Facilities Energy Upgrades
Department: Public Works

Description:

This project accelerates the Town's invest in upgrades for energy efficiencies in lighting and mechanical systems.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Operational cost considerations:

This project will not impact our current operational costs and will realize savings based on the reduced energy consumption.

Project Name Materials Management Centers
Department: Public Works

Description:

This project is for both new facilities and expansion of existing facilities over the next 5 years. Many of the shared enclosures are now undersized in terms of serving current and future customers, meeting some universal recycling requirements, and accommodating future waste streams like compost. This project will look at existing facilities, volumes, and footprints to make recommendations for possible expansion, renovation, relocation, or demolition as appropriate.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	500,000	500,000	500,000	500,000	500,000	2,500,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	500,000	500,000	500,000	500,000	500,000	2,500,000

Operational cost considerations:

Operation costs have not been established for this project.

Project Name Child Care Center
Department: Community Development

Description:

Based on the current childcare assessment, an additional facility is needed in Breckenridge. This projects funds design and a portion of the capital construction cost.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	0	0
Total	0	0	0	0	0	0

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction	0	0	0	0	0	0
Total	0	0	0	0	0	0

Operational cost considerations:

Operation costs have not been established for this project.

Project Name Blue River Pathways Project
Department: Parking and Transportation

Description:

This project is to enhance both the bicycle and pedestrian paths along the Blue River corridor from N. French Street to S. Park Avenue. 2024 proposes a project to deconstruct the Schoonover building and establish a Living Lab plaza for bicycle parking and pedestrian gathering.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	600,000	0	3,000,000	1,000,000	0	4,600,000
Total	600,000	0	3,000,000	1,000,000	0	4,600,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0		0	0	0	0
Construction	0	0	3,000,000	1,000,000	0	4,000,000
Living Lab Plaza	250,000					
Schoonover Deconstruction	350,000					
Total	600,000	0	3,000,000	1,000,000	0	4,000,000

Operational cost considerations:

Operational cost will be developed as the design progresses.

Project Name Wayfinding Phase 2
Department: Parking and Transportation

Description:

This project is for the installation of updated pedestrian and vehicular wayfinding signage throughout town.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	1,000,000	1,000,000
Total	0	0	0	0	1,000,000	1,000,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction	0	0	0	0	1,000,000	1,000,000
Total	0	0	0	0	1,000,000	1,000,000

Operational cost considerations:

This project is not expected to have operational impacts.

Project Name S.Park Ave & Main Street Roundabout
Department: Parking and Transportation

Description:

This project is to evaluate, design and construct the S.Park Ave/Main St. roundabout and associated corridor improvements that were recommended by the 2016 DTJ/Nelson Nygaard study. The 2028 project is a feasibility study of both intersection improvements and alternative pedestrian crossing locations.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	250,000	250,000
Total	0	0	0	0	250,000	250,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0		250,000	250,000
Construction	0	0	0	0	0	0
Total	0	0	0	0	250,000	250,000

Operational cost considerations:

The cost for operations will be determined once the scope of the project has been established. It is likely that the landscaping needed in these areas will increase the summer maintenance costs. The design can be geared toward low maintenance but weeds, irrigation and regular trash cleaning will be required. The roundabout at North Main and Park Avenue costs approximately \$40,000 per year to provide all the flowers and maintenance. Staff estimates that the lower maintenance roundabouts will costs between \$15,000 and \$20,000 per year.

Project Name Village Roundabout
Department: Parking and Transportation

Description:
 This project contemplates a new roundabout at Village Rd and Park Ave.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	500,000	500,000
Total	0	0	0	0	500,000	500,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0		0	500,000	500,000
Construction	0	0	0		0	0
Total	0	0	0	0	500,000	500,000

Operational cost considerations:
 The increased cost for operations for a roundabout is estimated to be between \$30,000 and \$35,000 depending on design parameters.

Project Name F-Lot Drainage and Parking Lot Improvements
Department: Parking and Transportation

Description:

This project is to modify the F-Lot layout to increase parking, improve adjacent pedestrian pathways and drainage.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	150,000	0	0	500,000	650,000
Total	0	150,000	0	0	500,000	650,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	150,000		0	0	150,000
Construction	0	0	0		500,000	500,000
Total	0	150,000	0	0	500,000	650,000

Operational cost considerations:

Operational costs will be determined once the project parameters are defined.

Project Name Pedestrian Lighting - Dark Sky Conversions
Department: Parking and Transportation

Description:
 This project incorporates the conversion of existing fixtures to the Dark Sky Compliant model.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	500,000	500,000	500,000	500,000	500,000	2,000,000
Total	500,000	500,000	500,000	500,000	500,000	2,000,000

Project Costs	2024	2025	2026	2027	2028	Total
Design and Construction	500,000	500,000	500,000	500,000	500,000	2,000,000
Total	500,000	500,000	500,000	500,000	500,000	2,000,000

Operational cost considerations:
 Operational impacts are unknown at this time.

Project Name Sidewalk Master Plan Implementation
Department: Public Works

Description:

The 2024 budget includes projects to add sidewalk on the north side of the Valley Brook Street between Timberline Learning Center and the Rec Path and extending sidewalk from the transit stop near CR 450 to the Breck Inn. The \$250,000 placeholder for future work assumes new sidewalk, curb and gutter at approximately 1,000 linear feet per year.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	600,000	250,000	250,000	250,000	250,000	1,600,000
Total	600,000	250,000	250,000	250,000	250,000	1,600,000

Project Costs	2024	2025	2026	2027	2028	Total
Design	0	0	0	0	0	0
Construction		250,000	250,000	250,000	250,000	1,000,000
Valley Brook Street	350,000					
SH9 at CR 450	250,000					
Total	600,000	250,000	250,000	250,000	250,000	1,000,000

Operational cost considerations:

This project will increase operational cost do to additional plowing and maintenance needs. Increases are estimated at \$8,000 each year that sidewalk infrastructure is added.

