



Town Council Work Session
Tuesday, January 27, 2026, 2:30 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/81801126789> (Telephone: 1-719-359-4580; Webinar ID: 818 0112 6789). If you 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.

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I. FUTURE PARTNERS RESIDENT SENTIMENT SURVEY RESULTS (2:30-3:15PM)

FUTURE PARTNERS RESIDENT SENTIMENT SURVEY RESULTS

II. PLANNING COMMISSION DECISIONS (3:15-3:20PM)

PLANNING COMMISSION DECISIONS

III. LEGISLATIVE REVIEW (3:20-3:25PM)

AUTHORIZATION FOR THE TOWN MANAGER TO EXECUTE OPEN SPACE LAND ACQUISITIONS UNDER THE 2026 TOWN BUDGET (RESOLUTION)

IV. MANAGERS REPORT (3:25-3:55PM)

PUBLIC PROJECTS UPDATE

MOBILITY UPDATE

SUSTAINABILITY UPDATE

HOUSING UPDATE

OPEN SPACE UPDATE

COMMITTEE REPORTS

TOWN COUNCIL PRIORITIES UPDATE

COMMUNICATIONS AND COMMUNITY ENGAGEMENT UPDATE

V. OTHER (3:55-4:25PM)

GARY ROBERTS WATER TREATMENT PLANT REHABILITATION UPDATE

VI. PLANNING MATTERS (4:25-4:50PM)

NEIGHBORHOOD PRESERVATION POLICY PHASE 2

TOWN PROJECT HEARING PROCESS DISCUSSION - SAWMILL/WELLINGTON LOT
PEDESTRIAN CONNECTION (BLUE RIVER PATHWAYS)

VII. EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS WITH BRECKENRIDGE SKI AREA

REGARDING POTENTIAL FUNDING FOR A SPECIAL EVENT IN APRIL (4:50-5:10PM)

VIII. JOINT TOWN COUNCIL/ BOSAC MEETING (5:10-6:00PM)

JOINT TOWN COUNCIL/ BOSAC MEETING MEMO 1.27.2026



Breckenridge Tourism Office 2025 Resident Sentiment Study

Research Objectives

- Understand what the community thinks of tourism management
- Measure resident opinions on sustainability programs
- Identify perceived impacts caused by tourism
- Measure residents' perceptions of quality of life



