



Town Council Work Session
Tuesday, August 26, 2025, 2:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/89678284254> (Telephone: 1-719-359-4580; Webinar ID: 896 7828 4254). 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. SUMMIT COUNTY REGIONAL TRANSPORTATION AUTHORITY PRESENTATION (2:00-2:20PM)

SUMMIT COUNTY REGIONAL TRANSPORTATION AUTHORITY PRESENTATION

II. PLANNING COMMISSION DECISIONS (2:20-2:25PM)

PLANNING COMMISSION DECISIONS

III. LEGISLATIVE REVIEW (2:25-2:35PM)

COUNCIL BILL NO.12, SERIES 2025 - ORDINANCE AMENDING TOWN CODE TO ADDRESS NEIGHBORHOOD PRESERVATION POLICY (FIRST READING)

IV. MANAGERS REPORT (2:35-3:00PM)

PUBLIC PROJECTS UPDATE
MOBILITY UPDATE
SUSTAINABILITY UPDATE
HOUSING UPDATE
OPEN SPACE UPDATE
COMMITTEE REPORTS
FINANCIALS
COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE
MANAGER'S UPDATE

V. OTHER (3:00-4:30PM)

BLUE RIVER PATHWAYS UPDATE
SUMMIT COUNTY ADDRESSING, ROAD NAMING, AND PROJECT NAMING MEMORANDUM OF UNDERSTANDING
TOWN COUNCIL PRIORITIES

VI. PLANNING MATTERS (4:30-5:30PM)

2024 IECC ENERGY CODE ADOPTION WORK SESSION
RUNWAY SUBDIVISION TOWN PROJECT HEARING

RUNWAY PRE-CONVEYANCE WORK SESSION

VII. EXECUTIVE SESSION FOR NEGOTIATIONS (5:30-6:00PM)

Summit County RTA Formation Process

What is an RTA?

- A Regional Transportation Authority (RTA) is an organization, enabled by Colorado state statute, that can be formed with the approval of a majority of voters within the clearly defined geographic boundaries of the proposed RTA. The "authority" is essentially an agreement between at least two governmental entities that forms a third governmental entity that administers the transportation system.
- Once approved, the RTA can plan, finance, implement, and operate a regional transportation system within the RTA boundaries.
- The transportation system can include transit, bicycle, pedestrian, roadway, airport ground transportation, air service, and railway transportation services / infrastructure.

Why does an RTA make sense economically?

- Grant funding opportunities are available both at the federal and state level for operational and capital projects, which decrease the local burden on the transportation system. These funding opportunities often can favor regional entities that serve larger populations with shared visions.
 - Clean Transit Enterprise (CTE) supports public transit vehicles, infrastructure, equipment, materials, supplies, maintenance, and operations and staffing from the passing of recent bills SB21-260 and SB24-230.
 - Multimodal Transportation and Mitigation Options Fund (MMOF) funds multimodal transportation projects, including fixed route and on-demand transit.
 - Office of Innovative Mobility (OIM) funds projects that fill an essential role in transportation demand management.
 - Various federal funding programs like:
 - Better Utilizing Investments to Leverage Development (BUILD)
 - Grants for Buses and Bus Facilities Formula Program (5339)
 - Enhanced Mobility of Seniors and Individuals with Disabilities (5310)
 - Surface Transportation Block Grant Program
 - Carbon Reduction Program
- Streamlined processes can save resources through shared facilities, vehicles, and maintenance.

Why does an RTA make sense politically?

- Improved regional coordination to improve the regional transportation network.
- Long-term alignment on a transportation vision ensures alignment in planning and implementation of more near- and mid-term plans.
- Shared representation of the community on regional transportation issues. Typically, an RTA Board of Directors includes one elected official from each member jurisdiction, giving an equal voice to both smaller and larger communities.

Why would a voter support an RTA?

- Improving transit options for getting to work, school, and activities.
- Greater transportation connections for Summit County's workforce.
- Reduced traffic, parking, and environmental pressures.
- Improved and safer roadway conditions.

Summit County RTA Formation Consulting Team

Project Facilitation:

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Transportation Planning:

Fehr & Peers:

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- More recreational and commuter opportunities on regional amenities (such as the Transit to Trails program).
- Improved pedestrian access to bus stops with improved amenities.

What potential projects could this RTA accomplish?

- More frequent service on existing routes.
- New transit services to connect to unserved areas (such as to Kremmling).
- New transit services to provide more direct connections (such as between Frisco and Dillon).
- New and upgraded bus stops.
- Roadway safety improvements.
- Pedestrian and bicycle transportation improvements.

How is an RTA funded?

By Colorado law, the local funding mechanism for an RTA can be established in multiple ways. RTAs across the state have employed different combinations of these financing strategies to best serve their communities.

- **Sales Tax** of no more than 2% on every transaction (excluding groceries and utilities).
- **Annual Motor Vehicle Registration Fee** of no more than \$10 per vehicle.
- **Visitor Benefit Tax** of no more than 2% of the price of an accommodation.
- **Property Tax Mill Levy** of no more than 5 mills on taxable property.
- **RTA Enterprises** owned by an RTA through bonds and contracts with other governmental/private entities.
- **Bonds** issued by the RTA.
- **Federal and State Grants** as applied by the RTA.
- **Fares and User Fees** paid by the users of the RTA.
- **Public-Private Partnerships** with interested institutions, corporations, and other private entities.

Examples of other RTAs in Colorado

Core Transit (Eagle Valley)

Established in 2022, Core Transit's main focus is on providing user-friendly multimodal transportation to navigate Eagle County safely, easily, and affordably. The RTA supports regional transit improvements, transit-related facilities (housing and maintenance), local air service minimum revenue guarantees, and first/last mile transit related bike and pedestrian facilities.

SMART (San Miguel County)

Established in 2016, the San Miguel Authority for Regional Transportation (SMART) strives to deliver safe and reliable transit services and to consistently advocate and promote the use of multimodal transit systems. The RTA provides commuter fixed route, off-season fixed route, local shuttles, and bike path support.

GVRTA (Gunnison Valley)

Established in 2002, the Gunnison Valley Regional Transportation Authority (GVRTA) mission is to provide and improve air transportation to and from the Gunnison-Crested Butte Regional Airport on a year-round basis, to provide a long term and energy efficient public transit system between the north and south ends of the Highway 135 corridor, and to provide senior and human service transportation in Gunnison County. As a result, the RTA provides a commuter free bus, senior bus service, and air service.

RFTA (Roaring Fork Valley)

Established in 2000, the Roaring Fork Transportation Authority (RFTA) connect the region with transit and trails. Their services include commuter bus service, intra-city service, ski shuttle service, and other seasonal services. The RTA also manages a large portion of the Rio Grande Trail.



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: August 20, 2025
Subject: Planning Commission Decisions of the August 19, 2025 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, August 19, 2025:

CLASS A APPLICATIONS: None.

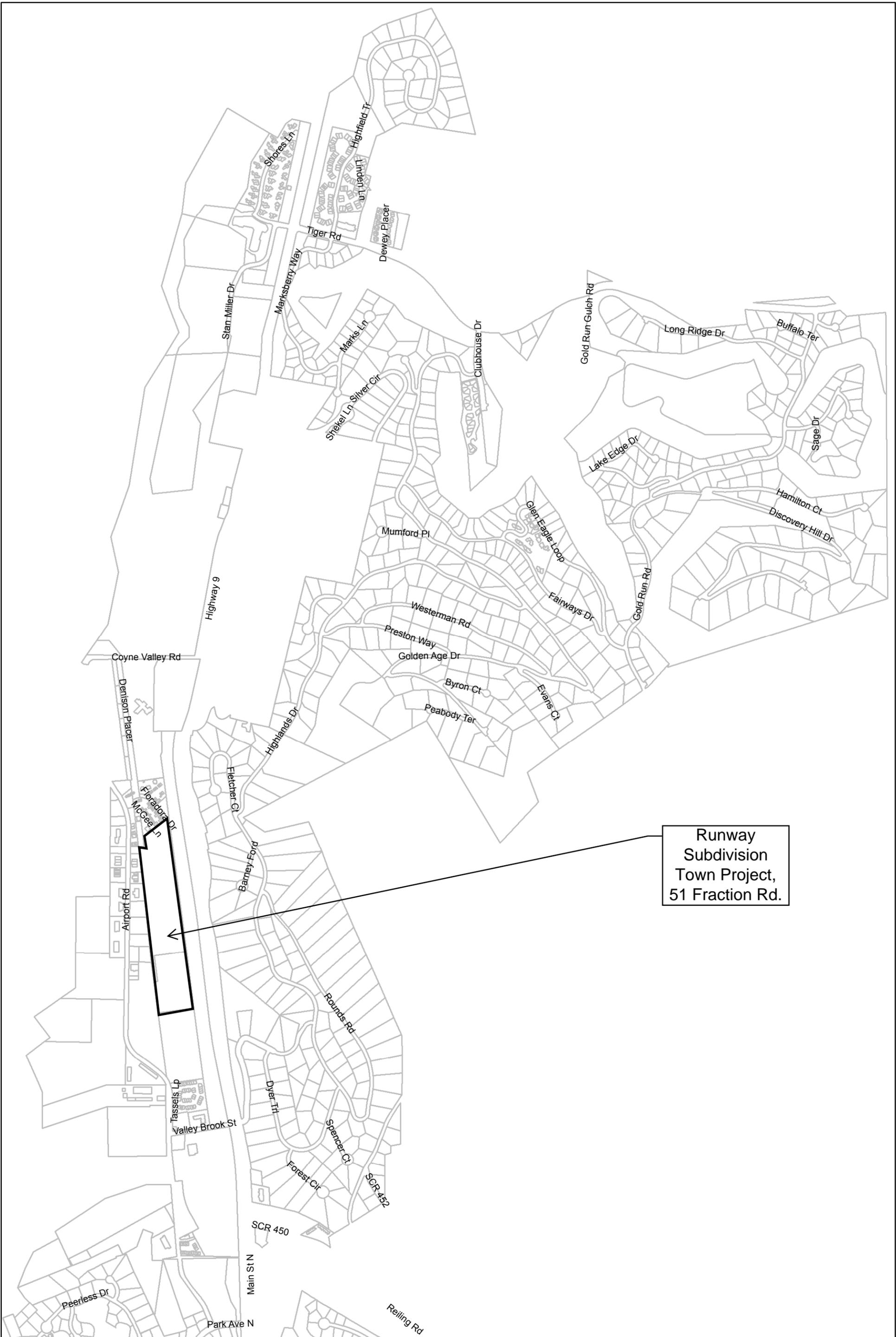
CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS:

1. [Runway Subdivision, 51 Fraction Road, PL-2025-0170](#)
A proposal to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. The new subdivision, Runway Subdivision, will include five new tracts, A-E. The purpose of the resubdivision is to dedicate a new public roadway, an extension of Floradora Drive, and to allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units. *Approval recommended.*

OTHER: None.



Runway
Subdivision
Town Project,
51 Fraction Rd.

PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the August 5, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

The Chalet Breckenridge employee mitigation work session was requested to be postponed by the applicant. This item was removed from the agenda.

With the changes above, the August 19, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

TOWN PROJECTS:

1. Runway Subdivision Town Project Hearing, 51 Fraction Road; PL-2025-0170

Ms. Crump presented an overview of the proposed subdivision of Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision for the new subdivision, Runway Subdivision workforce housing neighborhood.

Commissioner Questions / Comments:

Mr. Frechter: There might be a lot of traffic going in and out. Is there any thought to add traffic lights at either Fraction Road or Floradora Drive? Or laying out the road so that if a traffic control device had to be put in it would not require a lot of future construction? (Mr. Kulick: I don't think that the traffic is at the volume to necessitate a traffic light. The existing conditions are up to 1,300 cars parked that happen to ingress and egress at a much more concentrated period. That was a question raised to the Engineering Department.) (Ms. Crump: They are completing new, updated traffic studies as a CDOT requirement with this development. If it's indicated that those are necessary it would be planned for, but Chris is right, as of now, the volume of traffic does not rise to the level to require a signal.)

Ms. Gort: Why are the sidewalks on the western side of the road when most of the people are going to be living on the eastern side of the road? Seems like kids would be riding their bikes on that and having to cross the road to get to it. (Ms. Crump: The thought was to connect to the safe routes to school, but I do see your point.) I think the east side would be safer for going to school, because you wouldn't have to cross the road again to get to school. Kids like to ride their bikes on their own to school and I would be worried if there is a lot of traffic. It does look like it would be slowed down at least. (Ms. Crump: There will be safe crossings with crosswalks along Floradora Drive and the existing bus route that goes through Blue 52 comes south and the bus stops are planned to the west so having the sidewalk on the west makes sense. Staff will certainly look at the alignment and confirm it is in the best location.)

Mr. Fechter: The neighborhoods are protective of their own kids. In Wellington, everyone is very careful driving through Wellington because everyone's aware of their neighbor's kids.

- Ms. Gort: I think it'd be improved moving it to the other side, but I don't know all your factors. (Mr. Kulick: I'm not sure we have a good answer to that. I do know that there was a lot of thought in terms of the alignment of the roadway and other measures to implement traffic calming measures. I think that was one of the things before even any of the layouts and different unit types.) My kids would want a loop, so if you could envision a way they would go through the neighborhood and not be crossing so many times. (Mr. Kulick: I think there will be some of those natural loops that will occur as the alleys and other things are built out.) We received an email from Gail Marshall. She was talking about the traffic crossing Airport Road. I meant to go by there and look at it today. Are there not good crosswalks to cross Airport Road for pedestrians? (Ms. Crump: I am not able to elaborate on her comments and am unsure of her meaning.) It sounds like she wanted to cross the road to get to trails on the other side of Airport Road, and that thinks that this is just going to make more congestion. My understanding is that she gets in her car and drives somewhere to walk her dog. It is something to think about for all the people who have dogs. Seems like there's great dog walking along the river. (Ms. Crump: With subsequent subdivisions, we will require easements for pedestrians that connect from the subdivision over to the Blue River and onto the rec path.)
- Mr. Smith: What is the access point to the Town's snow storage and the maintenance area is? Is that through the neighborhood or somewhere else? (Ms. Crump: The proposed access will be made from the north, likely taking up and removing the first few parking spaces at Ullr Apartments. An entrance for Tract E will be located at the east side. They would not go through the entire neighborhood but may exit that way.) Just during the heavy snow hauling times, that could provide a lot of heavy truck traffic.
- Ms. Propper: By further subdividing this property, is that going to change the order or the pace of development in this area? I know there's been a lot of discussion at the Council level about how much of the development should be done right away. (Ms. Crump: In terms of phasing, the Council right now has approved going forward with horizontal infrastructure. For Phase 1, this would include Tracts C, D, and B. Tract A is mostly Phase 2. Current proposed development would be on this north side. As far as timing, I don't know that any of us can estimate when a Phase 2 may or may not be approved by the Council.) And would this allow more than one developer to develop this property, ultimately? (Ms. Crump: Phase 1 will be designed to go forward with the same developer and then there will probably be a future separate RFP to complete Phase 2.) (Mr. Truckey: The Council has agreed to move forward with the infrastructure here. They have not yet agreed on the vertical pricing for the project or approved Phase 1.) I do understand that it has to do with ADUs and whether they are built out or not. (Mr. Truckey: That is one of the issues, but there are many the Council has been discussing.)
- Mr. Leas: Just for clarification, tonight, we are going to move to recommend the Town Council to approve this as just the subdivisions for Tract A through E, and not the individual lots, which will be subdivided at a later time? (Ms. Crump: Correct.)

The hearing was opened for public comments. There were no comments and the comment period was closed.

- Mr. Frechter: To address the public comments we have; our agenda today is to approve the tracts and not the project which has already been approved. Our job is to confirm that the subdivision meets code. This project was approved with the Town Council and I recommend people provide comments at the Town Council meetings. There is an opportunity to comment at every meeting.
- Ms. Gort: Consider how kids will ride their bikes in circles and get to school.
- Mr. Smith: No comments.

Ms. Propper: No comments.
Mr. Giller: This is the next logical step from the Master Plan, the project looks good.
Mr. Leas: The subdivision is consistent with Master Plan. No comments.
Mr. Guerra: No comments.

Mr. Giller made a motion to recommend approval of the Runway Subdivision Town Project Hearing to the Town Council, seconded by Ms. Propper. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:05 pm.

Ethan Guerra, Chair



Memo

To: Town Council
From: Chris Kulick, AICP, Assistant Community Development Director
Date: 8/20/2025 (for 8/26/2025)
Subject: Ordinance Amending Town Code to Address Neighborhood Preservation Policy (First Reading)

Town Council Goals (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input type="checkbox"/> Organizational Need | |

Summary

Based on feedback from community partners and Town Council members gathered through a comprehensive public outreach process and Council worksessions, staff has revised four Development Code policies related to neighborhood preservation for Council consideration:

- Policies 9A and 9R (Placement of Structures): Remove Relative setbacks for single-family homes outside the conservation district and adopt the previously recommended larger Relative setbacks as the new Absolute setbacks.
- Policy 22R (Landscaping): Eliminate Positive Points awarded for landscaping on individual single-family and duplex properties.
- Policy 33R (Energy Conservation): Limit positive points for electric vehicle chargers to a maximum of one (+1) point, applicable when two or more EVSE chargers or ten or more EV-capable parking spaces are installed.

Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, type, and architecture. The variety of different types of homes reflect the deep and colorful history of Breckenridge, from its small mining town roots through its evolution to a world-class resort destination. The recent trends of demolishing existing homes and replacing them with large residences that dominate the viewshed compromise the character of our Town and neighborhoods and do not align with multiple Town goals and community values, including Community Character, Natural Resources, the Built Environment, and Sustainability.

Background

In September 2007, Town Council voiced concerns regarding the development of large homes in Town and expressed their desire to maintain the character of the existing neighborhoods. The Council was concerned that “scrape offs” and new construction resulting in large homes could pose a threat to the existing character of these neighborhoods and directed staff to create a “Neighborhood Preservation Policy” (NPP). Based on the Council’s concerns, the Town embarked on an in-depth, two-year planning process that established above ground density limitations for single-family lots without platted building or disturbance envelopes. More recently, the Council requested staff revisit this topic due to current development trends and identified Development Code policies to amend at the November 26, 2024, January 28, 2025, and July 22, 2025 worksessions and adopt code amendments over two phases.

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Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Phase One amendments, as described above, are slated for adoption at first reading. Phase Two code amendments will be presented at a future worksession later this fall and will include:

- Policy 6A and 6R, Building Height: Establishment of a bulk plane or similar standard for single-family lots without platted building or disturbance envelopes.
- Policy 5R, Architectural Compatibility: Consideration of positive points for building hardening and wildfire-resilient design.

Staff notes that the two-phase approach recommended above would likely result in a time period in which opportunities for positive points on development projects are further limited. As mentioned, this limitation was a concern to some of the design professionals that engaged in the public outreach meetings. Staff conducted a work session on August 5, 2025 with the Planning Commission to begin discussion of the potential for positive points with building hardening and wildfire resilient design. Staff's goal would be to follow up with implementation of Phase Two in a timely manner, so the time gap between Phase One and Phase Two adoption is minimized.

Public outreach/engagement

To provide meaningful feedback to the Council, Planning staff in coordination with our Communications Division conducted a multi-pronged public engagement process on the Council's initial recommendations. The process began with a targeted meeting comprised of 23 local architects and builders on March 6, 2025, followed by a Planning Commission work session on April 1, 2025. Staff then expanded outreach to the general public through two public open houses on May 21 and June 25, 2025 that were supplemented by an online survey to gather broader community input. All property owners who would be impacted by NPP changes were mailed an invitation to attend in addition to the broader marketing efforts provided by the Communications department. All written feedback collected from the public process was include in the July 22, 2025 Council packet.

Financial Implications

Staff anticipates work on the NPP in the short-term will result in more staff time dedicated to the topic from the Planning Division.

Equity Lens

Related to the Town's Equity Blueprint and considering the Town's Equity Lens, staff determined that this policy does not further any of the Blueprint's goals since it pertains to preserving the character of single-family neighborhoods that are among the Town's most expensive and likely feature low levels of diversity. None of the potential possible outcomes, including no action to incorporating new development restrictions, will likely have any impact related to the four overarching goals of the Equity Blueprint.

Staff Recommendation

Staff recommends the Town Council approve the proposed Code amendments to Policies 9A, 9R, 22R and 33R at first reading.

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

A BILL FOR AN ORDINANCE AMENDING POLICIES 9A PLACEMENT OF STRUCTURES, 9R PLACEMENT OF STRUCTURES, 22R LANDSCAPING AND 33R ENERGY CONSERVATION OF THE DEVELOPMENT CODE.

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

Section 1. That section 9-1-19-9A: Policy 9 (Absolute) Placement of Structures, subsection C. 2, be amended by deleting the language stricken and adding the language underlined to read as follows:

a. Single-Family Development:

~~1. Front Yard: No structure shall be built within 15 feet of a front yard property line. In those cases where a garage is located with driveway access in a required front yard, no portion of said garage doors shall be closer than 20 feet from the front property line.~~

~~2. Side Yard: A combined side setback of 40 feet (total of both sides) is required, with no structure built within 15 feet of a side yard property line.~~

~~3. Rear Yard: No structure shall be built within 15 feet of a rear yard property line.~~

1. Front yard: 25 feet.

2. A combined side setback of 50 feet (total of both sides) is required, with no structure built within 15 feet of a side yard property line..

3. Rear yard: 15 feet.

Section 2. That section 9-1-19-9R: Policy 9 (Relative) Placement of Structures, subsection C. 2, be amended by deleting the language stricken to read as follows:

~~a. Single-Family Development:~~

~~1. Front yard: 25 feet.~~

1
2 ~~2. Combined side yard: Fifty feet (50') (total of both side yards). (Ord. 13, Series 2000)~~

3
4 ~~3. Rear yard: 15 feet.~~

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6 **Section 3.** That section 9-1-19-22R: Policy 22 (Relative) Landscaping,
7 subsection C. 2, be amended by adding the language underlined to read as follows:

2 x (- A. All developments are strongly encouraged to
1/+3) include landscaping improvements that exceed
the requirements of section [9-1-19-22A](#), "Policy 22
(Absolute) Landscaping", of this chapter. New
landscaping installed as part of an approved
landscape plan should enhance forest health,
preserve the natural landscape and wildlife habitat
and support firewise practices. A layered
landscape consistent with the Town's mountain
character, achieved through the use of ground
covers, shrubs, and trees that utilize diverse
species and larger sizes where structures are
screened from adjacent properties and public
rights-of-way, is strongly encouraged. The
resulting landscape plan should contribute to a
more beautiful, safe, and environmentally sound
community. Landscaping improvements that are
proposed on individual single-family home or
duplex properties that exceed the requirements of
section [9-1-19-22A](#), "Policy 22 (Absolute)
Landscaping", of this chapter are not eligible to
receive positive points under this policy.

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1 **Section 4.** That section 9-1-19-33R: Policy 33 (Relative) Energy Conservation,
 2 subsection D. be amended by deleting the language stricken and adding the language
 3 underlined to read as follows:

4 D. EV Capable and EVSE Installed Spaces: Positive points may be awarded for
 5 additional electric vehicle (EV) capable and electronic vehicle supply equipment (EVSE)
 6 installed spaces over the required minimum as determined in the IECC, as follows:

Points	EV Capable	Points	EVSE Installed
+1	10 <u>or more</u> additional spaces	+1	1 additional space <u>2 or more additional spaces</u>
+2	20 additional spaces	+2	2 additional spaces
+3	30 or more additional spaces	+3	3 or more additional spaces

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 8 **Section 5.** This ordinance shall be published and become effective as provided
 9 by Section 5.9 of the Breckenridge Town Charter.

10 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
 11 PUBLISHED IN FULL this ____ day of _____, 2025. A Public Hearing shall be held at
 12 the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the
 13 ____ day of _____, 2024, at 7:00 P.M., or as soon thereafter as possible in the Municipal
 14 Building of the Town.

15
 16 TOWN OF BRECKENRIDGE, a Colorado
 17 municipal corporation

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 21 By: _____
 22 Kelly Owens, Mayor

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 24 ATTEST:

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 29 Mae Watson, CMC,
 30 Town Clerk

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 32 ATTEST:

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Memo

To: Town Council
From: Town Staff
Date: 8/20/2025 (for 8/26/2025 work session)
Subject: Public Projects Updates

Broken Lance Culvert Bridge and Drainage Project

This large infrastructure project in the Warrior's Mark neighborhood includes replacing aging culverts that pass the Blue River under Broken Lance Drive with a single-span concrete culvert bridge, replacing water mains, constructing a seepage diversion trench to divert groundwater from the road subgrade, storm sewer installation, bus stop improvements, and reconstruction of the roadway.

Schedule: Construction by Schofield Excavation is ongoing and includes waterline replacement, bridge construction, and paving. Traffic control plans and detours will be updated frequently as work progresses.

Staff have developed online resources for residents and performed robust public outreach on the project including open houses, email updates, and direct coordination with impacted property owners. Coordination is also ongoing with the Summit School District transportation office to accommodate school bus routes beginning 8/25. Please visit www.townofbreckenridge.com/brokenlance for construction updates on the project (link also available on www.BreckRoads.com).



View looking west in the excavation for the new bridge for Broken Lance Drive. The sanitary sewer line was installed and the fir concrete placement for the bridge footers is completed.

Budget: The project includes funding from the Capital Fund and Water Utility Fund.

Project Funding	
Prior Years Budget Rollover	\$850,000
2025 CIP	\$6,650,000
2025 Water Fund CIP	\$3,916,000
TOTAL Funding	\$11,416,000

Housing Workgroup Meeting

August 12th, 2025 - 10:30 to Noon

Minutes from 08/12 Workgroup Meeting

Workgroup comments, notes and minutes have been summarized in red text on the applicable pages of the original presentation.

Attendees : Shannon Haynes, Scott Reid, Laurie Best, Dick Carlton, Darci Henning, Aubrey Ciol, Melanie Leas, Julia Puester, Mark Truckey, Chris Kulick, Matthew Banas and Caleb Swartz.

Agenda

- 1) Program Updates
 - 1) Housing Helps
 - 2) Buy Downs
- 2) Project Updates
- 3) ADU policies and incentives
 - 1) County Collaboration
 - 2) Runway
- 4) Wayside Rental Update - Verbal
- 6) Misc. Updates

Housing Helps Update

Town contribution 2.5M budgeted

- \$877k county contribution (current amount spent from the County is roughly \$375K).
- \$3.877 program expected spend in 2025 to get to the TOB total contribution.

2025 Housing Helps Budget: \$3,077,000

Property Goal: 20

- 43 applications received so far this year, with 19 moving forward with full approval at this time estimating roughly \$1.99M contribution from Town.
- 9 purchases so far in 2025 with 8 of those shared with the County. Actively speaking with an additional 3 buyers and their realtors in helping to identify suitable properties for the program.
- Currently averaging a little less than \$105K subsidy per unit. Currently the light and appreciation capped subsidy have very similar per unit costs since many of the full restrictions have been shared with the County.
- 9 of the 19 applications that are moving forward are full appreciation capped Deed Restrictions.

Buy Down Update

Baldy closing at \$540k with the full appreciation capped deed restriction in place, Town paid \$725k to acquire the unit.

Confirmed that staff will look at reallocating money from the Buy Down program to go toward Housing Helps if need be.

2025 Buy Down Budget: \$3,000,000 Property Goal: 10
Projected subsidy per unit - \$250K - \$300K

- Town under contract to close on the sale of Baldy duplex at the end of the month.
- Two Town owned properties sold in the first half of the year.
 - Villas at Swan's Nest - 2 bedroom 2 bath closed the end of March.
 - Ski and Racquet Club - 2 bedroom 2 bath condo closed end of May.
- Current expense is roughly \$800K, averaging \$265K per unit including the anticipated sale on August 25th.
- Continuing to monitor MLS for viable properties in desirable locations with low to no HOA dues.



Project Updates

Looking to tighten the lottery processes at RW from lessons learned at Stables

- More earnest money upfront and then moving to non-refundable within a certain time frame.
- Working with SCHA on lottery process to qualify more buyers on the front end to account for potential dropouts.

- Runway

- Site fencing to commence in August.
- Council ground break August 12th.
- Infrastructure work to begin at the end of the month.

- Stables Village

- 2 closings set to occur in August
- 4 closings set to occur in September
- Letter to address parking concerns has been completed and distributed to all current owners and included in the homeowner manual for all future buyers.

ADU policies and incentives County Collaboration

110% AMI seems too high for rental rates, however workgroup agreed income testing of renters is not ideal in private ownership situations.

Would like to work through incentive program to bring back to Council after vetting through Housing Workgroup.

Not interested in partnering with the County in Upper Blue at this time with this specific policy, would need to look at terms (such as rental rates, etc.) and confirm that the County would be willing to partner on in Town properties.

Housing Staff would like to fully explore an effective ADU incentive policy and would like to gather feedback from the workgroup on what this might look like.

- Initial Ideas are to explore a grant program that would help to offset some portion of the cost to buildout the ADU.
 - Would provide fee waivers and an amount up to \$37.5K or 25% of the cost to build.
 - Would provide plans for ADU buildout within the Runway development.
 - Would require an ADU covenant with a 30 year term and an optional buyout if the 30 year term cannot be met.
 - AMI rental cap required - County proposing 110% AMI
 - Funds provided at the time of CO

County has approached each jurisdiction to see if there is interest in collaborating. If Town were to collaborate it would be most beneficial if the County would also partner within Town limits. Currently with Housing Helps the County only participates in a roughly 50/50 split if it is in unincorporated Summit County not within Town limits.

Public looks at the price point of \$1M vs what the AMI is, even though there may not be a large jump between AMIs it is the actual price of the units not AMI that is of greater concern.

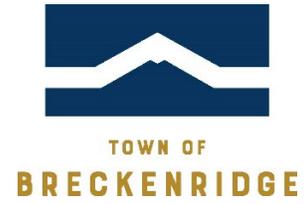
ADU ready option for the Runway is preferred by Workgroup and would like staff to continue to work through the details of CI allowance and incentive program.

ADU policies and incentives - Runway

- Current recommendation is to make homes ADU ready - similar to what was offered in the final phases of Lincoln Park. Homeowners could then recoup 10% of their base price as a Capital Improvement. Within Lincoln Park we have record of at least 16 of the homeowners that were eligible to build a bonus room garage did so.
- Staff has looked at the increased cost of a fully built out ADU within Runway and has received estimates of \$150K as the reasonable build out cost. That would put a large amount of sales prices at the \$1M price point at initial sale driving the neighborhood average sale price higher.
- Community feedback has largely been based upon sales price rather than what the AMI of the home ends up being.
- If the homeowner does not receive an incentive for the ADU buildout, they could still receive credit for their Capital Improvement as that is not a guarantee of eventual sales price only what is allowable. This would be a similar policy to the Wellington Neighborhood/ Lincoln Park where the homeowner is not required to rent the ADU but several do by choice.

Wayside Rental Update - Verbal

Misc. Updates



Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 8/20/2025 (for 8/26/2025)
Subject: Open Space & Trails Update

Enclosed please find the draft BOSAC meeting minutes from the August 18, 2025 meeting. Staff will be present to answer any questions.

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.

I) CALL TO ORDER

Nikki LaRochelle called the August 18, 2025 regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Chris Tennal, Bobbie Zanca, Krysten Joyce, and Town Council liaison Jay Beckerman. Matt Powers was absent. Staff members present were Mark Truckey, Chris Kulick, Duke Barlow, Alex Stach, and Tony Overlock. Katherine King from Summit County Open Space and Town Council Member Todd Rankin were also present. Members of the public: Kelly Ahern was present virtually.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – July 21st, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Season Update

B. FOBT Update

C. STRAP

Mr. Barlow asked the commissioners to confirm their support for including the open space program in a letter regarding the Southern Tenmile Recreation Access Plan. BOSAC unanimously supports the letter.

D. Forest Stewardship Plan

E. United States Forest Service (USFS) Mosquito Range Land Acquisition

Mr. Barlow asked the commissioners for their endorsement, on behalf of the Town of Breckenridge, in a letter of support regarding the USFS purchasing lands in the Mosquito Range. BOSAC unanimously supports the letter.

F. Starburst Award

G. BreckCreate

H. McCain Community Meeting and StoryMap

I. BreckHistory

Mr. Barlow updated the commissioners that work has been completed at the Laurium Boardinghouse and Preston Cabins and encouraged them to visit the sites. Mr. Barlow asked the commissioners if they were comfortable with BreckHistory expanding its scope of work for the 2025 season to include restoration work to the Laurium blacksmith shop. BreckHistory does not request additional funding support for this project. BOSAC unanimously approved the expanded scope of work.

J. CGP Reed Canarygrass

Mr. Stach clarified a few points regarding the NutraFix soil amendment being applied in the Cucumber Gulch Nature Preserve, stating that the product is not an herbicide and it's not intended to directly eliminate the targeted invasive species. Mr. Stach stated that applying NutraFix can help restore the soil's micronutrient balance which favors native, perennial plants. The targeted invasive species (reed canary grass and Canada thistle), however, perform better in nutrient-poor soils. Applying Nutrafix may cause the invasives to absorb an overabundance of nutrients, which can negatively affect their growth and ability to compete.

K. Trailhead Wi-Fi

L. BOSAC Field Trip

Mr. Overlock stated that he had spoken with Jefferson County Open Space about setting up a potential open space field trip and proposed a few dates in October. Staff will communicate via email to finalize dates with commissioners, and the group can discuss topics and site visit ideas during the September BOSAC meeting.

V) OPEN SPACE DISCUSSION

McCain Open Space Design (07:12)

The McCain Open Space design team, comprised of members from THK Associates, CDR Associates, and ERO Resources, presented their concept designs to the Open Space Advisory Commission.

Ms. Carrie Tanner presented ERO Resource's environmental analysis work completed to date. Ms. Tanner discussed multiple opportunities and constraints of the McCain Open Space site, highlighting thriving species near the river, potential wildlife viewing opportunities, and locations for potential non-motorized trail connections. Ms. Tanner identified a few challenges, including struggling vegetation, potential wildlife decline, social trail formation, and high traffic on the nearby recreation path. ERO's recommendations included weed control efforts, incorporating shrubs for erosion control, designating no-public-access areas, and adding interpretive signage and wildlife cameras.

Ms. Laura Hickey from CDR Associates presented the Phase 1 public engagement results, showing strong community interest in walking and biking trails, river access, and low-impact amenities. The team plans to launch a survey on a new story map and host a neighborhood event at Vista Verde for the Phase 2 engagement process, while continuing to gather feedback from stakeholders.

THK Associates then presented their two design concepts for open space development, focusing on a few optimal areas for engagement due to their sediment deposition and gentle slopes. The plans aim to balance recreation access with conservation, featuring options that include both paved and soft-surface trails, with a key difference being the level of programming intensity between the two concepts. The team discussed trail improvements, including connecting the Vista Verde neighborhoods to the regional trail system, proposed a 100-foot berm corridor for screening parking and snow storage areas, and the concept of incorporating landscape features to help maintain natural aesthetics. The group then discussed the design of the actual trail system in the open space, focusing on the balance between paved and soft surface trails. Mr. Kern explained options for parking without dedicated spaces, considering the conversion of bike lanes on the McCain Road to parking. The conversation also touched on the realignment of the recreation path and the potential impact on user conflicts. BOSAC commissioners favored the reduction of paved trails in favor of soft surfaces, with only key connections remaining paved. As the THK team presented Option 2, Mr. Spicer explained the key differences between the two concepts, noting that Option 2 was a less intensive plan with natural shade trees, while Option 1 featured more intensive development with permanent shade structures and larger gathering areas. Mr. Spicer explained a few features like discovery play areas, rock walls, identifiers to connect with Breckenridge's identity and limit social trails, while Mr. Kern explained how bike lane and road improvements could calm traffic in the area. The THK team also proposed creating a viewing blind for a roost site, a bird's nest play area, and potentially incorporating monumental public art in a central meadow. The overall plan emphasized the importance of safe river access and preserving the natural landscape while providing opportunities for public engagement.

A few key conversation points between the commissioners and design team included the use of soft surfaces versus paved trails, noting that while soft surfaces might be less expensive, they require more maintenance and could be challenging to plow in winter. Mr. Rossi and Ms. LaRochelle voiced concerns regarding the success of revegetation, with Mr. Kern expressing confidence that native plants could thrive without permanent irrigation, though temporary measures might be needed for establishment. Multiple commissioners asked how winter recreation might be managed in this area. The group discussed a few winter recreation options, including grooming trails for cross-country skiing and running, with a preference for soft surface trails over paved ones. They considered the impact of a new skier parking lot on traffic and environmental concerns, with suggestions to use the lot seasonally for open space access.

The BOSAC commissioners were unanimously supportive of the second design concept, and all agreed that focusing on creating a natural, low-impact design that emphasizes exploration and discovery play would be a great feature and help the space maintain a more natural feel. Commissioners also agreed to prioritize minimal paving and natural shade, while Ms. Joyce

made a comment to make sure we were considering accessible uses for those with disabilities. Ms. Joyce also discussed the potential for art installations and an amphitheater-like space, as well as the importance of maintaining winter usability. Commissioners concluded that providing at least one ADA-compliant river access point should be considered.

Ranch at Breckenridge (1:49:08)

Mr. Barlow introduced the trail development plans for the Ranch at Breckenridge trail network, focusing on two proposed trails: a multi-use two-way trail creating a singletrack alternative to the steep section of Sallie Barber Road located directly south of Sallie Barber Mine, and a hiking-only trail that would connect Spiral Stairs Trail to True Romance Trail. The trails would cost \$80,000 total (\$35,000 for the hiking-only section) and would be constructed by Higher Ground Earthworks. Mr. Barlow also stated that CPW (Colorado Parks & Wildlife) is recommending just the hiking-only trail due to elk habitat concerns near the Australia Gulch drainage. The proposed trails would ideally improve winter recreation access, while also reduce user conflicts and create additional connections and loops. The Summit County Open Space and Trails Commission voted unanimously to proceed with both trails during their August 12, 2025, meeting.

BOSAC discussed both trail options, with a focus on removing the connector section to the Sallie Barber Mine due to conservation concerns and habitat disruption. The commissioners also explored the possibility of making the trail uphill only for bikers to reduce user conflicts, while maintaining hiking-only sections. Mr. Overlock explained that the original vision included a connection to Spiral Staircase, but private property trail easement restrictions led to the current design. The commissioners and staff ultimately decided to include a third option as a choice. (Option 1 = both trails as drawn and originally proposed, Option 2 = hiking-only trail, Option 3 = remove Australia Gulch connection to Sallie Barber Mine and allow uphill biking on the upper section of the trail, and Option 4 = none of the above.)