Project Name Transit Center
Department: Parking and Transportation

Description:
 This project is to design and construct a new Breckenridge Station.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	5,000,000	5,000,000
Total	0	0	0	0	5,000,000	5,000,000

Project Costs	2024	2025	2026	2027	2028	Total
Construction	0	0	0	0	5,000,000	5,000,000
Total	0	0	0	0	5,000,000	5,000,000

Operational cost considerations:
 Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for utilities, maintenance, and cleaning fees.

Project Name PW Admin Addition
Department: Parking and Transportation

Description:

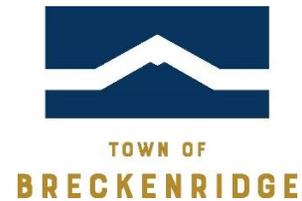
This project is to construct a second floor addition to the existing PW Admin Building. The construction budget of \$2,500,000 is assumed to be a 50% grant match.

Project Funding	2024	2025	2026	2027	2028	Total
Town Funds	0	0	0	0	2,500,000	2,500,000
Total	0	0	0	0	2,500,000	2,500,000

Project Costs	2024	2025	2026	2027	2028	Total
Construction	0	0	0	0	2,500,000	2,500,000
Total	0	0	0	0	2,500,000	2,500,000

Operational cost considerations:

Operational costs will be detailed once the project scope and design are progressed. There will be a cost increase for utilities, maintenance, and cleaning fees.



Memo

To: Town Council
From: Planning Staff
Date: September 6, 2023, for the meeting of September 12, 2023
Subject: BGV Peak 8/ Gold Rush Lot Development Update

Included in the packet are conceptual site plans for Parcel 3 (South Gold Rush Lot), Parcel 5 (part of Tract C, Peak 8 Subdivision, adjacent to Four O' Clock Run Road) and Parcel 6 (Unplatted land south of Timber Trail Subdivision).

Parcel 3 Concept:

- 16 market rate duplex units
- Central park and recreation area for residents and guests of the development

Parcel 5 Concept:

- Two, whole-ownership, new single-family home sites

Parcel 6 Concept:

- 20 new single-family home sites

Staff Analysis of the Proposed Concepts

Parcel 3 Concept

- The development, as proposed, will not meet the updated Engineering Standards related to the wetlands and private driveways and will need Code relief via the Development Agreement. Proposed deal points for the Development Agreement include:
 - Allowing disturbance within 25' of the existing wetlands.
 - Allowing mitigation of the permanently impacted wetlands at a 1:1 ratio using credits purchased from the Colorado Western Slope In-Lieu Fee Program. The wetlands are non-jurisdictional and will not require a United States Army Corps of Engineers permit.
 - Allowing more than four units to be served off of a private drive.
- The southern 4 acres of the site are covered with wetlands and are proposed to be dedicated to the Town as a community benefit. This same area was proposed to be dedicated to the Town prior to any Building receiving a certificate of occupancy under the existing Gondola Lots Master Plan. If BGV does not move forward with the existing Gondola Lots Master Plan (as is proposed), then there would be no requirement for the dedication of the four acre wetlands area.
- Tree retention along Park Avenue is important and may not allow every unit depicted to be developed.

- Located in STR zone 3.

Parcel 5 Concept

- Located in the "Peak 8 Base" area of the Peak 7 & 8 Master Plan, which does not need a Development Agreement to be subdivided and could be developed as duplexes or multi-family units under the current Master Plan. This would need a master plan amendment to allow for single-family homes.
- Tree retention to neighboring subdivision is critical.
- Access is provided by an unpaved County road. Accommodation for emergency services and snowplow turnarounds will need to be incorporated into site access.
- Located in an area that was previously subdivided, therefore, no additional open space dedication is required per Subdivision Code.
- Access to Peak 7 & 8 Mountain Master Association lodging shuttle service is recommended.
- Direct adjacency to the Ski Area Administrative Site known as Parcel 4 (previously referred to as the proposed East Peak 8 Hotel) would allow Parcel 5 to become part of a Resort Property, which would allow short-term rentals.

Parcel 6 Concept

- Located in the "Peak 8 Ski Terrain" area of the Peak 7 & 8 Master Plan which will require a Development Agreement to facilitate a Master Plan amendment to rezone the property and transfer of density to be subdivided and developed.
- Staff prefers a continuation of Timber Trail Road over other alternative access designs. Continuation of Timber Road was contemplated in the previous Timber Trail II Subdivision approval and would result in much less site disturbance compared to the alternative access designs studied. The proposed roadway will likely need exemptions from the Engineering Standards related to roadway length and grades, like allowances granted for the existing Timber Trail Road.
- Will need a water quality and drainage analysis paid for by the applicant.
- The majority of site is located on unsubdivided land. Per the Subdivision Code, ten percent (10%) of the land area of a proposed subdivision shall be dedicated to the Town or cash in lieu of the dedication in an amount equal to ten percent (10%) of the value of the land shall be provided prior to subdivision. Open Space dedications are required by the Subdivision Code and are not considered a "Community Benefit". Staff is currently researching previous open space dedications associated with the Peak 7 & 8 Master Plan Area to understand if an open space dedication has been previously fulfilled.
- Access to Peak 7 & 8 Mountain Master Association lodging shuttle service is recommended.
- Located in STR zone 3.

With the acknowledgement of above analysis for consideration, staff is generally comfortable with the concept plans as presented. Staff will be available to answer any questions at the worksession.