Methodology

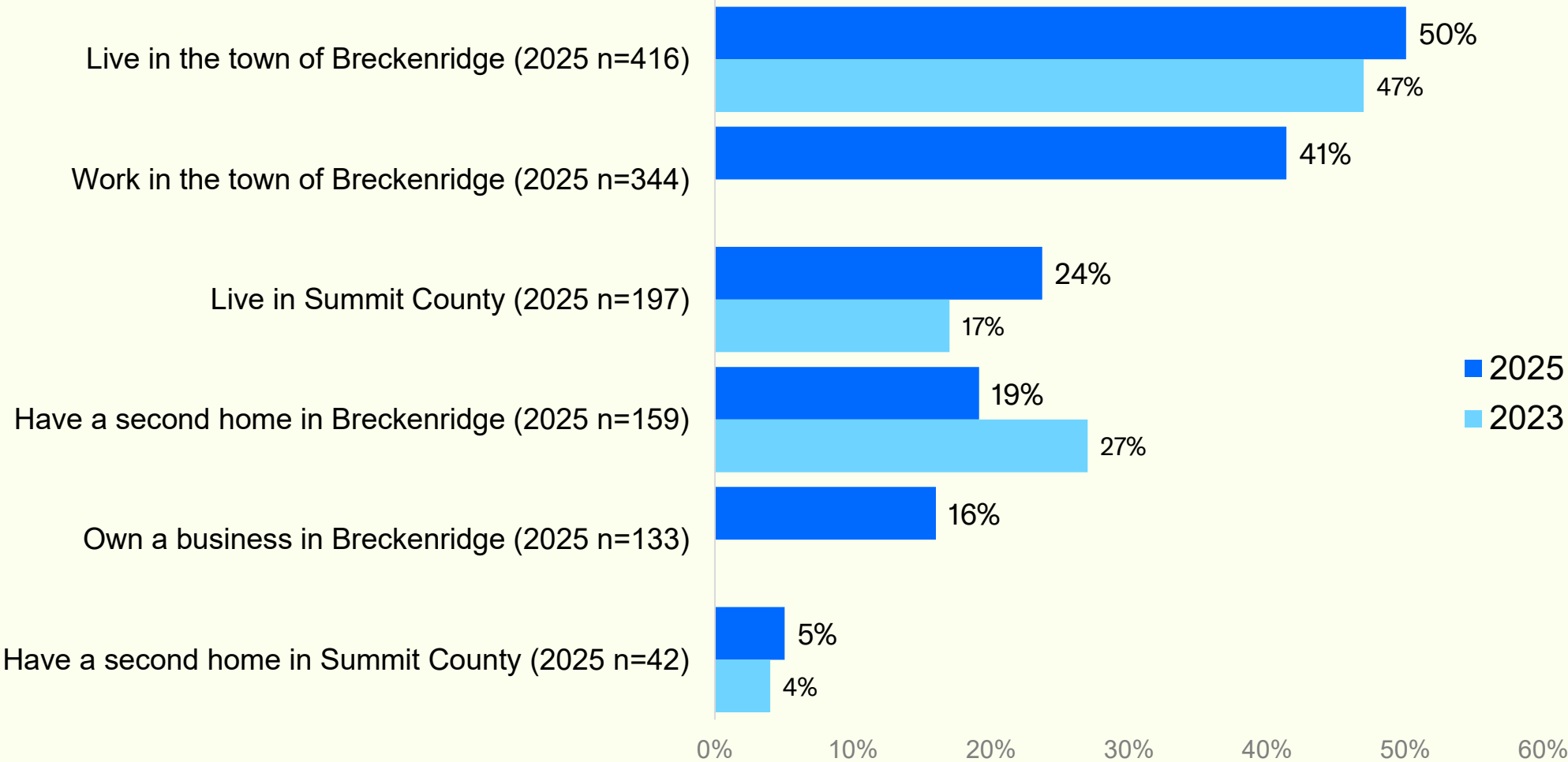
Future Partners worked with the Breckenridge Tourism Office to develop an online survey to address the research objectives, incorporating identified key elements from previous studies.

The survey was distributed to over a dozen different sources of owned audiences as well as a purchased email list of Breckenridge area residents.

The findings presented here are based off of responses from 831 completed surveys collected between September 30 – December 5, 2025.