Mr. Tennial voted for option 4, Ms. Zanca for option 2, Mr. Beckerman for option 3, Ms. Joyce voted for option 3, Mr. Rossi voted for option 4, and Ms. LaRochelle voted for option 3.

Option 3: 3 votes

Option 4: 2 votes

Option 2: 1 vote

Staff will work with the County to determine next steps for the Ranch at Breckenridge trails.

Copper Canyon (2:23:56)

Mr. Overlock asked if the commissioners had any questions regarding the Copper Canyon parcel, the neighborhood survey, and/or the proposed trail. There was a brief discussion between BOSAC and staff regarding some negative feedback received from neighbors in the survey, and multiple commissioners pointed out the benefits of the connecting trail to the larger community. Ultimately, the commissioners agreed that the Copper Canyon trail would create a vital connection in an underserved part of the greater trail network and help keep

both bikers and hikers off Boreas Pass Road. The commissioners unanimously supported the construction of the Copper Canyon trail.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman summarized Town Council's decision regarding Aspen Alley trail restrictions. Commissioners shared with Mr. Beckerman that they were disappointed in Town Council's decision and Mr. Beckerman provided reassurance that Town Council values input from BOSAC on matters pertaining to open space. Staff shared that OSAC voted 7-1 in favor of alternating day use restrictions. Mr. Beckerman also provided updates on the Runway development project and BIFA's Trail Mix exhibits, as well as their impact on the trails at Little Mountain and Illinois Creek.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, and Ms. Zanca seconded it. The August 19th, 2025, regular meeting of BOSAC ended at 8:16 PM.

The next regular meeting of BOSAC is scheduled for August 18th, 2025.

Nikki LaRochelle, Chair



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 8/20/2025
Subject: Committee Reports

The following committee reports have been submitted and included:

- Liquor and Marijuana Licensing Authority

Committees*	Representative	Report Status
Summit Stage Advisory Board	Matt Hulsey	No Meeting/Report
Police Advisory Committee	Staff	No Meeting/Report
Recreation Advisory Committee	Molly Boyd	No Meeting/Report
Transit and Parking Advisory Committee	Matt Hulsey	No Meeting/Report
Liquor and Marijuana Licensing Authority	Tara Olson	INCLUDED
Breckenridge Social Equity Advisory Commission	Flor Cruz	No Meeting/Report
Communications	Staff	No Meeting/Report

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

1) Call to Order, Roll Call

Chair Conway called the regular meeting of Tuesday, July 15, 2025, to order at 9:00 am. The following members answered roll call: Ashley Zimmerman, Kelly Lovely, Garren Riechel and Chair Ace Conway. Authority member Austyn Dineen was absent.

2) Approval of Minutes

With no changes or corrections to the meeting minutes of June 17, 2025, Chair Conway declared they would stand as approved.

3) Approval of Agenda

With no changes to the agenda, Chair Conway declared the agenda approved as submitted.

4) Consent Calendar

a) Liquor Consent Calendar

The Liquor Consent Calendar was approved as submitted.

b) Marijuana Consent Calendar - None

c) Tobacco Consent Calendar - None

5) Public Hearings for New License Applications

a) *Juan McPatatas & Snakes LLC d/b/a/ El Perro Negro*
216 S Main St, Unit 1
Tavern License

Joe Vandal, owner, appeared on behalf of the application. He does have a couple of other owners he is working with, but he would be running the daily operations. Mr. Vandal stated he has lived in Summit County for twenty (20) years. He stated he worked at Rita's (below Kenosha) for a long time, became the manager and then opened up Coa Cantina on Airport Rd. He explained that he was inspired by trips to Mexico and the experiences he has had there. He stated this business would be a high-end cocktail bar with low brow attitude, an inclusive spot for people to hang out and enjoy a high-quality cocktail or a beer. The Authority asked about hours of business. Mr. Vandal stated the hours would probably be 4:00 pm to midnight. The Authority asked about alcohol service training. Mr. Vandal answered that the staff would definitely be TIPS (safe alcohol service) certified. The Authority asked about food. Mr. Vandal stated they would have snacks and appetizers, like walking tacos, chips and salsa, nachos. The Authority asked about staff. Mr. Vandal stated that he already has a few people lined up to work there, with a couple leaving other local restaurants. He also stated that he would like to open in August and stay open year-round.

Authority Member Lovely made a motion to approve the transfer of ownership of the tavern license application. A roll call vote was taken, and the motion passed 4-0.

6) Transfer of Ownership Applications - None

7) Informal Discussion

a) Police Department Update

Detective Johnson introduced the Town's new liquor, marijuana and tobacco Compliance office, Detective Wilkerson.

a) Town Attorney Update

Breckenridge Liquor and Marijuana Licensing Authority
Regular Meeting
Tuesday, July 15, 2025

There was no attorney update.

- b) Town Clerk Update
Ms. Olson stated she had no update.
- c) Public Comment
There was no public comment.

- 8) Adjournment
With no further business to discuss Chair Conway adjourned the meeting at 9:16 am.

The next regular meeting will be held on August 19, 2025. Submitted by Tara Olson,
CMC, Deputy Town Clerk

ATTEST:

Mae Watson, Town Clerk

Ace Conway, Chair

DRAFT



TOWN OF
BRECKENRIDGE

Department of Finance

July 31st, 2025

Executive Summary

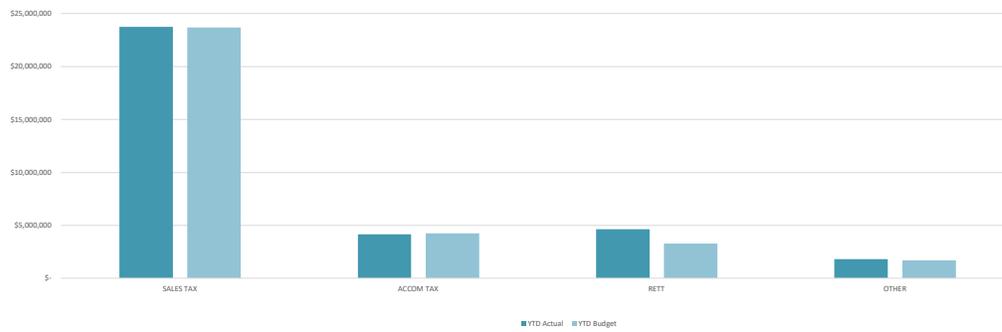
July 31, 2025

This report covers the first seven months of 2025. July is largely reflective of June tax collections

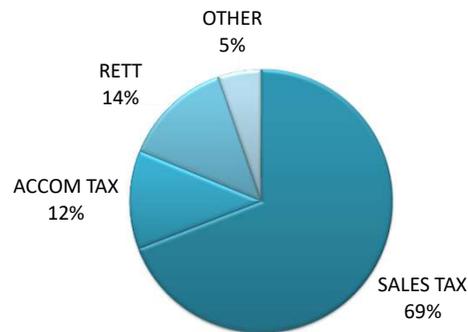
Overall, we are approximately \$1.4M above 2025 budgeted revenues in the Excise fund and \$.4M behind prior year. Sales tax is currently flat in comparison with YTD budget, and behind \$.4M in comparison with prior year. Accommodations tax is flat in comparison with YTD budget and behind \$.2M in comparison with prior year. Real Estate Transfer Tax is ahead \$1.3M in comparison with YTD budget and ahead \$.5M in comparison with prior year.

See the Tax Basics section of these financial reports for more detail on the sales, accommodations, and real estate transfer taxes.

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 23,753,762	\$ 23,673,589	100%	\$ 35,700,000	\$ 24,164,733	\$ 39,635,660
ACCOMMODATIONS TAX	4,164,467	4,259,179	98%	5,500,000	4,439,985	6,119,752
REAL ESTATE TRANSFER	4,624,541	3,279,864	141%	6,000,000	4,124,068	7,420,538
OTHER*	1,825,057	1,699,510	107%	2,812,053	2,066,890	3,427,083
TOTAL	\$ 34,367,826	\$ 32,912,142	104%	\$ 50,012,053	\$ 34,795,676	\$ 56,603,033

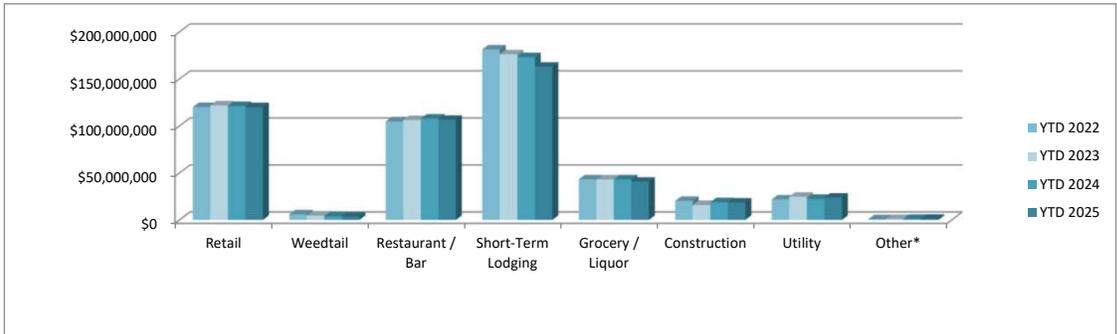
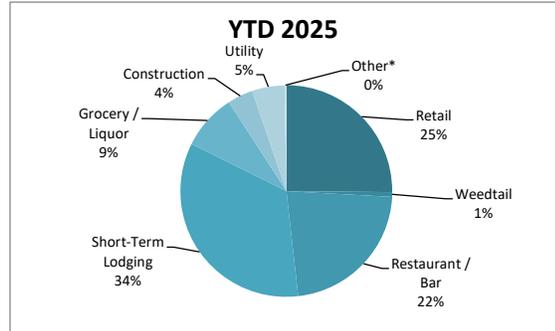
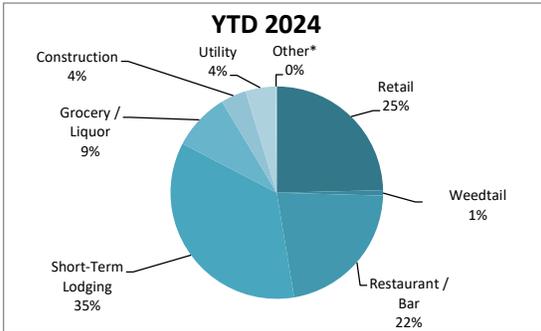
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: June 2025

Net Taxable Sales by Industry-YTD

Description	YTD 2022	YTD 2023	YTD 2024	2024		2024/2025		2025
				% of Total	YTD 2025	\$ Change	% Change	
Retail	\$119,973,018	\$121,725,341	\$121,086,841	24.65%	\$119,846,169	(\$1,240,672)	-1.02%	25.14%
Weedtail	\$5,894,716	\$4,651,693	\$3,853,860	0.78%	\$3,438,199	(\$415,661)	-10.79%	0.72%
Restaurant / Bar	\$104,727,692	\$106,199,058	\$107,763,637	21.94%	\$106,427,862	(\$1,335,776)	-1.24%	22.33%
Short-Term Lodging	\$181,252,150	\$176,045,514	\$173,078,161	35.24%	\$162,880,534	(\$10,197,627)	-5.89%	34.17%
Grocery / Liquor	\$43,123,654	\$43,014,647	\$43,115,209	8.78%	\$40,661,801	(\$2,453,408)	-5.69%	8.53%
Construction	\$20,268,959	\$15,920,536	\$18,844,690	3.84%	\$18,501,222	(\$343,468)	-1.82%	3.88%
Utility	\$21,776,819	\$24,737,623	\$22,354,327	4.55%	\$23,801,080	\$1,446,754	6.47%	4.99%
Other*	\$819,991	\$927,418	\$1,111,135	0.23%	\$1,158,481	\$47,346	4.26%	0.24%
Total	\$497,836,999	\$493,221,830	\$491,207,860	100.00%	\$476,715,347	(\$14,492,513)	-2.95%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



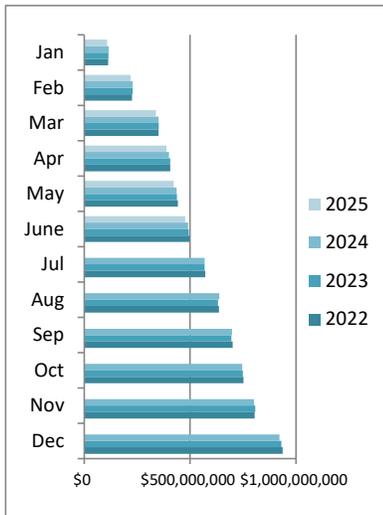
New Items of Note:

- June YTD net taxable sales are currently behind June YTD 2024 by 2.95%.
- For June YTD 2025, there were increases in Utility (6.47%) and we saw a decline in Retail (1.02%), Weedtail (10.79%), Restaurant/Bar (1.24%), Short-Term Lodging (5.89%), Grocery/Liquor (5.69%) and construction (1.82%), compared to June YTD 2024.

Notes:

- Short Term Lodging taxes are generally remitted based on reservation date.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

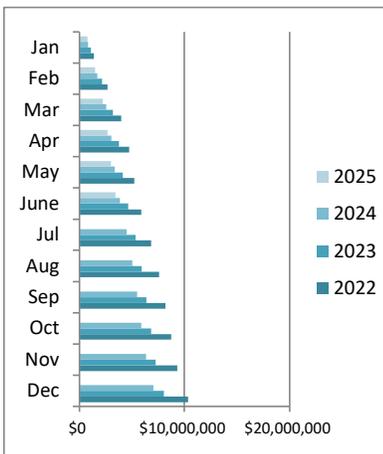
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



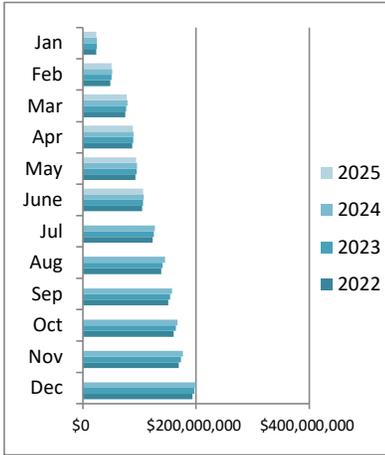
Total Net Taxable Sales					
	2022	2023	2024	2025	% change from PY
Jan	\$113,601,435	\$115,064,646	\$115,300,290	\$108,962,249	-5.50%
Feb	\$111,333,474	\$114,269,804	\$113,213,723	\$111,439,736	-1.57%
Mar	\$125,723,999	\$122,856,552	\$121,718,408	\$117,586,983	-3.39%
Apr	\$56,507,248	\$53,675,349	\$49,751,120	\$49,675,552	-0.15%
May	\$34,480,913	\$32,489,903	\$35,834,140	\$35,317,002	-1.44%
Jun	\$56,189,930	\$54,865,576	\$55,390,180	\$53,733,826	-2.99%
Jul	\$73,256,919	\$75,030,118	\$78,442,035	\$0	n/a
Aug	\$64,943,305	\$63,636,548	\$68,075,210	\$0	n/a
Sep	\$63,905,924	\$62,372,322	\$60,336,818	\$0	n/a
Oct	\$51,589,392	\$55,284,366	\$48,112,590	\$0	n/a
Nov	\$53,838,767	\$57,516,226	\$54,863,293	\$0	n/a
Dec	\$131,852,398	\$123,882,076	\$121,069,514	\$0	n/a
YTD	\$497,836,999	\$493,221,830	\$491,207,860	\$476,715,347	-2.95%
Total	\$937,223,704	\$930,943,485	\$922,107,321	\$476,715,347	-48.30%



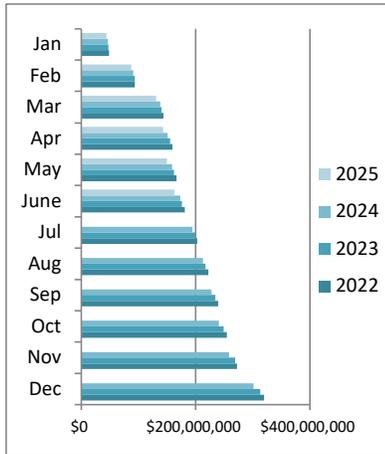
Retail					
	2022	2023	2024	2025	% change
Jan	\$24,256,753	\$25,134,750	\$26,398,802	\$25,530,302	-3.29%
Feb	\$24,760,846	\$25,030,585	\$24,751,950	\$24,295,315	-1.84%
Mar	\$31,218,141	\$31,759,438	\$29,864,102	\$29,486,367	-1.26%
Apr	\$14,378,828	\$14,352,752	\$13,987,549	\$13,912,650	-0.54%
May	\$9,122,858	\$9,263,728	\$10,473,080	\$10,812,250	3.24%
Jun	\$16,235,593	\$16,184,088	\$15,611,358	\$15,809,284	1.27%
Jul	\$18,204,570	\$17,782,224	\$22,052,533	\$0	n/a
Aug	\$15,820,254	\$15,068,394	\$17,184,609	\$0	n/a
Sep	\$19,891,414	\$18,157,420	\$17,591,784	\$0	n/a
Oct	\$15,179,611	\$12,991,968	\$13,336,329	\$0	n/a
Nov	\$15,583,167	\$15,038,024	\$15,554,311	\$0	n/a
Dec	\$34,095,173	\$34,361,705	\$33,202,910	\$0	n/a
YTD	\$119,973,018	\$121,725,341	\$121,086,841	\$119,846,169	-1.02%
Total	\$238,747,208	\$235,125,078	\$240,009,318	\$119,846,169	-50.07%



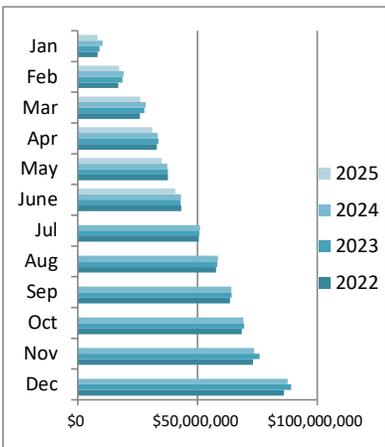
Weedtail					
	2022	2023	2024	2025	% change
Jan	\$1,390,691	\$1,085,499	\$835,116	\$762,521	-8.69%
Feb	\$1,290,570	\$1,071,374	\$866,966	\$737,934	-14.88%
Mar	\$1,310,491	\$1,021,416	\$854,323	\$738,047	-13.61%
Apr	\$732,968	\$577,496	\$490,607	\$437,565	-10.81%
May	\$499,512	\$382,445	\$339,210	\$328,000	-3.30%
Jun	\$670,484	\$513,462	\$467,638	\$434,132	-7.16%
Jul	\$912,870	\$697,911	\$629,419	\$0	n/a
Aug	\$777,363	\$578,590	\$564,981	\$0	n/a
Sep	\$611,456	\$463,014	\$432,168	\$0	n/a
Oct	\$529,983	\$413,804	\$409,174	\$0	n/a
Nov	\$581,583	\$447,069	\$439,585	\$0	n/a
Dec	\$1,014,636	\$785,178	\$703,302	\$0	n/a
YTD	\$5,894,716	\$4,651,693	\$3,853,860	\$3,438,199	-10.79%
Total	\$10,322,606	\$8,037,258	\$7,032,490	\$3,438,199	-51.11%



Restaurant / Bar					
	2022	2023	2024	2025	% change
Jan	\$23,591,432	\$25,009,257	\$25,042,953	\$24,155,050	-3.55%
Feb	\$24,974,867	\$25,965,915	\$26,685,736	\$26,202,206	-1.81%
Mar	\$26,280,138	\$25,821,441	\$27,277,628	\$26,978,234	-1.10%
Apr	\$12,415,528	\$12,209,139	\$10,610,820	\$11,082,074	4.44%
May	\$5,669,343	\$5,883,754	\$5,797,807	\$5,963,800	2.86%
Jun	\$11,796,384	\$11,309,552	\$12,348,694	\$12,046,498	-2.45%
Jul	\$18,692,700	\$19,294,325	\$19,761,678	\$0	n/a
Aug	\$14,956,807	\$15,634,593	\$17,307,423	\$0	n/a
Sep	\$12,668,238	\$13,197,620	\$12,813,061	\$0	n/a
Oct	\$9,309,000	\$9,879,709	\$9,489,439	\$0	n/a
Nov	\$9,038,337	\$9,285,260	\$9,752,927	\$0	n/a
Dec	\$24,150,159	\$23,302,685	\$22,813,264	\$0	n/a
YTD	\$104,727,692	\$106,199,058	\$107,763,637	\$106,427,862	-1.24%
Total	\$193,542,933	\$196,793,250	\$199,701,430	\$106,427,862	-46.71%



Short-Term Lodging					
	2022	2023	2024	2025	% change
Jan	\$48,613,697	\$47,461,191	\$45,967,138	\$43,870,565	-4.56%
Feb	\$45,169,344	\$46,133,344	\$45,189,095	\$43,460,858	-3.82%
Mar	\$49,665,680	\$47,143,257	\$47,180,341	\$43,749,093	-7.27%
Apr	\$15,604,892	\$14,586,635	\$12,974,080	\$12,056,801	-7.07%
May	\$7,736,666	\$6,909,765	\$7,543,340	\$6,918,460	-8.28%
June	\$14,461,872	\$13,811,321	\$14,224,167	\$12,824,756	-9.84%
Jul	\$21,720,310	\$23,247,770	\$21,596,573	\$0	n/a
Aug	\$19,219,232	\$18,160,095	\$18,243,238	\$0	n/a
Sep	\$17,238,667	\$16,970,088	\$15,046,851	\$0	n/a
Oct	\$15,303,928	\$14,656,976	\$12,833,524	\$0	n/a
Nov	\$18,013,772	\$20,260,148	\$18,022,896	\$0	n/a
Dec	\$46,904,200	\$43,999,343	\$42,888,182	\$0	n/a
YTD	\$181,252,150	\$176,045,514	\$173,078,161	\$162,880,534	-5.89%
Total	\$319,652,259	\$313,339,934	\$301,709,424	\$162,880,534	-46.01%



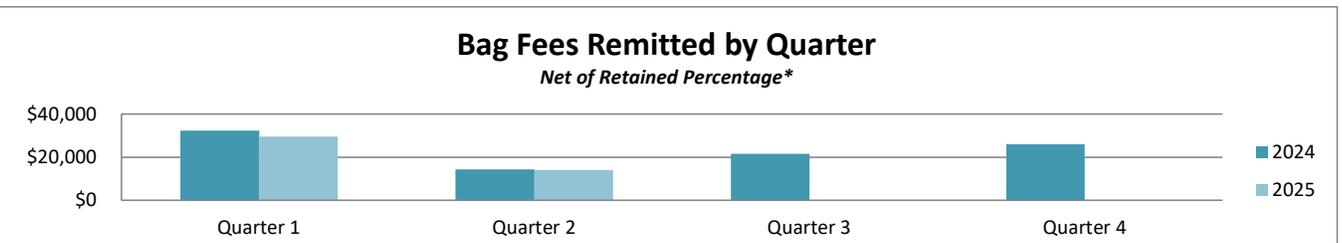
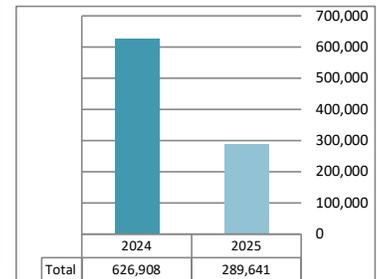
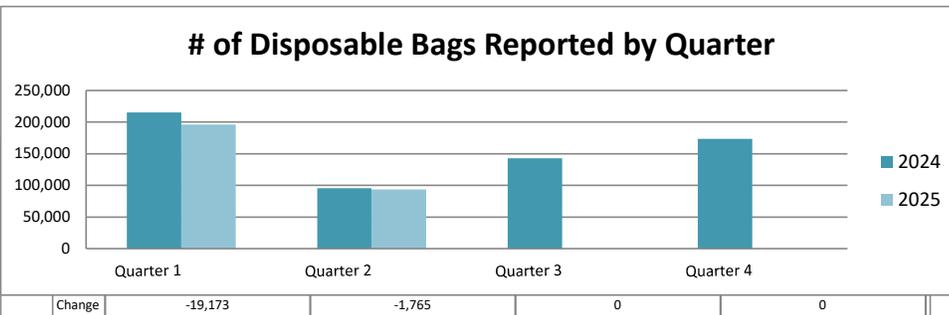
Grocery / Liquor					
	2022	2023	2024	2025	% change
Jan	\$8,170,578	\$8,997,217	\$10,314,078	\$8,198,021	-20.52%
Feb	\$8,753,193	\$9,587,315	\$8,834,611	\$8,981,885	1.67%
Mar	\$9,019,659	\$9,151,128	\$9,118,563	\$8,816,396	-3.31%
Apr	\$6,998,996	\$5,851,774	\$5,078,187	\$5,137,220	1.16%
May	\$4,744,379	\$4,092,212	\$4,027,368	\$3,954,647	-1.81%
June	\$5,436,849	\$5,335,000	\$5,742,402	\$5,573,632	-2.94%
Jul	\$7,431,072	\$7,828,316	\$7,939,664	\$0	n/a
Aug	\$7,177,335	\$7,441,155	\$7,411,914	\$0	n/a
Sep	\$5,816,776	\$5,964,152	\$5,613,339	\$0	n/a
Oct	\$4,953,494	\$5,140,210	\$5,002,786	\$0	n/a
Nov	\$4,692,648	\$6,579,348	\$4,631,519	\$0	n/a
Dec	\$12,887,729	\$13,094,821	\$13,936,319	\$0	n/a
YTD	\$43,123,654	\$43,014,647	\$43,115,209	\$40,661,801	-5.69%
Total	\$86,082,707	\$89,062,650	\$87,650,750	\$40,661,801	-53.61%



Construction					
	2022	2023	2024	2025	% change
Jan	\$3,154,453	\$1,962,932	\$2,221,509	\$1,722,016	-22.48%
Feb	\$2,341,894	\$1,360,701	\$2,275,344	\$2,832,592	24.49%
Mar	\$3,647,770	\$3,009,375	\$2,827,899	\$2,883,454	1.96%
Apr	\$2,708,757	\$2,261,020	\$2,760,882	\$3,063,381	10.96%
May	\$3,759,065	\$2,943,631	\$4,559,106	\$4,112,796	-9.79%
Jun	\$4,657,020	\$4,382,878	\$4,199,950	\$3,886,984	-7.45%
Jul	\$3,502,204	\$3,451,877	\$3,616,958	\$0	n/a
Aug	\$4,281,538	\$4,064,817	\$4,535,551	\$0	n/a
Sep	\$4,471,844	\$4,445,435	\$5,757,426	\$0	n/a
Oct	\$3,650,716	\$9,724,611	\$4,567,357	\$0	n/a
Nov	\$2,701,384	\$3,100,223	\$3,629,437	\$0	n/a
Dec	\$7,466,889	\$3,561,546	\$2,981,980	\$0	n/a
YTD	\$20,268,959	\$15,920,536	\$18,844,690	\$18,501,222	-1.82%
Total	\$46,343,533	\$44,269,046	\$43,933,399	\$18,501,222	-57.89%

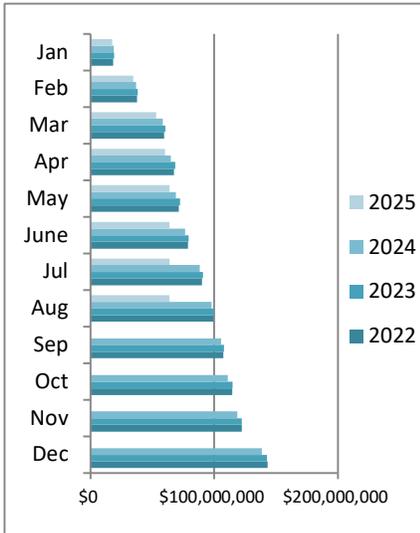
Disposable Bag Fees

The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage the use of reusable bags and discourage the use of disposable bags, thereby furthering the Town's sustainability efforts. Revenues from the fee are used to provide public information about the program and promote the use of reusable bags. The fee was increased to \$.25 in 2023.

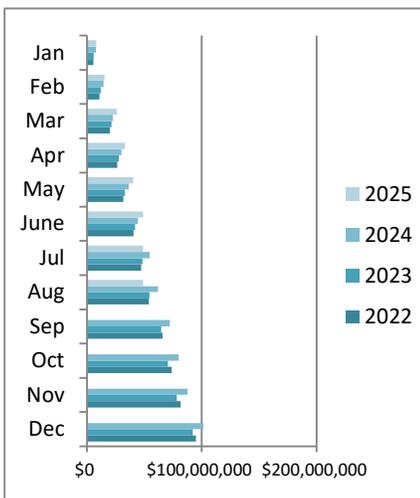


*As of May 4th 2023 a change has taken into effect and retailers are permitted to retain 40% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling. Filing changed to quarterly as of May 2023.

The Tax Basics: Retail Sales Sector Analysis



Retail: In-Town					
	2022	2023	2024	2025	% change from PY
Jan	\$18,184,827	\$19,108,292	\$18,694,448	\$17,538,372	-6.18%
Feb	\$19,508,694	\$19,040,384	\$18,083,959	\$16,863,341	-6.75%
Mar	\$21,836,390	\$22,242,280	\$21,550,622	\$18,722,484	-13.12%
Apr	\$7,998,612	\$8,037,999	\$6,684,718	\$6,936,555	3.77%
May	\$3,823,449	\$3,867,457	\$4,140,410	\$3,765,863	-9.05%
June	\$7,367,552	\$7,218,472	\$7,303,288	\$6,972,415	-4.53%
July	\$11,560,109	\$11,408,584	\$11,923,563	\$0	n/a
Aug	\$9,105,196	\$8,973,043	\$9,689,254	\$0	n/a
Sep	\$8,114,643	\$7,941,712	\$7,405,769	\$0	n/a
Oct	\$6,907,356	\$7,150,142	\$5,672,936	\$0	n/a
Nov	\$7,936,932	\$7,344,425	\$7,690,130	\$0	n/a
Dec	\$20,712,656	\$20,307,247	\$19,637,307	\$0	n/a
YTD	\$78,719,524	\$79,514,884	\$76,457,446	\$70,799,030	-7.40%
Total	\$143,056,416	\$142,640,037	\$138,476,404	\$70,799,030	



Retail: Out-of-Town					
	2022	2023	2024	2025	% change
Jan	\$5,695,992	\$5,992,596	\$7,704,354	\$7,991,931	3.73%
Feb	\$5,221,719	\$5,990,201	\$6,667,991	\$7,431,974	11.46%
Mar	\$9,287,547	\$9,466,745	\$8,264,025	\$10,763,883	30.25%
Apr	\$6,349,353	\$6,314,753	\$7,302,831	\$6,976,095	-4.47%
May	\$5,262,164	\$5,361,363	\$6,332,670	\$7,046,387	11.27%
June	\$8,823,101	\$8,915,348	\$8,248,522	\$8,836,869	7.13%
July	\$6,610,788	\$6,373,640	\$10,071,671	\$0	n/a
Aug	\$6,681,996	\$6,095,351	\$7,495,356	\$0	n/a
Sep	\$11,730,084	\$10,158,393	\$10,186,015	\$0	n/a
Oct	\$8,235,383	\$5,841,826	\$7,663,393	\$0	n/a
Nov	\$7,614,113	\$7,693,600	\$7,864,181	\$0	n/a
Dec	\$13,331,692	\$13,976,644	\$13,565,603	\$0	n/a
YTD	\$40,639,876	\$42,041,006	\$44,520,394	\$49,047,138	10.17%
Total	\$94,843,932	\$92,180,460	\$101,366,613	\$49,047,138	



New Items of Note:

- In-Town Retail sales comprise businesses that are in Town limits. The sector had an overall decrease of 4.53% in July 2025 as compared to 2024. The Out-of-Town Retail Sales comprise businesses that are out of Town limits, whose products and services are delivered inside Town limits. This sector had an overall increase in sales of 7.13% for June 2025 compared to 2024.

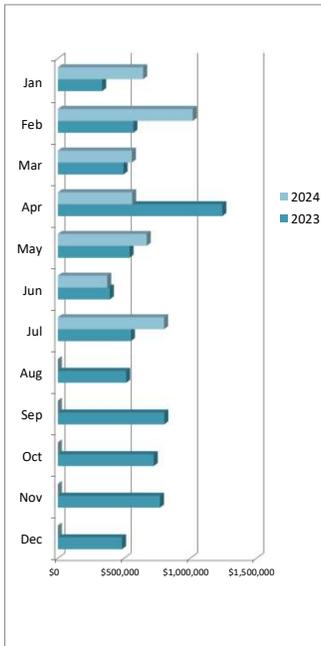
Real Estate Transfer Tax

New Items of Note:

- Revenue July is ahead \$1.3M to budget and ahead \$.5M to prior year.
- Single Family sales account for the majority of the sales (35.82%), with Timeshare sales in the second position of highest sales (21.36%) subject to the tax. Timeshare sales are ahead YTD by (3.27%).
- The variability in RETT revenue compared to 2024 is primarily due to a few commercial and vacant land sales that occurred in January and February of 2025, including the sale of several high-priced single-family homes. Additionally, in April 2024, there was a significant commercial transaction that did not have a comparable counterpart in April 2025. This makes April 2025 appear lower by comparison, but the difference is simply a matter of timing regarding when large commercial sales were recorded.