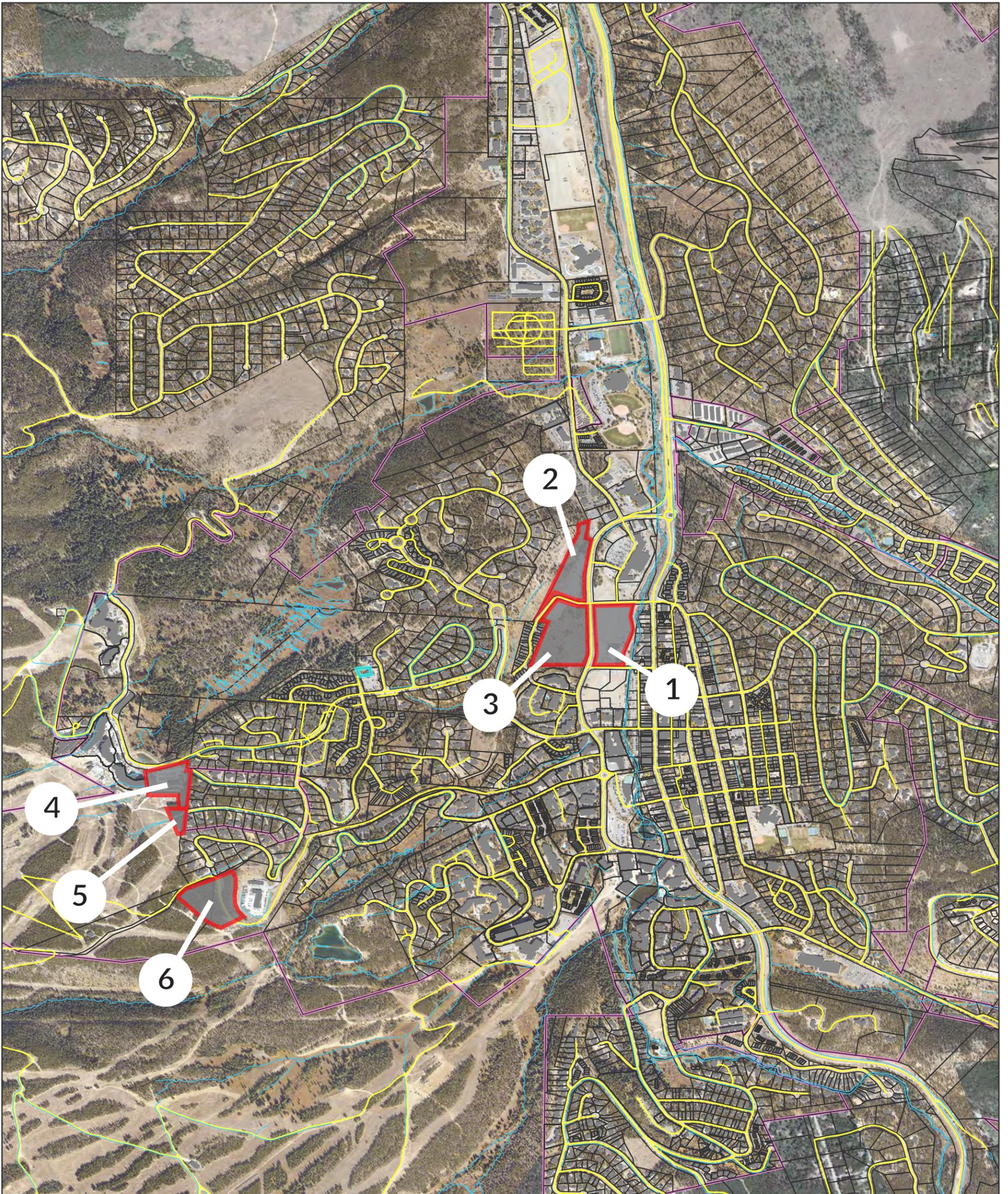


Breckenridge Grand Vacations Proposal

Overview Map

TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

- 1** North Gondola Lot
- 2** North Gold Rush Lot
- 3** South Gold Rush Lot
- 4** East Peak 8 Hotel
- 5** Grandview Chalet Homes
- 6** Grandview Single Family Home Lots



Legend

- Streams
- Streets
- Parcel Lines
- Building Footprints
- Town Boundary





TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Breckenridge Grand Vacations Proposal

Gold Rush/ Gondola Lots Map

1 North Gondola Lot	2 North Gold Rush Lot	3 South Gold Rush Lot
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Legend