Residency Status

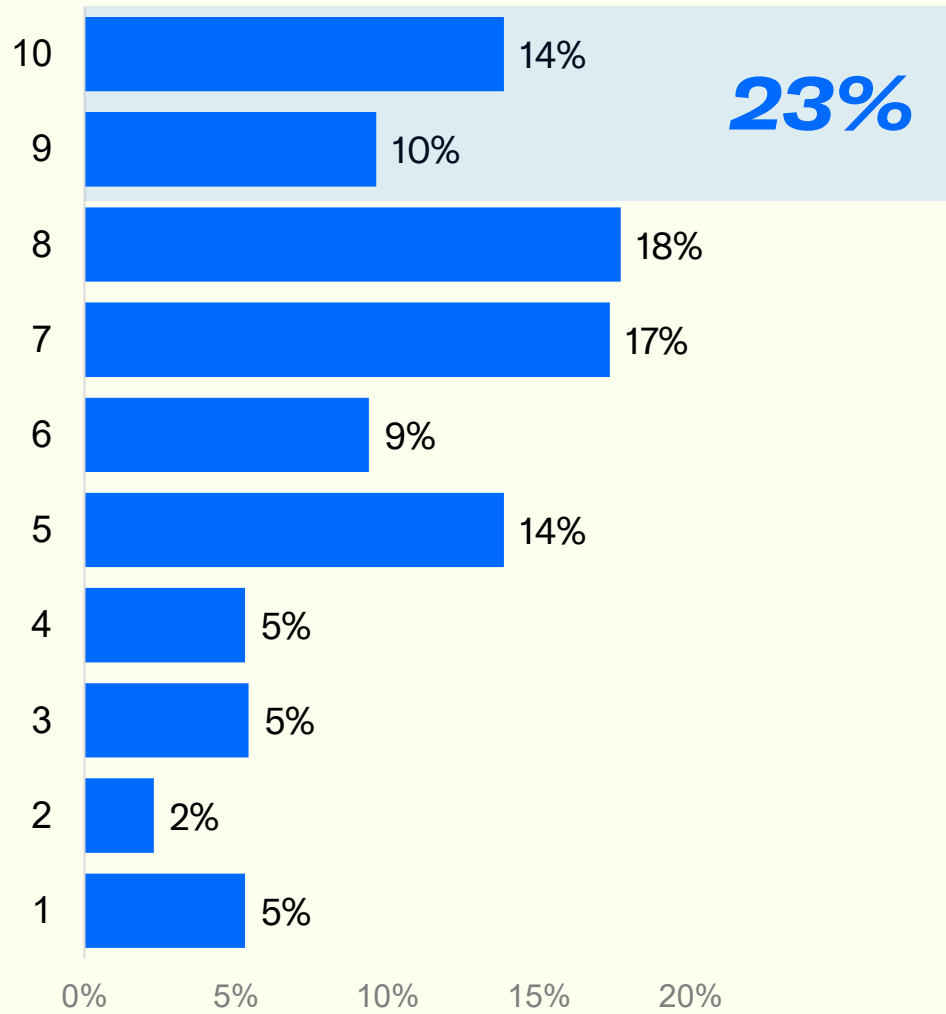


Question: Which of the following best describes you?

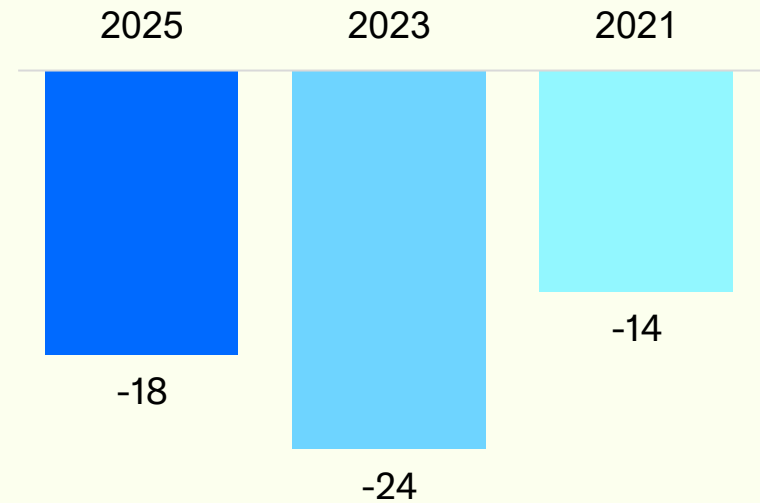
Base: Total respondents (831 completed surveys).