Continuing Items of Note:

- 2024 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



Total RETT							
	2023	2024	2025	% change	2025 budget	+/- Budget	
Jan	\$366,761	\$334,088	\$643,773	92.70%	\$322,424	\$321,349	
Feb	\$445,546	\$569,686	\$1,018,132	78.72%	\$463,127	\$555,006	
Mar	\$431,380	\$495,625	\$558,164	12.62%	\$424,005	\$134,159	
Apr	\$456,127	\$1,240,904	\$560,240	-54.85%	\$760,925	-\$200,684	
May	\$478,584	\$540,842	\$670,611	23.99%	\$466,470	\$204,141	
Jun	\$278,784	\$392,088	\$372,312	-5.04%	\$305,321	\$66,991	
Jul	\$617,133	\$550,835	\$801,308	45.47%	\$537,592	\$263,716	
Aug	\$574,378	\$515,499	\$0	n/a	\$501,580	n/a	
Sep	\$1,139,485	\$802,713	\$0	n/a	\$899,145	n/a	
Oct	\$553,836	\$723,645	\$0	n/a	\$508,399	n/a	
Nov	\$384,307	\$770,442	\$0	n/a	\$352,778	n/a	
Dec	\$499,188	\$484,061	\$0	n/a	\$458,234	n/a	
YTD	\$3,074,315	\$4,124,068	\$4,624,541	12.14%	\$2,742,271	\$1,344,677	
Total	\$6,872,481	\$7,420,428	\$4,624,541		\$6,000,000		

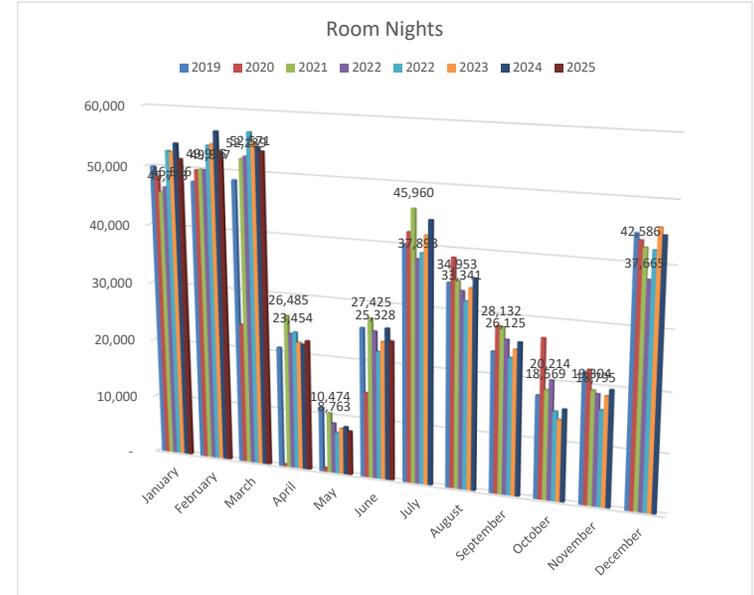


by Category						
Description	2024 YTD	2025 YTD	\$ change	% change	% of Total	
Commercial	\$ 238,260	\$ 232,250	\$ (6,010)	-2.52%	5.02%	
Condominium	\$ 1,011,569	\$ 978,827	\$ (32,742)	-3.24%	21.17%	
Timeshare	\$ 956,648	\$ 987,946	\$ 31,298	3.27%	21.36%	
Single Family	\$ 1,231,560	\$ 1,656,390	\$ 424,830	34.50%	35.82%	
Townhome	\$ 370,666	\$ 362,690	\$ (7,976)	-2.15%	7.84%	
Vacant Land	\$ 315,365	\$ 406,438	\$ 91,073	28.88%	8.79%	
Total	\$ 4,124,068	\$ 4,624,541	\$ 500,473	12.14%	100.00%	

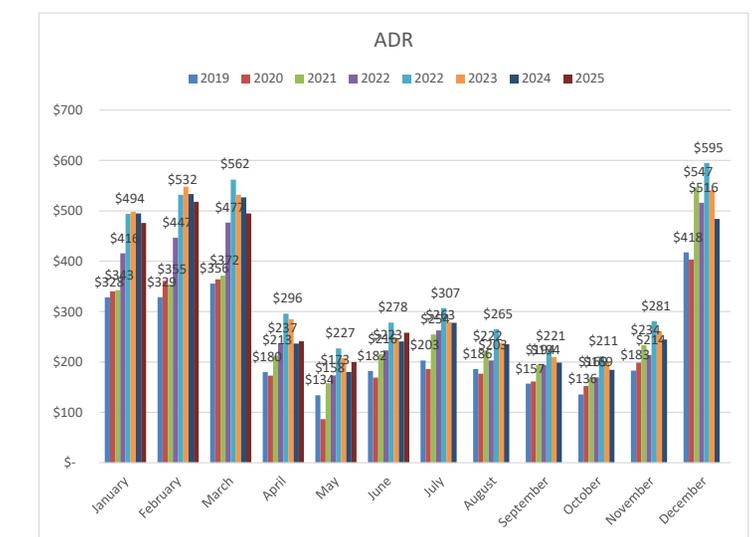
Breckenridge - Source DMX RAO

Occupied Room

Nights	DMX	DMX	DMX	DMX	Key Data	Key Data	Key Data	Key Data
	2019	2020	2021	2022	2022	2023	2024	2025
January	49,948	48,246	45,733	46,576	52,702	52,550	54,021	51,466
February	47,850	49,813	49,935	49,887	53,997	54,277	56,406	53,032
March	48,554	24,202	52,139	52,571	56,570	54,906	54,245	53,573
April	20,895	350	26,485	23,454	23,804	22,080	21,816	22,504
May	11,274	637	10,474	8,763	7,152	7,999	8,367	7,699
June	25,696	14,696	27,425	25,328	21,948	23,690	26,012	23,929
July	40,131	42,162	45,960	37,893	38,934	41,839	44,359	
August	34,515	38,623	34,953	33,341	31,745	33,922	35,575	
September	23,973	28,205	28,132	26,125	23,217	24,641	25,888	
October	17,516	26,959	18,569	20,214	15,202	13,895	15,684	
November	22,132	22,574	19,304	18,795	16,252	18,613	19,692	
December	44,693	43,650	42,586	37,665	42,276	45,823	44,670	
Total	387,177	340,117	401,695	380,612	383,799	394,235	406,735	212,203



ADR	DMX	DMX	DMX	DMX	Key Data	Key Data	Key Data	Key Data
	2019	2020	2021	2022	2022	2023	2024	2025
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 494	\$ 498	\$ 495	\$ 476
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 532	\$ 548	\$ 533	\$ 518
March	\$ 356	\$ 364	\$ 372	\$ 477	\$ 562	\$ 532	\$ 527	\$ 495
April	\$ 180	\$ 173	\$ 213	\$ 237	\$ 296	\$ 285	\$ 237	\$ 241
May	\$ 134	\$ 87	\$ 158	\$ 173	\$ 227	\$ 208	\$ 180	\$ 200
June	\$ 182	\$ 169	\$ 216	\$ 223	\$ 278	\$ 247	\$ 241	\$ 258
July	\$ 203	\$ 186	\$ 254	\$ 263	\$ 307	\$ 279	\$ 278	
August	\$ 186	\$ 177	\$ 222	\$ 203	\$ 265	\$ 238	\$ 235	
September	\$ 157	\$ 161	\$ 194	\$ 194	\$ 221	\$ 210	\$ 199	
October	\$ 136	\$ 152	\$ 169	\$ 169	\$ 211	\$ 199	\$ 184	
November	\$ 183	\$ 199	\$ 234	\$ 214	\$ 281	\$ 261	\$ 244	
December	\$ 418	\$ 404	\$ 547	\$ 516	\$ 595	\$ 541	\$ 484	
Average	\$ 233	\$ 231	\$ 273	\$ 294	\$ 356	\$ 337	\$ 320	\$ 365



December 2024 - Key Data 52 properties, 3,275 units
 February 2025 Key Data 55 poperties, 3,282 units



TOWN OF
BRECKENRIDGE

July 31, 2025

Financial Statement

JULY
ALL FUNDS
REVENUE AND EXPENDITURE SUMMARY
INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES

	YTD TO ORIG BUDGET YTD		
	ACTUAL FY25 YTD	BUDGET FY25 YTD	ACTUAL vs BUDGET FY25 YTD
TOTAL REVENUES	\$ 128,797,003	\$ 124,754,196	\$ 4,042,807
TOTAL EXPENDITURES	\$ 103,517,679	\$ 119,023,656	\$ 15,505,978

APRIL FORECAST TO ORIG BUDGET		
APRIL FORECAST FY25	BUDGET FY25	VARIANCE
\$ 203,353,434	\$ 196,934,894	\$ 6,418,540
\$ 221,951,979	\$ 216,889,618	\$ (5,062,361)

LEVEL 1 TO ORIG BUDGET		
LEVEL 1 FY25	BUDGET FY25	VARIANCE
\$ 198,127,882	\$ 196,934,894	\$ 1,192,988
\$ 202,251,527	\$ 216,889,618	\$ 14,638,091

YTD COMMENTS - REVENUES		
- Accom Regulatory Fee	\$ (59,244)	Reduced licenses
- Cost Sharing	\$ 286,689	OST-Summit Cty Jackpot property \$70K, Thor \$134K, Corum \$75K
- CRCA	\$ 1,178,054	Utility-CO River COOP Agreement
- Employee Paid Premiums	\$ (190,321)	Employee vacancy & Benefit credit
- Fleet Sale of Assets	\$ (651,509)	Budget phasing
- Grants	\$ (631,234)	DOLA Utility phasing
- Housing Helps Contribution	\$ 56,310	Budget phasing
- Insurance Recoveries	\$ 107,210	Golf-Skid Steer, Garage-Proterra Bus 9234
- Investment Income	\$ 1,370,272	Return on investments
- Renewable Energy	\$ 62,176	Sust-July 2024-Dec 2024 ULLR/SOL Community Solar Platform
- Rental Income	\$ (243,057)	Housing Rent concessions
- RETT	\$ 1,344,677	Single Family homes
- Stop Loss/Medical Rebates	\$ 207,661	Budget favorable
- Tax-Franchise	\$ (55,326)	Budget phasing
- Tax-Lift Ticket	\$ 635,362	Budget phasing
- Tax-Nicotine	\$ 118,142	Budget phasing
- Tax-Sales	\$ 198,525	Budget phasing
Total	\$ 3,734,387	

FORECAST TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement
- Utility Fund	\$ (500,000)	Runway timing, Housing transfer
- Marketing Fund	\$ (225,100)	5% tax reduction
- Excise Fund	\$ (2,060,000)	5% tax reduction
- Excise Fund	\$ 1,500,000	RETT based on YTD/trending
- Housing Fund	\$ (1,200,000)	Budget correction
- Open Space Fund	\$ 1,429,285	Budget correction
- Special Projects Fund	\$ 500,000	Transfer from Excise Fund/Grants, SPARK
- Childcare Fund	\$ 5,000,000	Transfer from Excise Fund/Building purchase
- Healthcare Fund	\$ (160,000)	Employee premium reclass
Total	\$ 6,462,239	

LEVEL 1 TO ORIG. BUDGET COMMENTS - REVENUES		
- All Funds	\$ 1,000,000	Return on investments
- Utility Fund	\$ 1,178,054	Utility-CO River COOP Agreement
- Marketing Fund	\$ 217,517	Business Licenses, Sales Tax
- Excise Fund	\$ (1,590,000)	3.2% tax reduction
- Excise Fund	\$ 1,000,000	RETT based on YTD/trending
- Housing Fund	\$ (1,601,000)	Sales Tax \$1.2M, Grant delay \$400K
- Open Space Fund	\$ 902,000	Sales Tax
Total	\$ 1,106,571	

YTD COMMENTS - EXPENDITURES		
- Payroll	\$ 1,025,094	Vacancy rate & Benefit credit
- Material & Supplies	\$ 737,272	Budget phasing, all funds
- Charges for Services	\$ (361,376)	Budget phasing, all funds
- Charges for Services	\$ 421,243	Phasing-Buy Downs
- Charges for Services	\$ (392,805)	Phasing-Housing Helps
- Charges for Services	\$ (1,005,005)	Block 11 R&M
- Charges for Services	\$ (150,000)	Sustainability-MT 2030 Membership Fees
- Minor Capital	\$ 14,818,814	Updated proformas
- Grants	\$ (125,000)	NRO, Breck Film, and Breck Backstage Theater
- Grants	\$ (105,000)	Breck Create SPARK
- Debt Interest	\$ 568,727	Phasing-Reverse accrual CWRPDA loan interest
Total	\$ 15,431,964	

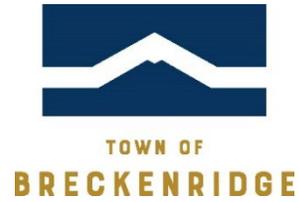
FORECAST TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 250,000	Vacancy & Premium reclass
- Utility Fund	\$ (416,000)	Design fees Gary Roberts WTP
- Golf Fund	\$ (273,788)	Updated proforma
- Excise Fund	\$ (500,000)	\$500K to Special Projects
- Excise Fund	\$ (5,000,000)	\$5M to Childcare
- Housing Fund	\$ 1,105,500	Runway project updates
- Garage Fund	\$ (30,902)	Updated proforma
- Facilities Fund	\$ 318,750	Updated proforma
- Special Projects Fund	\$ (500,000)	SPARK, grants
Total	\$ (5,046,440)	

LEVEL 1 TO ORIG. BUDGET COMMENTS - EXPENDITURES		
- All Funds	\$ 540,000	Payroll vacancy rate & benefit credit
- Utility Fund	\$ 2,500,000	Updated proforma
- Golf Fund	\$ (178,000)	Updated proforma
- Housing Fund	\$ 1,212,827	Runway project updates
- Garage Fund	\$ 485,000	Updated proforma
- Facilities Fund	\$ 577,000	Updated proforma
- Special Projects Fund	\$ (195,000)	SPARK, grants
- Special Projects Fund	\$ 360,000	Breck History
- Capital Fund	\$ 7,651,666	Updated proforma
- Childcare Fund	\$ 1,400,000	Montessori delayed to 2026
Total	\$ 14,353,493	

Note: Comments speak to more prominent variances versus to every variance

**TOWN OF BRECKENRIDGE
2025-2026 CASH FLOW**

	April 2025 Projection		Level 1 Projection
	2025 Budget	2025 April Projection	2025 L1 Projection
REVENUE (NET TRANSFERS)	137,461,930	138,880,471	138,649,077
CAPITAL EXPENSE (NET TRANSFERS)	(56,750,656)	(55,456,159)	(45,851,603)
OPERATING EXPENSE (NET TRANSFERS)	(100,665,998)	(102,022,856)	(96,921,119)
NET	(19,954,724)	(18,598,544)	(4,123,645)
CASH OUT			
EDAP (5 LOANS PER YEAR)	500,000	500,000	1,000,000
DEBT PRINCIPAL (WATER TREATMENT, GPTD #002)	2,791,105	2,791,105	2,454,376
CAPITAL LEASES (GOLF CARTS GPS #005)	54,237	54,237	54,237
CAPITAL LEASES (2019 2 BUSES)	42,250	42,250	50,521
CAPITAL LEASES (2023 3 BUSES)	63,375	63,375	63,375
GRANDVIEW	(3,450,967)	(3,450,967)	(3,622,509)
CASH IN			
NORDIC LOAN	36,000	36,000	36,000
EDAP LOAN	30,000	30,000	30,000
	66,000	66,000	66,000
CASH	(23,339,691)	(21,983,511)	(7,680,154)
CUMULATIVE	(23,339,691)	(21,983,511)	(7,680,154)
BEGINNING CASH BALANCE	165,188,414	177,170,572	177,170,572
YEAR END CASH BALANCE	141,848,724	155,187,061	171,392,179
CHANDLER ASSET MANAGEMENT	81,000,428	81,000,428	85,480,849
COLOTRUST	39,187,986	39,187,986	41,955,328
1ST BANK OPERATING	21,660,309	34,998,647	43,956,002
	141,848,724	155,187,061	171,392,179
KPI: CASH TO OPEX = \$135M (BALANCED BUDGET)	135,000,000	135,000,000	135,000,000
SURPLUS/DEFICIT	6,848,724	20,187,061	36,392,179
	105%	115%	127%



Memo

To: Town Council
From: Flor Cruz, Annette Kubek, Jacob Ojeda and Helen Cospolich
Date: 8/20/2025 (for 8/26/2025 Work Session)
Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input checked="" type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> Organizational Need | |

Summary

This memo provides an update to the Council on recent marketing and outreach messaging, communication channels, and initiatives led by the Communications and Community Engagement Division during the last month.

Background

The Communications and Community Engagement Division will be providing monthly updates to Council. Since its launch in April 2024, the team has built processes to strengthen message cohesion, improve brand recognition, and expand community engagement. Most recently, the division welcomed a new staff member, Jacob Ojeda, who will help complete our team and lend a new perspective on our methods and initiatives.

Public Outreach/Engagement, July-August 2025 Update

Messaging

This month, the Communications and Community Engagement Division shared messaging on a variety of topics ranging from Town operations and Council initiatives to recreation events, public safety, and community engagement.

Specific subjects included:

- Water meter replacement
- Breck E-Ride Annual Survey
- BIFA/Spark
- Dark Sky initiative
- Water Lifestyle Campaign
- Multiple Sustainability efforts in partnership with HC3
- Fire Ban Restrictions
- Town Council updates
- RaceBreck & Breck Bike Week
- Road construction updates – www.breckroads.com

Communication Channels

With such a broad range of topics, communication channels are selected strategically to meet audience needs while ensuring information is clear, consistent, and accessible. Some channels are designed for targeted groups, while others reach the community as a whole. In making these decisions, the division considers reach, accessibility (including multilingual needs), opportunities for two-way engagement, and the urgency of the message. This approach helps us maintain consistency and foster meaningful connections with the community.

Recent targeted communication initiatives included:

1

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

- Water meter replacement – Staff has continued outreach on the community-wide water meter replacement initiative, with a focus on helping residents schedule their appointments. Messaging has been delivered primarily through social media and targeted email reminders, ensuring broad visibility and accessibility. These efforts highlight the benefits of the new smart meters and provide clear instructions for scheduling, making it easier for residents to take action and stay informed throughout the process.
- Breck Bike Week – The weeklong event was supported by staff in a variety of outreach efforts to engage the community and promote events. Messaging was delivered through social media and targeted email updates, while the Pond Crossing event also included promotion via newspaper, radio and internal TV screens at our facilities. These efforts resulted in 40 registrations and a large spectator crowd, demonstrating strong community engagement and interest.
- Connect with Breck – Efforts continue with the monthly newsletter, delivered via email to keep residents informed on Town news, events, and initiatives. The newsletter highlights a wide range of topics, including community and recreation events, sustainability programs, construction and road updates, Council discussions and decisions, and other key municipal updates not covered in the Council Recap. By providing clear, timely information through a single, accessible channel, the newsletter helps residents stay connected with Town activities, engage with programs, and access important resources.

Other general communication channels used this month:

- Internal and external newsletters
- Radio
- Variable Message Signs
- Social media platforms
- Website updates
- Blog posts
- Digital advertising
- Print media - newspaper and magazine advertisements
- Trolley ads – ongoing through the year

Community Engagement

As part of the division's commitment to community engagement, the team has collaborated with the Social Equity Advisory Commission (BSEAC) to promote several of its initiatives, including:

- The "I Am Summit 2.0" video series
- "Pedal Together: Community Bike Clinic Sessions."
- International Youth Day & YESS Group Awareness – August 12
- SPARK – Specifically Targeting Spanish Speaking Community

The team continues to engage with residents directly at the Breckenridge Farmers Market each week, gathering feedback on communication preferences and promoting newsletter subscriptions, email notifications, and social media engagement. In parallel, the Town has launched Rocky the Moose, a fully integrated virtual assistant developed in partnership with Citibot, which provides 24/7 access to Town information and services via the website and SMS. Since July, more than 250 individuals have interacted with Rocky, offering valuable insights into community interests and information needs. This feedback is helping the Division refine communication strategies to ensure timely, relevant, and accessible messaging across all channels.

Financial Implications

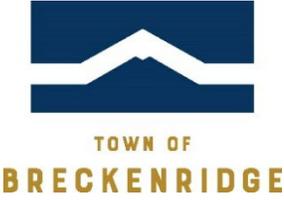
The division continues to work within the existing budget and has a strong financial standing for the remainder of the year.

Equity Lens

The Equity Lens Tool is used when creating communications and marketing initiatives to ensure the audience is reached, the message delivery is appropriate, and community trust increases or remains. One primary focus remains translation of social media and other public-facing messages. Another focus is making sure all communications are ADA accessible.

Staff Recommendation

Staff will be available on Tuesday to answer any questions from Council.



Memo

To: Town Council
From: Shannon Haynes, Town Manager
Date: August 21, 2025 (for August 26, 2025)
Subject: Manager's Update

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

Attached are informational documents recently provided to Town Council via email. These documents are being included in the Council packet for public transparency.

- 2025 Event Overview
- 2025 Event Calendar
- 2025 Summit County Area Median Income (AMI Chart)
- Summit County AMI Tracking spreadsheet

Communications to Council

As mentioned at the last Council meeting, staff has developed a new system for sharing communications to Council. The attached memo describes that process. Staff will be available for discussion and questions at the August 26th Council meeting.

2025 Event Overview

1.20 -29.25	International Snow Sculptures Championships	BTO
1.24-26.25	5 Hole Pond Hockey Tournament	Summit Youth Hockey
2.1-2.25	Colorado Youth Hockey Pond Tournament	Summit Youth Hockey
2.15.25	TEDx Breckenridge	Jill Marek/TEDx
2.15.25St.	Valentines Day Rugby Tournament	Rugby Club
4.4-5.25	Summit Youth Hockey Avalanche Alumni Classic	Summit Youth Hockey
4.5.25	Imperial Challenge	Rec Dept
5.21-7.30.25	Breckenridge Trail Running Series	Rec Dept
5.31.25	Town Clean Up Day	TOB
6.6.25	Town Party	Breck Create
6.12-13.25	RAM Legacy in Action Day	BGV
6.15-9.30.25	Yoga on the Lawn	Meta Yoga
6.8-9.21.25	Breck Sunday Markets	Rocky Mountain Events
6.9-14.25	Breck Pride	BTO
6.19 -8.21.25	AirStage Après (ASA)	Breck Create
6.19-9.25.26	Breckenridge Farmers Market	Jarman and Co Events
6.25.25	Bike to Work Day	TOB
6.26-8.9.25	NRO Summer Concert Series	NRO
6.27-28.25	Breckenridge Agave Festival	Rocky Mountain Events
7.3-5.25	42nd Breck July Art Festival	Mountain Art Festival
7.4.25	Fourth of July Parade	BTO
7.4.26	Breck Create 4th of July Animation	Breck Create
7.10.25	Breck Create Annual Fundraiser	Breck Create
7.19.25	Breck Summer Beer Festival	Radiate Live Events
7.25-26.25	Breck Food & Wine Festival	Rocky Mountain Events
7.28-8.1.26	The Summit 200 Race	Ultraverse Supliments
7.31.25	Breckenridge Backstage Theatre's Annual Gala	Backstage Theater
8.7-8.9.25	24th Annual Breckenridge Arts Festival	Mountain Art Festivals
8.10-15.26	Breck Epic	Mike MacCormack
8.10-12.25	Breck Bike Week	Rec Dept
8.15-17.25	Elevated Paddle Battle Pickle Ball Tournament	Elevated Community Health
8.14.25	BIFA	Breck Create
8.21-23.25	Breck Wine Classic	Team Player Productions
8.22-24.25	Hog Fest (Bacon & Bourbon)	Rocky Mountain Events
8.22-24.25	August Fest Breck Brewery	Breck Brewery
8.23.25	Great Divide Fall Fest	Great Divide Chaple
8.24.25	Carter Museum Birthday Party	Breck History
8.27-30.25	Expedition Colorado Race	AR Premier Events
8.30.25	Summit Foundation Duck Race	Summit Foundation
8.30-9.1.26	Breck Crest Trail Run Festival	Rocky Mountain Skimo

8.30-9.1.25	50th Annual Great Divide Art Festival	Mountain Art Festivals
9.5-6.25	Flaming Foliage Relay	Colorado Run Relays
9.12-14.25	Oktoberfest	BTO
9.18-21.26	Breck Film Festival	Breck Film
9.26-27.25	Breckenridge Bluegrass & Beer Festival	Rocky Mountain Events
10.12.25	Breckenridge Road Marathon	Run Breck
10.17-18.25	Dia De Lost Muertos	Breck Create
12.6.25	Lighting of Breckenridge & Race of the Santas	BTO / Rec Dept
12.18-21.25	Ullr Fest	BTO

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
Carving - International Snow Sculpture Championships					Viewing - Snow	
				5 Hole Pond Hockey		
26	27	28	29	30	31	1
Viewing - Snow Sculptures					Colorado Youth	

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 Viewing - Snow Sculptures	27	28	29	30	31	1 Colorado Youth
2 Colorado Youth	3	4	5	6	7	8
9	10	11	12	13	14	15 Rugby Tournament @ TEDxBreckenridge @ The Breckebeiner @
16 The Breckebeiner @	17	18	19	20	21	22
23	24	25	26	27	28	1

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
23	24	25	26	27	28	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

Summit Youth Hockey Avalanche Alumni Tourni

Imperial Challenge

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
					Summit Youth Hockey Avalanche Alumni Tour Imperial Challenge	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

High School Grad

Town Clean Up @

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
					Town Party @	
8	9	10	11	12	13	14
Breck Sunday Markets @				RAM Legacy In Action Day & Sponsor Brunch	Air Stage Apres Pride	Breck Pride Party @
15	16	17	18	19	20	21
Breck Sunday Markets @				AirStage Apres Concert Breckenridge Farmers		
22	23	24	25	26	27	28
Breck Sunday Markets @			Bike to Work Day @	AirStage Apres Concert Breckenridge Farmers NRO Music in the	Breck Agave Festival @ Main Street Station, 505 S	
29	30	1	2	3	4	5
Breck Sunday Markets @	NRO Pop Up Concert @			42nd Breck July Art Festival @ Main Street Station, 505 S Main St, Breckenridge, CO AirStage Apres Concert Breckenridge Farmers	Breck Create 4th of Fourth of July Parade NRO Concerts in BRP	

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29 Breck Sunday Markets @	30 NRO Pop Up Concert @	1	2	3 42nd Breck July Art Festival @ Main Street Station, 505 S Main St, Breckenridge, CO AirStage Apres Concert Breckenridge Farmers	4 Breck Create 4th of Fourth of July Parade NRO Concerts in BRP	5
6 Breck Sunday Markets @	7	8	9	10 AirStage Apres Concert Breck Create Annual Breckenridge Farmers	11 NRO Porch Series	12
13 Breck Sunday Markets	14 NRO Symphony in the NRO Symphony in the NRO Symphony in the NRO Symphony in the NRO Symphony in the	15	16	17 AirStage Apres Concert Breckenridge Farmers NRO Music in the	18 Breck Summer Beer Father Dyer Re-opening	19
20 Breck Sunday Markets	21 NRO Pop Up Concert @ NRO Pop Up Concert @	22	23	24 AirStage Apres Concert Breckenridge Farmers NRO Music in the	25 Breck Food & Wine Festival @ Main Street Station, 505	26
27 Breck Sunday Markets	28 NRO Pop Up Concert @	29	30	31 AirStage Apres Concert Breckenridge Breckenridge Farmers NRO Music in the	1	2

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27 Breck Sunday Markets	28 NRO Pop Up Concert @	29	30	31 AirStage Apres Concert Breckenridge Breckenridge Farmers NRO Music in the	1	2
3 Breck Sunday Markets	4	5	6	7 24th Annual Breckenridge Arts Festival @ Main Street Station, 505 S Main St, AirStage Apres Concert Breckenridge Farmers	8	9
10 Breck Epic Breck Bike Week Breck Sunday Markets	11	12	13	14 BIFA AirStage Apres Concert Breckenridge Farmers	15 Elevated Paddle Battle @ Carter Park	16
17 BIFA Elevated Paddle Battle Breck Sunday Markets	18	19	20	21 Wine Classic @ Beaver Run Resort & Conference Center, 620 Village Rd, Breckenridge AirStage Apres Concert Breckenridge Farmers	22 Hog Fest @ Main Street Station, 505 S Main St,	23
24 BIFA Wine Classic @ Beaver Hog Fest @ Main Street Breck Sunday Markets	25 Great Divide Calvary	26	27 Expedition Colorado	28 Breckenridge Farmers	29	30 50th Annual Great Divide Breck Crest Trail Run SF Duck Race
31 50th Annual Great Divide Art Festival @ CMC Parking Breck Crest Trail Run Festival Breck Sunday Markets	1	2	3	4 Breckenridge Farmers	5	6 HOLD - C3 Event in

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31 50th Annual Great Divide Art Festival @ CMC Parking Breck Crest Trail Run Festival Breck Sunday Markets	1	2	3	4 Breckenridge Farmers	5	6 HOLD - C3 Event in
7 Breck Sunday Markets	8	9	10	11 Breckenridge Farmers	12 OKTOBERFEST	13
14 OKTOBERFEST Breck Sunday Markets	15	16	17	18 Breckenridge Film Fest Breckenridge Farmers	19	20
21 Breckenridge Film Fest Breck Sunday Markets	22	23	24	25 Breckenridge Farmers	26 Breckenridge Blue Grass & Beer Festival @ Main Street	27
28	29	30	1	2	3 Still on The Hill (Craft Spirits Festival)	4

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	1	2	3	4
					Still on The Hill (Craft Spirits Festival)	
5	6	7	8	9	10	11
Still on The Hill (Craft		Mountain Town 2030				
12	13	14	15	16	17	18
Breck Road Marathon						Dia De Muertos
19	20	21	22	23	24	25
Dia De Muertos						
26	27	28	29	30	31	1

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

Opening Day -

LIGHTING OF BRECK

EVENTS CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	1	2	3	4	5	6 LIGHTING OF BRECK
7	8	9	10	11	12	13 BSR Snowboard Mag
14	15	16	17	18 ULLR PARADE	19 Rockstar Energy Open "NEW"	20
21 Rockstar Energy Open	22	23	24	25	26	27
28	29	30	31	1	2 BSR Community First	3

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
						Lighting of Breck / Santa

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	1	2	3	4	5 Lighting of Breck / Santa
6	7	8	9	10 TBD- ULLR FEST	11 ULLR RAIL JAM?	12
13	14	15	16	17 TBD - ULLR FEST	18 ULLR RAIL JAM?	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

SCHA 2025 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)

Numbers provided by Colorado Housing and Finance Authority (CHFA) and based on HUD Effective Date of April 1, 2024 (HUD 50% AMI Rate in **RED**)
Any number that has not been derived from CHFA has been extrapolated (for example, the 1.5 and 4.5 household income rates)

AMIs

Household size	HUD Very Low Income																
	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%
1 person	\$27,930	\$46,550	\$55,860	\$65,170	\$74,480	\$79,135	\$83,790	\$88,445	\$93,100	\$97,755	\$102,410	\$107,065	\$111,720	\$116,375	\$121,030	\$130,340	\$139,650
1.5 person	\$29,925	\$49,875	\$59,850	\$69,825	\$79,800	\$84,788	\$89,775	\$94,763	\$99,750	\$104,738	\$109,725	\$114,713	\$119,700	\$124,688	\$129,675	\$139,650	\$149,625
2 person	\$31,920	\$53,200	\$63,840	\$74,480	\$85,120	\$90,440	\$95,760	\$101,080	\$106,400	\$111,720	\$117,040	\$122,360	\$127,680	\$133,000	\$138,320	\$148,960	\$159,600
3 person	\$35,910	\$59,850	\$71,820	\$83,790	\$95,760	\$101,745	\$107,730	\$113,715	\$119,700	\$125,685	\$131,670	\$137,655	\$143,640	\$149,625	\$155,610	\$167,580	\$179,550
4 person	\$39,900	\$66,500	\$79,800	\$93,100	\$106,400	\$113,050	\$119,700	\$126,350	\$133,000	\$139,650	\$146,300	\$152,950	\$159,600	\$166,250	\$172,900	\$186,200	\$199,500
4.5 person	\$41,505	\$69,175	\$83,010	\$96,845	\$110,680	\$117,598	\$124,515	\$131,433	\$138,350	\$145,268	\$152,185	\$159,103	\$166,020	\$172,938	\$179,855	\$193,690	\$207,525
5 person	\$43,110	\$71,850	\$86,220	\$100,590	\$114,960	\$122,145	\$129,330	\$136,515	\$143,700	\$150,885	\$158,070	\$165,255	\$172,440	\$179,625	\$186,810	\$201,180	\$215,550
6 person	\$46,290	\$77,150	\$92,580	\$108,010	\$123,440	\$131,155	\$138,870	\$146,585	\$154,300	\$162,015	\$169,730	\$177,445	\$185,160	\$192,875	\$200,590	\$216,020	\$231,450
7 person	\$49,500	\$82,500	\$99,000	\$115,500	\$132,000	\$140,250	\$148,500	\$156,750	\$165,000	\$173,250	\$181,500	\$189,750	\$198,000	\$206,250	\$214,500	\$231,000	\$247,500
8 person	\$52,680	\$87,800	\$105,360	\$122,920	\$140,480	\$149,260	\$158,040	\$166,820	\$175,600	\$184,380	\$193,160	\$201,940	\$210,720	\$219,500	\$228,280	\$245,840	\$263,400

Rentals

Maximum affordable monthly rent

Assumes affordability = 30% of monthly household income

Maximum affordable monthly rent amounts should also include the following utilities: electric, gas, water, sewer, trash, & snow removal

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%
Studio (1 person)	\$698	\$1,163	\$1,396	\$1,629	\$1,862	\$1,978	\$2,094	\$2,211	\$2,327	\$2,443	\$2,560	\$2,676	\$2,793	\$2,909	\$3,025	\$3,258	\$3,491
1 bed (1.5 person)	\$748	\$1,246	\$1,496	\$1,745	\$1,995	\$2,119	\$2,244	\$2,369	\$2,493	\$2,618	\$2,743	\$2,867	\$2,992	\$3,117	\$3,241	\$3,491	\$3,740
2 bed (3 person)	\$897	\$1,496	\$1,795	\$2,094	\$2,394	\$2,543	\$2,693	\$2,842	\$2,992	\$3,142	\$3,291	\$3,441	\$3,591	\$3,740	\$3,890	\$4,189	\$4,488
3 bed (4.5 person)	\$1,037	\$1,729	\$2,075	\$2,421	\$2,767	\$2,939	\$3,112	\$3,285	\$3,458	\$3,631	\$3,804	\$3,977	\$4,150	\$4,323	\$4,496	\$4,842	\$5,188
4 bed (6 person)	\$1,157	\$1,928	\$2,314	\$2,700	\$3,086	\$3,278	\$3,471	\$3,664	\$3,857	\$4,050	\$4,243	\$4,436	\$4,629	\$4,821	\$5,014	\$5,400	\$5,786

For Sale*

Maximum Monthly Principal & Interest Payment

Based on the affordable monthly rent amounts above, less a \$500 allowance to cover taxes, insurance, and HOA dues

Calculated for new construction; not for resale of existing homes

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%
Studio (1 person)	\$198	\$663	\$896	\$1,129	\$1,362	\$1,478	\$1,594	\$1,711	\$1,827	\$1,943	\$2,060	\$2,176	\$2,293	\$2,409	\$2,525	\$2,758	\$2,991
1 bed (1.5 person)	\$248	\$746	\$996	\$1,245	\$1,495	\$1,619	\$1,744	\$1,869	\$1,993	\$2,118	\$2,243	\$2,367	\$2,492	\$2,617	\$2,741	\$2,991	\$3,240
2 bed (3 person)	\$397	\$996	\$1,295	\$1,594	\$1,894	\$2,043	\$2,193	\$2,342	\$2,492	\$2,642	\$2,791	\$2,941	\$3,091	\$3,240	\$3,390	\$3,689	\$3,988
3 bed (4.5 person)	\$537	\$1,229	\$1,575	\$1,921	\$2,267	\$2,439	\$2,612	\$2,785	\$2,958	\$3,131	\$3,304	\$3,477	\$3,650	\$3,823	\$3,996	\$4,342	\$4,688
4 bed (6 person)	\$657	\$1,428	\$1,814	\$2,200	\$2,586	\$2,778	\$2,971	\$3,164	\$3,357	\$3,550	\$3,743	\$3,936	\$4,129	\$4,321	\$4,514	\$4,900	\$5,286

Maximum Sales Prices

Assumes interest rate of 6.95%, 30 year loan term, and 90% loan-to-value

Unit Size	30%	50%	60%	70%	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	150%
Studio (1 person)	\$33,068	\$110,727	\$149,640	\$188,552	\$227,465	\$246,838	\$266,211	\$285,584	\$305,012	\$324,497	\$344,037	\$363,510	\$382,950	\$402,323	\$421,696	\$460,609	\$499,522
1 bed (1.5 person)	\$41,418	\$124,588	\$166,340	\$207,925	\$249,678	\$270,387	\$291,263	\$312,139	\$332,848	\$353,724	\$374,600	\$395,509	\$416,185	\$437,061	\$457,770	\$499,522	\$541,107
2 bed (3 person)	\$66,302	\$166,340	\$216,276	\$266,211	\$316,314	\$341,198	\$366,249	\$391,134	\$416,185	\$441,236	\$466,120	\$491,172	\$516,223	\$541,107	\$566,159	\$616,094	\$666,030
3 bed (4.5 person)	\$89,684	\$205,253	\$263,038	\$320,823	\$378,608	\$407,334	\$436,226	\$465,118	\$494,011	\$522,903	\$551,796	\$580,688	\$609,581	\$638,473	\$667,366	\$725,151	\$782,935
4 bed (6 person)	\$109,725	\$238,488	\$302,953	\$367,418	\$431,884	\$463,949	\$496,182	\$528,415	\$560,647	\$592,880	\$625,112	\$657,345	\$689,578	\$721,643	\$753,876	\$818,341	\$882,806

effective 4/17/2025

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE

*Interest rate is the 10-year rolling average+1.5% OR the Freddie Mac rate published on January 31st of the current year, whichever is higher. HOA, property tax and insurance allowance updated in 2024 from \$350 / month to \$500 / month

Household size	160%	170%	180%	200%	210%	220%	230%	240%	250%
1 person	\$148,960	\$158,270	\$167,580	\$186,200	\$195,510	\$204,820	\$214,130	\$223,440	\$232,750
1.5 person	\$159,600	\$169,575	\$179,550	\$199,500	\$209,475	\$219,450	\$229,425	\$239,400	\$249,375
2 person	\$170,240	\$180,880	\$191,520	\$212,800	\$223,440	\$234,080	\$244,720	\$255,360	\$266,000
3 person	\$191,520	\$203,490	\$215,460	\$239,400	\$251,370	\$263,340	\$275,310	\$287,280	\$299,250
4 person	\$212,800	\$226,100	\$239,400	\$266,000	\$279,300	\$292,600	\$305,900	\$319,200	\$332,500
4.5 person	\$221,360	\$235,195	\$249,030	\$276,700	\$290,535	\$304,370	\$318,205	\$332,040	\$345,875
5 person	\$229,920	\$244,290	\$258,660	\$287,400	\$301,770	\$316,140	\$330,510	\$344,880	\$359,250
6 person	\$246,880	\$262,310	\$277,740	\$308,600	\$324,030	\$339,460	\$354,890	\$370,320	\$385,750
7 person	\$264,000	\$280,500	\$297,000	\$330,000	\$346,500	\$363,000	\$379,500	\$396,000	\$412,500
8 person	\$280,960	\$298,520	\$316,080	\$351,200	\$368,760	\$386,320	\$403,880	\$421,440	\$439,000

Unit Size	160%	170%	180%	200%	210%	220%	230%	240%	250%
Studio (1 person)	\$3,724	\$3,956	\$4,189	\$4,655	\$4,887	\$5,120	\$5,353	\$5,586	\$5,818
1 bed (1.5 person)	\$3,990	\$4,239	\$4,489	\$4,988	\$5,237	\$5,486	\$5,736	\$5,985	\$6,234
2 bed (3 person)	\$4,788	\$5,087	\$5,387	\$5,985	\$6,284	\$6,584	\$6,883	\$7,182	\$7,481
3 bed (4.5 person)	\$5,534	\$5,879	\$6,225	\$6,917	\$7,263	\$7,609	\$7,955	\$8,301	\$8,646
4 bed (6 person)	\$6,172	\$6,557	\$6,943	\$7,715	\$8,100	\$8,486	\$8,872	\$9,258	\$9,643

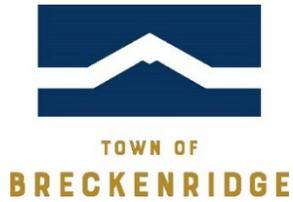
Unit Size	160%	170%	180%	200%	210%	220%	230%	240%	250%
Studio (1 person)	\$3,224	\$3,456	\$3,689	\$4,155	\$4,387	\$4,620	\$4,853	\$5,086	\$5,318
1 bed (1.5 person)	\$3,490	\$3,739	\$3,989	\$4,488	\$4,737	\$4,986	\$5,236	\$5,485	\$5,734
2 bed (3 person)	\$4,288	\$4,587	\$4,887	\$5,485	\$5,784	\$6,084	\$6,383	\$6,682	\$6,981
3 bed (4.5 person)	\$5,034	\$5,379	\$5,725	\$6,417	\$6,763	\$7,109	\$7,455	\$7,801	\$8,146
4 bed (6 person)	\$5,672	\$6,057	\$6,443	\$7,215	\$7,600	\$7,986	\$8,372	\$8,758	\$9,143

7.000%

Unit Size	160%	170%	180%	200%	210%	220%	230%	240%	250%
Studio (1 person)	\$538,435	\$577,181	\$616,094	\$693,920	\$732,666	\$771,579	\$810,492	\$849,405	\$888,151
1 bed (1.5 person)	\$582,859	\$624,444	\$666,155	\$749,450	\$791,098	\$832,746	\$874,393	\$916,041	\$957,689
2 bed (3 person)	\$716,132	\$766,109	\$816,087	\$916,041	\$966,018	\$1,015,996	\$1,065,973	\$1,115,950	\$1,165,927
3 bed (4.5 person)	\$840,720	\$898,338	\$956,123	\$1,071,693	\$1,129,478	\$1,187,263	\$1,245,048	\$1,302,833	\$1,360,450
4 bed (6 person)	\$947,272	\$1,011,570	\$1,076,035	\$1,204,966	\$1,269,264	\$1,333,729	\$1,398,194	\$1,462,660	\$1,526,958

Historical AMI- 100% Family of Four (Summit County)				
		Amount	annual percent increase	
		SCHA figure		CHFA 100%-4person HUD MFI
2025		\$133,000	9.20%	139,600
2024		\$121,800	9.93%	128,200
2023*		\$110,800	11.02%	110,800 128,300
2022		\$99,800	3.85%	104,700 99,800
2021		\$96,100	0.21%	96,100 96,100
2020		\$95,900	7.63%	95,900 95,900
2019		\$89,100	-1.66%	89,100 89,100
2018		\$90,600	2.26%	90,600 90,600
2017		\$88,600	8.71%	88,000 88,600
2016		\$81,500	-5.89%	82,300 81,500
2015		\$86,600	-4.63%	86,600 86,600
2014		\$90,800	-1.41%	90,800 90,800
2013		\$92,100	2.56%	92,100 92,100
2012		\$89,800	1.35%	89,800 89,800
2011		\$88,600	1.61%	88,600 88,600
2010		\$87,200	2.47%	87,200 87,200
2009		\$85,100	4.67%	85,100 85,100
2008		\$81,300	3.17%	81,300 81,300
2007		\$78,800	0.51%	78,800 78,800
2006		\$78,400	0.00%	78,400 78,400
2005		\$78,400	3.02%	78,400 78,400
2004		\$76,100	5.84%	76,100 76,100
2003		\$71,900	-1.10%	71,900 71,900
2002		\$72,700	7.86%	72,700 72,700
2001		\$67,400	4.33%	67,400 67,400
2000		\$64,600	2.90%	64,600 64,600
1999	estimate*	\$62,777	3.00%	
1998	estimate	\$60,949	4.00%	
1997	estimate	\$58,603	4.00%	
1996		\$56,350	5.13%	
1995		\$53,600	5.41%	
1994		\$50,850	5.72%	
1993		\$48,100	6.65%	
1992		\$45,100	7.64%	
1991		\$41,900	3.46%	
1990		\$40,500	0.25%	
1989		\$40,400	0.75%	
1988		\$40,100	9.86%	
1987		\$36,500		
annual average		3.20%		

*1997-1999 estimates based on actual 1996 and actual 2000



Memo

To: Town Council
From: Peyton Rogers, Executive Administration Assistant
Date: August 15, 2025 (for August 26, 2025)
Subject: Manager's Update - Communications to Town Council

Town Council Goals

- | | |
|--|--|
| <input type="checkbox"/> More Boots & Bikes, Less Cars | <input type="checkbox"/> Leading Environmental Stewardship |
| <input type="checkbox"/> Deliver a Balanced Year-Round Economy | <input type="checkbox"/> Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> Organizational Need | |

Summary

This memo is intended to provide an overview of a new communication system from the Town Manager's Office to Town Council. This system would provide a searchable tool for communications to Council, including public commentary and information from governmental and non-profit organizations. Staff seeks direction on the new system.