- Streams
- Streets
- Parcel Lines
- Building Footprints
- Town Boundary

0 250 500 1,000 1,500 Feet



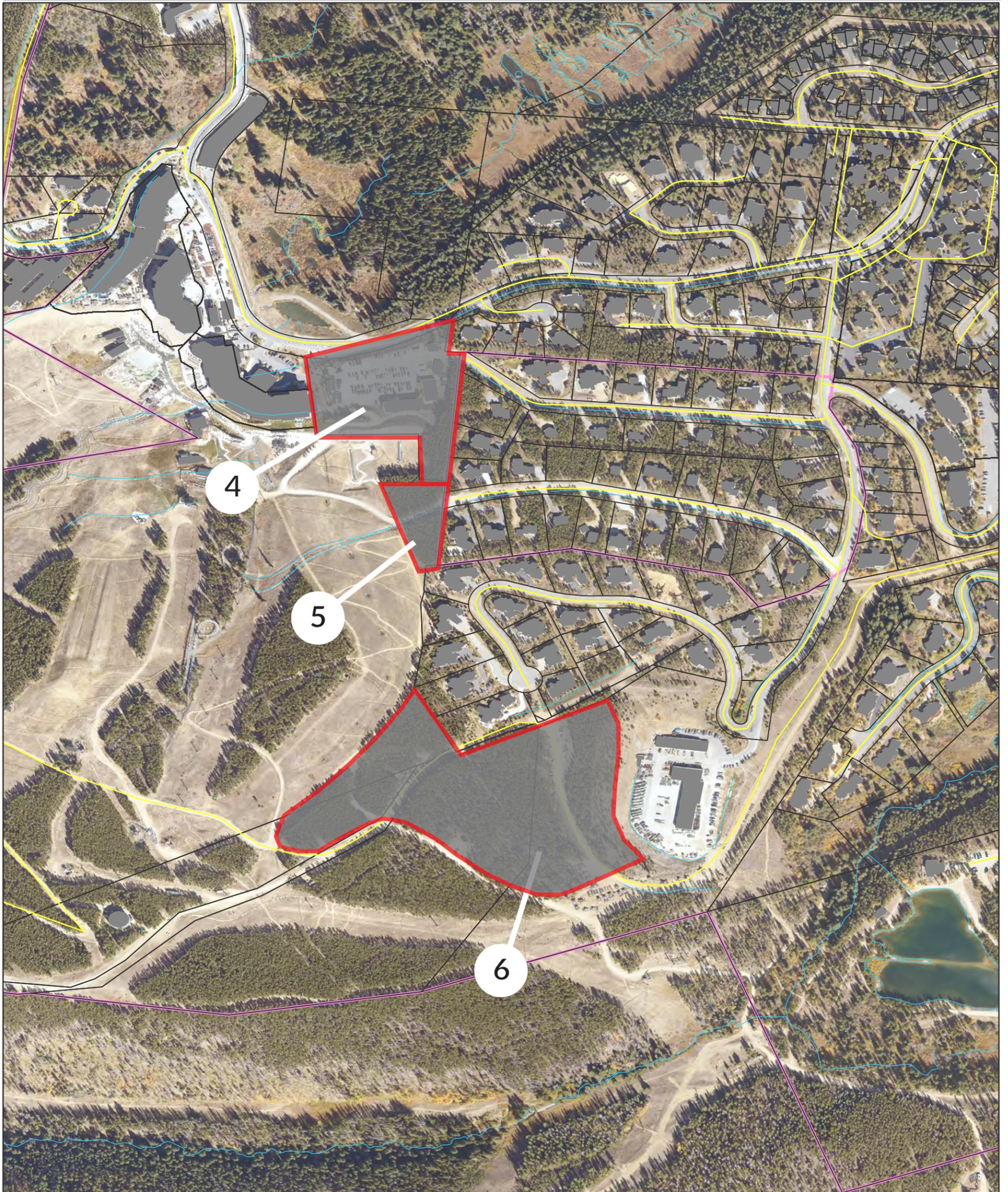


TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Breckenridge Grand Vacations Proposal

Peak 8 Map

4 East Peak 8 Hotel	5 Grandview Chalet Homes	6 Grandview Single Family Home Lots
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Legend