Breckenridge Perceptions

Likelihood to Recommend Breckenridge as a Place to Live



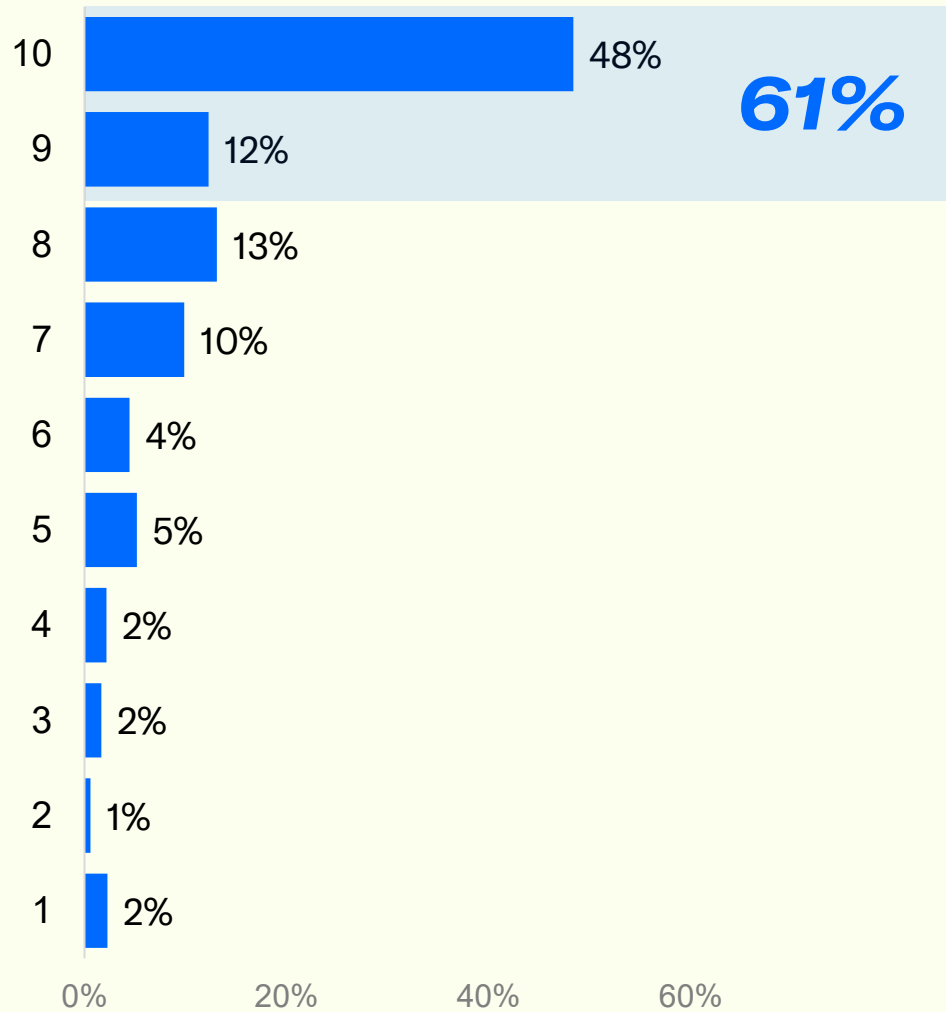
Score for Likelihood to Recommend to Live
Historical Trend



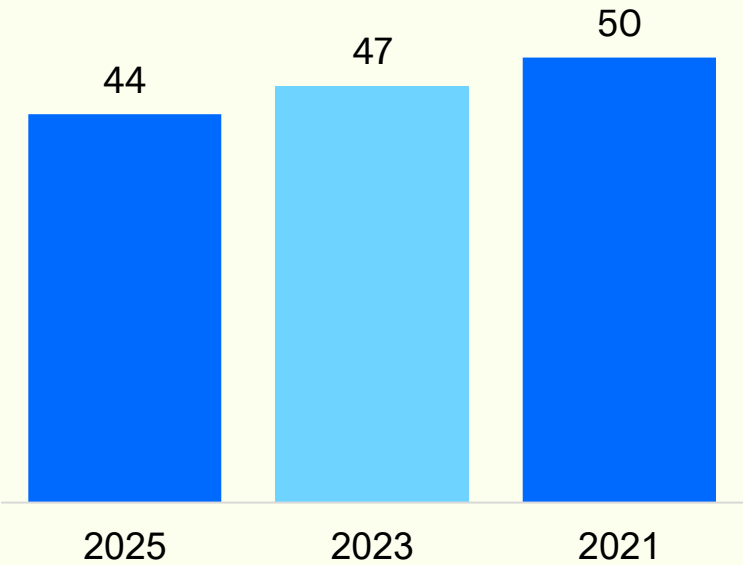
Question: Using the scale below, how likely would you be to recommend Breckenridge to a friend or colleague as a place to live?