Background

The Town regularly receives public comments, information from non-profits and updates on upcoming local events. These communiques are currently packaged and sent daily to Town Council. Many of these attachments from outside organizations are large files and they consume large amounts of space. In addition, Town Council is currently unable to easily look back at previously submitted public commentary without requesting it from staff. This new method of access seeks to solve the storage problem and allow for a searchable system.

After meeting with the Assistant Town Manager, Director of IT, Director of Municipal Services and Engagement and the Town Clerk, it was decided to try a Town Council SharePoint drive containing all relevant information.

The SharePoint drive will have folders of Public Commentary divided by the corresponding Department topic, for example, Housing. The Housing folder would have documents noted as follows:

"Date received – Name of the Author – Subject of the commentary"

If there is a subject that deems necessary to have its own folder, for example, Parking, it would be under the Public Works Folder, Parking, then the communication saved as noted above to make searching for previous communication more efficient.

SharePoint will be utilized for the newsletters and other information that comes in for Town Council, under a folder "E-mails from Organizations". The e-mails will be saved in this one location. This will reduce e-mails from different organizations and storage problems.

The Town Council email will include links to the SharePoint site.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

The SharePoint drive can also include links to Civic Plus, the Town's YouTube Page, Calendar, Town Code, website, and current topics such as the Capacity Dashboard.

Public outreach/engagement

No public outreach has been conducted because this is an internal tool.

Financial Implications

None.

Equity Lens

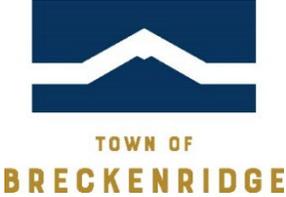
As this is an internal tool, the equity lens has not been applied.

Staff Recommendation

Staff finds this approach will reduce email storage and provide for a more efficient and effective system for communication to the Town Council. If Council supports this method of communication, staff will follow up with step-by-step instructions to Council on how to utilize the SharePoint site and begin implementation.

Memo

To: Breckenridge Town Council Members
From: Town Staff
Date: 8/20/2025 (for the 8/26/2025 work session)
Subject: Blue River Pathways Update



The Blue River Pathways project seeks to revitalize the Blue River corridor and downtown alleys between N. French Street and S. Park Avenue by improving safety, bicycle and pedestrian connectivity, placemaking and river health alongside providing strong community engagement on the project.

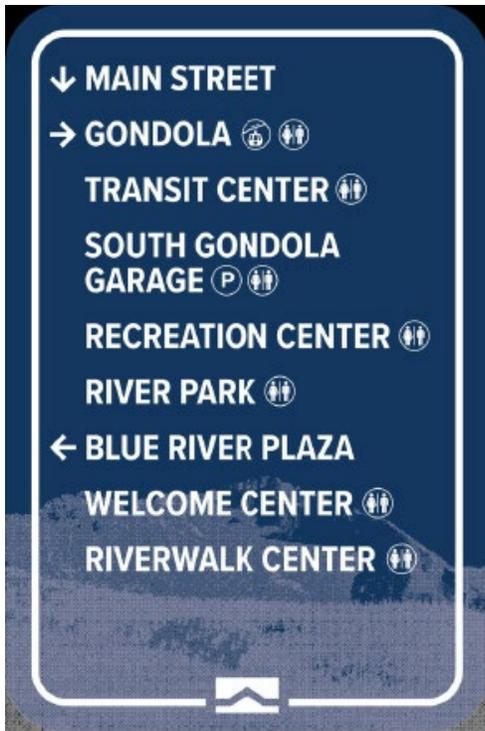
The master plan is currently being finalized with minor changes based on Council feedback and an engineering investigation associated with the underpass and pedestrian bridge design project as presented to the Council in June. ([Blue River Pathways Master Plan \(DRAFT\) Link](#)) At the work session, Staff and Norris Design will present the Riverwalk corridor wayfinding signage concepts and updates on the Sawmill Lot Pedestrian Connection for feedback and direction from the Town Council.

Riverwalk Corridor Wayfinding Signage

To improve connectivity and user experience along the downtown segment of the Riverwalk and Recreation Path, a capital project budget of \$150,000 for wayfinding was approved in 2025. The design team and Staff have coordinated with the BTO, Community Development, Sustainability, and the recently developed Open Space and Trails signage standards and graphics manual to develop the wayfinding signage for the Riverwalk corridor. As previously discussed with the Council, the approved budget proposes a typical aluminum sign mounted to our standard black posts. The Capital Improvement Plan contemplates a wayfinding project that includes a higher level of sign architecture at a future date. Existing signs will also be removed with this project to reduce sign clutter as shown in the attached presentation slides.

The proposed sign design coordinates symbology with the BTO’s updated town maps as well as the trail network graphics. The contrasting dark background color, sign size, and font size is highly visible to both pedestrians and bicyclists and was vetted with field mock-ups. Depending on location, the destinations of the signs will change, and additional information such as distance to a landmarks will be added where appropriate.

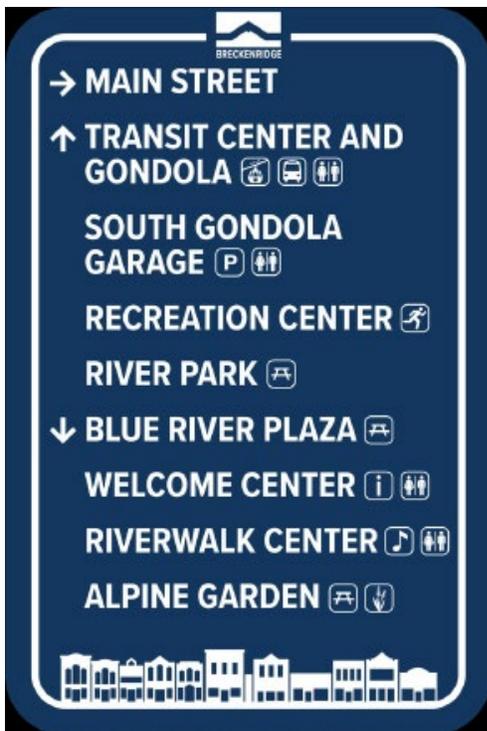
Three options are presented to the Town Council for proposed background graphics for the signs. Option 1 is a digitized photographic option that could include landscapes or historic structures, Option 2a/b is imaging used in the BTO “B Like Breckenridge” campaign and could include a mix of graphics at different locations, and Option 3 is simplified sign with no background image. Staff seeks input on the sign design and selection of a background graphic style.



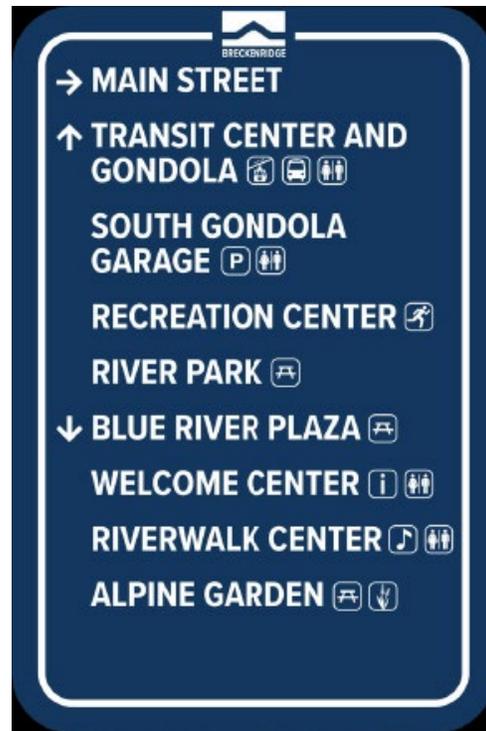
Option 1- Bitmap Photo



Option 2a- B Like Breckenridge

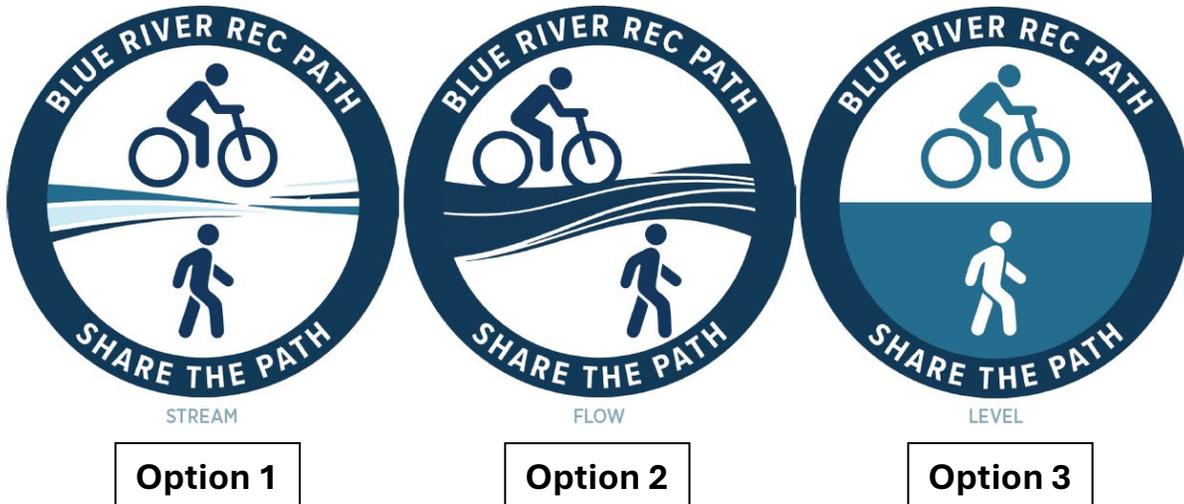


Option 2b - B Like Breckenridge



Option 3 - No graphic

BTO provided feedback to our team that the signage needed another layer of branding to distinguish the signs and highlight their importance. Staff is proposing the use of a round supplemental sign designating the Blue River Rec Path alongside a courtesy reminder to “share the path” at select signage locations. Staff seeks Council feedback on usage of this supplemental sign and a selection of the graphic.



Sawmill Lot Pedestrian Connection

The east/west pedestrian connection between Main Street and the S. Gondola Parking Garage was identified as a priority for implementation through the master planning process. The project creates a formal walkway through the Sawmill and Wellington parking lots to improve connectivity and pedestrian safety.

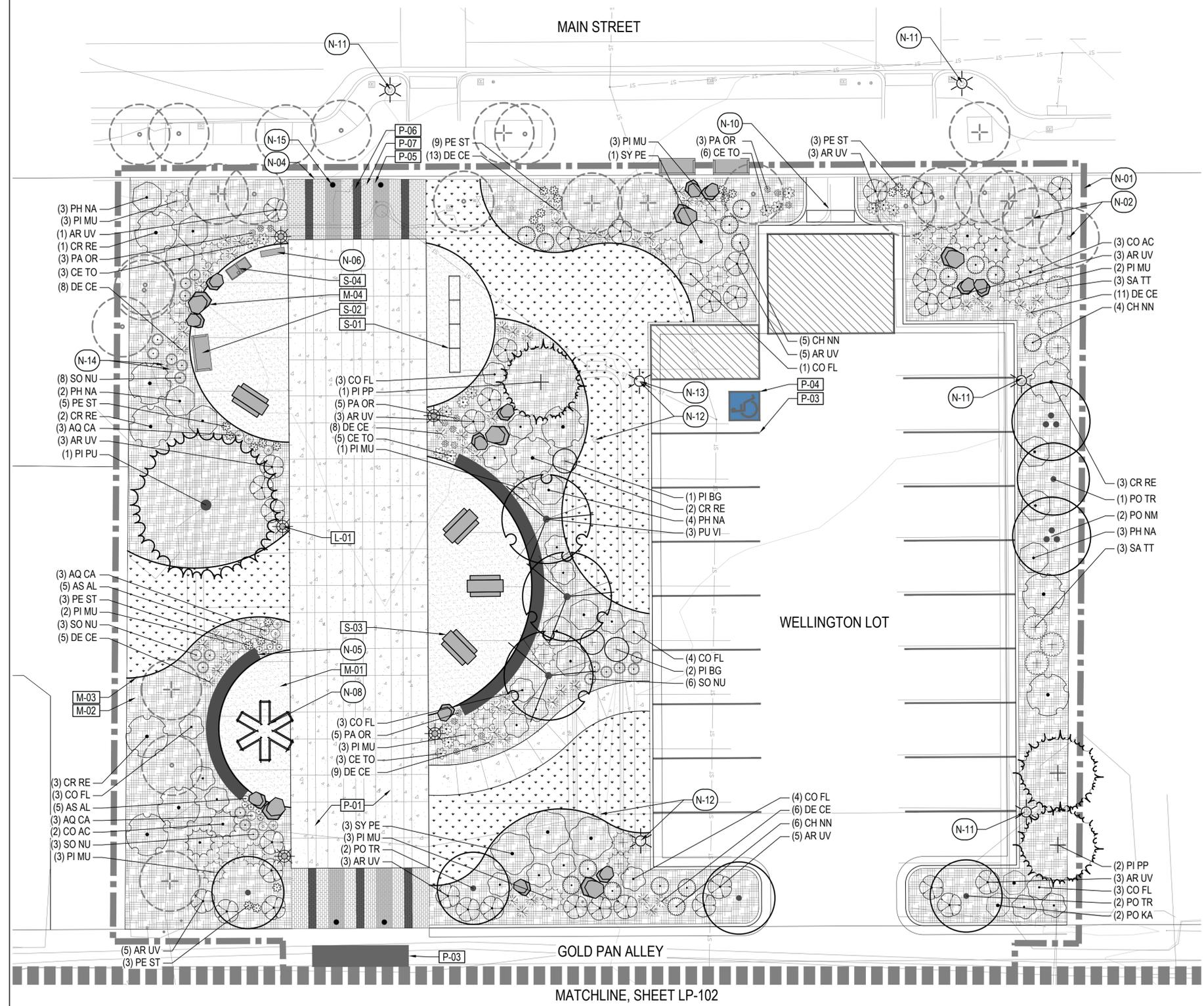
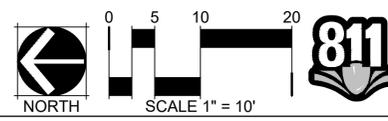
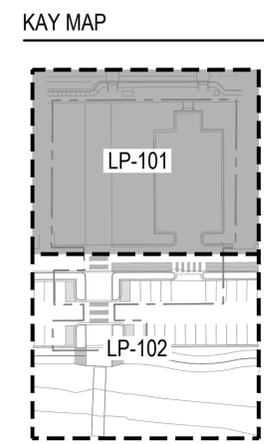


The 2025 Five Year CIP approved \$15,000 for design of the project in 2025 and a \$250,000 placeholder for construction of the project in 2026. Staff has progressed the design proposed in the master plan to a design development level (~60% plans) and will begin the construction documents upon the Council's approval of the design development level site plan as shown in the attached pages.

PLANT SCHEDULE	
CODE	COMMON NAME
DECIDUOUS TREES	
PO TR	QUAKING ASPEN
PO NM	QUAKING ASPEN
EVERGREEN TREES	
PI PP	BABY BLUE EYES COLORADO BLUE SPRUCE
PI PU	COLORADO SPRUCE
ORNAMENTAL TREES	
PU VI	SCHUBERT CHOKECHERRY
DECIDUOUS SHRUBS 2-4' SPREAD	
CH NN	BABY BLUE RABBITBRUSH
PO KA	KATHERINE DYKES BUSH CINQUEFOIL
SA TT	NATIVE RED BERRIED ELDER
DECIDUOUS SHRUBS 5-7' SPREAD	
PH NA	DWARF NINEBARK
SY PE	MISS CANADA PRESTON LILAC
CO AC	PEKING COTONEASTER
DECIDUOUS SHRUBS 7-9' SPREAD	
CR RE	RED TWIG DOGWOOD
CO FL	YELLOW TWIG DOGWOOD
EVERGREEN SHRUBS	
PI BG	BIG TUNA MUGO PINE
AR UV	KINKIKINNICK
PI MU	WHITE BUD MUGO PINE
ORNAMENTAL GRASSES	
SO NU	INDIAN GRASS
DE CE	TUFTED HAIR GRASS
PERENNIALS	
AS AL	ALPINE ASTER
PA OR	ORIENTAL POPPY
AQ CA	ROCKY MOUNTAIN COLUMBINE
PE ST	ROCKY MOUNTAIN PENSTEMON
CE TO	SNOW IN SUMMER

LEGEND		
		LIMIT OF WORK
		MATCHLINE
		EXISTING TREES TO REMAIN
		SHORT DRY NATIVE GRASS S
SYMBOL	CODE	DESCRIPTION
	M-01	CRUSHER FINES
	M-02	LANDSCAPE BED
	M-03	EDGER
	M-04	LANDSCAPE BOULDER
SYMBOL	CODE	DESCRIPTION
	P-01	CONCRETE PAVEMENT
	P-02	ASPHALT
	P-03	PAVEMENT MARKING WHITE - STRIPING
	P-04	PAVEMENT MARKING - ADA PARKING
	P-05	PAVER A
	P-06	PAVER B
	P-07	PAVER C
SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK ON RAIL
	S-02	BENCH
	S-03	PICNIC TABLE
	S-04	TRASH RECEPTACLE
SYMBOL	CODE	DESCRIPTION
	L-01	PEDESTRIAN LIGHT
		EXISTING LIGHT TO REMAIN OR BE RELOCATED

KEY NOTES		
CODE	DESCRIPTION	DETAIL
N-01	LIMIT OF WORK, TYP.	
N-02	EXISTING TREE TO REMAIN. IF TREES ARE DAMAGED OR REMOVED DURING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT.	4 / LP-501
N-03	EXISTING PAVEMENT MARKING TO REMAIN. CONNECT TO EXISTING HARDSCAPE, FIELD VARYIFY LOCATION	
N-04	EXISTING FREESTANDING CONCRETE SEATWALL WAYFINDING SIGNAGE, TBD	4 / LP-502
N-05	MUTCD - ONE-WAY (RIGHT ARROW) -R6-2	
N-06	FUTURE ART LOCATION	
N-07	RESEED DISTURBED AREA	
N-08	NEW HANDICAP RAMP	
N-09	EXISTING LIGHT TO REMAIN	
N-10	EXISTING LIGHT TO BE RELOCATED	
N-11	EXISTING IRRIGATION BACKFLOW AND CLOCK STEEL BOLLARD	5 / LP-502



GOLD PAN ALLEY
MATCHLINE, SHEET LP-102

RIVERWALK CORRIDOR WAYFINDING SIGNAGE PLAN



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

PROJECT PURPOSE

- Provide phase 1 Wayfinding Signage along the Riverwalk Corridor
- Assist Rec Path users and Visitors navigate the downtown and riverwalk corridor to major destinations
- Encourage visitor pedestrian and bike use while also reducing vehicle trips, traffic congestion and ped/bike/vehicle conflict

PROCESS

- The team has consulted with Planning Department, Sustainability, Transportation and BTO to achieve well rounded and cohesive design options for Wayfinding Signage
- The Core Team along with Sustainability and Planning walked the Riverwalk corridor with Mapping locations and Signage mock ups to determine best locations and signage sizing



PROJECT SCHEDULE MILESTONES

Project Milestone	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Project Kick Off	█							
Wayfinding Signage Mapping	█	█	█					
Wayfinding Signage Design		█	█	█	+			
Wayfinding Signage Fabrication Package					█	█		
Construction Observation						█	█	█



SIGN CLEANUP

- The River Walk Corridor has amassed numerous signs of varying quality, maintenance and discoherent design



COLLABORATION

- The River Walk Corridor signage has been coordinated with BTO, Trails and Open Space Signage, and Town Signage Standards



TOWN OF
BRECKENRIDGE



22

Signage Drawings

PICTOGRAMS

Pictograms contribute simplicity, clarity and personality to a system. They do not require translation and can communicate across various forms of media, especially signage. They are an effective way of identifying physical elements, symptoms or procedures. NPS icons should be used for all signage.

Benefits of pictograms:

- Understandable
- Memorable
- Common Language
- Distinguishable
- Character
- Expandable

Recreation

Skiing, Down Hill Skiing, Winter Rec Area, Snow Shoeing, Chair Lift / Ski Lift, Snowboarding, Horses on Trail

Hiking, Mountain Biking, BMX, Bicycle Path, Wildlife Watch, Bike Friendly

Accessibility

Restrooms, Women, Men, Accessible, Information, Parking, First Aid

Trail

Clean up After Dog, Dogs Allowed, Stay on Boardwalk, Stay on Trail, Walk Your Bicycle

Regulations

No Motorcycles, No ATVs, No Snowmobiles, No Fires, No Campers, No Parking, No Bicycles, No Dogs, No Muddy Tracks, No E-Bikes, No Fishing, No Hunting, No Picking Flowers, No Camping, Do Not Feed Animals

22 - Breckenridge Trail Network Signage & Wayfinding Graphics Manual

Signage Drawings

37

PARK.10
TRAILHEAD PARKING FRONT-COUNTRY

The PARK.10 sign type identifies designated parking areas for trail access. These signs are modular and can include parking identification, directional information, and parking rules and regulations.

TOP VIEW
SIGN CAN BE SINGLE OR DOUBLE SIDED

FRONT VIEW, SIDE VIEW, BACK VIEW

COLOR SCHEDULE - PARK.10
Scale: 3/8"=1"

LAYOUT GUIDELINES - PARK.10
Scale: 1/4"=1"

PARKING IDENTIFICATION

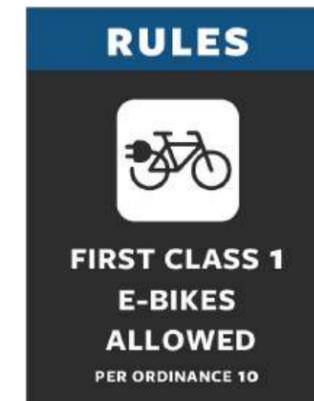
DIRECTIONAL INFORMATION

RULES & REGULATIONS

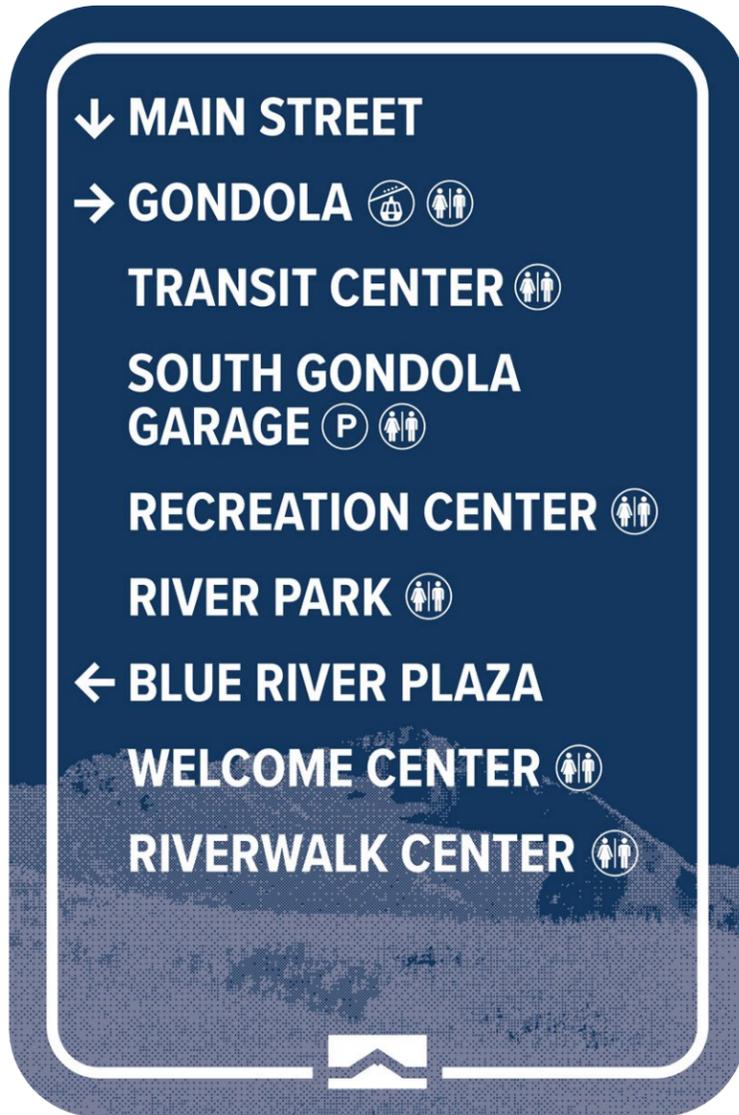
FREE DAYTIME PARKING, OVERNIGHT PARKING PAID PERMIT ONLY, 14 DAY MAXIMUM

These drawings are meant for DESIGN INTENT ONLY and are not to be construed as a contract. Contractors are solely responsible for all dimensions and conditions of the job. Contractors should be familiar with the site and conditions of the job. Breckenridge Trail Network must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to Breckenridge Trail Network for approval prior to proceeding with installation. All signs shall be proofread for clarity and sign requirements checklist/signage register.