-  Streams
-  Streets
-  Parcel Lines
-  Building Footprints
-  Town Boundary

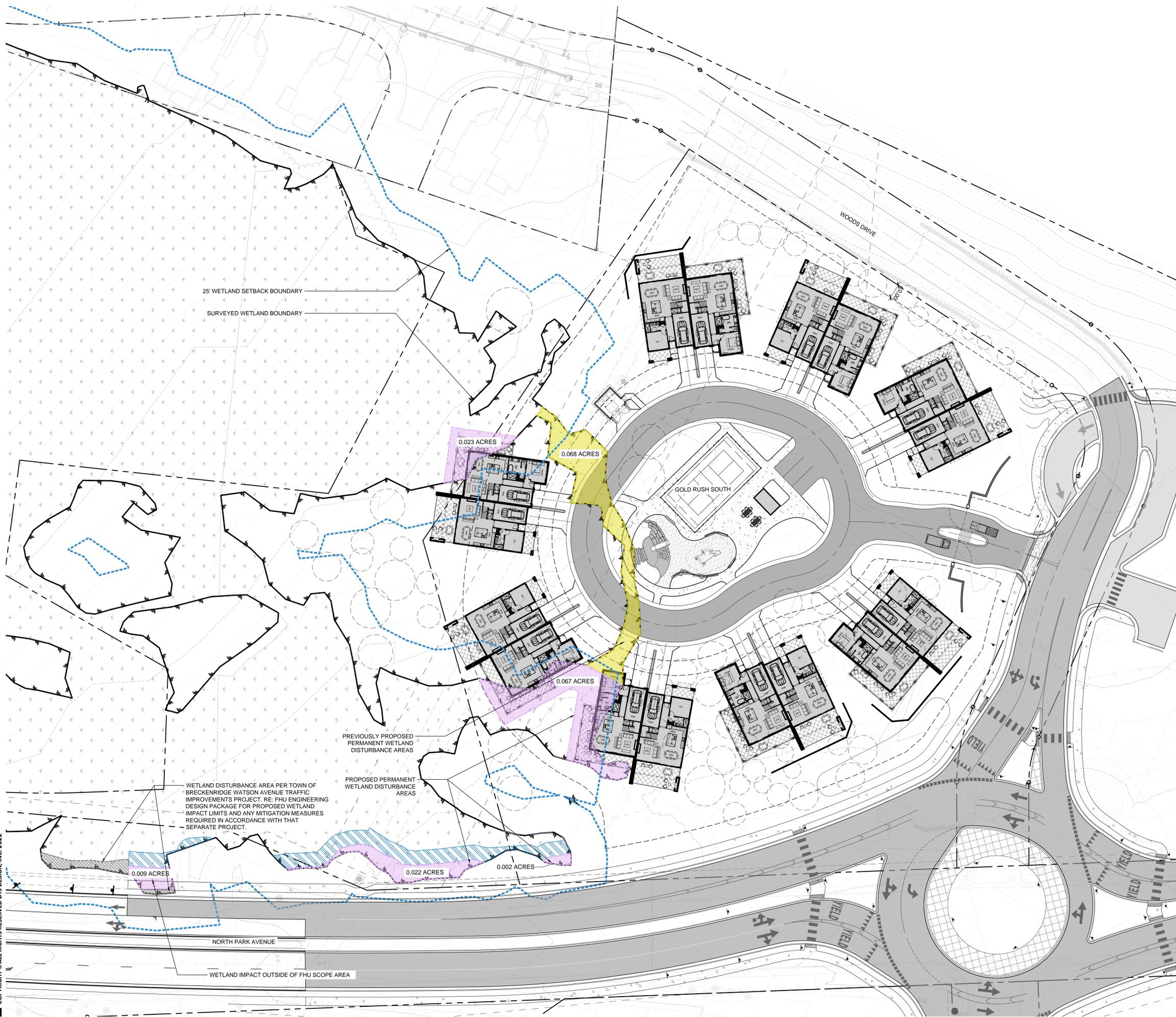


**WETLAND DISTURBANCES
DIAGRAM LEGEND**

- PREVIOUSLY PROPOSED WETLAND DISTURBANCE
- PROPOSED ADDITIONAL WETLAND DISTURBANCE
- TEMPORARY WETLAND DISTURBANCE AREAS

WETLAND DISTURBANCE TABULATIONS	
CATEGORY	AREA (acres)
PROPOSED WETLAND DISTURBANCE AREAS	
Previously Proposed Permanent Wetland Disturbance Areas	0.068
Additional Proposed Permanent Wetland Disturbance Areas	0.090
Total Wetland Disturbance Areas	0.158

- NOTE:**
1. AREAS CALCULATED ARE BASED ON PROPOSED AND EXISTING PLATTED LOT BOUNDARIES.
 2. FINAL PERMANENT AND TEMPORARY WETLAND DISTURBANCE AREAS TO BE DETERMINED IN FINAL DEVELOPMENT PLAN SUBMITTAL WHEN DETAILED GRADING DESIGN PLANS ARE FINALIZED, AND DISTURBANCE AREAS ARE FURTHER DEFINED.



25' WETLAND SETBACK BOUNDARY
SURVEYED WETLAND BOUNDARY

0.023 ACRES
0.068 ACRES

0.067 ACRES

0.009 ACRES

0.022 ACRES

0.002 ACRES

WETLAND DISTURBANCE AREA PER TOWN OF BRECKENRIDGE WATSON AVENUE TRAFFIC IMPROVEMENTS PROJECT. RE: FHU ENGINEERING DESIGN PACKAGE FOR PROPOSED WETLAND IMPACT LIMITS AND ANY MITIGATION MEASURES REQUIRED IN ACCORDANCE WITH THAT SEPARATE PROJECT.