Base: Total respondents (831 completed surveys).

Likelihood to Recommend Breckenridge as a Place to Visit



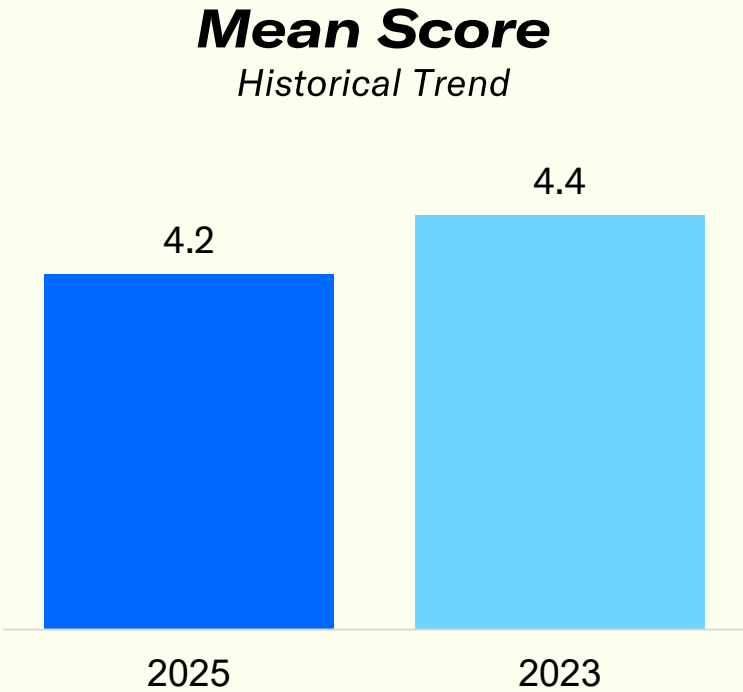
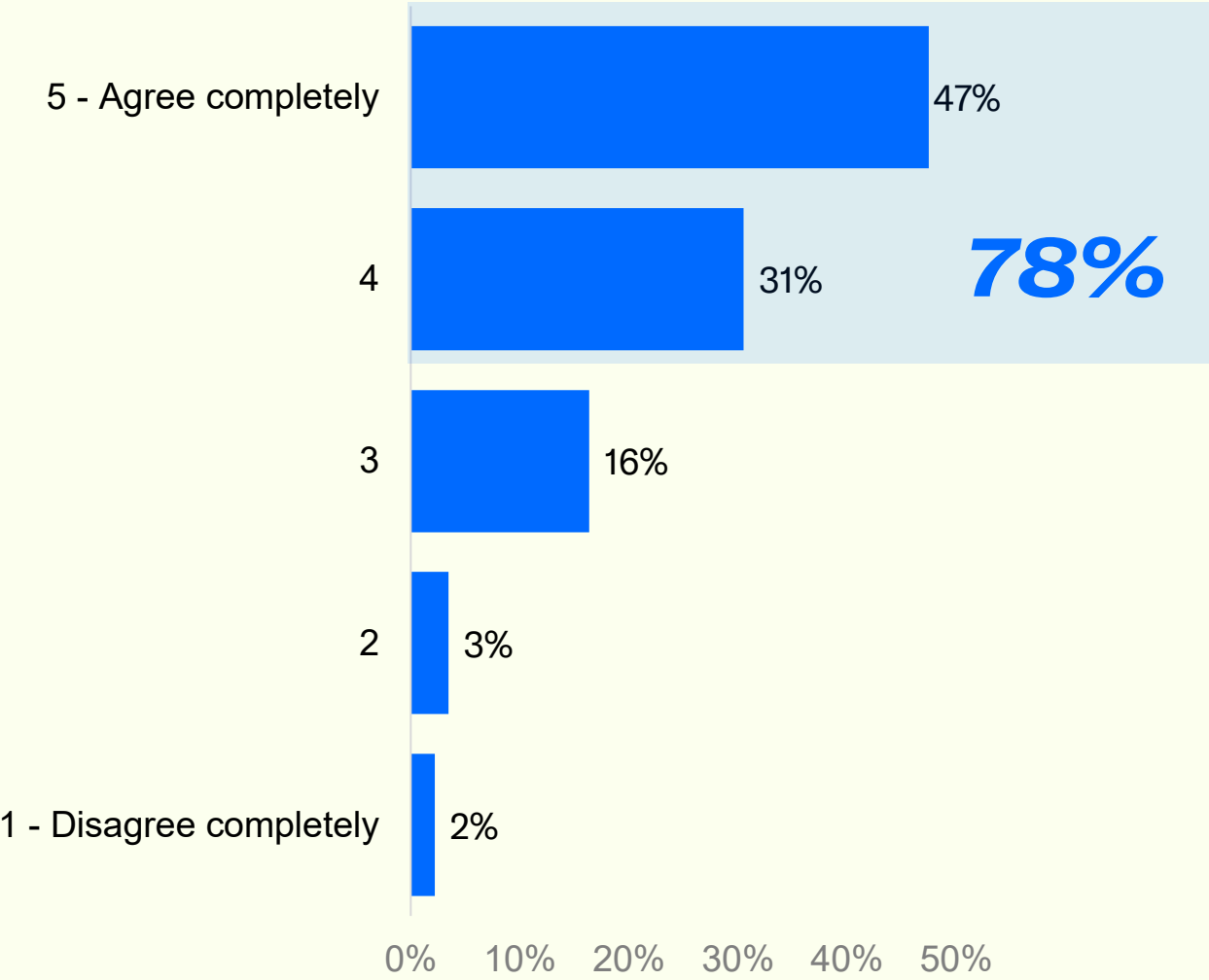
Score for Likelihood to Recommend to Visit
Historical Trend