Breckenridge Trail Network Signage & Wayfinding Graphics Manual - 37

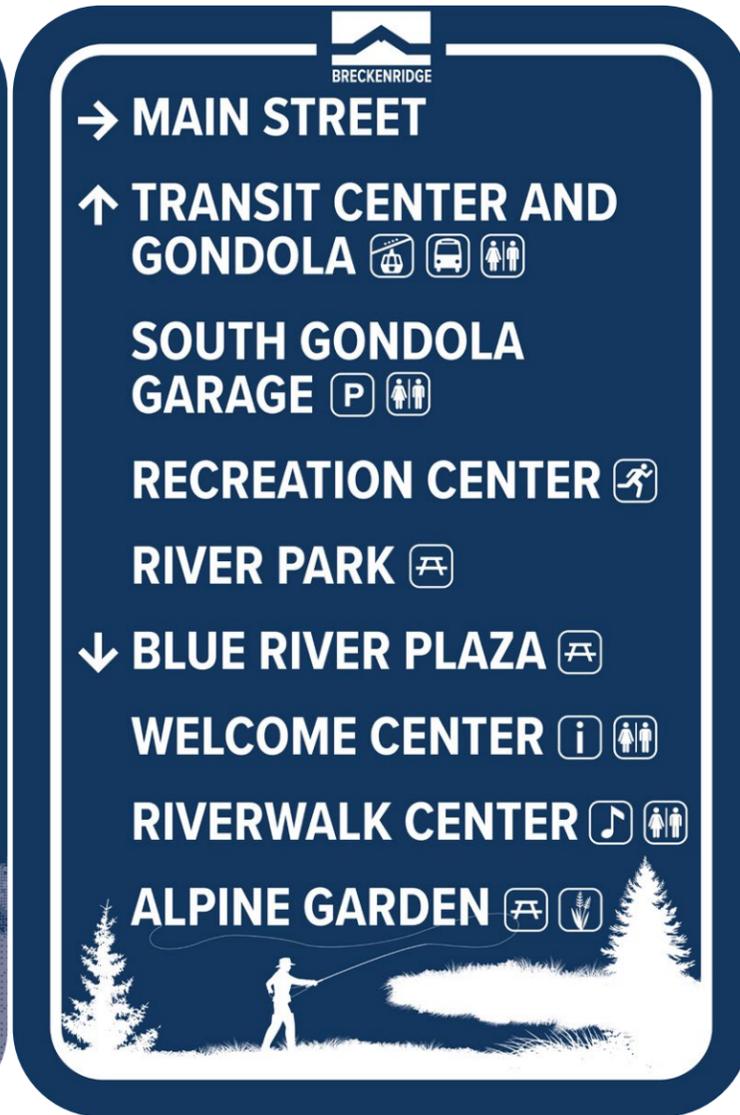


OPTION 1



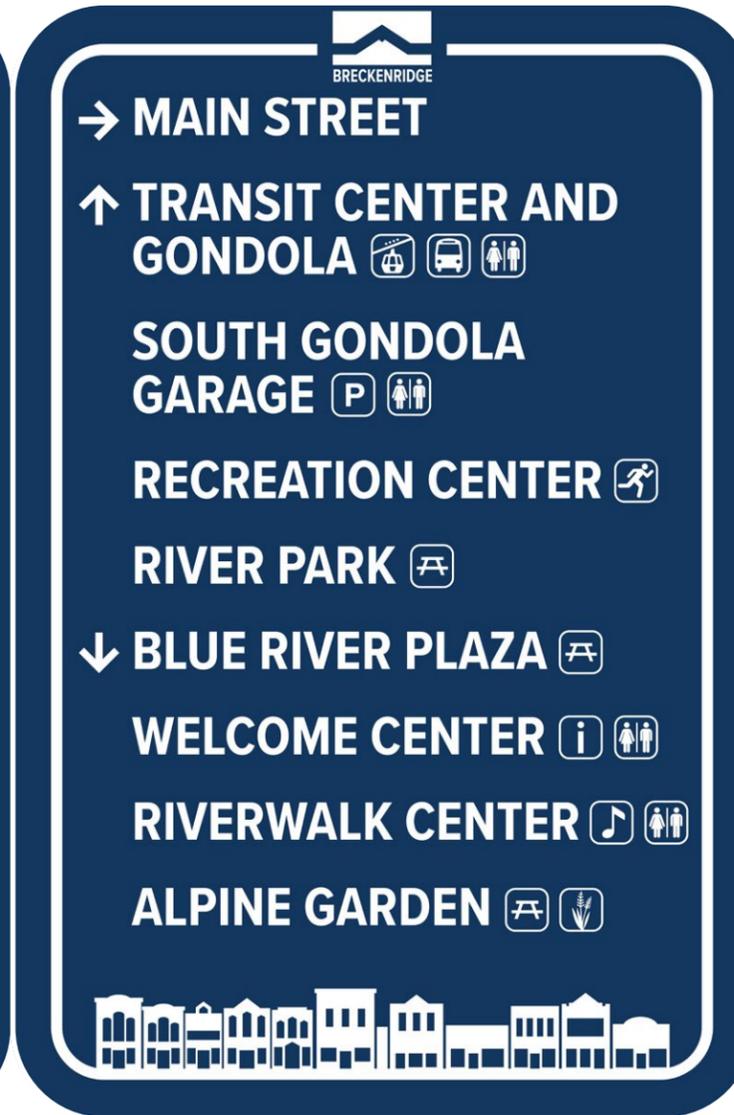
BITMAP IMAGES

OPTION 2A



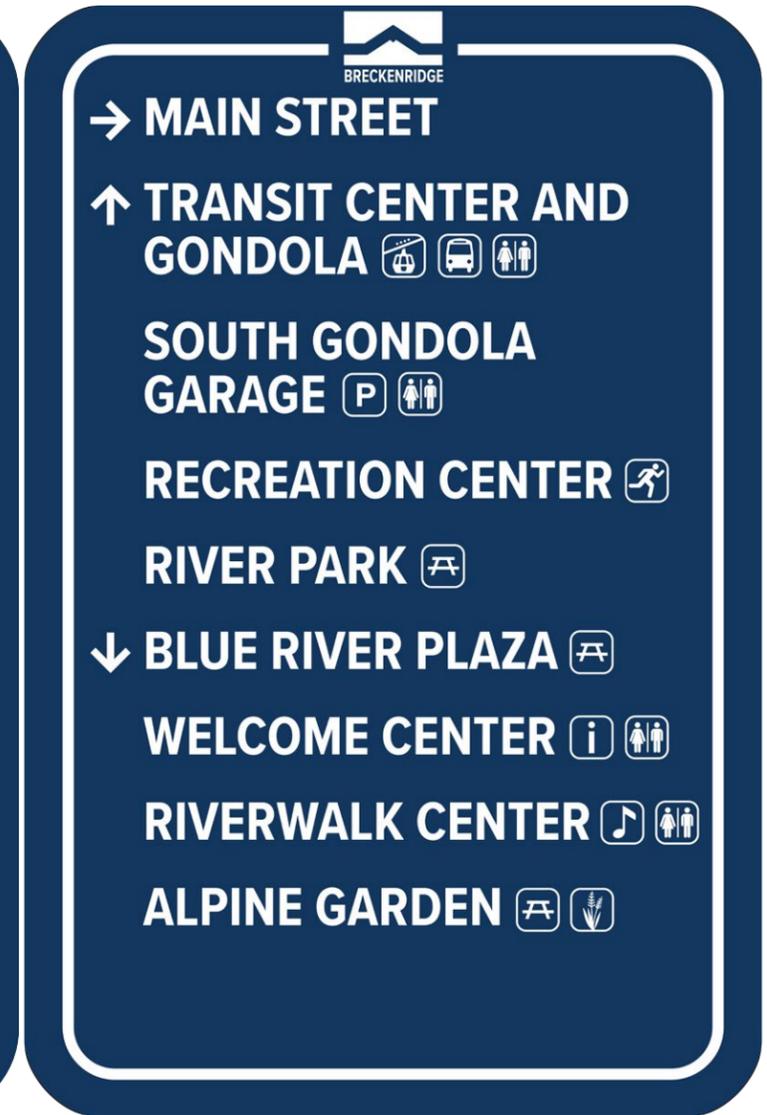
"BE LIKE BRECK" FLY FISHERMAN

OPTION 2B



"BE LIKE BRECK" TOWN

OPTION 3



GENERIC

POTENTIAL TO TAILOR SIGNS TO LOCATIONS

OPTION 1



STREAM

OPTION 2



FLOW

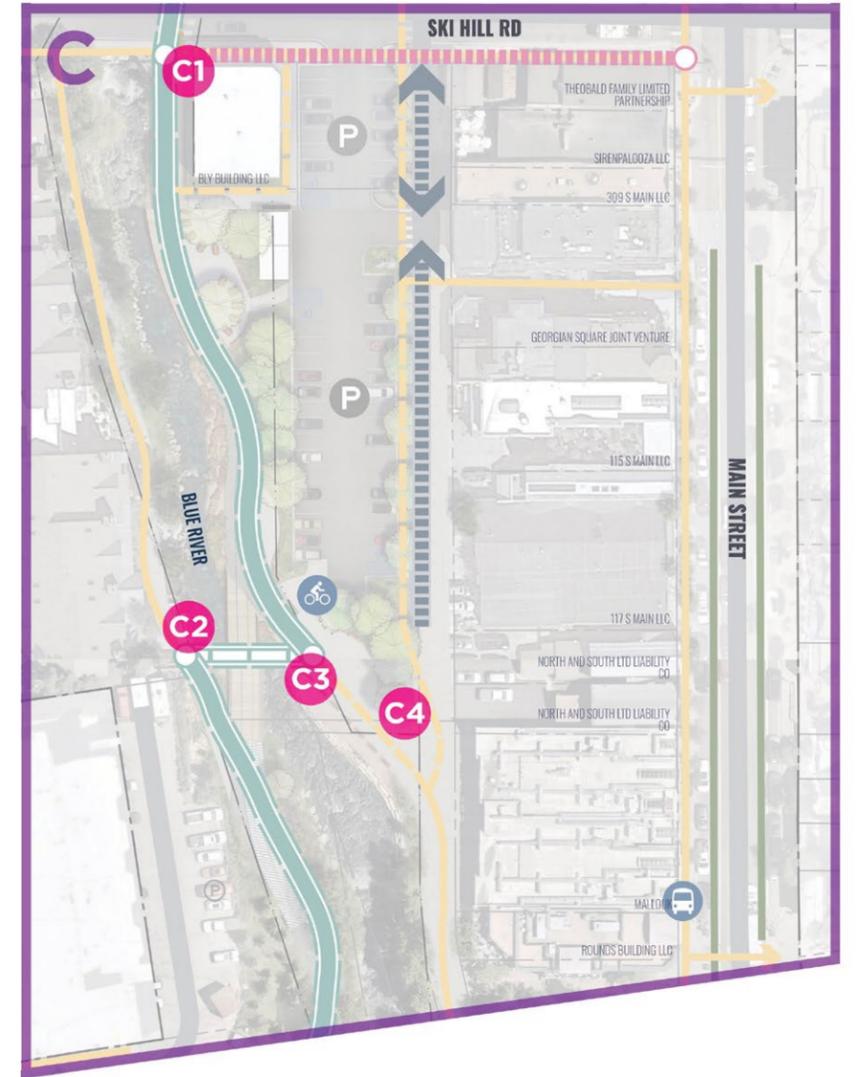
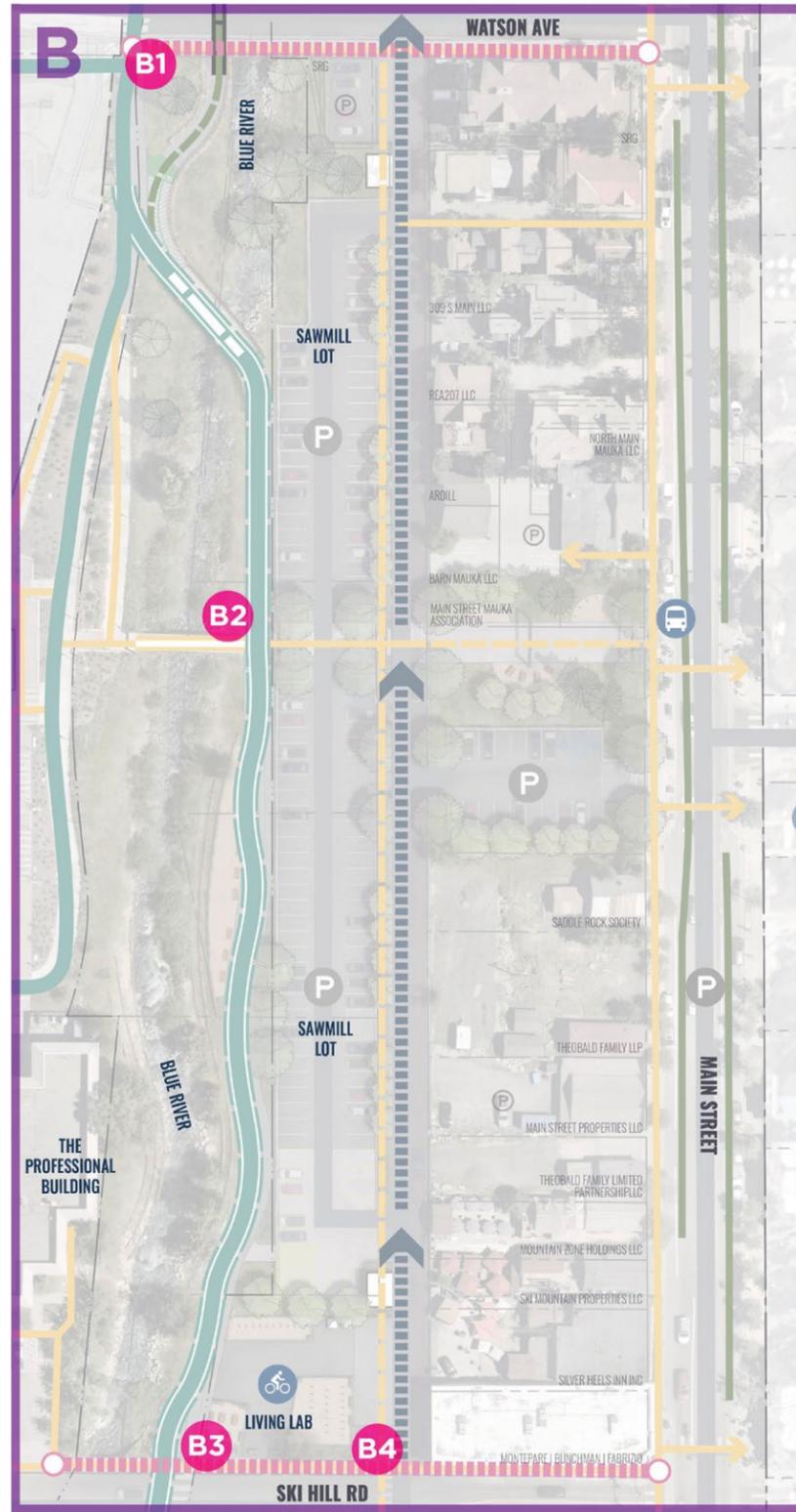
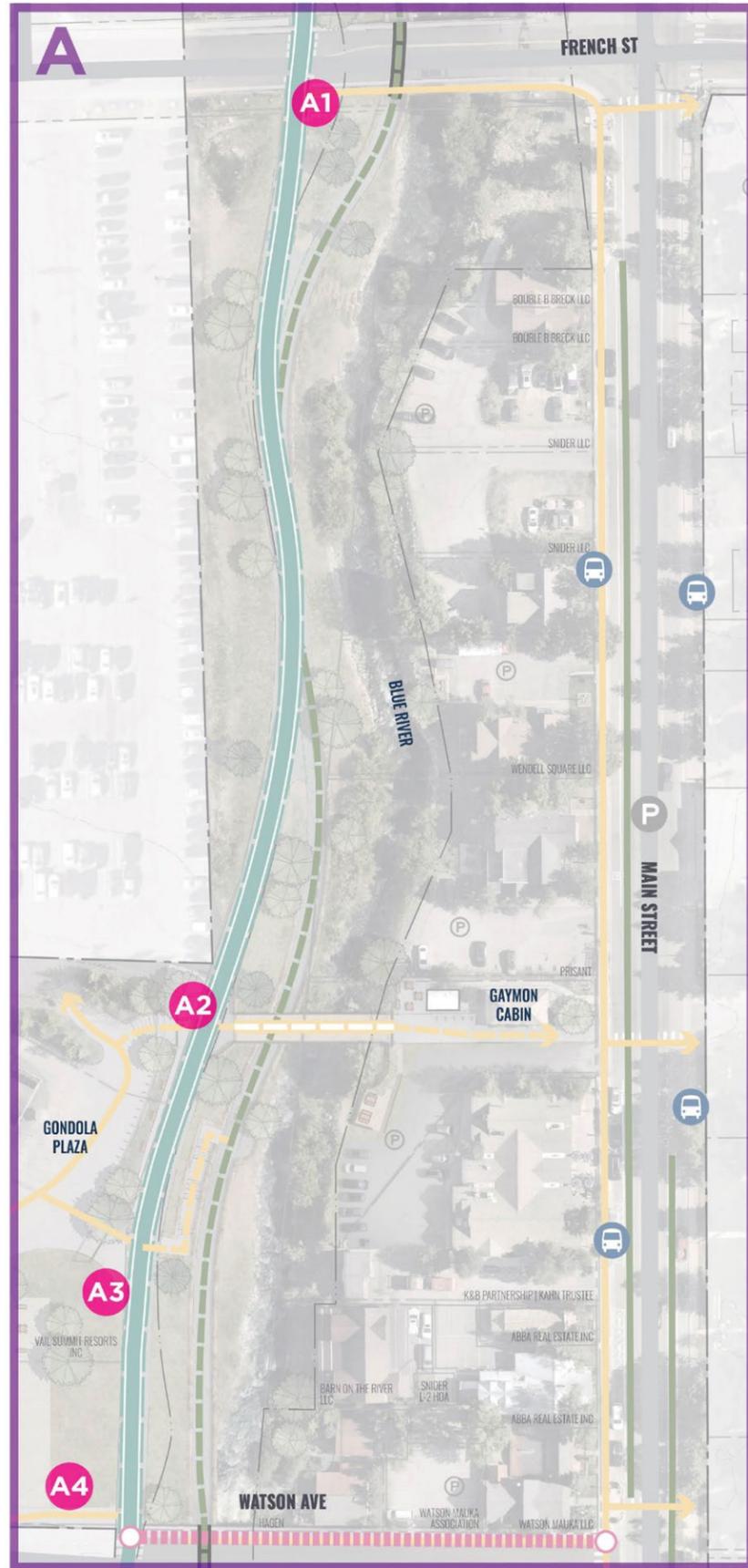
OPTION 3



LEVEL

LEGEND

-  Property Line
-  Study Area
-  River Corridor
-  Road
-  Directional Roads
-  Widened Paths
-  Shared Rec Path
-  Bike Route
-  Walking Path
-  Social Trail
-  Proposed Bridge
-  Existing Bridge
-  Existing Tunnel
-  Proposed Tunnel
-  Expanded Sidewalk
-  Bus Stop
-  Parking
-  Bike Parking
-  Bathroom
-  Private Parking
-  Sign Area
-  Sign Location

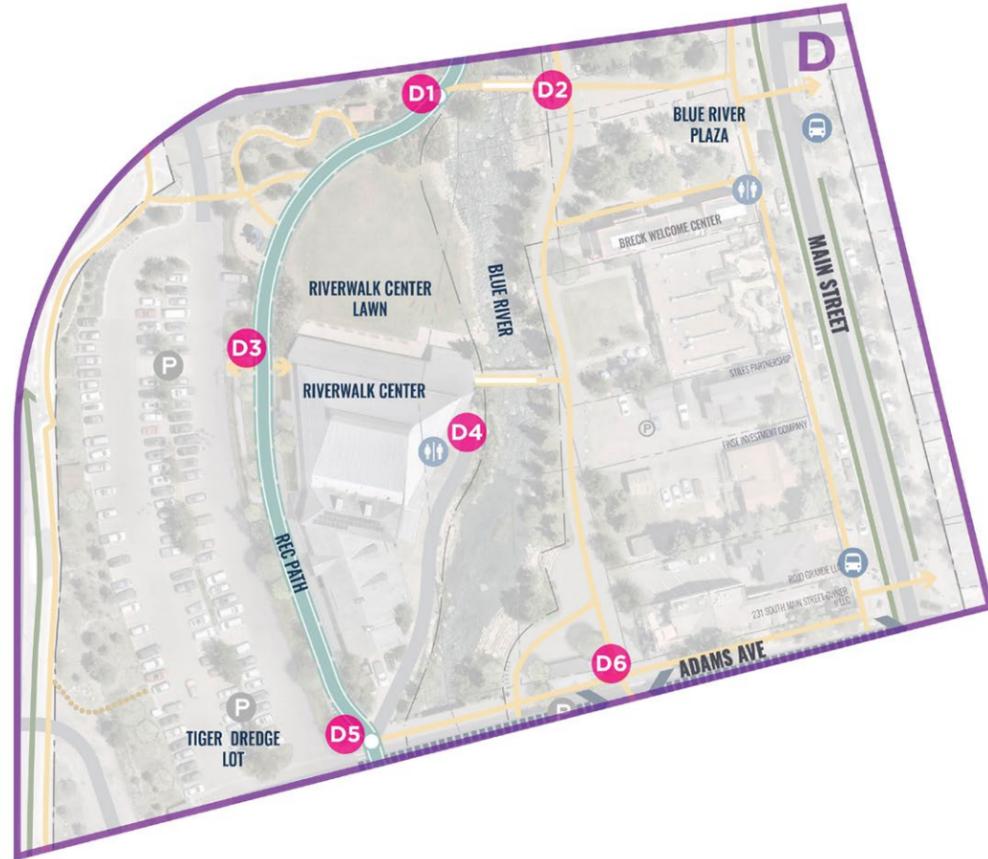


WAY FINDING SIGNAGE PLAN | SIGN LOCATION PLANNING

AUGUST 2025

LEGEND

-  Property Line
-  Study Area
-  River Corridor
-  Road
-  Directional Roads
-  Widened Paths
-  Shared Rec Path
-  Bike Route
-  Walking Path
-  Social Trail
-  Proposed Bridge
-  Existing Bridge
-  Existing Tunnel
-  Proposed Tunnel
-  Expanded Sidewalk
-  Bus Stop
-  Parking
-  Bike Parking
-  Bathroom
-  Private Parking
-  Sign Area
-  Sign Location



RIVERWALK CORRIDOR

SAWMILL LOT PEDESTRIAN CONNECTION



**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

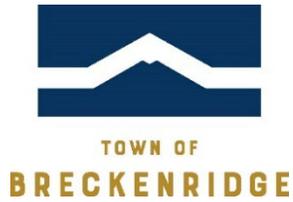


SAWMILL LOT PEDESTRIAN CONNECTION | WATSON TO SKI HILL MASTER PLAN DESIGN

AUGUST 2025



Questions?



Memo

To: Town Council
From: Scott Reid, Deputy Town Manager
Date: August 19, 2025 (for August 26, 2025 meeting)
Subject: Summit County Addressing, Road Naming, and Project Naming Memorandum of Understanding

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

The current Memorandum of Understanding related to addressing, road naming, and project naming throughout Summit County needs to be revised to include the recently incorporated Town of Keystone and reflect current Summit County code revisions. Staff requests Town Council provide any feedback and approve the Town Manager’s signature on the revised Memorandum of Understanding.

Background

Summit County Government, along with all incorporated towns within Summit County, currently operate under a Memorandum of Understanding (MOU) that designates the Summit County Information Systems Department as the authority responsible for road naming, project naming, and addressing. This centralized approach ensures consistency in address assignment, road naming, and project identification - key elements for accurate mapping and efficient 911 emergency dispatch operations. The existing MOU, originally signed in 2006, now requires an update to reflect current needs. Specifically, the revision includes the recently incorporated Town of Keystone and reflects updates made to the applicable sections of the Summit County Code. There have been no other substantive changes to the current agreement.

Public outreach/engagement

This item does not require public outreach because it will essentially add the Town of Keystone to the current operational agreement.

Financial Implications

There are no financial implications associated with this housekeeping measure.

Equity Lens

This MOU, with its recommended revisions, ensures equitable and consistent emergency service for all members of the Summit County community.

Staff Recommendation

Staff recommend the Town Council verbally consent to allowing Town Manager Shannon Haynes sign the revised MOU, which adds the Town of Keystone to the countywide addressing agreement.

Staff will be available on Tuesday to answer any questions.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

ADDRESSING, ROAD NAMING AND PROJECT NAMING MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made this 18th day of July, 2025, by and between the County of Summit, State of Colorado, acting by and through its Board of County Commissioners, whose address is Post Office Box 68, Breckenridge, Colorado, 80424, hereinafter referred to as “The County”; and The Towns of Blue River, Breckenridge, Dillon, Frisco, Keystone, and Silverthorne, Colorado, whose addresses are as indicated on the signature page of this MOU, hereinafter referred to as “The Towns”.

WHEREAS, the purpose of this MOU is to memorialize the Towns’ and County’s agreement regarding responsibility for assignment of site addresses and approval of proposed road and project names within the incorporated towns and unincorporated areas of Summit County; and

WHEREAS, The County maintains a geographic information system (GIS) and property attribute database for property located within Summit County, including unincorporated and incorporated areas; and

WHEREAS, The Towns and The County recognize the importance of developing and maintaining accurate address, road and project name information for the protection of public health, safety and welfare; and

WHEREAS, The Towns and The County utilize the services of the Summit County Communications Center to provide Enhanced 911 and emergency dispatch services to their citizens; and

WHEREAS, The County GIS and property attribute databases support the functions of the Summit County Communications Center by providing a means of verifying information contained within the Master Street Address Guide (MSAG); and

WHEREAS, duplication of road and project names and inconsistent addressing has the potential to create confusion among emergency responders, service providers and the general public.

NOW THEREFORE; in consideration of the foregoing; The Towns and the County hereto agree as follows:

- 1) Effective Date and Term.
 - a) The effective date of this MOU is July 18, 2025. The initial term of this MOU shall commence on its effective date and continue indefinitely unless sooner terminated by the parties.
 - b) All previous agreements between the Parties relating to the issues addressed herein are effectively terminated in their entirety by the execution of this MOU.

- 2) Intentions Of The Parties.
 - a) To closely coordinate the development review processes within their respective jurisdictions so that further duplication of road and project names will be minimized.
 - b) To ensure that addresses will be assigned to new developments that follow a systematic and consistent scheme.

- 3) Procedures
 - a) When a Town receives a new development proposal that includes a new road name or will have a project name (i.e. subdivision or condominium name), the proposed names will be referred to the County GIS staff for review. County GIS staff will review the proposed names and recommend, in writing, that the Town either approve the names as proposed or reject them as non-unique. The County will provide the recommendation within a reasonable time following receipt of the referral.
 - b) In reviewing proposed road and project names, the County shall follow the regulations adopted by the Board of County Commissioners regarding Addressing, Road naming and Numbering found in Chapter 5 Appendix 5-1 of the Summit County Land Use and Development Code. Adopted via original Resolution No. 90-02, amended by Resolution 93-22, and added to the Land Use Development Code by Resolution 19-22.
 - c) Once a development is approved by a Town, and prior to issuance of any development permits, the Towns and County shall work together to assign physical addresses to the development. Addresses will be assigned such that logical progression of house numbers can be determined, and that parity of numbers is maintained (odd on one side, even on the other).
 - d) Each jurisdiction will continue to be responsible for providing notice to County GIS, internal departments, utilities, delivery services, etc upon final approval of such a project. Once approval is given, County GIS will make appropriate revisions to property attribute and other GIS data.

IN WITNESS WHEREOF, the parties hereto have executed this MOU on this 18th day of July, 2025.

SUMMIT COUNTY:

Board of County Commissioners of
Summit County

By: _____

Name: _____

Title: _____

TOWN OF BLUE RIVER:

By: _____

Name: _____

Title: _____

Address: _____

TOWN OF BRECKENRIDGE:

By: _____

Name: _____

Title: _____

Address: _____

TOWN OF DILLON:

By: _____

Name: _____

Title: _____

Address: _____

TOWN OF FRISCO:

By: _____

Name: _____

Title: _____

Address: _____

TOWN OF KEYSTONE:

By: _____

Name: _____

Title: _____

Address: _____

TOWN OF MONTEZUMA:

By: _____

Name: _____

Title: _____

Address: _____

TOWN OF SILVERTHORNE:

By: _____

Name: _____

Title: _____

Address: _____



Memo

To: Town Council
From: Shannon Haynes, Town Manager
 Scott Reid, Deputy Town Manager
Date: 8/20/2025 (for 8/26/2025 work session)
Subject: Town Council Priorities

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

Town staff members will outline proposed goals and objectives related to the Town Council priorities outlined at the May 28, 2025 Town Council retreat. The Council priorities include: Regulation Compliance/Code Enforcement, Communications/Community Engagement, Workforce Housing, Childcare Support, E-Delivery, and Blue River Pathways. Staff seek the Council's review and feedback of the attached documents outlining current and future strategies to address Town Council's priorities.

Background

At Town Council's May 28th retreat, staff led an interactive polling exercise intended to clarify the Council's priority projects for the next 1-3 years. Based on that exercise, six priority focus areas were identified, including:

- Regulation Compliance/Code Enforcement
- Communications/Community Engagement
- Workforce Housing
- Childcare Support
- E-Delivery
- Blue River Pathways

Since the May retreat, staff have continued ongoing work in each of these areas and have also convened internal staff subcommittees to outline specific goals and objectives for the next 1-3 years related to the Town Council's priorities.

The attached documents reflect staff's attempts to articulate current and future strategies to implement Council's direction. Although the document format for each of priorities are generally similar, different concept scopes, scales, and backgrounds warrant some variations in the presentations. Town senior leaders will be available at the meeting to provide brief overviews of each of the documents and priorities and solicit Town Council feedback.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Public Outreach and Engagement

Each of the Council's priorities necessitate differing levels of public outreach and engagement. The current documents were developed internally and are being presented publicly for Town Council review and discussion. Public engagement will continue throughout the implementation of each of the Town Council priorities.

Financial Implications

Although the goal setting does not have financial implications, the individual priorities themselves have financial implications of varying degrees. Those financial implications will be more thoroughly discussed through the budget process as each priority is implemented.

Equity Lens

The Town's Equity Lens was included during the priority setting exercise and will be referenced throughout the implementation phase of each priority. Town staff members remain committed to using the Equity Lens to support and inform people about the actions taken by the Town.

Staff Recommendation

Staff recommend Town Council review the attached documents, engage in the presentation at the meeting, and provide any insight or direction needed for Town staff to successfully implement the Town Council priorities.

Town Council Priority- Regulation Compliance/Code Enforcement

Team- Rick, Keely, Dave, Mark, Susan

GOAL 1: Develop a Town Code Enforcement program that addresses the needs of all Town departments and meets the needs of the community.

Objective 1.1: Identify the Town Code enforcement needs of each Town Department.

Task a: Develop a questionnaire for departments to fill out that identifies how they currently address code enforcement, what is getting done and not getting done and what their future needs are

Timeframe: End of September 2025

Task b: Gap analysis that helps drive education/enforcement strategies

Timeframe: December 2025

Metric: Identification of specific Department needs regarding Code Enforcement

Objective 1.2: Identify and revise sections of the Town Code that need to be updated to reference both municipal court and administrative penalties; clarify/update specific penalties where needed and include process improvements where identified by departments.

Task a: Review department needs assessment

Task b: Complete a spreadsheet of proposed changes

Timeframe: December 2025

Task c: Review with associated departments

Timeframe: January – February 2026

Task d: Present to Council in work session

Timeframe: March 2026

Task e: Create ordinances/First Reading

Timeframe: May 2026

Metric: Passage of Ordinances

Objective 1.3: Identify an education/enforcement strategy that balances the needs of the Town departments with the needs of the community

Task a: Develop a communication plan for internal/external outreach and Identify the target audience(s)

Task b: Create an Internal training plan/SOP's

Task c: Revise our initial letter to soften the messaging- is there a better way to educate?

Timeframe: End of July 2026

Metric: Implementation of new enforcement strategy with little negative feedback

Objective 1.4: Identify the organizational structure/location for personnel that would best serve this goal.

Task a: Develop options based on information learned

Task b: Propose option to Town Manager

Timeframe: End of July 2026

Metric: Implementation of new enforcement strategy with minimal negative feedback

Town Council Priority- Communications/Community Engagement

Team: Helen, Julia, Dana

As Provided by TC at Retreat:

- Consistent information and constant dialogue
- Listen, educate, and address misinformation
- More feedback on public projects
- Meet people where they are
- Seek ways for Council to partner with the Communications Team
- Find ways to engage youth & enhance involvement in our committees and commissions

Town Council Comments:

- Try to figure out ways to reach people who have limited bandwidth to take in info.
- Figure out how people want to be communicated with - what do they want to know, when and where do they want to get information, etc.
- How do we get people to sign up for information?
- What, if any, feedback have we received on the written Council recap?

We will strive to strengthen effective community engagement to foster relationships, enhance connectivity, and protect community character. The Town of Breckenridge is focused on offering a variety of opportunities to receive feedback, create connections, and to listen. Expanding communication will elevate conversation, collaboration, and connection between the Town and the community.

GOAL 1: Explore and Create Diverse Avenues to Deliver Consistent Information and Opportunities for Dialogue

Objective 1.1: Create a regular report to present to Council outlining the use of marketing tools and strategies, including analysis of what is working and not working.

Task a: Survey all marketing and communications methods used by all Town departments. Consolidate efforts where appropriate to ensure strategic and message consistency.

Task b: Create a comprehensive and easy to visually interpret report format to be used for monthly or quarterly Council reporting.

Task c: Create easily-captured metrics to measure each method's effectiveness.

Timeframe: August 2025 start

Cost: N/A

Metric: Council feedback at meetings; report can be adjusted based on Council's direction.

Objective 1.2: Continually analyze communication methods and audience consumption.

Task a. Seek innovative approaches to traditional communication methods and new strategies to reach all parts of our community. Regularly use feedback from community members, ambassador meetings (new), and a newly-established Youth Council.

Timeframe: Ongoing.

Cost: N/A

Metric: Increased engagement levels across all mediums. General community awareness of campaigns.

GOAL 2: Seek New Ways to Listen, Educate, and Address Misinformation

Objective 2.1: Create a Civic Education 101 Course Series - “A Beginners’ Guide to Local Government”.

Task a: Create a curriculum for 6 sessions in partnership with CMC (draft attached).

Task b: Schedule 6, 1-hour sessions at CMC and Town Hall (in-person and virtual). Fluid participation, certificate if attending all 6. Classes offered in evenings and mornings.

Task c: Host sessions and collect feedback.

Timeframe: October 2025 launch, with all program sessions held by June, 2026.

Cost: Food, certificates for awards ceremony, translation services (Spanish and French).

Metric: Community participation in sessions (100 people reached).

Objective 2.2: Launch a Community Education Ambassador program. New members and possibly use current board and commission members who are already engaged.

Task a: Identify and train 5 volunteers to lead the program.

Task b: Schedule 4 sessions per volunteer per year to engage community.

Task c: Provide resources online.

Issues identified: Volunteers will need to be reliable and supportive of Town initiatives; Sessions may need to be hosted in a variety of venues and online.

Timeframe: 2026 launch after Civic Education program ends, with all program sessions held by end of 2027.

Cost: Food.

Metric: Community participation in sessions (200+ reach). Topic-specific events.

GOAL 3: Establish Partnerships between Town Council and the Communications Team

Objective 3.1: Provide diversity and equity-focused communications trainings for Council.

Task a: Host 1 in-person training per year for Council members specific to communications and community outreach. Future trainings will be part of onboarding for new Council members.

Timeframe: Winter 2025-2026.

Cost: TBD based on trainer used.

Metric: Evaluate effectiveness of trainings through Council feedback.

GOAL 4: Find ways to get youth to engage and be more involved in our committees and commissions

Objective 4.1: Develop and implement a civic education curriculum in partnership with Summit High School and Summit Middle School.

Task a. Identify grant funding and curriculum/structure for course or club.

Task b. Enroll students.

Task c. Ask students to complete a civic action project as part of the course.

Timeframe: Roll out curriculum by June 2026, classes begin August 2026 with option for afterschool club, evaluation by June 2027.

Cost: Possible project supplies, t-shirts.

Metric: Enrollment in program and civic action projects that can be presented to the community.

Objective 4.2: Create a Volunteer Youth Council (ages 16+)

Task a. Establish best practices for Youth Council, including goals, meeting times/locations, reporting structure, if ordinance is needed to establish advisory committee.

Task b. Post applications for Youth Council.

Task c. Appoint members and hold meetings.

Task d. Report recommendations to Council in a logical and regular format.

Timeframe: Summer 2027 start.

Cost: Food, logo wear, minimal event support.

Metric: Youth participation and productive reporting.

Town Council Priority- Workforce Housing

Team- Laurie, Mark, Scott

2002 Vision Plan:

- Provide affordable housing opportunities for individuals of all backgrounds and sizes to live in the community
- A diverse community where individuals can live, work, play, and raise a family
- Diversity of housing is integrated throughout the community and includes a variety of housing types and price points
- Small town expands with an emphasis on community while resort remains competitive
- Affordable housing options are readily available to existing and prospective year-round residents to support a viable economy and provide the products and services needed by residents and visitors.

2023 Housing Blueprint:

- Continue to add housing through new construction and strive for reduction in Town cost/per unit (150-200/year)
- Expand preservation programs (Housing Helps and Buy Downs) that protect neighborhoods and add inventory at lower cost/risk than new construction (40 HH/year and 24 BD/year)
- Pursue planning, policies, partnerships, and funding that supports development of housing including private sector investment to leverage Town funds
- Ensure Town-owned apartments/assets are properly managed and maintained to provide rentals that meet the needs of community
- Continue to manage and administer existing deed restrictions and monitor compliance
- Increase awareness of Breckenridge Housing Program with peer communities and with local businesses and households who might benefit from Town projects or programs
- Strive for 47% of UB jobs filled by UB residents (27% in 2022) and 35% of Breck homes resident occupied (29% in 2022)

Town Council Comments from Retreat (2025):

- Collect and analyze market data: housing types and price points needed; survey realtors; understand what locals are looking for; be more precise with AMI levels/price points, etc.
- Extend 5-year Blueprint
- Refine programming-electrical upgrades and maintenance policies; incentives to downsize; supporting workers in older homes
- Evaluate if we are delivering the programs people want/need
- Net Zero/Sustainability
- Evaluate our policies-track data and metrics; understand loss of homes to 2nd homes/STRs

GOAL 1: Provide a variety of housing price points and types in the Upper Blue basin and efficiently serve the workforce and community.

Objective 1.1: Continue to increase housing inventory to meet the needs of the community through new construction projects and housing preservation programs that target a variety of income levels and household types

Task a: Manage Stables Village and Runway Neighborhood projects through completion

Task b: Maintain a pipeline of workforce housing projects that address community needs to the extent vacant land and redevelopment opportunities exist

Task c: Continue to implement Housing Helps and Buy Down programs

Task d: Continue to explore land banking opportunities

Task e: Explore/implement ADU incentive policy

Task f: Explore/implement rent to own housing program

Task g: Continue to explore opportunities for cost savings (vet and price check new construction and HH/BD expenses), strategic partnerships and funding opportunities to leverage local funds; explore employer assisted housing

Task h: Evaluate and report on cost effectiveness of housing programs to determine cost per unit built or cost per unit acquired

Timeframe: on-going

Issues identified: Funding, Cost Escalation, Federal Policies-tariffs, Land Availability, Interest rates, Market and Demographic condition continue to drive market prices

Opportunities: May be opportunities for partnerships that add units as Town moves in redevelopment phase

Metrics:

Annual increase in inventory from 1665 units to approximately 2200 units by 2030.

Reduction in unfilled jobs and improvement for employer recruitment/retention reflecting a healthy labor market (employer surveys and labor department stats).

Jobs filled by residents increases from 27% (in-commuting issue).

Percent of resident occupied units remains at 35% (community character issue).

Diversity of resident households (income, race, age) in deed restricted units aligns with Census data (ie-% of Spanish speaking households aligns with % of Spanish speaking workforce).

Housing security/stability stabilizes.

Rate of cost burdened households decreases (currently only have County-56% for renters and 39% for owners).

Objective 1.2: Existing Deed Restricted units continue to serve the workforce over time

Task a: Town staff work with SCHA on updating the Public House platform and the annual compliance process-which results in better tracking

Task b: Town staff continue to work with Town Attorney and legal staff on options for enforcement of deed restrictions

Task c: Develop communication/engagement plan between the Town and owners of deed restricted unit with focus on relationship building

Task d: Maintenance policy is implemented and amended as necessary to incentivize upkeep as units age

Task e: Evaluate the impact of retirement over time and develop right sizing policy to provide flexibility

Task f: Town-owned apartments are operated in a professional manner with updated Property Management Agreements, accurate accounting and budgets, and appropriate rents with regular reporting. Huron Landing Authority is expanded for all County/Town properties.

Timeframe: on-going

Issues identified: Staffing

Opportunities: Coordination w SCHA

Metrics:

Reduction in unfilled jobs and improvement for employer recruitment/retention reflecting a healthy labor market (employer surveys).

Jobs filled by residents increases from 27% (in-commuting issue).

Percent of resident occupied units remains at 35% (community character issue).

Diversity of resident households (income, race, age).

Housing security/stability stabilizes.

Percent of Spanish speaking households align with % of Spanish speaking residents/workforce.

Rate of cost burdened households decreases (currently only have County-56% for renters and 39% for owners).

Deed Restricted inventory maintains value.

GOAL 2: Information about the housing programs and projects is readily available and the process to find and access housing is easy to understand and navigate.

Objective 2.1: Summit Combined Housing Authority is the one stop shop for information on housing options, assistance, and programs

Task a: Coordinate with SCHA to fully launch Public House data inventory management platform and update TOB data into the system with TOB staff fully trained

Task b: Assist/support SCHA with development of county-wide rental wait list

Tasks c: Regular meetings with SCHA to share information, challenges, etc.

Objective 2.2: Town website is updated and housing information campaign is launched to provide information, data, and messaging to all segments of the community

Task a: Implement outreach/messaging tactics (videos, webinars, social media, blogs, posts workshops, regular articles, etc.)

Tasks b: Collect, organize, and format housing data and reports for dissemination and regular reporting to the Council and community

Timeframe: on-going

Issues Identified: Staffing, technology, language barriers

Opportunities: Technology

Metrics:

Improved awareness of SCHA-Currently 68% of residents are aware of the SCHA (this drops to 18% for Spanish speaking households)-per 2023 HNA.

Increased utilization/visits to TOB website.

GOAL 3: The Town of Breckenridge provides leadership and continues to implement innovative strategic programs and adapts to changing challenges, issues, and opportunities over time.

Objective 3.1: Plans and Policies are updated and progress is tracked

Task a: Update plans and policies including 2022 Blueprint (2026), Needs Assessment (2028), and Town of Breckenridge Rules and Regulations (on-going) and include viable metrics with regular progress reporting-identify who we are not serving (47% of local jobs filled by residents may not be achievable)

Task b: Develop Return on Investment (ROI) metric

Task e: Identify the issues with AMI and determine if an alternative to AMI exist and how to address on-going issues for projects with reference to AMI

Task f: Continue to further the Towns sustainability and carbon reduction goals and track impact on utility costs/savings-will need more expertise in the community for operation/maintenance of systems

Task g: Adopt Housing Action Plan and fast track process as well as other requirements of recently adopted state legislation

Task h: Consider land banking outside of the Upper Blue basin and Summit County and address evolving workforce housing needs

Objective 3.2: Housing Department is fully staffed

Task a: Housing Director Recruitment-2026

Task b: Fill current vacancy with some cross training and updated workplans (reallocation of tasks) 2025-2026

Timeframe: 2025-2028

Issues Identified: Staffing, housing

Opportunities: Employers' Market

Metrics: Fully staffed Housing Department

Town Council Priority- Childcare Support

Team- Julia, Jon, Laurie, Shannon H.

As Presented to TC at Retreat:

- Focus on our local centers
- Creative ways to add space
- Monitor and understand
- Figure out the headcount, waitlist (central repository for information)
- Communication to the Community

Town Council Comments:

- ECO should be doing monitoring (Kelly)-Take this as a Town only lens (Shannon)
- 2 centers already committed to (Little Red addition and Montessori)
- Can we encourage in-home and/or Rec addition? (Todd)
- Aging facility issue, additions, replacement, central repository (Jay)
- Lay out priority of options, cost and reasoning (Todd)

The Town is committed to preserving, protecting, and strengthening access to high-quality childcare by supporting local providers, investing in our facility infrastructure, finding creative solutions to fulfilling service needs, and planning for a sustainable program overall- ensuring that all families have access to affordable, inclusive, and reliable childcare options both now and in the future.

GOAL 1: Find Creative Ways to Add Childcare Spaces

Objective 1.1: Develop In-Home Daycare Incentives

Task a: Research in-home daycare incentive programs nationwide.

Task b: Interview local in-home daycare providers to determine hardships and identify potential opportunities (e.g. property tax or rebate, extra ball in lottery, grants, set up assistance, set up money and ongoing money-payback option).

Task c: Vet options, potential program with stakeholders, SLT.

Objective 1.2: Explore requirement for childcare space within developments over a certain square footage or employee generation.

Task a: Research potential code modification implementing a requirement to provide space for a childcare center in developments over a certain size or employee generation.

Objective 1.3: Continue design work for additional room at Little Red Schoolhouse to increase capacity.

Task a: Select architect firm to design expansion at Little Red to begin design (RFP and interviews have been completed. Budget for design work has been approved).

Task b: Discuss need and timing of addition. Get construction cost estimates.

Issues identified: 1) Funding source/cost, available home/space for in-home daycares, return on investment for monetary incentives for in-home providers, ensure longevity of in-home care that utilizes funding. 2) A code requirement for developments may be a large impact in addition to existing affordable housing requirements in code.

Opportunities: Communication/advertising timing prior to release of Runway homes for those interested in in-home daycare centers.

Timeframe: August 2026 for program development and potential code modification, if found beneficial. Monitor progress of program ongoing.

Metric: Increase in-home daycares by 2030. Monitor number of childcare slots over time for increases.

GOAL 2: Stabilize and Maintain Childcare Center Facility Assets

Objective 2.1: Secure Method to Address Maintenance for Aging Infrastructure

Task a: Town Facilities Dept. to conduct monthly walk-throughs for the purpose of identifying structure and system issues within the centers for preventative maintenance.

Task b: Execute Childcare Center Maintenance Agreement for all four in-Town Centers \$15K for 2026.

Task b.1 Check-in quarterly & annually with maintenance invoices from Centers

Task b.2 Work with Centers to encourage shared services for reduced cost (e.g. HVAC contract, plowing, etc.)

Task b.3 Analyze success of program (e.g. cost and effectiveness). Re-issue Agreement or modify as needed for 2027.

Objective 2.2: Stabilize the historic Breck Montessori Structure.

Task a: Finalize drawings and obtain construction cost estimates. Select contractor to begin.

Task b: Relocate Breckenridge Montessori temporarily to Rec Center during historic structure stabilization. Execute temporary lease Agreement.

Issues Identified: Potential complications during historic building stabilization.

Opportunities: To have all centers be able to focus on childcare services rather than building maintenance issues as often. Secure funding to address building issues that arise. Potential cost saving for shared service contracts for all four Centers.

Timeframe: 1) Execute Maintenance Agreement for all Centers by October 2025 with a January 2026 effective date. Town Facilities Division to begin monthly walk throughs at Centers starting in August 2025. Agreement invoices/program to be discussed with Centers end of Q2 and toward the end of Q4. 2) Finish Breck Montessori construction by 2027.

Metric: 1) Streamlined self-maintenance capability for centers with Maintenance Agreement funds, reduced staff time for childcare center staff to handle maintenance issues, reduction in maintenance overall with proactive approach 2) Completed building stabilization for Breck Montessori.

GOAL 3: Provide For the Long-Term Future of Affordable, Quality Childcare for our Workforce

Objective 3.1: Secure Town Ownership of All Childcare Centers' Infrastructure and Aim for a Consistent Lease for all Centers.

Task a: Meet with all Centers to discuss current leases including Town ownership and potential monthly rent starting in 2027 which would go toward the Facilities Fund for the Centers for major building and system repairs (e.g. HVAC, roof replacement, siding, etc.).

Task a.1. In the meantime, renew TLC and Carriage House leases for a one-year term with no changes during discussions.

Objective 3.2: Secure Long-Term Funding for Tuition Assistance

Task a: The funding source for tuition assistance, Strong Futures will expire in 2028. There is an anticipated timeframe of a renewal ballot measure in 2026 to secure funding for not just the Town, but whole County. Support the Strong Futures initiative. If the measure does not pass, seek another potential measure in 2028 or seek other funding opportunities.

Task b: Start messaging/storytelling of why childcare is important to the community, benefits to the workforce, economy, and children's development.

Issues identified: Getting messaging to community of importance of childcare in advance of the Strong Futures ballot measure.

Opportunities: Work with families and employers to message to the community of the importance of childcare programs and funding in their everyday lives helps with communication and better understanding overall.

Timeframe: 1) September 2025 for lease extension of TLC and Carriage House (no changes). For new leases, September 2026 (ordinance required). 2) October 2025 start for storytelling-ongoing.

Metric: Similar lease terms with all Centers executed at the same time, ideal effective date of leases, January 2027. Passing of ballot measure or other long term funding mechanism.

GOAL 4: Create one County-wide Waitlist with ability to Analyze Data at a Town level.

Objective 4.1: Work with ECO and Centers to create one accurate de-duped list. Waitlist monitoring can help determine when/if there is a need for an additional daycare center.

Task a. Childcare Needs Assessment through ECO for County-wide system. ECO system should report quarterly (including de-duped).

Task b. Explore a potential annual fee to remain on the active list to reduce out-of-date entries and those that may not need care currently.

Issues Identified: People enrolled in a Center but are needing more care/days or wish to switch Centers show on list.

Opportunities: One list will provide more accurate information for assessing needs for additional spaces or a new Center.

Timeframe: Late July 2025 for de-dup list for Breckenridge centers (completed). Unknown at this time for accurate reporting from ECO although Centers report the system has greatly improved in recent months.

Metric: An accurate County-wide single waitlist system.

Town Council Priority- Breck E-Delivery

Team- James, Jessie

GOAL 1: To improve the experience and safety for pedestrians and bicyclists in and around Breckenridge's downtown core and Riverwalk corridor.

Objective 1.1: Require delivery trucks to use designated delivery zones or E-Delivery dock.