PREVIOUSLY PROPOSED PERMANENT WETLAND DISTURBANCE AREAS

PROPOSED PERMANENT WETLAND DISTURBANCE AREAS

NORTH PARK AVENUE

WETLAND IMPACT OUTSIDE OF FHU SCOPE AREA

GOLD RUSH SOUTH

WOODS DRIVE

WETLAND

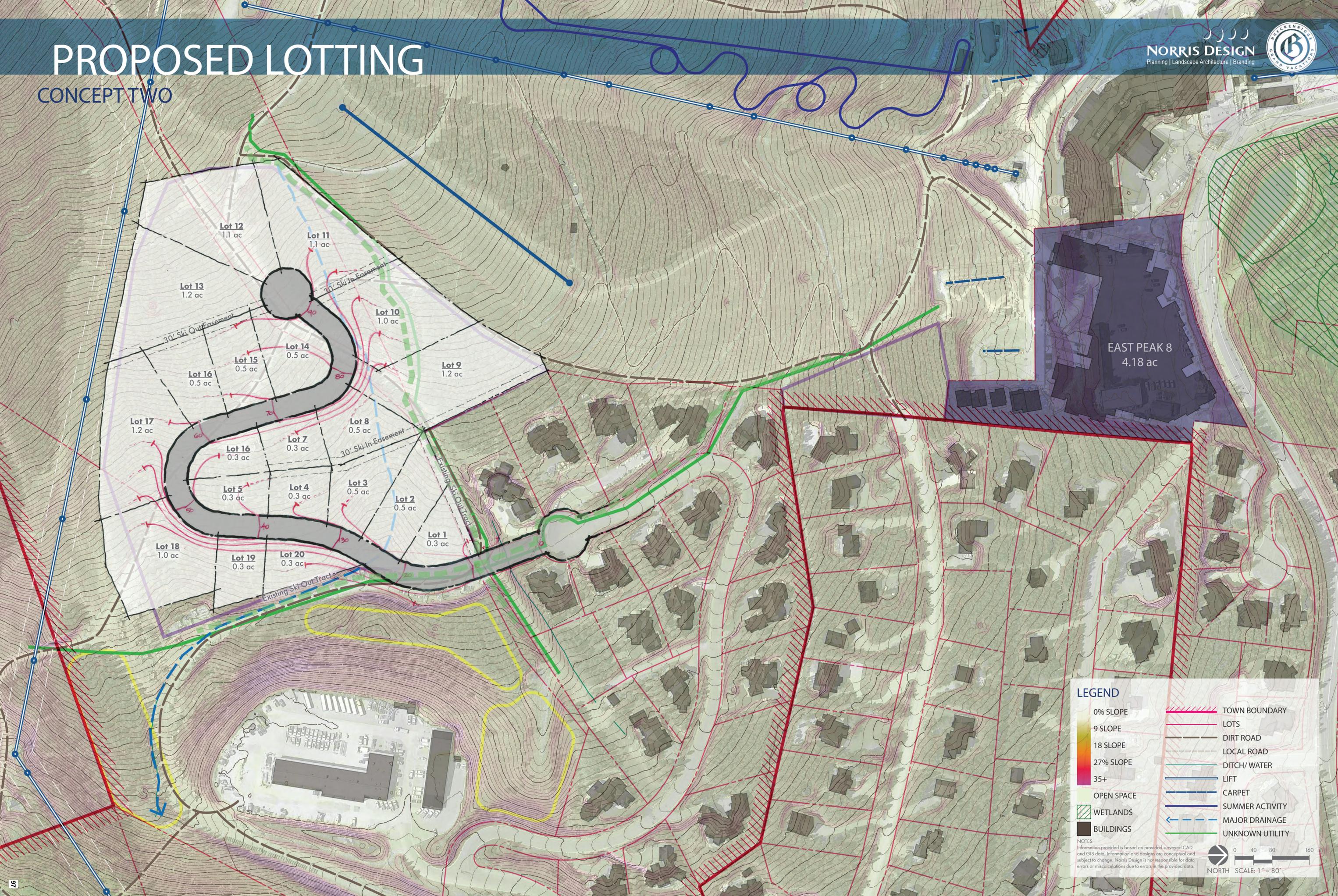
WETLAND



Drawing: IA\2019026\Breckenridge-Gondola Lot\Draw\05_CAD\Sheets\03_Development Plan\2023\0830_L110_SiteDiagrams-Wetland Dist_GRS-8_UNITS.dwg
 Last Saved: September 6, 2023 9:44:44 AM by Zeehart
 Last Plotted 9/6/2023 9:45:02 AM
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PROPOSED LOTTING

CONCEPT TWO

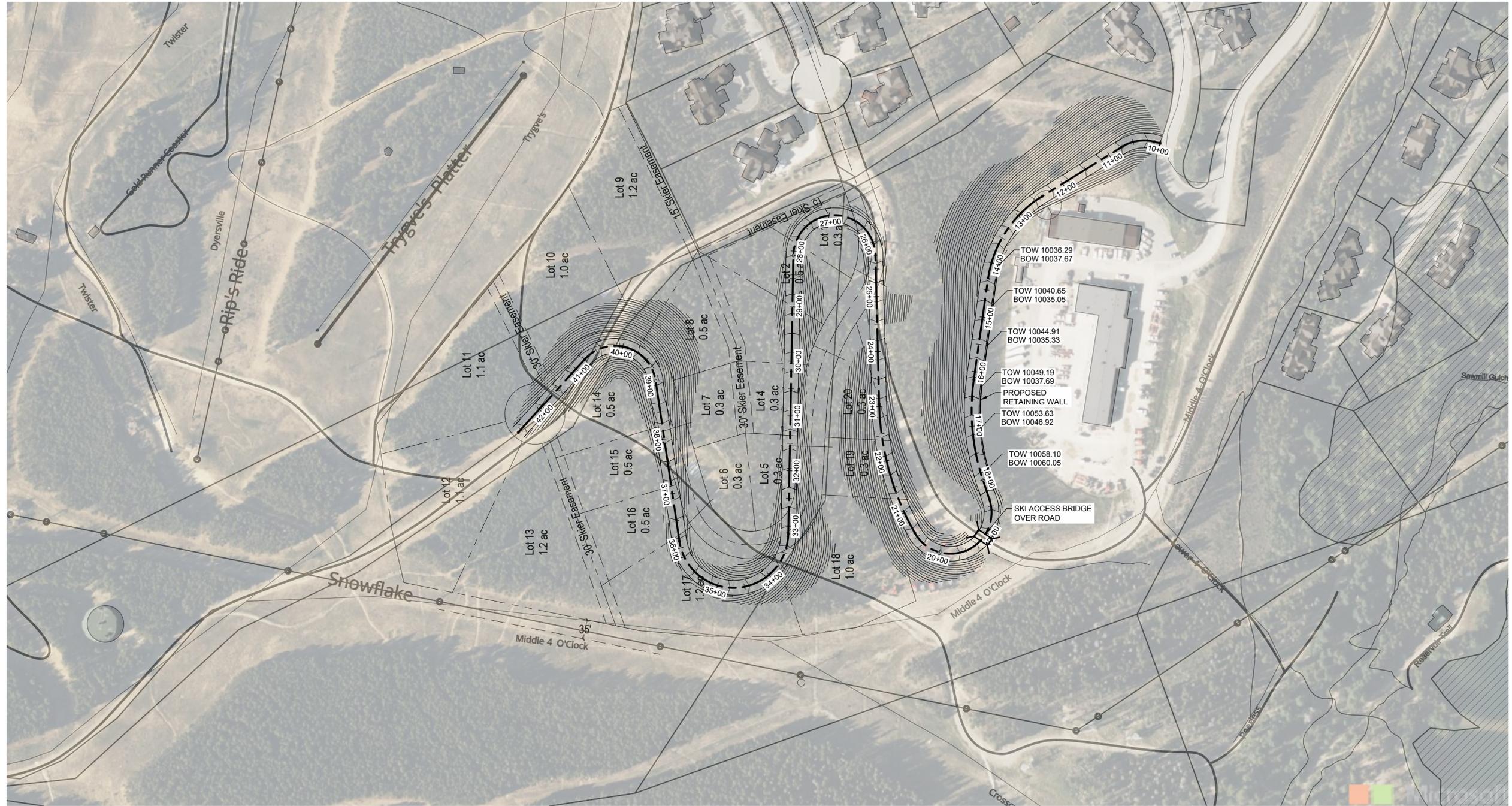


LEGEND

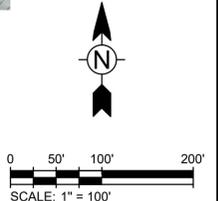
0% SLOPE	TOWN BOUNDARY
9 SLOPE	LOTS
18 SLOPE	DIRT ROAD
27% SLOPE	LOCAL ROAD
35+	DITCH/WATER
OPEN SPACE	LIFT
WETLANDS	CARPET
BUILDINGS	SUMMER ACTIVITY
	MAJOR DRAINAGE
	UNKNOWN UTILITY

NOTES:
 Information provided is based on provided surveyed CAD and GIS data. Information and designs are conceptual and subject to change. Norris Design is not responsible for data errors or miscalculations due to errors in the provided data.