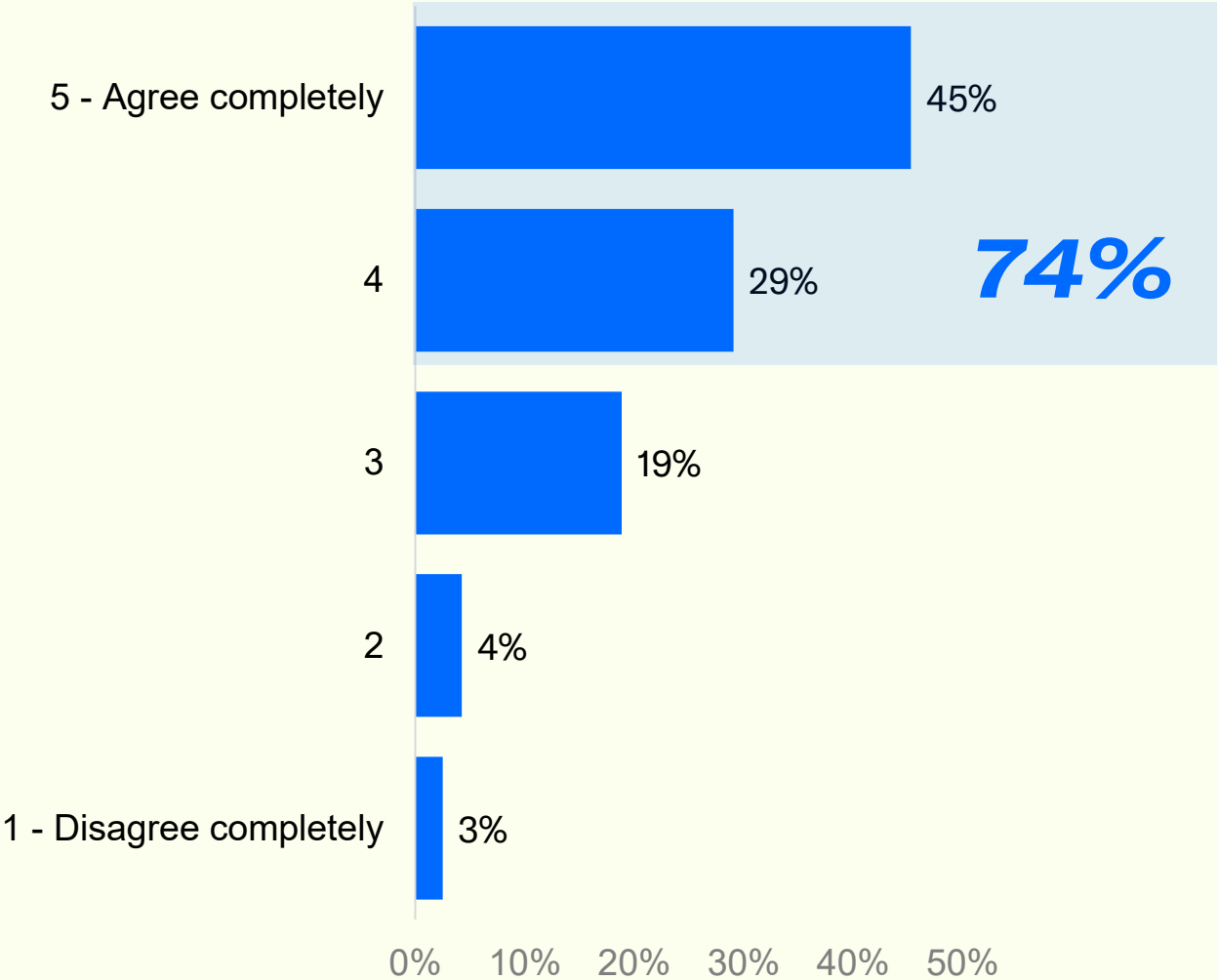
Question: Using the scale below, how likely would you be to recommend Breckenridge to a friend or colleague as a place to visit?