Task a: Update delivery zone permits and educate permit holders

Task b: Increase enforcement of delivery zone use

Task c: Adjust delivery zone permit fees to tie to E-Delivery program

Objective 1.2: Understand impact of program on community sentiment, safety, and experience.

Task a: Insert question into BTO resident sentiment survey about overall level of comfort, awareness, safety while downtown (question TBD w/ BTO)

Task b: Intercept survey or street interviews with residents and visitors about their experience downtown (coordinate with BTO)

Timeframe: 2026

Issues identified: Enforcement, low cost of delivery zone permits, delivery zone abuse by personal/business vehicle use, lack of education/awareness of E-Delivery program, lack of baseline for visitor experience in interview questions, how to measure sentiment.

Opportunities: Communication and education; appropriate fees for impact of delivery trucks on the community, visibility of E-Delivery program efficiencies, storytelling, community sentiment.

Metric: Reduction in calls to PD related to bicyclist and pedestrian safety on Main Street/Riverwalk corridor. Increased ridership/use of downtown hubs for Breck E-Ride.

GOAL 2: To reduce delivery truck traffic, parking conflicts and improve delivery efficiency of Food and Beverage (F+B) products.

Objective 2.1: Short term lease extension

Task a: Sign extended lease for existing temporary facility until such time as Property Owner begins redevelopment of the site

Task b: Explore logistic and budgetary options for relocation of temporary site until such time as Property Owner builds space (see objective 2.2 below) for permanent facility

Objective 2.2: Long term permanent facility

Task a: Confirm with Property Owner willingness to move forward on design to incorporate long-term facility in redevelopment negotiations

Task b: Fundraise and/or budget for capital contributions based on Property Owner timeline

Task c: Establish a fee structure to recover operation costs of the program with a goal to recover ~13% - 40% of total cost

Timeframe: 2026-2028

Issues Identified: Unknown opportunity of Property Owner to partner on long term facility. If site is not suitable for partnership, limited options for Town-owned sites to relocate dock for long-term operations. Capital funding. Timeline for redevelopment.

Opportunities: Redevelopment of the site will require community benefit and negotiations with Property Owner. Early discussions and getting the idea on the radar can allow for early planning and consideration.

Metric: Total number of cases of product delivered to local businesses; Total number of delivery trucks removed from downtown; go-no go on permanent site.

GOAL 3: To reduce idle times and vehicle miles travelled of delivery trucks, improving local air quality and reducing GHG emissions.

Objective 3.1: Expand program to additional F+B vendors up to physical capacity limit.

Task a: Continue onboarding new vendors and adjusting dock times to accommodate increased volume

Task b: Explore retail delivery options (with VR) or expansion of geographic zone (i.e. La Cima mall)

Objective 3.2: Continue to explore synergy with materials management (compost/cardboard pilot)

Task a: Work with Timberline to adjust space constraints of trash/recycle to open space for compost

Task b: Pilot compost service in select compost enclosures; explore changes to pricing model

Timeframe: 2025-2026

Issues Identified: Lack of permanent facility, Town of Vail pending lawsuit re: UPS/FedEx delivery trucks, existing space constraints of temporary facility, labor costs.

Opportunities: Material management synergies and opportunity to reduce trucks by serving a larger area or more/different product types pending facility upgrade.

Metric: Estimated GHG emissions reduced as a result of the program

Town Council Priority- Blue River Pathways

Team- James, Shannon S., Kevin

GOAL 1: Implement Capital Project Plans

TC identified the need for tackling “low hanging fruit (\$)” as well as major infrastructure projects (\$\$\$).

Objective 1.1: Include both small and large-scale projects in the CIP

Task a: Implement low-cost projects

Task b: Continue designing larger projects; pursue grant funding

Timeframe: Follows CIP

Issues identified: Funding for larger projects

Opportunities: Positively impact the Blue River Corridor around the project goals of safety, environment, connectivity, placemaking, and community engagement

Metric: Complete 2-3 projects per year or as approved by TC in the CIP

GOAL 2: Review and update Ordinances & Development Code

The appearance of private property along the Riverwalk was a repeated theme during site walks with the Council; code review is needed to understand opportunities for enforcement to promote cleaner and more organized alley-facing frontages.

Objective 2.1: Identify existing code for enforcement of appearance and beautification of properties along the Riverwalk

Task a: Review current code for development requirements specific to the Riverwalk

Task b: Review current code for enforcement options

Objective 2.2: Update relevant code sections

Task a: Enact new ordinances as needed.

Timeframe: Perform code review in November 2025. New ordinances introduced in 2026.

Issues Identified: Reluctance of private property owners to engage or change; TC support of enforcement/fines

Opportunities: Increased community engagement and leverage public/private partnerships

Metric: New ordinances and enforcement actions

GOAL 3: Foster partnerships with private property owners

The appearance of private property along the Riverwalk was a repeated theme during site walks with the Council and this objective is to incentivize partnerships. Carrot rather than stick.

Objective 3.1: Identify tools private/public partnerships along the Riverwalk

Task a: Development of grants/incentives for local businesses to clean up river-facing frontage

Task b: Identify funding needed for land acquisitions where expansion is desired

Timeframe: This Objective would follow completion of Objective 2.

Issues Identified: Reluctance of private property owners to participate, ability of funding for grants or similar programs.

Opportunities: Increased community engagement and leverage public/private partnerships

Metric: Number of participating property owners and businesses, areas that are “cleaned up”



TOWN OF
BRECKENRIDGE

Memo

To: Town Council
From: Rick Fout, Chief Building Official, Philip Sweat, Deputy Building Official
Date: August 20, 2025 (for 2nd Work Session, August 26, 2025)
Subject: 2024 International Energy Conservation Code Adoption

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

The Town of Breckenridge (TOB) accepted a \$124,500 grant from the Colorado Energy Office (CEO) in February to support the early adoption of the 2024 International Energy Conservation Code (IECC). As a condition of the grant, TOB is also required to adopt the State’s Model Electric Ready and Solar Ready Code. Adoption of these new Energy Codes is scheduled for September 23, 2025, after second reading by Town Council. The Building Division proposes a new effective date of January 13, 2026 (previously Oct 28, 2025), to align with the adoption of the remaining International Code Council (ICC) codes. The first work session on the remaining ICC codes will take place on October 28th, 2025.

Background

Building Energy Codes/Climate -

In 2018, the Town Council adopted the Summit Community Climate Action Plan that outlined community-wide greenhouse gas emissions reduction targets and associated strategies. In 2022, the updated SustainableBreck Plan codified the GHG targets and associated strategies that include “fastrack adoption of latest building codes” to achieve energy savings for both residential and commercial buildings. Additionally, as part of the Neighborhood Preservation Policy discussion in 2025, Council expresses concern about the increase in size of homes, specifically related to scrape-off’s and rebuilds, and their impact on the Town’s sustainability goals. Staff committed to researching and exploring home size energy mitigation measures in the updated Building Energy Code process.

The Building Division, Sustainability Division and our Energy Code consultant with significant stakeholder involvement (including Summit County and Frisco Building Departments), have developed strategic, Climate Zone 7 minded amendments to the 2024 IECC. These amendments (attached) steer us towards our energy related goals with increased energy efficiencies, tighter building envelopes, and new optional technologies like cold climate heat pumps. This code and amendment package adopts the Colorado Model Electric Ready and Solar Ready Codes (State requirement) and provides a pathway to implement the non-pipeline alternatives proposed in the Mountain Energy Project that will avoid new, expensive natural gas infrastructure.

Neighborhood Preservation Discussions -

In an effort to address the Council’s concerns related to home size and energy consumption, and in line with proposed Fire Code Amendments from Red, White & Blue Fire Protection District and Summit Fire & EMS, we have designed two prescriptive pathways based on home size considerations. This idea was vetted with

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

stakeholder input during several Roundtables. The “Small Pathway on a Platter” prescriptive pathway targets homes with 4,500 square feet or less of conditioned space, aligning with the Fire Districts proposed 4,500 square feet sprinkler requirement (previously 6,000 sq ft). Our proposed amendments also include a “Large Pathway on a Platter” prescriptive pathway with additional energy efficiencies when homes exceed 4,500 square feet of conditioned space. Those additional requirements, after meeting all conditions of the Small Platter pathway, are to choose 2 out of 6 additional energy efficiencies. All 6 of those choices can be found under R408.3.2 Large Platter Requirements (attached). Here are three examples - 10% reduction in thermal conductance, air leakage rate equal to or less than 2.3 air changes per hour, and no exterior energy use. Please note that efficiency targets in buildings above certain square footage thresholds are also expected to be part of the State’s Low Energy and Carbon Code (LECC), which the Town is required to adopt in mid to late 2027.

Public Outreach/Engagement

Through a collaborative effort, the Breckenridge Building and Sustainability Divisions have hosted six New Energy Code Adoption Roundtables/Open Houses at the South Branch Library, spanning from mid-April to early August. At the six meetings, we had over 150 members of the public attend and participate in the Energy Code adoption discussions. We believe the building and design community is generally comfortable with the changes being proposed, are happy with the level of outreach that has occurred, and with their ability to participate in the process.

Also, as part of the CEO grant, five additional training courses on the 2024 IECC and supporting topics, are scheduled for September 2025 through February 2026. With High Country Conservation Center’s help facilitating the workshops, topics will focus on advancing the energy, electrification, and green building knowledge of area trade professions. Additionally, Workforce Development Scholarships are available through the CEO’s grant, supporting \$75,000 worth of continuing education, and energy-related equipment purchases for our contractor community. Funding is on a first-come first-served basis and can be applied for at <http://www/sustainablebreck.com/workforce>.

Financial Implications

As noted above, the Town has received a grant from the Colorado Energy Office to facilitate the public process, early adoption of the new Energy Codes, trainings and scholarships. Financial impacts to the Town will be limited to staff time devoted to adopting the new codes. These codes may, in some cases, create additional upfront construction expenses relating to constructing more energy-efficient buildings (e.g., enhanced insulation). However, because the codes will result in more energy efficient buildings, we expect that long-term energy costs for homeowners and business owners will be reduced.

Xcel Energy, as part of the Mountain Energy Project, will have additional bonus rebates for new construction that helps to increase building envelope air sealing and insulation, electric heating and domestic hot water systems, and other efficiency measures to avoid gas consumption. Staff is committed to developing a streamlined process to train and inform contractors about these new construction rebates.

Equity Lens

Related to the Town’s Equity Blueprint and corresponding Equity Lens, the adoption of the new Energy Code, the 2024 IECC, is neutral as it provides minimal requirements, with some area driven amendments, to safeguard the public health, safety, welfare and energy efficiency of new and existing buildings and structures.

Staff Recommendation

The information provided here is intended to be an update on the new Energy Code adoption for Council. Staff recommends that Council provide any feedback to incorporate into our Council packet documents for the first reading on September 9, 2025.

ORDINANCE XX, 2025

AN ORDINANCE AMENDING CHAPTER 3 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE TO HEREINAFTER AMEND AND ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION BY REFERENCE AS PART OF THE TOWN OF BRECKENRIDGE BUILDING CODE SECTION 8-1-9.

WHEREAS, the Town of Breckenridge adopts the International Code Council Library of Code Books and References every (6)Six Years.

WHEREAS, after robust public process, the 2024 International Energy Conservation Code (IECC) with Amendments shall replace and repeal all previous Energy Ordinances including Part IV Energy Conservation, Chapter 11 Energy Efficiency, 2024 International Residential Code (IRC).

WHEREAS, the purpose of this code is to specifically address Energy Conservation ; and

WHEREAS, this “Code” and “Above Code Programs” by amendment thereto certain International Code Council Building Codes were drafted in response to local conditions; and

WHEREAS, meetings with local, technical experts – including members of the architectural, mechanical engineering, and construction community have been held and input solicited; and

WHEREAS, work sessions have been held with Town Council on August 12, 2025; and August 26, 2025;

WHEREAS, staff presented Council with the proposed amendments pursued by this International Energy Conservation Code with Amendments and received feedback and direction from Council; and

WHEREAS, public educational meetings to introduce the new codes have been held and opportunities for interested party input regarding adoption of this new code have been made available; and

WHEREAS, an analysis done by the Town of Breckenridge Building Department, Mozingo Code Group and Group 14 Engineering retained by the Town of Breckenridge as part of the Energy Grant Awarded by the State of Colorado Energy Office demonstrates reasonable strategic amendments that are based on local market and weather conditions; and

WHEREAS, the Chief Building Official, also referred to herein as the “building official” is authorized by the Town Council to administer and enforce this code; and

WHEREAS, as the culmination of input from Town Council, staff expertise, consultant expertise, and feedback from local design, building, and engineering professionals; the proposed code adoption with amendments will result in more efficient and higher performance associated with building energy use, including outdoor energy; and

WHEREAS, it is in the best interest of the citizens of and visitors to, our community for Breckenridge to continue to maintain a leadership role in energy code adoption and administration.

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

8-1-9:AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE:

A. The following sections of the International Energy Conservation Code, 2024 Edition, are amended to read as follows:

Chapter C1:

Section C101.1 Title shall be amended as follows :

1. **C101.1 Title** This code shall be known as the Energy Conservation Code of the Town of Breckenridge, CO and shall be cited as such. It is referred to herein as “this code”.

2. **Section C103.1 Creation of enforcement agency shall be amended as follows:**

C103.1 Creation of enforcement agency. The Town of Breckenridge Building Safety Division is hereby created (remainder of sentence to be unchanged)

3. **Section C105.6.2 Compliance Documentation shall be deleted in its entirety.**

Chapter 4:

4. **Section C401.2 through C401.2.2 shall be amended to read as follows:**

C401.2 Application. Commercial buildings shall comply with all the following:

1. The Colorado Model Electric-Ready and Solar Ready Code commercial provisions as found in the new Section C410 of the Colorado Model Low Energy and Carbon Code (LECC), found here (with the exception of the EV requirements found in Section C410 of this code):
<https://docs.google.com/document/d/1NUxdKYUOqIXMWnjHa2qgv0HB2vNMIrDHWZPE63beljs/edit?tab=t.0#heading=h.2pkjwypwqc4>
2. Section C409 Renewable Energy Mitigation Program (REMP), of this code.
3. Section C410 Electric Vehicle (EV) Ready, of this code, and
4. Either Section C401.2.1 or C401.2.2, of this code.

C401.2.1 International Energy Conservation Code. Commercial buildings shall comply with one of the following:

1. **Prescriptive Compliance.** The Prescriptive Compliance option requires compliance with Sections C401.2, C402 through C406 and Section C408. Dwelling units and sleeping units in Group R-2 buildings shall be deemed to be in compliance with this chapter, provided that they comply with Sections C401.2 and R406.
2. **Simulated Building Performance.** The *Simulated Building Performance* option requires compliance with Section C401.2 and ANSI/ASHRAE/IES 90.1 Appendix G, as modified to be based on Site Energy Use Intensity in accordance with Section I6 of Informative Appendix I. Section C407 of this code is deleted entirely. Utilizing the Simulated Building Performance Option removes all requirements of the IECC and replaces them with all requirements of ASHRAE 90.1-2022 as applicable, with the exception of the requirement for compliance with the Colorado Electric Ready and Solar Ready Code as amended by Section C410 of this code, and Section C409 REMP.

Exception: *Additions, alterations, repairs* and changes of occupancy to existing buildings complying with Chapter 5, unless called out within the Colorado Model Electric Ready and Solar Ready Code or REMP.

C401.2.2 ASHRAE 90.1. Commercial buildings shall comply with the Colorado Model Electric Ready and Solar Ready Code as amended to include Section C410 of this code, Section C409 REMP, and ASHRAE 90.1-2022. The Energy Cost Budget pathway is

deleted. ANSI/ASHRAE/IES 90.1 Appendix G is modified to be based on Site Energy Use Intensity in accordance with Section I6 of Informative Appendix I.

5. Section C402.1 General is amended to read as follows:

C402.1 General. Building thermal envelope assemblies for buildings that are intended to comply with the code on a prescriptive basis in accordance with the compliance path described in Item 1 of Section C401.2.1 shall comply with the following:

1. The opaque portions of the building thermal envelope shall comply with the specific insulation requirements of Section C402.2 and the thermal requirements of Section C402.1.2, C402.1.3 or C402.1.4. Where the total area of through penetrations of mechanical equipment is greater than 1 percent of the opaque above-grade wall area, the building thermal envelope shall comply with Section C402.1.2.1.8.
2. Wall solar reflectance and thermal emittance shall comply with Section C402.3.
3. Roof solar reflectance and thermal emittance shall comply with Section C402.4
4. Fenestration in the building thermal envelope shall comply with Section C402.5. Where buildings have a vertical fenestration area or skylight area greater than that allowed in Section C402.5, the building and building thermal envelope shall comply with Item 2 of Section C401.2.1, C401.2.2 or C402.1.4.
5. Air leakage of building thermal envelope shall comply with Section C402.6. Air barrier and air sealing details, including the location of the *air barrier*, shall comply with Section C105.2. Proof that an *approved* third party for *air leakage* testing has been engaged shall be provided.
6. Thermal bridges in above-grade walls shall comply with Section C402.7.
7. Walk-in coolers, walk-in freezers, refrigerated warehouse coolers and refrigerated warehouse freezers shall comply with Section C403.12.

6. Section C402.1.4 Component Performance Method is amended to read as follows:

C402.1.4 Component performance method. Building thermal envelope values and fenestration areas determined in accordance with Equation 4-1 shall be an alternative to compliance with the maximum allowable fenestration areas in Section C402.5.1.

Fenestration shall meet the applicable SHGC requirements of Section C402.5.3.

Equation 4-1 $AP + BP + CP + \square AT + BT + CT + - VF - VS$

where:

AP = Sum of the (area × U-factor) for each proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall assemblies.

BP = Sum of the (length × F-factor) for each proposed slab-on-grade edge condition.

CP = Sum of the (area × C-factor) for each proposed below-grade wall assembly.

AT = Sum of the (area × U-factor permitted by Tables C402.1.2 and C402.5) for each proposed building thermal envelope assembly, other than slab-on-grade or below-grade wall assemblies.

BT = Sum of the (length × F-factor permitted by Table C402.1.2) for each proposed slab-on-grade edge condition.

CT = Sum of the (area × C-factor permitted by Table C402.1.2) for each proposed below-grade wall assembly.

PF = Maximum vertical fenestration area allowable by Section C402.5.1, C402.5.1.1 or C402.5.1.2.

QF = Proposed vertical fenestration area.

RF = QF – PF, but not less than zero (excess vertical fenestration area).

SF = Area-weighted average U-factor permitted by Table C402.5 of all vertical fenestration assemblies.

TF = Area-weighted average U-factor permitted by Table C402.1.2 of all exterior opaque wall assemblies.

UF = SF – TF (excess U-factor for excess vertical fenestration area).

VF = RF × UF (excess U × A due to excess vertical fenestration area).

PS = Maximum skylight area allowable by Section C402.1.2.

QS = Actual skylight area.

RS = QS – PS, but not less than zero (excess skylight area).

SS = Area-weighted average U-factor permitted by Table C402.5 of all skylights.

TS = Area-weighted average U-factor permitted by Table C402.1.2 of all opaque roof assemblies.

US = SS – TS (excess U-factor for excess skylight area).

VS = RS × US (excess U × A due to excess skylight area).

7. Section C403.1 is amended to read as follows:

C403.1 General. Mechanical systems and equipment serving the building heating, cooling, ventilating or refrigerating needs shall comply with one of the following:

1. Section C403.1.1 and Sections C403.2 through C403.17.
2. Data Centers shall comply with Section C403.1.1, Section C403.1.2 and Sections C403.6 through C403.17.

Section C403.12.2 Snow- and ice-melt system controls is amended to read as follows:

C403.14.2 Snow- and ice-melt system controls.

Snow- and ice-melt system controls shall include automatic controls in accordance with REMP Section C409.3.2, #2.

8. Section C404 Service Water Heating is amended by adding the following new Section C404.11:

C404.11 Building Water Use Reduction.

All commercial buildings shall comply with the requirements as set forth in Section C404.11 and as shown in Table C404.11.1.

Exception: All structures complying with the Department of Energy's Zero Energy Ready Home National Program do not have to comply with Section C404.11.

Table C404.11.1. PLUMBING FIXTURES AND FITTINGS REQUIREMENTS

PLUMBING FIXTURE	MAXIMUM
Water Closets (toilets) - flushometer single-flush valve type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - flushometer dual-flush valve type	Full-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - single-flush tank-type	Single-flush volume of 1.28 gal (4.8 L)
Water Closets (toilets) - dual-flush tank-type	Full-flush volume of 1.28 gal (4.8 L)

PLUMBING FIXTURE	MAXIMUM
Urinals	Flush volume 0.5 gal (1.9 L)
Public lavatory faucets	Flow rate - 0.5 gpm (1.9 L/min)
Public metering self-closing faucet	0.25 gal(1.0 L) per metering cycle
Residential bathroom lavatory sink faucets	Flow rate - 1.5 gpm (5.7 L/min)
Residential kitchen faucets	Flow rate - 1.8 gpm (6.8 L/min) ^a
Residential showerheads	Flow rate - 2.0 gpm (7.6 L/min)
Residential shower compartment (stall) in dwelling units and guest rooms	Flow rate from all shower outlets total of 2.0 gpm (7.6 L/min) ²¹¹ elk

a. With provision for a temporary override to 2.2 gpm (8.3 L/min) as specified in Section 404.11.1(g)

C404.11.1 Plumbing Fixtures and Fittings.

Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following requirements as shown in Table C404.11.1.

A. Water Closets (toilets) - flushometer valve type. For single-flush, maximum flush volume shall be determined in accordance with ASME A112.19.2/CSA B45.1 and shall not exceed 1.28 gal (4.8 L) per flush. For dual-flush, the full flush volume shall not exceed 1.28 gal (4.8L) per flush. Dual -flush fixtures shall also comply with the provisions of ASME A112.19.14.

B. Water Closets (toilets) - tank-type. Tank-type water closets shall be certified to the performance criteria of the USEPA WaterSense Tank-Type High-Efficiency Toilet Specification and shall have a maximum full-flush volume of 1.28 gal (4.8L) per flush. Dual-flush fixtures shall also comply with the provisions of ASME A112.19.14.

C. Urinals. Maximum flush volume, when determined in accordance with ASME A112.19.2/CBA B45.1, shall not exceed 0.5 gal (1.9L) per flush. Flushing urinals shall comply with the performance criteria of the USEPA WaterSense Specification for Flushing Urinals. Non-water urinals shall comply with ASME A112.19.19 (vitreous china) or IAPMO Z124.9 (plastic) as appropriate.

D. Public Lavatory Faucets. Maximum flow rate shall not exceed 0.5 gpm (1.9L/min) when tested in accordance with ASME A112.18.1/CSA B 125.1.

E. Public Metering Self-Closing Faucet. Maximum water use shall not exceed 0.25 gal (1.0 L) per metering cycle when tested in accordance with ASME A112.18.1/CSA B125.1.

F. Residential Bathroom Lavatory Sink Faucets. Maximum flow rate shall not exceed 1.5 gpm (5.7 L) when tested in accordance with ASME A112.18.1/CSA B125.1. Residential WaterSense High-Efficiency Lavatory Faucet Specifications.

G. Residential Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gpm (6.8 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1. Kitchen faucets shall be permitted to temporarily increase the flow greater than 1.8 gpm (6.8 L/min) but shall not exceed 2.2 gpm (8.3 L/min) and must automatically revert to the established maximum flow rate of 1.8 gpm (6.8 L/min) upon physical release of the activation mechanism or closure of the faucet valve.

H. Residential Showerheads. Maximum flow rate shall not exceed 2.0 gpm (7.6 L/min) when tested in accordance with ASME A112.18.1/CSA B125.1. Residential showerheads shall comply with the performance requirements of the USEPA WaterSense Specifications for Showerheads.

I. Residential Shower Compartment (stall) in Dwelling Units and Guest Rooms. The allowable flow rate from all shower outlets (including rain systems, waterfalls, body sprays, and jets) that can operate simultaneously shall be limited to a total of 2.0 gpm (7.6 L/min).

Exception: Where the area of a shower compartment exceeds 2600 inch² (1.7 m²), an additional flow of 2.0 gpm (7.6 L/min) shall be permitted for each multiple of 2600 inch² (1.7 m²) of floor area or fraction thereof.

J. Water Bottle Filling Stations. Water bottle filling stations shall be an integral part of, or shall be installed adjacent to, not less than 50% of all drinking fountains installed indoors on the premises.

C404.11.2 Appliances.

Commercial appliances shall comply with the following requirements:

A. Clothes Washers and Dishwashers installed within dwelling units shall comply with the ENERGY STAR program requirements for Clothes Washers and ENERGY STAR Program requirements for Dishwashers. Maximum water use shall be as follows:

1. Clothes Washers - Maximum water factor (WF) of 5.4 gal/ft³ of drum capacity (0.7 L/L of drum capacity)
2. Dishwashers - Standard size dishwashers shall have a maximum WF 3.8 gal/full operating cycle (14.3 L/full operating cycle). Compact sizes shall have a maximum WF of 3.5 gal/full operating cycle (13.2 L/full operating cycle). Standard and compact size shall be defined by ENERGY STAR criteria.

B. Clothes washers installed in publicly accessible spaces (multifamily and hotel common areas), and coin/card operated clothes washers of any size used in laundromats, shall have a maximum WF of 4.0 gal/ft³ of drum capacity during normal cycle (.053 L/L of drum capacity during normal cycle).

C. Commercial dishwashers in commercial food service facilities shall meet all ENERGY STAR requirements as listed in the ENERGY STAR Program requirements for Commercial Dishwashers, Version 2.0.

C404.11.3 Commercial Food Service Operations.

Commercial food service operations (restaurants, cafeterias, food preparation kitchens, caterers, etc.) shall comply with the following requirements:

A. Shall use high-efficiency pre rinse spray valves (I.e. valves that function at 1.3 gpm (4.9 L/min) or less and comply with a 26 second performance requirement when tested in accordance with ASTM F2324.

- B. Shall use dishwashers that comply with the requirements of the ENERGY STAR Program for Commercial Dishwashers.
- C. Shall use boiler-less/connectionless food steamers that consume no more than 2.0 gal/h (7.5 L/h) in the full operational mode.
- D. Shall use combination ovens that consume not more than 10 gal/h (38 L/h) in full operational mode.
- E. Shall use air-cooled ice machines that comply with the requirements of the ENERGY STAR Program for Commercial Ice Machines.
- F. Shall be equipped with hands-free faucet controllers (foot controllers, sensor activated, or other) for all faucet fittings within the food preparation area of the kitchen and the dish room, including pot sinks and washing sinks.

C404.11.4 Medical and Laboratory Facilities.

Medical and laboratory facilities, including clinics, hospitals, medical centers, physician and dental offices, and medical and nonmedical laboratories of all types shall comply with the following:

- A. Use only water-efficient steam sterilizers equipped with:
 - 1. Water-tempering devices that allow water to flow only when the discharge of condensate or hot water from the sterilizer exceeds 140°F (60°C).
 - 2. Mechanical vacuum equipment in place of venture-type vacuum systems for vacuum sterilizers.
- B. Use film processor water-recycling units where large-frame X-ray films of more than 6 inches (150 mm) in either length or width are processed.

Exception: Small dental X-ray equipment is exempt from this requirement.

- C. Use digital imaging and radiography systems where the digital networks are installed.
- D. Use a dry-hood scrubber system or, if the applicant determines that a wet-hood scrubber is required, the scrubber shall be equipped with a water recirculation system. For perchlorate hoods and other applications where a

hood wash-down system is required, the hood shall be equipped with self-closing valves on those wash down systems.

E. Use only dry vacuum pumps unless fire and safety codes (International Fire Code) for explosive, corrosive, or oxidative gases require a liquid ring pump.

F. Use only efficient water treatment systems that comply with the following criteria:

1. For all filtration processes, pressure gauges shall determine and display when to backwash or change cartridges.
2. For all ion exchange and softening processes, recharge cycles shall be set by volume of water treated or based on conductivity or hardness.
3. For reverse osmosis and nanofiltration equipment with a capacity greater than 27 gal/h (100 L/h), reject water shall not exceed 60% of the feed water and shall be used as scrubber feed water or for the other beneficial uses on the project site.
4. Simple distillation is not an acceptable means of water purification.

G. With regard to food service operations within medical facilities, comply with Section 404.11.3.

9. Sections C405.2.8.1 and C405.2.10.2 shall be amended to read as follows:

C405.2.8.1 Demand responsive lighting control function. Where installed, demand responsive controls for lighting shall be capable of the following: (remainder of section unchanged)

C405.2.10.2 Sleeping units in congregate living facilities. Sleeping units in congregate living facilities shall be provided with the following controls:

2. Each unit shall have a manual control by the entrance that turns off all lighting and where installed, switched receptacles in the unit, except for lighting in bathrooms and kitchens. The manual control shall be marked to indicate its function.

10. Section C405.15 Renewable energy systems is deleted in its entirety.

11. Section C406 is deleted in its entirety and replaced with the following from the State Model Low Energy and Carbon Code Section C406, including all subsections referenced in that Section:

SECTION C406

ADDITIONAL EFFICIENCY REQUIREMENTS

Section C406.1 Compliance. Buildings shall comply as follows:

1. Buildings with greater than 2,000 square feet (186 m²) of conditioned floor area shall comply with Section C406.1.1.
2. Build-out construction greater than 1,000 square feet (93 m²) of conditioned floor area that does not have final lighting or final HVAC systems installed under a prior building permit shall comply with Section C406.1.1.4.

Exception: New buildings complying with the Commercial Building Pathway on a Platter option in accordance with C406.1.1.3.1

(All subsections of Section C406 of the IECC, as amended by the State Model Low Energy and Carbon Code shall be included in this amendment but are not reprinted here)

12. Section C409 is deleted in its entirety and replaced as follows:

C409 Title.

Renewable Energy Mitigation Program (REMP)

C409.1 Scope.

This section establishes criteria for compliance with the Breckenridge Renewable Energy Mitigation Program (REMP). The scope of this program includes exterior energy uses and energy production to offset exterior energy use.

C409.2 Mandatory Requirements.

Mandatory Requirements. Compliance with this section requires that the provisions of this section be followed for all exterior energy use. Compliance with this section will be documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet" in

the most current version at the time of permit application. Projected energy use, associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce on-site renewable energy with renewable energy systems such as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

C409.3 Exterior energy uses.

Commercial exterior energy uses (per list below) may be installed only if the supplemental energy meets the requirements of the Renewable Energy Mitigation Program. This applies to all installation for which an application for a permit is filed or is by law required to be filed with or without an associated Building Permit. This does not apply to work on existing systems that were permitted prior to this code.

1. Snowmelt (i.e. driveways, patios, walkways, etc.)
2. Exterior pools
3. Exterior hot tubs and spas
4. Permanent natural gas or electric systems for heating outdoor commercial spaces.

C409.3.1 On-site renewable credits.

Credits for renewable energy production will be calculated and applied per "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable energy methods listed in the calculator include: solar photovoltaic, solar thermal, ground source heat pumps, hydroelectric and wind power. Provision for alternative method calculations is also provided, but it will require specific review and approval by the Building Official.

C409.3.2 Snowmelt systems.

1. R-15 insulation shall be installed under all areas to be snowmelted.
2. Required snowmelt controls. All systems are required to have automated controls to limit operation to when moisture is present, outdoor air temperature is below 40F and above 20F, and the slab temperature shall be controlled via slab temperature sensing

to a maximum of 38F. Idling of commercial slabs is only allowed where public safety is a factor.

3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

4. Up to 100 square feet of snowmelt per emergency egress pathway is exempt.

C409.3.3 Exterior pools.

1. Pool covers are required for all pools, with a minimum R-value of 2.

2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

C409.3.4 Exterior hot tubs and spas.

1. Hot tub and spa covers are required for all hot tubs and spas, with a minimum R-value of 12.

2. Hot tub and spa heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

C409.3.5 Other permanent natural gas or electric heating and cooking elements.

1. A combined 350,000 BTU budget is allowed for permanent natural gas or electric heating and cooking elements at a reduced renewable offset requirement.

C409.3.6 Gas fireplace, firepit, fire table controls.

Commercial outdoor natural gas fireplaces, firepits, and fire tables shall include timers required to limit the run time of the system. Controls and switching shall be configured so as not to allow continuous operation.

C409.3.7 Electric heat tape controls.

Electric roof and gutter deicing systems shall include either automatic controls capable of shutting off the system when outdoor temperature is above 40F and below 25F, and

which limit the use of the system to daylight hours by means of a programmable timer or automated clock, or moisture detection sensors.

C409.4 Permit Validity

A permit shall not be valid until all fees as in effect at the time of permit submittal are paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a change order to the permit be released until the additional fees, if any, have been paid. REMP compliance will be verified at Certificate of Occupancy or Certificate of Completion according to the proposed plans. C.O. can be withheld if the project is non-compliant.

C409.5 Pre-existing systems.

Pre-existing systems, for which a prior permit was applied for and granted prior to the effective date of this code, are exempt from this program. Additions or expansions of existing systems that require a permit will require compliance with this above code program.

Pre-existing systems for which a prior REMP payment was paid and which seek to be replaced shall receive a pro-rated credit calculated by the number of years since prior REMP payment divided by 20 years. For example, a REMP payment made for a system permitted 10 years prior to the current replacement being sought will receive credit for $\frac{1}{2}$ of the prior REMP payment and that amount shall be deducted from the REMP payment owed on the replacement. For renewable systems installed on site, full credit will be given for up to 20 years after the date of installation. Credits will only be applied to properly permitted and functioning systems within the scope of the adopted Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20 years before the date of permit application are not eligible for pro-ration of system credits.

Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment, etc.) or renewable energy systems will not require submittal to the REMP program.

C409.6 Solar photovoltaic systems.

System designer and installer must be certified by Colorado Solar Energy Industries Association (COSEIA) or North American Board of Certified Energy Practitioners (NABCEP), or a licensed Professional Engineer in the State of Colorado.

C409.6.1 Solar thermal.

The size of solar hot water systems is limited to 500 square feet of collector area absent approval by the Building Official. Systems larger than this limit will be considered but will require documentation showing year-round utilization of the system.

C409.6.2 Ground source heat pumps.

In order to use ground source heat pumps for on-site renewable credit, the GSHP system must supply at least 20% of the peak load for heating all the exterior energy uses. Each GSHP shall be tested and balanced and the design engineer shall certify in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump power. Design conditions for determining COP will be 30F ground loop temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

13. Section C410 is added as follows:

C410 Electric Vehicle (EV) Ready.

C410.1 General. The provisions of this section shall be applicable for new *commercial buildings*, and major renovations and *additions*.

C410.2 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections C410.2.1 through C410.2.8.

C410.2.1 Quantity. The number of required *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces* shall be determined in accordance with this section and Table C410.2.1 based on the total number of vehicle parking spaces provided and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table C410.2.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Commercial buildings, except for Group R-2 occupancies, with 15 or fewer parking spaces	1	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for Group R-2 occupancies, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with 10 or fewer parking spaces	1	15% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

C410.2.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building* site, the number of vehicle parking spaces provided is required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

C410.2.1.2 Group R-2 Occupancies. *Group R-2* occupancies shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements of Table C410.2.1.

C410.2.1.3 Space Type Substitutions. *Commercial buildings* shall be permitted to substitute *EV* parking spaces required in Table C410.2.1 in accordance with Sections C410.2.1.3.1 through C410.2.1.3.5.

C410.2.1.3.1 DC Fast Charging. For *commercial buildings* that install a *DCFC EVSE*, each *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

1. *Commercial buildings* other than *Group R-2* occupancies shall be permitted to substitute up to 10 spaces when the *building* provides a minimum of 20 percent of parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed spaces*.
2. *Group R-2* occupancies shall be permitted to substitute up to 5 spaces when the *building* provides a minimum of 60 percent of parking spaces as a combination of *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.

C410.2.1.3.2 Excess EVSE Installed Spaces. *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

C410.2.1.3.3 Excess EV Ready Spaces. *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

C410.2.1.3.4 Excess EV Capable Spaces. *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable light spaces*.

C410.2.1.3.5 Attached garages. All attached garages with direct connection to a *dwelling unit* will be required to have one Level 2 *EV ready space*.

Exception: One- and two-family dwellings built under the International Residential Code

C410.2.2 Level 2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable light space* and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

Exception: Conduit installed with a pull string from the termination locations at parking spaces to a location of a future transformer or future electrical panel with electrical service size determined at the time of future permit.

2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EVSE*.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked "EV CAPABLE" at the load center and termination point locations.

C410.2.3 Level 2 EV Capable Spaces. Each *EV capable space* shall comply with all the following:

1. A continuous raceway and/or conduit with a pull string from the termination locations at parking spaces shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.
2. The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
3. The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208/240 volts and a minimum of 40-ampere rated circuits.
4. The termination point of the conduit and/or raceway and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."
5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV capable space*.

C410.2.4 Level 2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all the following:

1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is installed adjacent to and between both parking spaces.
2. It has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."

C410.2.5 Level 2 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *Level 2 EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall comply with all the following:

1. Have a minimum charging rate in accordance with Section C410.2.7.
2. Be located within 3 feet of each *EVSE installed space* it serves.
3. Be installed in accordance with Section C410.2.8.
4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).

C410.2.6 Level 2 EVSE Minimum Charging Rate. Each installed *Level 2 EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE installed spaces* and controlled by an energy management system providing load management, be capable of simultaneously sharing each *EVSE installed space* at a minimum charging rate of not less than 3.3 kVA.

C410.2.7 EVSE Installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594.

C410.2.8 Accessible EV Parking Spaces. For *Level 2 EVSE installed spaces* required by Table C410.2.1, a minimum of 5 percent (not less than one space) shall be van accessible spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5 percent (not less than one space) of the total vehicle parking spaces required by Table C410.2.1 to be *Level 2 EV ready*, *EV capable*, or *EV capable light spaces* shall meet one of the following:

1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the International Building Code.
2. Have the electrical infrastructure that is required by Section C410.2.2 for *EV capable light spaces*, Section C410.2.3 for *EV capable spaces*, or Section C410.2.4 for *EV ready spaces* be configured so that future *EVSE* shall be capable of serving van accessible parking spaces.

Chapter R1:

1. Section R101.1 Title shall be amended as follows :

R101.1 Title This code shall be known as the Energy Conservation Code of the Town of Breckenridge and shall be cited as such. It is referred to herein as "**this code**".