0 40 80 160
 NORTH SCALE: 1" = 80'



PLAN



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TETRA TECH
 www.tetrattech.com
 719 F TEN MILE DRIVE, PO BOX 1906
 FRISCO, CO 80443
 PHONE: (970) 423-3420

MARK	DATE	DESCRIPTION	BY
	8/30/23	CONCEPTUAL DESIGN	

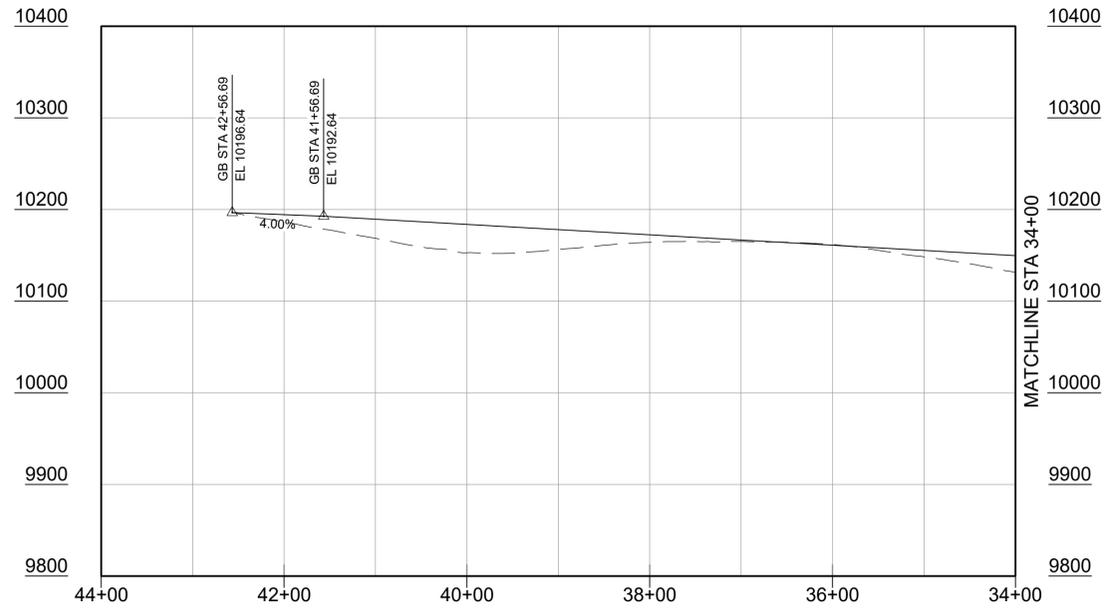
BRECKENRIDGE GRAND VACATIONS

**TIMBER TRAIL ACCESS
 CONCEPTUAL DESIGN
 OPTION 2**

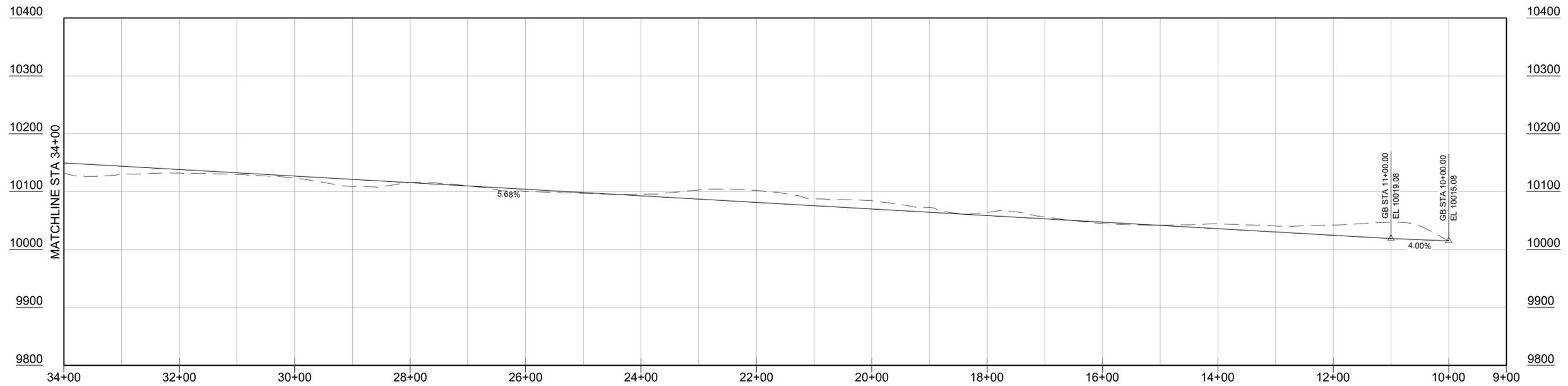
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DESN:	CD
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CHKD:	BT
1 of 2	

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PROFILE TIMBER TRAIL CONCEPT 2
SCALE: HORIZ: 1"= 100' VERT: 1"= 100'



PROFILE TIMBER TRAIL CONCEPT 2
SCALE: HORIZ: 1"= 100' VERT: 1"= 100'

TETRA TECH
www.tetratech.com
719 F TEN MILE DRIVE, PO BOX 1906
FRISCO, CO 80443
PHONE: (970) 423-3420