2. Section R103.1 Creation of enforcement agency shall be amended as follows:

R103.1 Creation of enforcement agency. The Town of Breckenridge Building Division is hereby created (remainder of sentence to be unchanged)

3. A new Section R104.1.1.1 Deemed to comply section has been added to the requirements for Above Code Programs:

R104.1.1.1 Deemed to comply. The following programs shall be considered deemed to comply with the above code program requirements as found in Section R104.1.1

1. The Department of Energy's Zero Energy Ready Homes (ZERH) program, Version 2, shall be deemed to comply as an above code program including the Colorado Electric Ready and Solar Ready Code provisions of R401.2, #1, and the Breckenridge REMP provisions as found in R409 of this code shall be met.
2. The state of Colorado Model Low Energy and Carbon Code – Residential Provisions, plus the Breckenridge REMP provisions as found in R409 of this code shall be met.

Chapter 4:

4. Section R401.2 Application is amended to read as follows:

R401.2 Application. Residential buildings shall comply with all of the following:

1. the Colorado Model Electric Ready and Solar Ready Code, as updated in New Section R409 of the Model Low Energy and Carbon Code, found at:
<https://docs.google.com/document/d/1NUxdKYUOqiXMWnjHa2qgv0HB2vNMirDHWZPE63beljs/edit?tab=t.0#heading=h.jmo2fzclpxze>
2. Section R409 (of this code) Breckenridge Renewable Energy Mitigation Program (REMP), and
3. either Section R401.2.1, R401.2.2, or R401.2.3.

Exceptions

1. Additions, alterations, repairs and changes of occupancy to existing buildings complying with Chapter 5, unless otherwise noted in the Colorado Model Electric Ready and Solar Ready Code and R409 (REMP) of this code.
2. Residential buildings complying with the Department of Energy's Zero Energy Ready Homes (ZERH) Program in accordance with Section R104.1.1.
3. Residential buildings complying with the Residential Provisions of the Colorado State Model Low Energy and Carbon Code in its entirety.

5. Table R402.1.2 U-Factor Assemblies is amended to change the Vertical Fenestration U-factor from .27 to .30 and remove footnote d in its entirety. and Table R402.1.3 R-Value Alternative is amended to change the Vertical Fenestration U-factor from .27 to .30 and remove footnote g in its entirety.

6. Section R402.2.13 Sunroom and Heated Garage Insulation is amended by removing the exception in its entirety. Main Code Section remains unchanged.

7. A new Section R402.2.14 Thermal Bridging is added as follows:

R402.2.14 Thermal bridges in above-grade walls. Thermal bridges in above-grade walls shall comply with Sections R402.2.14.1 through R402.14.3 or an approved design.

Exceptions:

1. Any thermal bridge with a material thermal conductivity not greater than 3.0 Btu/h-ft-°F.
2. Blocking, coping, flashing, and other similar materials for attachment of roof coverings.
3. Thermal bridges accounted for in the U-factor or C-factor for a building thermal envelope.

R402.2.14.1 Balconies and floor decks. Balconies and concrete floor decks shall not penetrate the building thermal envelope. Such assemblies shall be separately supported or shall be supported by approved structural attachments or elements that minimize thermal bridging through the building thermal envelope.

Exceptions: Balconies and concrete floor decks shall be permitted to penetrate the building thermal envelope where:

1. an area-weighted U-factor is used for above-grade wall compliance which includes a U-factor of 0.8 Btu/h-°F-ft² for the area of the above-grade wall penetrated by the concrete floor deck, or
2. an approved thermal break device of not less than R-10 is installed in accordance with the manufacturer's instructions.

R402.2.14.2 Cladding supports. Linear elements supporting opaque cladding shall be off set from the structure with attachments that allow the continuous insulation, where present, to pass behind the cladding support element.

Exceptions:

1. An approved design where the above-grade wall U-factor used for compliance accounts for the cladding support element thermal bridge.
2. Anchoring for curtain wall and window wall systems.

R402.2.14.3 Structural beams and columns. Structural steel and concrete beams and columns that project through the building thermal envelope shall be covered with not less than R-5 insulation for not less than 2 feet (610 mm) beyond the interior or exterior surface of an insulation component within the building thermal envelope.

Exceptions:

1. Where an approved thermal break device is installed in accordance with the manufacturer's instructions.
2. An approved design where the above-grade wall U-factor used to demonstrate compliance accounts for the beam or column thermal bridge.

8. Section R402.4 Fenestration has been amended to read as follows:

R402.4 Fenestration. In addition to the requirements of Section R402, fenestration shall comply with Sections R402.4.1 through R402.4.6.

9. R402.4.5 Sunroom and heated garage fenestration is amended to remove the exception in its entirety. Main code section remains unchanged.

10. A new Section R402.4.6 is added as follows:

R402.4.6 Maximum area. The vertical fenestration area, not including opaque doors and opaque spandrel panels, shall be not greater than 30 percent of the gross above grade framed wall area enclosing conditioned space. The skylight area shall be not greater than 3 percent of the gross roof area over conditioned space.

Exception: Vertical fenestration in residential buildings complying with an above code program in accordance with Sections R104.1.1 or R104.1.1.1

11. Section R403.1.1 Programmable Thermostats is amended by adding the following exception (main section wording to remain unchanged):

Exception: Thermostats serving hydronic radiant systems

12. Section R403.5.1.2 Heat Trace systems is deleted and replaced with the following:

R403.5.1.2 Electric heat tape controls.

Electric roof and gutter deicing systems shall include automatic controls in accordance with REMP Section R411.1.

13. Section R403.7.1 Electric-resistance space heating is amended to read as follows

R403.7.1 Electric-resistance space heating. Detached one- and two-family dwellings and townhouses in Climate Zone 4 through 8 shall not use electric-resistance for space heating.

Exceptions:

1. Where electric-resistance heating is used for heat pump supplementary heat in accordance with Section R403.1.2.
2. Electric-resistance heating used for freeze protection.
3. Electric-resistance heating where the criteria in Section R408.2.2.2 for evaporative cooling are met.
4. Electric-resistance heating not exceeding a cumulative total of 1kW per dwelling unit, with a thermostat and fan.
5. Electric-resistance heating that is 100% offset by renewable energy
6. Electric-resistance heating where the criteria in Section R408.2.1.1(6) $\geq 20\%$ reduction in total TC are met.

14. Section R403.9.2 Snow- and ice-melt system controls is amended to read as follows:

R403.9.2 Snow- and ice-melt system controls.

Snow- and ice-melt system controls shall comply with REMP Section R409.3.2, item #2.

15. A new Section R403.13 WaterSense is added as follows:

R403.13 WaterSense. All water-using appliances and plumbing fixtures within the residential building shall be EPA WaterSense labeled products.

16. Section R404.4 Renewable energy certificate (REC) documentation is deleted in its entirety.

17. Section R405.2 Simulated building performance compliance, item #3, shall be amended as follows:

R405.2 Simulated building performance compliance.

1. For all dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design. For each dwelling unit with greater than 4500 square feet of conditioned space, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US Energy Information Administration's State Energy Data system prices and expenditures reports. Code official shall be permitted to require time-of-use pricing in energy cost calculations. Heated garages shall be evaluated separately from the remainder of the home by showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions and will not require air leakage testing.

EXCEPTION: Buildings complying with Section R405.2 Simulated Building Performance, utilizing a site energy use target as found in the Colorado Model Low Energy and Carbon Code (LECC).

18. R406.3 Building thermal envelope has been amending by adding the following sentence to the end of the Section (remainder of section unchanged):

Heated garages shall be evaluated separately from the remainder of the home by showing compliance with the Prescriptive R-Value or U-Factor thermal envelope provisions, with the exception of air leakage testing.

19. Section R407 Tropical Climate Region Compliance Path is deleted in its entirety.

20. Section R408.2 Additional energy efficiency credit requirements is amended as follows:

R408.2 Additional energy efficiency credit requirements. Residential buildings shall earn not less than 10 credits from not less than two measures specified in Table R408.2. Five additional credits shall be earned for dwelling units with more than 4500 square feet of conditioned space (remainder of text unchanged).

Exception: Residential buildings complying with Section R408.3 Additional energy efficiency prescriptive Pathway on a Platter requirements.

21. Table R408.2 Credits for Additional Energy Efficiency is amended by the following:

- a. Change Table R408.2.1.2 Improved Fenestration to a U-Factor of .28 for residential buildings up to 4500 sq ft of conditioned space and .25 for homes 4500 sq ft or larger for Climate Zone 7.
- b. Delete credits allowed for R408.2.2(2) and R408.2.2(3), also deleting the subsections R408.2.2(2) and (3) in their entirety.
- c. Delete credits allowed for R408.2.5(1) and R408.2.5(3), also deleting the subsections R408.2.5 (1) and (3) in their entirety.

22. A new Section R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements is added as follows:

R408.3 Additional energy efficiency Prescriptive Pathway on a Platter Requirements.

Residential buildings utilizing this optional prescriptive platter approach to additional energy efficiency shall comply with R408.3.1 or R408.3.2 as applicable.

R408.3.1 Small Platter Requirements. Residential buildings that enclose 4500 square feet or less of conditioned space shall include all of the following additional efficiency requirements:

1. If forced air-furnace system installed, minimum 97% AFUE, 100% of ducts inside conditioned space and space conditioning equipment utilized for heating is located completely inside conditioned space.
2. If Radiant heating system installed, minimum 95% AFUE in combination with hydronic thermal distribution system and space conditioning equipment is located completely inside conditioned space.
3. If heat pump installed, must be cold climate heat pump with minimum ability to meet 100% capacity at 5 degrees Fahrenheit.
4. If stand-alone gas water heater installed, must be minimum .86 Uniform Energy Factor (UEF)
5. If electric water heater is installed, must meet minimum 2.2 Uniform Energy Factor (UEF) for integrated HPWH or UEF 3.75 for split-system HPWH.
6. Window U-Factor of .28 in accordance with R408.2.1.2.
7. Maximum Vertical Fenestration Area of 30% in accordance with R402.4.6.

In Addition to the above items, one additional selection from the list below shall be required in order to Comply with this Section:

- R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- An air leakage rate equal to or less than 2.3 ACH50 or an air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.

R408.3.2 Large Platter Requirements. Residential buildings that enclose greater than 4500 square feet of conditioned living space shall include all of the Small Platter Requirements as found in R408.3.1, plus two additional selections from the list below:

- A 10% reduction in total Thermal Conductance in accordance with R408.2.1.1(4)
- An air leakage rate equal to or less than 2.3 ACH50 with ERV or HRV installed in accordance with R408.2.5(2) or air leakage rate equal to 2.5 ACH50 plus air sealing inspection performed by Approved 3rd party meeting the requirements of Section R107.4.
- R-60 roof/ceiling insulation installed, or R49 roof/ceiling installed uncompressed over the top plate and verified by approved 3rd party meeting the requirements of Section R107.4.
- A Window U-Factor of .25 in accordance with R408.2.1.2
- On-site renewable energy measure, minimum 1.0 watt PV system per square foot of conditioned space.
- No exterior energy use is required to be mitigated as defined by Sections R409-R414.2.

23. Sections R409- R414.2 Renewable Energy Mitigation Program (REMP) is added as follows:

R409 Title. Renewable Energy Mitigation Program (REMP)

R409.1 Scope.

This section establishes criteria for compliance with the Breckenridge Renewable Energy Mitigation Program (REMP). The scope of this program includes exterior energy uses and energy production to offset exterior energy use.

R409.2 Mandatory Requirements.

Compliance with this section requires that the provisions of this section be followed for all exterior energy use. Compliance with this section will be documented via the free Public Domain tool "Breckenridge REMF Calculation Sheet" in the most current version at the time of permit application. Projected energy use, associated energy offset required, fees and credits are defined within this tool.

Credits for on-site renewable energy. The payment-in-lieu option is voluntary. Applicants interested in exterior energy use systems can alternatively choose to produce on-site renewable energy (Section R412) with renewable energy sources such as solar photovoltaics and/or solar hot water, wind, or micro-hydro. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

R409.3 Exterior energy uses.

Residential exterior energy uses (per list below) may be installed only if the supplemental energy meets the requirements of the Renewable Energy Mitigation Program. This applies to all installation for which an application for a permit is filed or is by law required to be filed with or without an associated Building Permit. This does not apply to work on existing systems that were permitted prior to this code.

1. Snowmelt (i.e. driveways, patios, walkways, etc.)
2. Exterior pools
3. Exterior hot tubs and spas
4. Permanent natural gas or electric systems for heating outdoor residential spaces.

R409.3.1 On-site renewable credits.

Credits for renewable energy production will be calculated and applied per "Breckenridge REMP Calculation Sheet" for energy generated on-site. Renewable energy methods listed in the calculator include: solar photovoltaic, solar thermal, ground source heat pumps, hydroelectric and wind power. Provision for alternative method calculations is also provided, but it will require specific review and approval by the Building Official.

R409.3.2 Snowmelt systems.

1. R-15 insulation shall be installed under all areas to be snow melted.
2. Required snowmelt controls. All systems are required to have automated controls to limit operation to when moisture is present, outdoor air temperature is below 40F and above 20F, and the slab temperature sensing. Idling of residential slabs is not permitted.
3. Snowmelt heating appliances will have a minimum efficiency of 95% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.
4. Up to 100 square feet of snowmelt continuous to a residential building is exempt for safety.

R409.3.3 Exterior pools.

1. Pool covers are required for all pools, with a minimum R-value of 2.
2. Pool heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used,

the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

R409.3.4 Exterior hot tubs and spas.

1. Hot tub and spa covers are required for all spas, with a minimum R-value of 12.
2. Packaged spas less than 64 square feet are exempt.
3. A maximum of (1) hot tub or spa per residential property is exempt. For residential HOAs with individual ownership, 64 square feet of hot tub or spa space is exempt for every 10 residential units.
4. Hot tubs and spa heating appliances will have a minimum efficiency of 92% AFUE. Electric resistance and heat pump heaters will be allowed. Where condensing boilers are used, the boiler supply water temperature shall be a maximum of 130F to allow for efficient boiler operation.

R409.3.5 Other permanent natural gas or electric heating and cooking elements.

1. A combined 200,000 BTU budget is allowed for permanent natural gas or electric heating or cooking elements at a reduced renewable offset requirement.

R409.4 Gas fireplace, firepit, fire-table controls.

Residential outdoor natural gas fireplaces, firepits, and fire tables shall include timers required to limit the run time of the system. Controls and switching shall be configured so as not to allow continuous operation.

R409.4.1 Electric heat tape controls.

Electric roof and gutter deicing systems shall include either automatic controls capable of shutting off the system when outdoor temperature is above 40F and below 25F, and which limit the use of the system to daylight hours by means of a programmable timer or automated clock, or moisture detection sensors.

R409.5 Renewable energy mitigation payment.

A permit shall not be valid until all fees as in effect at the time of permit submittal are paid in full, or the renewable energy system is proposed for on-site credit. Nor shall a change order to the permit be released until the additional fees, if any, have been paid. REMP compliance will be verified at Certificate of Occupancy or Certificate of Completion according to the proposed plans. C.O. can be withheld if the project is non-compliant.

R409.6 Pre-existing systems.

Pre-existing systems, for which a prior permit was applied for and granted prior to the effective date of this code are exempt from this program. Additions or expansions of existing systems that require a permit will require compliance with this above code program.

Pre-existing systems for which a prior REMP payment was paid, and which seek to be replaced, shall receive a pro-rated credit calculated by the number of years since prior REMP payment divided by 20 years. For example, a REMP payment made for a system permitted 10 years prior to the current replacement being sought will receive credit for $\frac{1}{2}$ of the prior REMP payment and that amount shall be deducted from the REMP payment owed on the replacement. For renewable systems installed on site, full credit will be given for up to 20 years after the date of installation. Credits will only be applied to properly permitted and functioning systems within the scope of the adopted Energy Code and applicable Mechanical and Electrical Codes. Systems installed prior to 20 years before the date of permit application are not eligible for pro-ration of system credits.

Upgrades to existing mechanical equipment (boilers, heat pumps, HVAC equipment, etc.) or renewable energy systems will not require submittal to the REMP program.

R409.7 Solar photovoltaic systems.

System designer and installer must be certified by Colorado Solar Energy Industries Association (COSEIA) or North American Board of Certified Energy Practitioners (NABCEP), or a licensed Professional Engineer in the State of Colorado.

R409.7.1 Solar thermal.

The size of solar hot water systems is limited to 500 square feet of collector area absent approval by the Building Official. Systems larger than this limit will be considered but will require documentation showing year-round utilization of the system.

R409.7.2 Ground source heat pumps.

In order to use ground source heat pumps for on-site renewable credit, the GSHP system must supply at least 20% of the peak load for heating all the exterior energy uses. Each GSHP shall be tested and balanced, and the design engineer shall certify in writing that it meets or exceeds a design coefficient of performance of 3.0 inclusion of source pump power. Design conditions for determining COP will be 30F ground loop temperature measured at the GSHP inlet, and 110F GSHP load side outlet.

Chapter 5: Existing Buildings

24. Section R502.2.5 Additional energy efficiency credit requirements for additions is amended to read as follows:

R502.2.5 Additional energy efficiency credit requirements for additions.

Additions shall comply with sufficient measures from amended Table R408.2, to achieve not less than five credits from at least two different measures. Five additional credits shall be earned for additions that add to or create a dwelling unit of more than 4500 square feet of conditioned space. Alterations to the existing building that are not part of the addition but are permitted with an addition shall be permitted to be used to achieve this requirement.

Exceptions:

1. Additions that increase the building's total conditioned floor area by less than 25 percent.
2. Additions that do not include the addition or replacement of equipment covered in Section R403.5 or R403.7.
3. Additions that do not increase conditioned space.
4. Where the addition alone or the existing building and addition together comply with Section R405 or R406
5. Where the addition alone or the existing building and addition together comply with R408.3.

25. Section R503.1.1.3 is amended to read as follows:

R503.1.1.3 Above-grade wall alterations.

Above-grade wall alterations shall comply with the following as applicable:

1. Where wall cavities are exposed, the exposed cavities shall be filled with insulation complying with Section R303.1.4. New cavities created shall be insulated in accordance with Section R402.1, at an R-Value of R-23 minimum or an approved design that minimizes deviation from Section R402.1. An interior vapor retarder shall be provided where required in accordance with Section R702.7 of the International Residential Code or Section 1404.3 of the International Building Code, as applicable.
2. Where exterior wall coverings and fenestration are added or replaced for the full extent of any exterior facade of one or more elevations of the building, continuous insulation shall be provided where required in accordance with Section R402.1 or the wall insulation shall be in accordance with an approved design that minimizes deviation from Section R402.1. Where specified, the continuous insulation requirement also shall comply with Section R702.7 of the International Residential Code. Replacement exterior wall coverings shall comply with the water-resistance requirements of Section R703.1.1 of the International

Residential Code or Section 1402.2 of the International Building Code, as applicable, and manufacturers' instructions.

3. Where new interior finishes or exterior wall coverings are applied to the full extent of any exterior wall assembly of mass construction, insulation shall be provided in accordance with Section R402.1 or an approved design in compliance with Section R104.1 that minimizes deviation from Section R402.1.

26. Section R503.1.5 Additional efficiency credit requirements for substantial improvements has been amended to read as follows:

R503.1.5 Additional efficiency credit requirements for substantial improvements.

Substantial improvements shall comply with sufficient measures from Table R408.2 to achieve not less than three credits. Substantial improvements to homes greater than 4500 of conditioned space shall require 5 credits from amended Table R408.2.

Exceptions:

1. Alterations that are permitted with an addition complying with Section R502.2.5.
2. Alterations that comply with Section R405 or R406.
3. Substantial improvements that do not include the addition or replacement of equipment covered in either Section R403.5 or R403.7.
4. Substantial improvements complying with R408.3

Section 8. This ordinance shall be effective as provided in Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this **XX**th day of September 2025.

This ordinance was published in full on the Town of Breckenridge website on **INSERT
DATES HERE**, 2025.

A public hearing on this ordinance was held on September 23, 2025.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE
TOWN'S WEBSITE this 23rd day of September 2025 with an Effective Date of Tuesday,
January 13, 2026. A copy of this Ordinance is available for inspection in the office of the Town
Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

Mae Watson, CMC, Town Clerk

Kelly Owens, Mayor

APPROVED IN FORM

Town Attorney Date

This Ordinance was published on the Town of Breckenridge website on ~~July 13, July 14, July 15, July 16 and July 17, 2025~~. This ordinance shall become effective on January 13, 2026.



Memo

To: Town Council
From: Sarah Crump, AICP, Senior Planner
Date: August 20, 2025 (for August 26, 2025 meeting)
Subject: Runway Subdivision PL-2025-0170

Town Council Goals (Check all that apply)

- More Boots & Bikes, Less Cars
- Deliver a Balanced Year-Round Economy
- Organizational Need
- Leading Environmental Stewardship
- Hometown Feel & Authentic Character

Summary

A Town Project to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision located at 51 Fraction Road. The new subdivision, Runway Subdivision, will include five new tracts, A-E and dedicate a new public roadway, an extension of Floradora Drive. This subdivision will allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units.

Background

The creation of the Runway Subdivision is pursuant to the residential workforce housing buildout of the Block 11 area, as described in the Runway Master Plan, which was previously approved by Town Council on May 13, 2025. The Commission reviewed a draft of the subdivision plat at a Town Project Hearing on August 19, 2025 and recommended approval seven to zero (7-0).

Public outreach/engagement

Public notice was completed for the project for each Planning Commission and Town Council Hearing in accordance with the code requirements.

Financial Implications

Council is reviewing a budget for this project concurrent with the subdivision.

Equity Lens

Related to the Town’s Equity Blueprint and corresponding Equity Lens, the development of workforce housing enables a greater number of local workers across many income brackets and backgrounds to reside within the Town. A deeper assessment of this project through the view of the Equity Lens has been completed by the Housing Department.

Staff Recommendation

Further details of the subdivision compliance with the Runway Master Plan and the Subdivision Code are included in the attached staff report. The draft Runway Subdivision plat, approved Runway Master Plan, and submitted public comments are also attached for reference. Staff and Planning Commission recommend approval of the Runway Subdivision with the attached Findings and Conditions of Approval.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Town Project Hearing Staff Report

Subject:	Runway Subdivision (Town Project Hearing – PL-2025-0170)
Project Manager:	Sarah Crump, AICP, Senior Planner
Date:	August 20, 2025 (for the August 26, 2025 meeting)
Applicants:	Town of Breckenridge
Owner:	Town of Breckenridge
Proposal:	A proposal to resubdivide Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. The new subdivision, Runway Subdivision, will include five new tracts, A-E. The purpose of the resubdivision is to dedicate a new public roadway, an extension of Floradora Drive, and to allow for conveyance of some of the tracts to a developer for the future construction of deed-restricted workforce housing units.
Address:	51 Fraction Road
Legal Description:	Existing: Tract A, Fraction Subdivision and Tract C, Block 11 Breckenridge Airport Subdivision Proposed: Runway Subdivision, Tracts A-E
Total Site Area:	25.22 acres
Land Use District:	LUD 31: Allows for employee housing on land that was formerly Block 11 of the Breckenridge Airport Subdivision at up to 20 units per acre (UPA). Runway Master Plan (Amendment to the Block 11 Master Plan) allows for 20 UPA.
Site Conditions:	The property is entirely owned by the Town of Breckenridge and previously was used for snow storage, unpaved skier parking, and the Runway Sledding Hill. The entire area was previously graded to be a mostly flat surface and is mostly devoid of vegetation.
Adjacent Uses:	North: Ullr Apartments (employee deed-restricted multi-unit residential) East: Blue River Open Space and CO State Highway 9 South: Upper Blue Elementary School West: Mixed-use residential and commercial, and light industrial uses

Item History

This resubdivision is pursuant to the roadway concepts and proposed residential development found in the governing Runway Master Plan, an Amendment to the Block 11 Master Plan. This Master Plan Amendment was previously approved by Town Council, May 13, 2025. This subdivision will facilitate the completion of the Block 11 residential area, as described in the 2007 Block 11 Master Plan. The 2007 Master Plan envisioned a mix of housing types with a projected total of 400 units; 191 of the units have been completed in the neighborhoods of Moose Landing, Blue 52, COTO Flats, Ullr, Denison Commons, and the Valley Brook Neighborhood. With the proposed addition of approximately 148 units, the Runway Subdivision and future development will allow for a total of 339 residential units total on Block 11.

Until Summer 2025, this portion of Block 11 has consistently been used for ski area overflow parking, as a Public Works storage yard and snow storage facility, and as a winter sledding hill. These uses have ceased, as the Runway Subdivision development continues to progress. Arrangements have been made to relocate the ski area parking and Public Works uses.

A Town Project hearing with the Planning Commission was held August 19, 2025. The Commission found this proposal in general compliance with the Town's Subdivision Standards and voted 7-0 to recommend Town Council approval of the Runway Subdivision.

Staff Comments

The Runway Master Plan divided the Runway area into Planning Areas A and B (PA-A & B) where PA-B would be maintained for governmental uses, predominately winter snow storage for the Town. The Master Plan also conceptually identified the extension and future alignment of Floradora Drive to be curvilinear from north to south through the site with the anticipation of slowing traffic through this residential corridor.

This subdivision proposes creating five new tracts, Runway Subdivision Tracts A-E, and dedicating the Floradora Drive public right-of-way. The public right-of-way will include a pedestrian sidewalk along the western side. Tracts A-E follow the anticipated curvilinear alignment of Floradora Drive within the Runway Master Plan, thus creating tracts with rounded shapes. PA-B is represented by Tract E on the plat and will be maintained for governmental uses. Tracts A-D will eventually be further resubdivided into individual unit lots when implementation of the master plan and future development is realized. The purpose of creating the larger Tracts A-D, currently, is for conveyance of these parcels from the Town to a developer for construction.

In addition to Tracts A-E and the Floradora Drive right-of-way, the subdivision also provides for existing access, utility, drainage, snow storage, and access easements as noted in the Master Plan.

9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since this is a residential subdivision, Staff and the Commission find that the following item is irrelevant to the scope of the proposal: 9-2-4-12: Non residential subdivisions.

9-2-4-1: General Requirements: The approved Runway Master Plan shows workforce housing parcels to be located within Tracts A-D shown on the plat. At this time these are being retained as large parcels during the initial stages of development and will be subdivided in the future when site specific unit lots are created. The Town will transfer ownership of these tracts to the developer in stages as development proceeds. Tract E will continue to be used for municipal government purposes. The proposal complies with the layout and requirements of the Runway Master Plan.

9-2-4-2: Design Compatible With Natural Features: The proposed subdivision is not in conflict with the existing or proposed topography, the existing topography being fairly flat. Tracts A-E are also significantly devoid of vegetation. Significant landscaping will be installed on Tracts A-D as part of future development.

9-2-4-3: Drainage, Storm Sewers And Flood Prevention: Drainage for the Runway Subdivision will be provided during development. Future drainage easements may be added along the eastern borders of Tracts A and B for proposed drainage ponds. These items will be site located during development and easements added during a future subdivision. Drainage for the Runway Neighborhood will be contained within Tracts A-D. Staff and the Commission have no concerns about drainage or flood prevention.

9-2-4-4: Utilities: Existing sanitation and gas utility and access easements ranging from 10’-50’ are provided for on the proposed plat. An infrastructure permit for compliant utility installation on Tracts A-E will be granted by the Town’s Public Works Department. Staff and the Commission have no concerns.

9-2-4-5: Lot Dimensions, Improvements And Configuration: The curvilinear Tracts A-E are necessitated by the meandering form of the proposed extension of the Floradora Drive right-of-way. The right-of-way was designed in the Runway Master Plan to have a curvilinear form which would avoid existing utility easements that generally run north to south on the property. The curvilinear design also provides for traffic calming through the residential development.

This is consistent with the recent amendment of this Code Section 9-2-4-5 which states, “*Lots shall take the form of plain geometric shapes except where conditions existing on the site, such as wetlands, steep hillsides, or other environmentally sensitive areas warrant the use of non-linear lot shapes, when an open space parcel is created, or the proposed subdivision is generally consistent with a vested master plan that displays proposed lot lines.*” The proposal matches what is shown on the Master Plan and meets all the requirements of this section. Future subdivisions will establish lots of individual units in accordance with the Master Plan. Any additional easements needed will also be added to future subdivisions of the individual unit lots. Staff and the Commission have no concerns about the Tract dimensions, shapes, and configuration.

9-2-4-6: Blocks: The subdivision is designed to be in compliance with the Runway Master Plan, as the property develops in the future. Access, circulation, control, and safety of street traffic on Tracts A-E will be required as portions of the property develop in the future. As the neighborhood is developed, any associated private alleyways will also be platted at future subdivision iterations. These alleyways will adhere to Engineering Code standards. The alleyways will be additionally addressed in the site-specific Development Permits for Runway Neighborhood.

9-2-4-7: Pedestrian And Bicycle Circulation Systems: This subdivision does not propose additional bike trails. Pedestrian access easements through the site which will connect the neighborhood to the existing Blue River recreation path will be platted with future iterations of the subdivision as individual unit parcels are subdivided. Space for pedestrian sidewalks on the western side of Floradora Drive are included within the 50’ Floradora Drive public right-of-way.

At the Town Project hearing with the Planning Commission, Commissioners expressed support for the subdivision, stating it complied with the previously approved Master Plan. One Commissioner expressed concerns about future pedestrian sidewalks, stating that the future sidewalk alignment along Floradora Drive should be located along the east side of the road to provide access for a greater number of residential units without requiring them to cross Floradora Drive. Staff will consider the best sidewalk alignment as civil drawings and infrastructure are reviewed and planned separately from this subdivision.

9-2-4-8: Street Lighting: Streetlights shall be installed to meet the requirements of the Town’s Engineering and lighting regulations. The purchase and installation of streetlights will be part of the Town’s development contract with the Developer. Staff and the Commission have no concerns.

9-2-4-9: Traffic Control Devices: Similarly, street signage shall be installed to meet the requirements of the Town’s Engineering regulations. The purchase and installation of signage will be part of the Town’s development contract with the Developer. Staff and the Commission have no concerns.

9-2-4-10: Subdivision and Street Names: The proposed name, “Runway Subdivision,” has been confirmed by the Town’s GIS specialist to not closely approximate nor duplicate any existing street and subdivision names within the Town or Upper Blue Valley as required. The extension of the Floradora Drive public right-of-way will maintain the existing Floradora Drive nomenclature.

9-2-4-11: Existing And Proposed Streets: An interior public right-of-way is proposed that transects Tracts A-E. This public right-of-way will be an extension of Floradora Drive that exists to the north and will connect through

to Airport Road to the south via an existing 50' wide access easement granted to the Town. This access easement currently bisects the existing Breckenridge Terrace multi-unit residential development. The Floradora Drive public right-of-way extension will make a connection through the Runway housing development and will now meet the existing Airport Road public right-of-way on both ends, north and south. The 50' access easement to the south will be upgraded to meet construction and ROW standards required by the Town. Another existing public right-of-way, Fraction Road, will be extended to connect the neighborhood to Airport Road from east to west. The Fraction Road extension bisects Tracts C and D. The Floradora Drive and Fraction Road extensions will be dedicated as public rights-of-way. Staff and the Commission have no concerns.

9-2-4-13: Dedication Of Park Lands, Open Space And Recreational Sites Or The Payment Of Fees In Lieu Thereof: *All subdividers shall provide land for open space purposes, or cash contributions in lieu of land, or a combination of both, at the option of the town which are roughly proportional in both nature and extent to the impacts created by the proposed subdivision. Unless a different dedication or payment is required by the planning commission on the basis of competent evidence presented, it shall be presumed that the requirements of this section satisfy the rough proportionality requirement; provided, however, that this requirement shall not apply to a person who undertakes to resubdivide a parcel for which an open space dedication has previously been made, or a person who undertakes to subdivide a structure. This land dedication or cash or combination thereof shall be provided in accordance with the following criteria and formula: (Ord. 27, Series 1995) (Emphasis Added)*

This application is the resubdivision of both Tract A Fraction Subdivision and Tract C Block 11, Breckenridge Airport Subdivision. Since an open space dedication was made during these previous subdivisions, the requirements of section 9-2-4-13 have been satisfied related to this application. The Runway Master Plan will additionally provide for open space as the Runway Neighborhood is developed (greater than 33 percent open space). Open space requirements will also be analyzed at the site-specific level with future development permit applications for each residential unit. Staff and the Commission have no concerns.

Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). Finding this proposal is in general compliance with the Town's Subdivision Standards, Staff and the Planning Commission recommend Town Council approval of the Runway Subdivision, PL-2025-0170, creating Tracts A-E, located at 51 Fraction Road, and with the attached Findings and Conditions.

TOWN OF BRECKENRIDGE

**Runway Subdivision
A Resubdivision of Tract A, Fraction Subdivision and
Tract C, Block 11 Breckenridge Airport Subdivision
51 Fraction Road
PL-2025-0170**

FINDINGS

1. This project is “Town Project” as defined in Section 9-14-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on August 19, 2025, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4B of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the planning commission’s public hearing on a proposed town project shall be given in the same manner as is required for a final hearing on a Class A development permit application pursuant to chapter 1 of this title. Failure of a person to receive the notice described in this section shall not impair the validity of the planning commission’s public hearing on a proposed town project, or the planning commission’s recommendation to the town council with respect to such proposed town project. Because the process of reviewing and approving a town project is discretionary and administrative, and not quasi-judicial, any member of the town council may properly attend the planning commission’s public hearing(s) and deliberations with respect to a proposed town project. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on August 26, 2025. This Town Project was listed on the Town Council’s agenda for the August 26, 2025 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to the Town Project in the same manner a recommendation is prepared for a final hearing on a Class A Subdivision application under the Town’s Subdivision Code (Chapter 2 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.
7. Per Town Code Section 9-14-2 *Town Council Authority Over Town Projects*, the Town Council has the authority, in its sole discretion, has the sole and final authority to determine all aspects of the town project, including but not limited to, its location and design. Chapters 1, 2, 3 and 12 of this title and the town of Breckenridge land use guidelines do not apply to town projects, but town projects shall be processed instead in accordance with the provisions of this chapter.

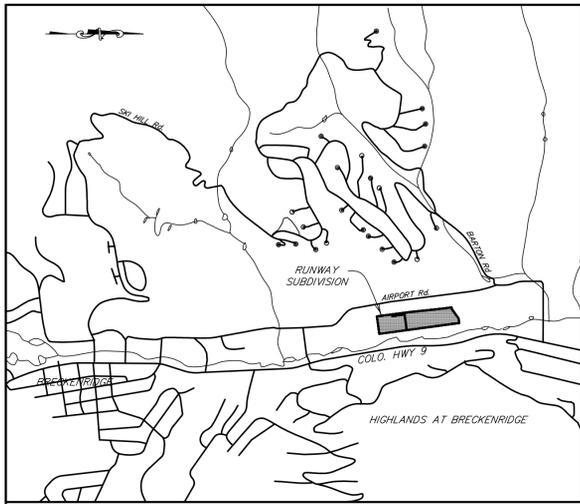
9-2-1-15: WAIVER OF REQUIREMENTS:

Notwithstanding any provisions contained herein to the contrary, the director or planning commission may waive any of the procedural or substantive requirements of this chapter if such requirement creates an undue hardship on a particular application or is irrelevant to the scope or location of the subdivision proposal in question and the director or commission incorporates such a finding into the final decision or permit. (Ord. 23, Series 1992)

Since this is a residential subdivision, staff finds that the following item is irrelevant to the scope of the proposal: 9-2-4-12: Non residential subdivisions.

Prior to Recordation of the Final Plat

8. Engineering shall provide final review and approval of easements, utilities, and line weights/formatting.



VICINITY MAP NO SCALE

RUNWAY SUBDIVISION

A RESUBDIVISION PLAT OF
 TRACT A, FRACTION SUBDIVISION AND TRACT C, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION
 ACCORDING TO THE CORRECTION PLAT RECORDED 12/17/2021 AT REC. NO. 1278464
 AND THE PLAT RECORDED 08/03/2005 AT REC. NO. 797050
 LOCATED IN SECTIONS 19 & 30, TOWNSHIP 6 SOUTH RANGE 77 WEST
 AND SECTIONS 24 & 25, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENTS:
 THAT THE TOWN OF BRECKENRIDGE, BEING THE
 OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO:

TRACT A, FRACTION SUBDIVISION, ACCORDING TO THE CORRECTION PLAT
 RECORDED DECEMBER 17, 2021 UNDER RECEPTION NO. 1278464, COUNTY OF
 SUMMIT, STATE OF COLORADO.

TRACT C, FINAL PLAT, A REPLAT OF BLOCK 11, AN AMENDED REPLAT OF
 BRECKENRIDGE AIRPORT SUBDIVISION, RECORDED AUGUST 3, 2005 UNDER
 RECEPTION NO. 797050 OF THE RECORDS OF THE CLERK AND RECORDER OF
 SUMMIT COUNTY, COLORADO.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS,
 STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE
 OF "RUNWAY SUBDIVISION", A RESUBDIVISION PLAT OF TRACT A, FRACTION
 SUBDIVISION AND TRACT C, BLOCK 11, BRECKENRIDGE AIRPORT SUBDIVISION
 AND BY THESE PRESENTS, DO HEREBY SET APART AND
 DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS,
 ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND
 FURTHER HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS
 EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES
 AS SHOWN HEREON, (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF,
 ON BEHALF OF THE TOWN OF BRECKENRIDGE HAS
 CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ___ DAY OF _____, 20__

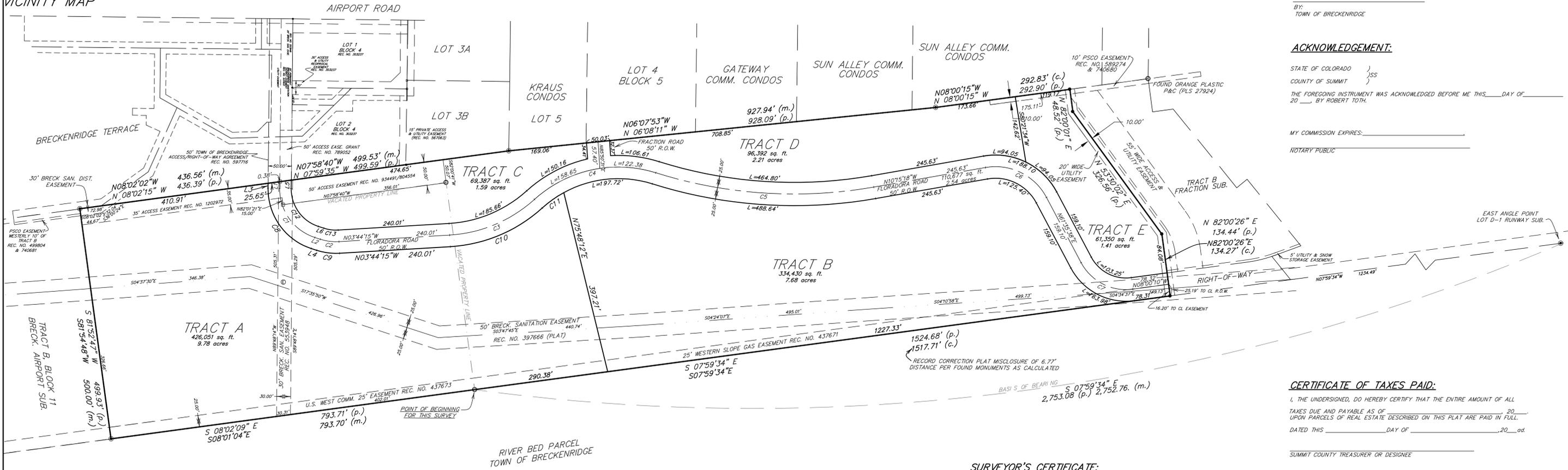
BY:
 TOWN OF BRECKENRIDGE

ACKNOWLEDGEMENT:

STATE OF COLORADO)
 COUNTY OF SUMMIT)SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__ BY ROBERT TOTH.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL
 TAXES DUE AND PAYABLE AS OF _____ 20__
 UPON PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
 DATED THIS ___ DAY OF _____, 20__.

SUMMIT COUNTY TREASURER OR DESIGNEE

TOWN CLERK'S CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF SUMMIT)SS
 TOWN OF BRECKENRIDGE)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK,
 ___ M., THIS ___ DAY OF _____, 20__ AND IS DULY RECORDED

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF SUMMIT)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK,
 ___ M., THIS ___ DAY OF _____, 20__ AND FILED UNDER RECEPTION
 NUMBER _____

SUMMIT COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE:

I, JESSICA J. KOETTERITZ, A COLORADO REGISTERED LAND SURVEYOR IN THE STATE
 OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT
 WAS PREPARED BY ME FROM A SURVEY MADE UNDER MY
 SUPERVISION, AND THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND
 ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTS
 WERE PLACED PURSUANT TO CRS 38-51-105.

DATED THIS ___ DAY OF _____, A.D., 20__

JESSICA J. KOETTERITZ
 COLORADO PLS NO. 38855



TITLE COMPANY'S CERTIFICATE:

LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
 DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE
 TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF
 THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE OWNER NAMED ABOVE FREE AND
 CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS.

DATED THIS ___ DAY OF _____, 20__

BY: _____

TOWN OF BRECKENRIDGE CERTIFICATE:

THIS PLAT IS APPROVED THIS ___ DAY OF _____, 20__

TOWN OF BRECKENRIDGE

BY: DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE:

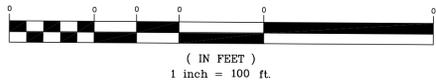
PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF BRECKENRIDGE
 HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT
 HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF
 THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY
 THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS
 AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE,
 CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING
 SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE
 OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	139.55'	110.00'	72°41'17"	N53°56'29"E	130.38'
C2	40.96'	110.00'	21°20'05"	N06°55'48"E	40.72'
C3	202.54'	300.00'	38°40'54"	N23°04'42"W	198.71'
C4	281.03'	270.72'	59°28'41"	S12°40'48"E	268.58'
C5	476.72'	1000.00'	27°18'51"	N03°24'07"E	472.22'
C6	156.75'	125.00'	71°50'56"	S29°40'10"W	146.69'
C7	133.62'	110.00'	69°35'48"	N28°41'44"E	125.55'
C8	171.27'	135.00'	72°41'17"	N53°56'29"E	160.01'
C9	50.27'	135.00'	21°20'05"	N06°55'48"E	49.98'
C10	219.42'	325.00'	38°40'54"	N23°04'42"W	215.27'
C11	57.35'	245.72'	13°22'22"	S35°43'58"E	57.22'

LINE	BEARING	DISTANCE
L1	S89°42'52"E	14.27'
L2	N17°35'50"E	12.38'
L3	S89°42'52"E	10.62'
L4	N17°35'50"E	12.38'

GRAPHIC SCALE



LEGEND

- FOUND REBAR & ALUM. CAP (PLS 23901)
- FOUND REBAR & ALUM. CAP (PLS 27924)
- SET #4 REBAR & PURPLE PLASTIC CAP (PLS 38855)
- FOUND MAG NAIL & WHISKERS
- p. PLATTED COURSE
- m. MEASURED COURSE
- c. CALCULATED COURSE

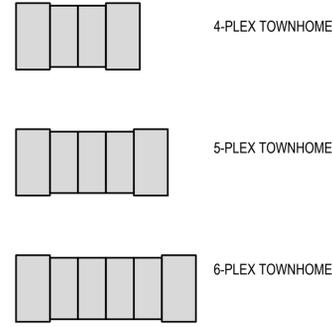
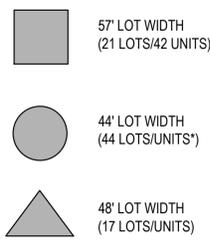
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
 WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT
 IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn GAW/ESH/JJK/RRJ	Dwg 22887PLT	Project 22887
Checked JJK	Date 06/20/2025	Sheet 1 of 1
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

LEGEND

SINGLE FAMILY AND DUPLEX UNITS:
103 TOTAL UNITS*

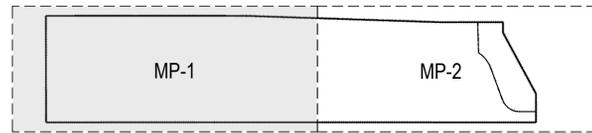
TOWNHOME UNITS: 45 TOTAL UNITS



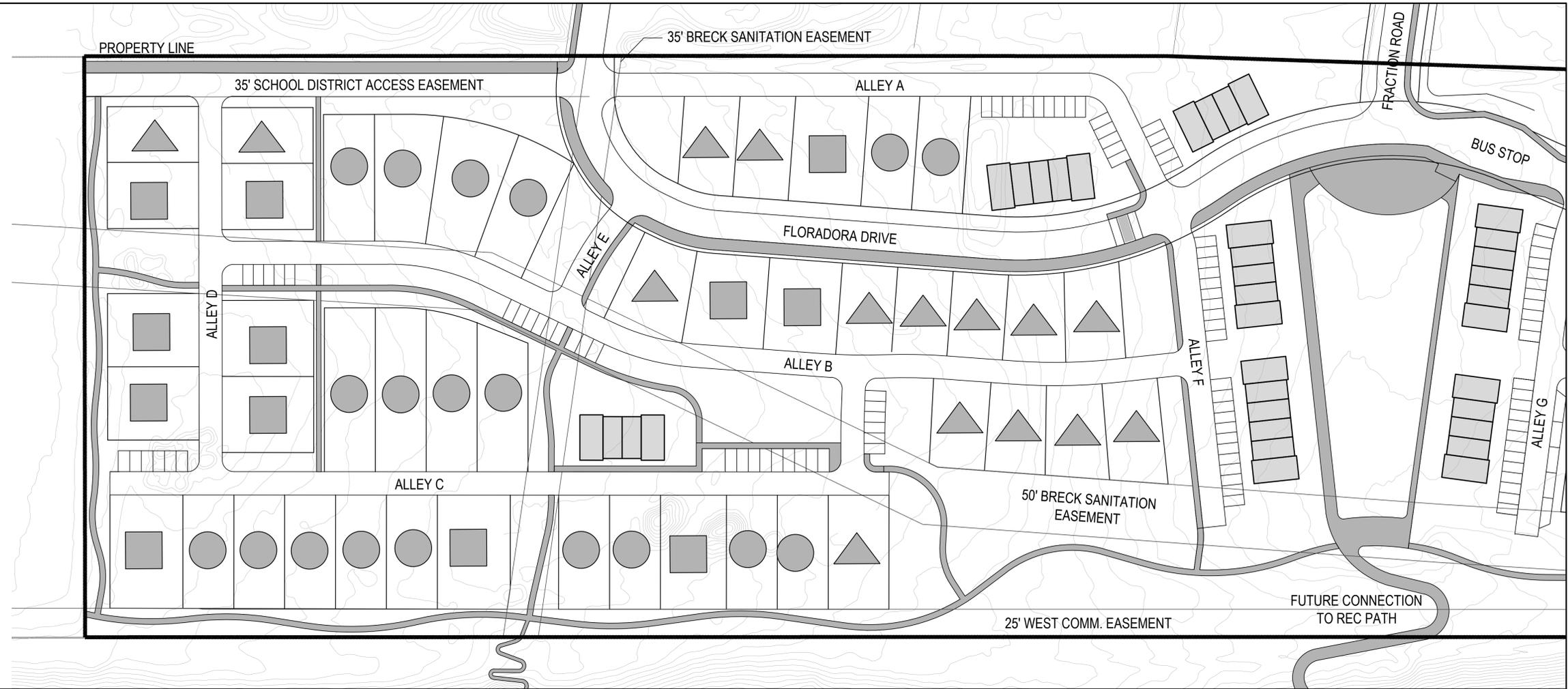
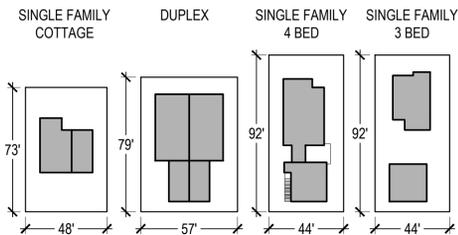
*NOTE: OPTIONAL ADU UNITS ADD A
MAXIMUM OF 44 ADDITIONAL UNITS
TO THIS LOT TYPE

KEY MAP

SCALE: 1" = 400'

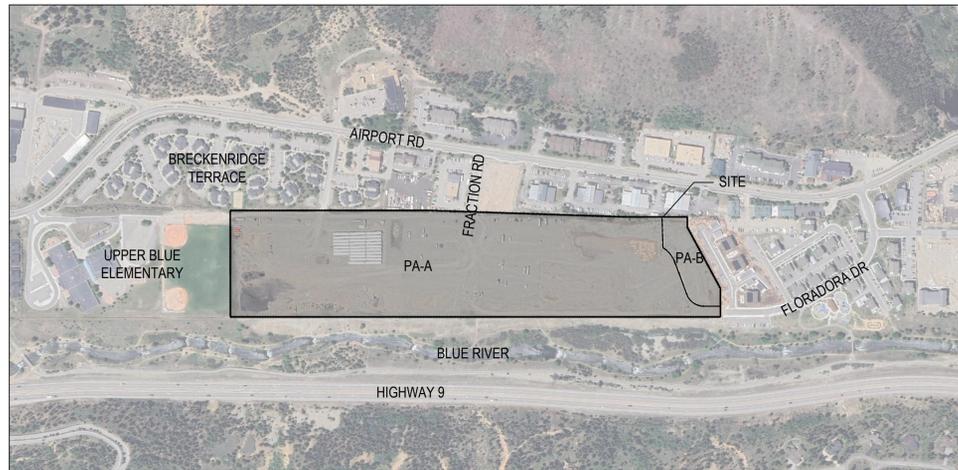


MINIMUM LOT SIZE BY UNIT TYPE



PLANNING AREA MAP

SCALE: 1" = 400'



1. DEVELOPMENT PLAN CONCEPT

THE RUNWAY NEIGHBORHOOD IS A DEED RESTRICTED COMMUNITY DESIGNED TO PROVIDE A DIVERSITY OF HOUSING TYPOLOGIES. THIS NEIGHBORHOOD HAS A MINIMUM UNIT REQUIREMENT OF 145 UNITS AT FULL BUILD OUT AND A MAXIMUM DENSITY OF 20 UPA. THE SITE PLAN SHALL FACILITATE MULTI-MODAL CONNECTIVITY THROUGH TRANSIT ACCESS, CONNECTIVITY TO THE BLUE RIVER RECREATION PATH TO THE EAST, AND NEIGHBORHOOD SIDEWALK CONNECTIONS TO BOTH THE NEIGHBORHOOD TO THE NORTH AND THE UPPER BLUE ELEMENTARY SCHOOL TO THE SOUTH. THIS IS A CONCEPTUAL PLAN. MASTER PLAN IS INTENDED TO CONVEY GENERAL SITE LAYOUT, STANDARDS, AND DESIGN INTENT. DETAILS ARE SUBJECT TO CHANGE DURING SUBSEQUENT REVIEW PROCESSES. ONLY STREET AND PEDESTRIAN FACILITIES IN THE RIGHT-OF-WAY (ROW) WILL BE MAINTAINED BY THE TOWN OF BRECKENRIDGE. ALL OTHER ALLEYS, TRAILS, AND OPEN SPACE WILL BE MAINTAINED BY THE DEVELOPMENT HOA. DEVELOPMENT REVIEW FOR ALL INDIVIDUAL SINGLE-FAMILY, COTTAGE, DUPLEX, AND TOWNHOME UNITS WILL BE COMPLETED AS CLASS D MAJOR DEVELOPMENT PERMITS. SUBDIVISION OF LOTS FOR CONVEYANCE TO PRIVATE OWNERSHIP MAY BE PROCESSED AS FOOTPRINT LOTS UNDER THE CLASS C SUBDIVISION PROCESS AS OUTLINED IN TITLE 9, CHAPTER 2 OF THE TOWN CODE.

PLANNING AREA	APPROXIMATE ACREAGE	PROPOSED WORKFORCE HOUSING RESIDENTIAL UNITS	ALLOWED DENSITY	ZONING	PERMITTED USES
PA-A	23.82 AC	148 (+44 optional ADUs)	20 UPA	LUD 31	WORKFORCE RESIDENTIAL: SINGLE FAMILY, DUPLEX, TOWNHOME, ADU, OPEN SPACE, TRAILS AND RECREATION, COMPOST, TRASH AND RECYCLING ENCLOSURE
PA-B	1.4 AC	0	20 UPA	LUD 31	FUTURE DEVELOPMENT INCLUDING BUT NOT LIMITED TO: WORK FORCE RESIDENTIAL, OPEN SPACE, TRAILS AND RECREATION, PUBLIC WORKS STORAGE, GROUND MOUNTED SOLAR, OTHER GOVERNMENT USES, SNOW STORAGE, PARKING

PLANNING AREA TABLE NOTES:
1. ACCESSORY DWELLING UNITS (ADUS) MAY BE ALLOWED FOR ANY SINGLE-FAMILY STRUCTURES, EXCLUDING THE COTTAGES, WITHIN THE RUNWAY NEIGHBORHOOD AND MUST FOLLOW POLICY 51 OF THE TOWN CODE. SEE EXHIBIT A FOR PARKING.

PLANNING AREA	APPROXIMATE ACREAGE	SITE AREA (SQUARE FEET - SF)	TOTAL LOT AND STRUCTURE AREA	PAVED IMPERVIOUS AREA	OPEN SPACE PROVIDED	PERCENT OPEN SPACE
PA-A	23.82 AC	1,037,599 SF	468,589 SF	220,951 SF	348,059 SF	33.5%

OPEN SPACE NOTES:
1. OPEN SPACE SHALL BE CALCULATED FOR THE OVERALL PLANNING AREA AND NOT ON AN INDIVIDUAL LOT BASIS.
2. NEIGHBORHOOD CENTRAL PARK AMENITIES WILL INCLUDE BOTH ACTIVE AND PASSIVE RECREATION. SUCH AMENITIES MAY INCLUDE: COMMUNITY GATHERING SPACE, PICNIC TABLES, OPEN LAWN AREA, SHADE STRUCTURES, SEATING, LANDSCAPE, FITNESS AND PLAY ELEMENTS, AND SIGNAGE.

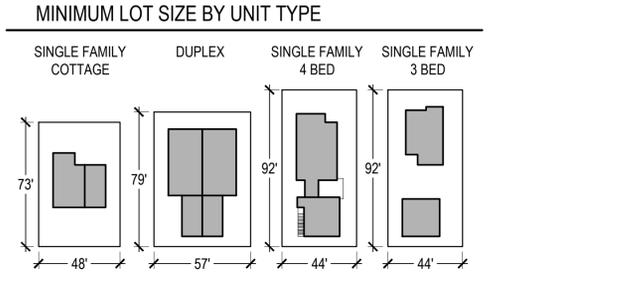
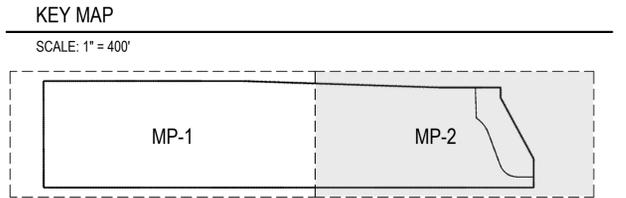
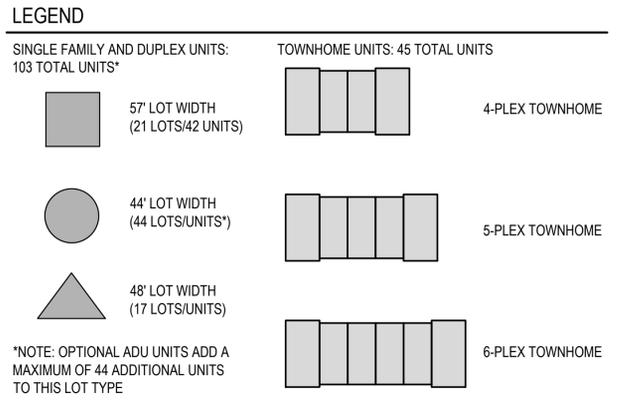
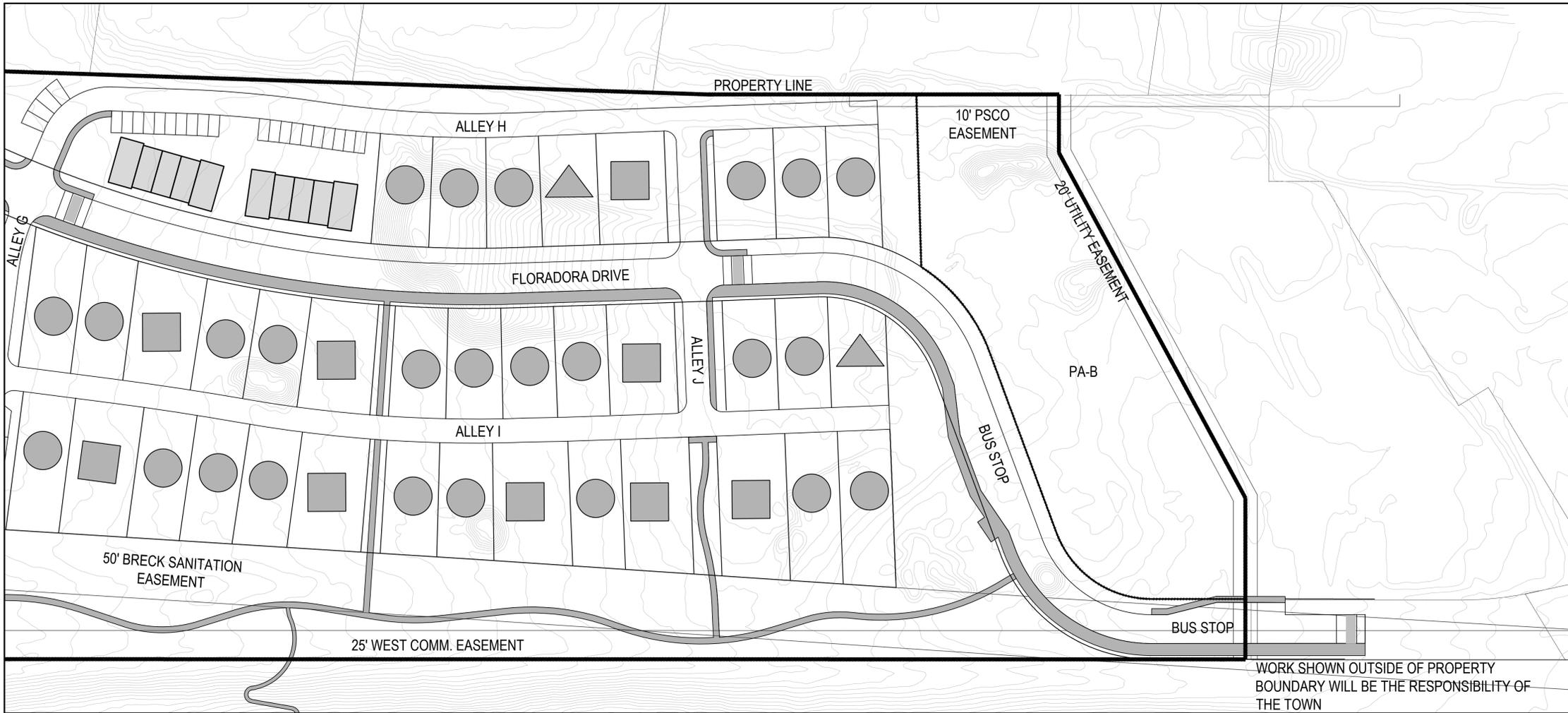
2. PA-B: FUTURE DEVELOPMENT, UTILITIES, GOVERNMENTAL USES

APPROXIMATELY 1.4 ACRES ARE TO REMAIN IN THE CURRENT CONDITION. TOWN OF BRECKENRIDGE PUBLIC WORKS MAY CONTINUE TO UTILIZE PA-B FOR SNOW STORAGE OPERATIONS INDEFINITELY, OR UNTIL A FUTURE DEVELOPMENT PROPOSAL IS APPROVED FOR THIS PLANNING AREA BY THE TOWN. SEE EXHIBIT B FOR SNOW STORAGE.

3. DEVELOPMENT STANDARDS

UNIT TYPE	COTTAGE	DUPLEX	TOWNHOME	SINGLE FAMILY UNITS
SETBACKS FOR ALL STRUCTURES				
FRONT	5'	5'	5'	5'
SIDE	7'-6"	7'-6"	7'-6"	7'-6"
REAR	10'	10'	10'	10'
MAXIMUM HEIGHT				
MEASURED PER NOTE 5	35'	35'	35'	35'
MAXIMUM ALLOWED DENSITY (TOTAL SQUARE FOOTAGE OF ABOVE AND BELOW GRADE AREAS WITH GREATER THAN 5' HEAD HEIGHT INCLUDING GARAGE AND MECHANICAL SPACES)				
DENSITY PER UNIT TYPE (SFE)	2,400 SF	2,000 SF	VARIES, PER FINAL CONDO PLAT, SEE NOTES	3 BEDROOM: 3,000 SF 4 BEDROOM: 3,200 SF
PARKING REQUIREMENTS				
BEDROOM QUANTITY	2 OR 3 BEDROOM	4 BEDROOM	3 BED + ADU OPTION	4 BED + ADU OPTION
SPACES PROVIDED PER CHAPTER 3 OF THE TOWN CODE, REFERENCE EXHIBIT A	2	3	3	4

DEVELOPMENT STANDARDS TABLE NOTES:
1. FRONT PORCHES AND AT GRADE PATIOS FOR TOWNHOMES AND DUPLEXES MUST BE SEPARATED FROM ONE ANOTHER BY A MINIMUM OF THREE (3) FEET OF SEPARATION.
2. SINGLE FAMILY AND DUPLEX UNITS ARE ALLOWED TO HAVE ONE EXTERIOR SHED. SIDE SETBACK TO BE 3', AND SHALL MEET ALL OTHER SETBACKS AND ARCHITECTURAL STANDARDS AS PRIMARY STRUCTURES. SHEDS ARE NOT ALLOWED IN FRONT YARD SETBACKS. SHEDS DO NOT COUNT AGAINST THE DENSITY LIMITATIONS AS NOTED IN THE PLANNING AREA TABLE.
3. ROOF OVERHANGS MAY EXTEND UP TO 24" INTO SETBACK.
4. ALLEY LOADED UNITS FRONT A PRIVATE DRIVE AND ARE NOT SUBJECT TO THE 23' SETBACK REQUIRED BY TOWN OF BRECKENRIDGE CODE SECTION 9-2-4-5.
5. BUILDING HEIGHT MEASUREMENT SHALL BE TO THE HIGHEST POINT OF A FLAT, SHED, OR MANSARD ROOF OR TO THE MEAN ELEVATION OF A GABLE OR HIP ROOF.
6. FRONT SETBACK FOR SINGLE FAMILY AND DUPLEX UNITS SHALL REFER TO THE FACADE FACING A ROW OR OPEN SPACE. REAR SETBACK FOR SINGLE FAMILY AND DUPLEX SHALL REFER TO THE FACADE FACING AN ALLEY.
7. WHERE FRONT AND SIDE YARDS ABUT, BOTH SETBACKS SHALL BE 7'-6".
8. TOWNHOMES SETBACKS WILL BE FROM PA-A BOUNDARY LINE AND WILL MEET POLICY 9/R OF THE CODE.
9. TOWNHOMES ARE ALLOWED UP TO A 100 SQUARE FEET ADDITION PER UNIT.



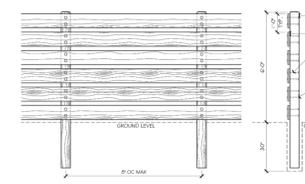
WORK SHOWN OUTSIDE OF PROPERTY BOUNDARY WILL BE THE RESPONSIBILITY OF THE TOWN

4. ARCHITECTURAL DESIGN STANDARDS

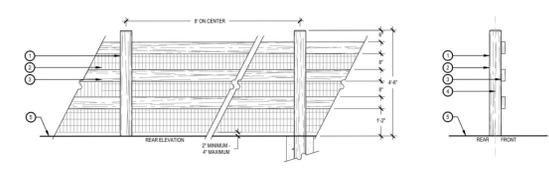
THE ARCHITECTURAL DESIGN WILL FACILITATE THE GOALS OF CREATING WORK FORCE HOUSING AND A NET ZERO NEIGHBORHOOD. DESIGN CHOICES, SUCH AS THE ORIENTATION OF SOLAR PANELS AND SELECTION OF MATERIALS, WILL PRIORITIZE SUSTAINABILITY AND FIRE RESILIENCE. TO THAT END, 100% NON-NATURAL MATERIALS MAY BE USED AS LONG AS THEY ARE NATURAL-APPEARING AND MEET THE MATERIAL AND DESIGN CONSIDERATIONS OF THIS SECTION. PRIMARY VEHICULAR ACCESS FOR THE HOMES WILL BE TAKEN FROM ALLEYWAYS WITH FRONT PORCHES TO LINE THE STREETS AND PARK SPACES THROUGHOUT THE NEIGHBORHOOD. WHERE IT DOES NOT CONFLICT WITH OTHER STANDARDS OR DESIGN CONSIDERATIONS, STRUCTURES WITHIN THE SAME GROUP OR AREA SHALL BE ORIENTED SO THAT THERE IS CONSISTENT FRONT SETBACK ALIGNMENT WITH THE OPEN SPACE, ALLEYWAY, OR RIGHT-OF-WAY RATHER THAN STAGGERED SETBACK DEPTHS.

6. FENCING

TWO TYPES OF FENCING SHALL BE PERMITTED IN THE COMMUNITY, PRIVACY FENCING AND TIMBER RAIL FENCING, EACH DESIGNED TO THE SPECIFICATIONS OF THE MASTER PLAN. PRIVACY FENCING WILL ONLY BE PERMITTED WITHIN PA-B FOR SCREENING OF PUBLIC WORKS USES OR SNOW STORAGE. TIMBER RAIL FENCING MAY OCCUR ON THE LOT LINE, BUT WILL NOT BE DOUBLED AGAINST AN ADJACENT FENCE. TIMBER RAIL FENCING MUST BEGIN IN THE SIDE OR REAR YARD. IF FENCING OCCURS ON SIDE YARD ALONG AN ADJACENT ALLEY OR STREET, START OF FENCE MUST BE SET BACK 2' FROM THE FRONT STREET OR ALLEY FACE OF BUILDING. FOR TIMBER RAIL FENCING, NATURAL WOOD OR COMPOSITE/NON-NATURAL WOOD-LOOK MATERIALS ARE ALLOWED FOR ALL FENCE POSTS AND RAILS AS LONG AS THE DESIGN STANDARD IS MET. SOLID TIMBER RAIL FENCING ONLY PERMITTED WHEN YARDS ABUT OPEN SPACE.

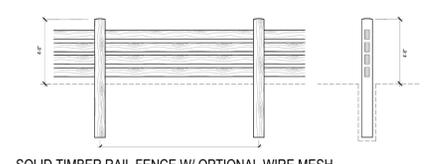


PRIVACY FENCE



OPEN TIMBER RAIL FENCE W/ OPTIONAL WIRE MESH

- 2x4 WOOD POST WITH 1" CHAIRS
- 2x4 WOOD RAIL WITH 1" CHAIRS
- 2x4 WOOD RAIL WITH 1" CHAIRS AND 1/2" WIRE MESH
- 2x4 WOOD RAIL WITH 1" CHAIRS AND 1/2" WIRE MESH AND 1/2" WIRE MESH
- 2x4 WOOD RAIL WITH 1" CHAIRS AND 1/2" WIRE MESH AND 1/2" WIRE MESH
- 2x4 WOOD RAIL WITH 1" CHAIRS AND 1/2" WIRE MESH AND 1/2" WIRE MESH
- 2x4 WOOD RAIL WITH 1" CHAIRS AND 1/2" WIRE MESH AND 1/2" WIRE MESH
- 2x4 WOOD RAIL WITH 1" CHAIRS AND 1/2" WIRE MESH AND 1/2" WIRE MESH



SOLID TIMBER RAIL FENCE W/ OPTIONAL WIRE MESH

THE RECORDING OF THIS MYLAR SATISFIES THE REQUIREMENT OF PARAGRAPH (N) OF POLICY 39 (ABSOLUTE) OF SECTION 9-1-19 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE RECORDING OF A NOTICE OF THE APPROVAL OF A MASTER PLAN.

MASTER PLAN CERTIFICATE

A MASTER PLAN IS GOVERNED BY AND IS SUBJECT TO POLICY 39 (ABSOLUTE) OF THE BRECKENRIDGE DEVELOPMENT CODE, CHAPTER 1 OF TITLE 9 OF THE BRECKENRIDGE TOWN CODE, AS AMENDED FROM TIME TO TIME. ALTHOUGH A MASTER PLAN IS A SITE SPECIFIC PLAN AS THAT TERM IS DEFINED BY LAW, A MASTER PLAN IS ONLY A GENERAL, CONCEPTUAL PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THE APPROVAL OF A MASTER PLAN IS NOT THE TOWN'S FINAL APPROVAL FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY. APPROVAL TO ACTUALLY DEVELOP THE SUBJECT PROPERTY REQUIRES ONE OR MORE FURTHER SITE SPECIFIC APPROVALS FROM THE TOWN IN THE FORM OF ADDITIONAL DEVELOPMENT PERMIT(S) ISSUED PURSUANT TO THE TOWN'S DEVELOPMENT CODE, AS WELL AS THE ISSUANCE OF ANY REQUIRED PERMITS UNDER THE TOWN'S BUILDING AND TECHNICAL CODES.

THE PROVISIONS OF THIS MASTER PLAN ARE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS OF ALL OR ANY PORTION OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS DOCUMENT IN ACCORDANCE WITH AND SUBJECT TO THE TERMS AND CONDITIONS OF THE TOWN OF BRECKENRIDGE DEVELOPMENT CODE.

INTERESTED PARTIES SHOULD CHECK WITH THE TOWN OF BRECKENRIDGE DEPARTMENT OF COMMUNITY DEVELOPMENT TO DETERMINE THE DURATION OF THE VESTED PROPERTY RIGHTS FOR THE APPROVED MASTER PLAN, AS WELL AS THE DURATION OF THE APPROVED MASTER PLAN.

THE MASTER PLAN MAY BE AMENDED, ABANDONED, OR WITHDRAWN ONLY IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE TOWN OF BRECKENRIDGE DEVELOPMENT CODE.

APPROVAL OF THIS MASTER PLAN IS NO ASSURANCE THAT THE SUBJECT PROPERTY WILL ULTIMATELY BE DEVELOPED IN THE MANNER DESCRIBED IN THE APPROVED MASTER PLAN. INTERESTED PERSONS SHOULD OBTAIN AND REVIEW COPIES OF ALL FUTURE SITE SPECIFIC DEVELOPMENT PERMITS, SUBDIVISION PLATS, OTHER TOWN-ISSUED LAND USE APPROVALS, AND APPLICABLE TITLE INFORMATION FOR THE SUBJECT PROPERTY BEFORE DECIDING TO PURCHASE OR INVEST IN ANY OF THE REAL PROPERTY THAT IS SUBJECT TO THIS MASTER PLAN.

OWNER:

TOWN OF BRECKENRIDGE _____ DIRECTOR OF COMMUNITY DEVELOPMENT

BY: _____ BY: _____

DATE: _____ DATE: _____

From: [Gail Marshall](#)
To: [Sarah Crump](#)
Subject: Re: Town Project Hearings - Runway Subdivision
Date: Tuesday, August 19, 2025 1:10:34 PM

Warning: Unusual sender <gmarshal@colorado.net>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I appreciate you letting me know. My reply was via my telephone. Ahhh those replies I always think do not sound good. The other concern I did not put in was for emergency evacuations in case of fire with the increase of population density.

On Aug 19, 2025, at 9:13 AM, Sarah Crump <sarahc@townofbreckenridge.com> wrote:

Thank you, Gail. Your comments have been forwarded to the Commission.

<image001.png>

Sarah Crump, AICP

Senior Planner, Community Development

Town of Breckenridge

150 Ski Hill Road – PO Box 168

Breckenridge, CO 80424

Direct: 970-453-3168, Main: 970-453-3160

sarahc@townofbreckenridge.com

From: Gail Marshall <gmarshal@colorado.net>
Sent: Tuesday, August 19, 2025 9:08 AM
To: Sarah Crump <sarahc@townofbreckenridge.com>
Subject: Town Project Hearings - Runway Subdivision

Warning: Unusual sender <gmarshal@colorado.net>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Sarah,

Thank you for calling me back yesterday. It was very nice to speak with you. I will try to make this quick as both of us have busy days.

I live at 1705 Airport, Unit B and have owned my condo since 1999. It was suppose to be a beginner unit however, my husband and I decided to build our life here.

Some thoughts:

1. The development has resulted in the loss of free skier parking, which will exerbate parking problems in the area.
2. There has been an increase in traffic and noise on Airport Road since the construction of the development on the North end.
3. Since building the development on North Airport Road to cross the street with my dogs, I have had to drive up to Public Works and back.
4. There has been a rise in rear-end accidents when turning into parking lots on Airport Road.
5. When approaching Breckenridge on Highway 9, the area has become less pleasant.
6. The development has decreased the real estate values in the neighborhood.
7. The area is too small to accommodate the number of units being built. Breckenridge is a rural community, and it is being developed in a manner that resembles an urban community. I am against the Runway Subdivision Town Project 51 Fraction Road PL-2025-0170.
8. ADUs are not appropriate for this subdivision. Already it is overbuilt and being marketed as affordable housing. It is a piggy back extension and taking advantage of the situation leading toward dangerous unhealthy housing.

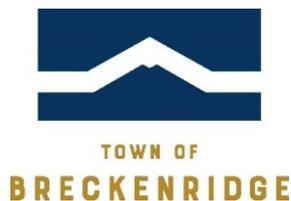
Much appreciation for your time. Due to previous commitments I am unable to attend this meeting. I will try to go to the August 26th one as well. Mae was kind to send me the zoom link. When I get to Fort Collins I will link in. Hopefully I made sense. In the past I have attended meetings. Realizing my comments will make little difference I will continue to make comments in hope that at some point someone will listen and realize I speak from experience.

Sincerely,

Gail Marshall

gmarshall@colorado.net

970-485-0495



Memo

To: Town Council
From: Laurie Best, Housing Director
Date: August 19, 2025 (for August 26, 2025)
Subject: Runway Pre-Conveyance Work Session

Town Council Goals (Check all that apply)

- | | | | |
|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | More Boots & Bikes, Less Cars | <input checked="" type="checkbox"/> | Leading Environmental Stewardship |
| <input checked="" type="checkbox"/> | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need | | |

Summary

The development team for the Runway Neighborhood has worked closely with Town staff to develop a preliminary budget for Phase 1 vertical construction. Conveyance of the property remains contingent on Council’s preliminary approval of the vertical budget for the project. If the Town Council agrees that budgets presented appear financially feasible to make a preliminary authorization to proceed with Vertical Construction Phase I, the Town shall transfer ownership of the Phase I parcel. Current estimates continue to indicate a total project subsidy of approximately \$34 million, with additional details to be shared during this evening’s executive session. The preliminary authorization of conveyance does not constitute final approval for the budget or vertical construction of Phase I. A final vertical construction budget will be presented by the developer at the January 9, 2026 Council meeting at which time Council will be asked to review and approve the budget for the project to proceed with vertical construction.

Background

At the June 10th Town Council meeting, the Developer Agreement was approved, authorizing Phase 1 infrastructure work for the planned construction of 81 residential units, including townhomes, duplexes, and single-family homes. In line with the agreement, the development team is actively analyzing vertical construction costs to identify the funding gap between total development expenses and projected sales revenue. This analysis will inform the level of subsidy required to achieve the Council’s goals—namely, more bedrooms to enhance livability, meeting sustainability standards, and ensuring high-quality construction.

The Developer Agreement also outlines a step-by-step process for approving vertical construction, which includes multiple check-ins with Council prior to property conveyance and final budget approval. Conveyance of the property is contingent upon Council’s approval of a preliminary budget. If the Town Council agrees that budgets appears financially feasible to make a preliminary authorization to proceed with Vertical Construction Phase I, the Town shall transfer ownership of Phase I. This step enables the developer to engage with financial institutions and secure competitive financing terms. No encumbrances may be placed on the property until final approval is granted for vertical construction, in January 2026.

At the January 9, 2026 Council meeting, the developer will present the final budget for review and approval allowing the developer to proceed with vertical construction.

Mission: The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Does Town Council have any questions regarding the proposed conveyance decision planning for September 9th?

Public outreach/engagement

Public outreach remains an integral part of the overall Runway Neighborhood project. No public outreach has occurred relative to the development of vertical pricing.

Financial Implications

The vertical budget will be presented and reviewed by Town Council in executive session due to ongoing negotiations with potential suppliers and contractors. The final vertical construction budget will not be approved until after conveyance; however, the land cannot be encumbered until Town Council approves the final vertical construction budget in a public meeting, which is planned for January 9, 2026. At this time, staff does not expect to see an increase in the proposed subsidy amount.

Equity Lens

Staff attended the Breckenridge Social Equity Commission (BSEAC) August 20th meeting to share information on how their advice and feedback has been incorporated into the planning process. Any additional information that comes from the August 20th meeting will be shared verbally with Council on August 26th.

Staff Recommendation

Staff recommend proceeding with vertical construction and the upcoming conveyance as budgets are falling within prior estimates or below.