MARK	DATE	DESCRIPTION	BY
	8/30/23	CONCEPTUAL DESIGN	

BRECKENRIDGE GRAND VACATIONS

**TIMBER TRAIL ACCESS
CONCEPTUAL DESIGN
OPTION 2**

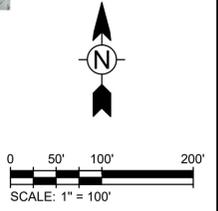
PROJ: 200-325517-21001	DESIGN: CD
DRWN: AR	CHKD: BT
2 of 2	

Bar measures 1 inch, otherwise drawing not to scale

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PLAN



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 FRISCO, CO 80443
 PHONE: (970) 423-3420

MARK	DATE	DESCRIPTION	BY
	8/30/23	CONCEPTUAL DESIGN	

BRECKENRIDGE GRAND VACATIONS

**TIMBER TRAIL ACCESS
 CONCEPTUAL DESIGN
 OPTION 3**

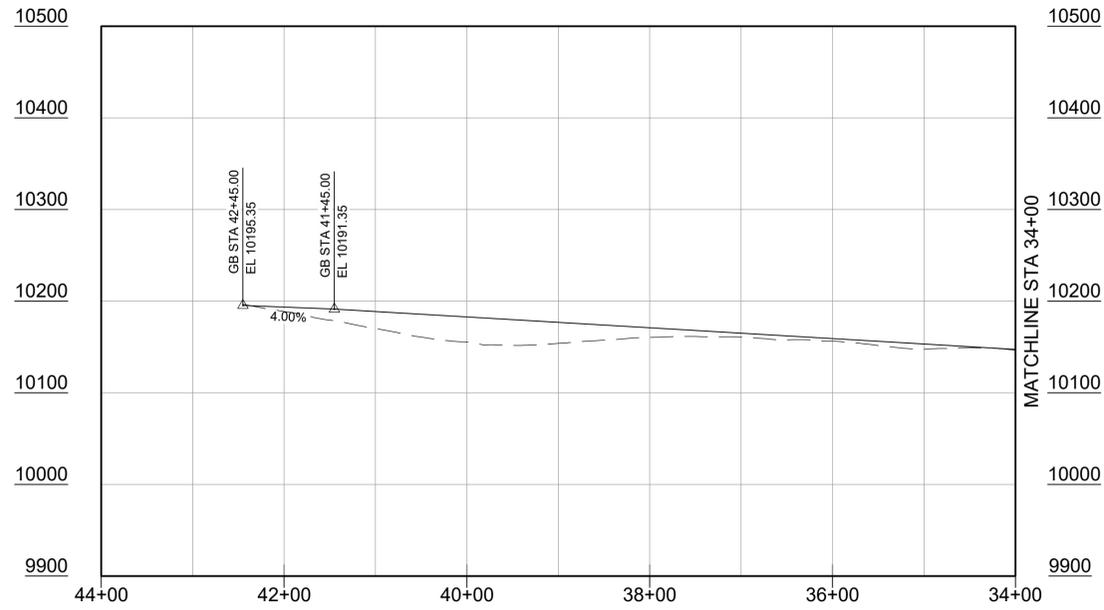
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DESN:	CD
DRWN:	AR
CHKD:	BT

Bar measures 1 inch, otherwise drawing not to scale

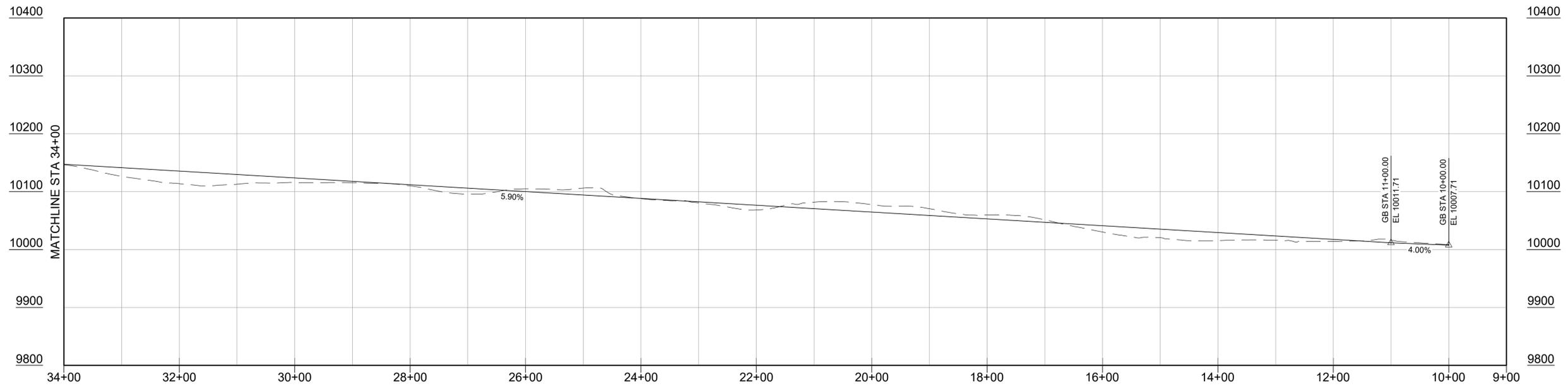
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PROFILE TIMBER TRAIL CONCEPT 3
SCALE: HORIZ: 1"= 100' VERT: 1"= 100'



PROFILE TIMBER TRAIL CONCEPT 3
SCALE: HORIZ: 1"= 100' VERT: 1"= 100'

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BRECKENRIDGE GRAND VACATIONS

**TIMBER TRAIL ACCESS
CONCEPTUAL DESIGN
OPTION 3**

PROJ: 200-325517-21001	DESIGN: CD
DRWN: AR	CHKD: BT
2 of 2	

Bar measures 1 inch, otherwise drawing not to scale

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