Base: Total respondents (831 completed surveys).

“I am happy to live in the Breckenridge area.”

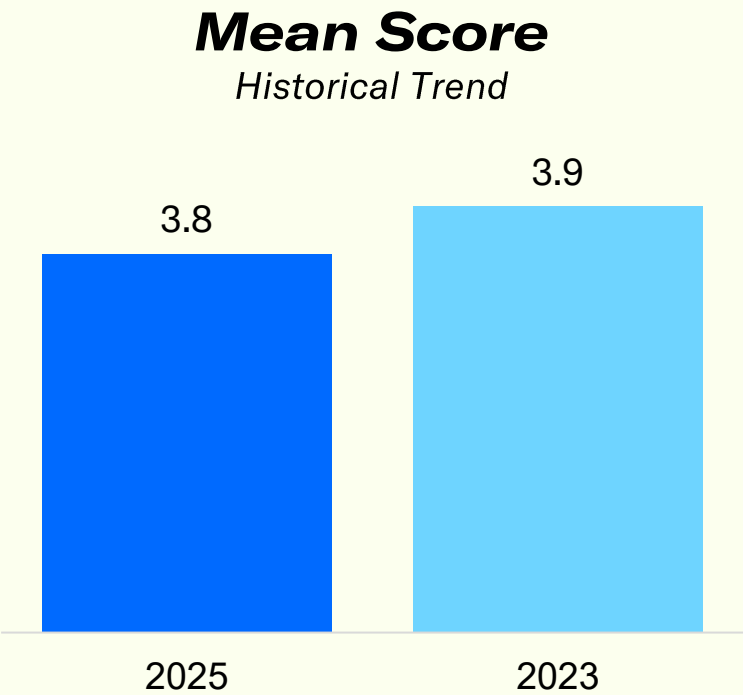
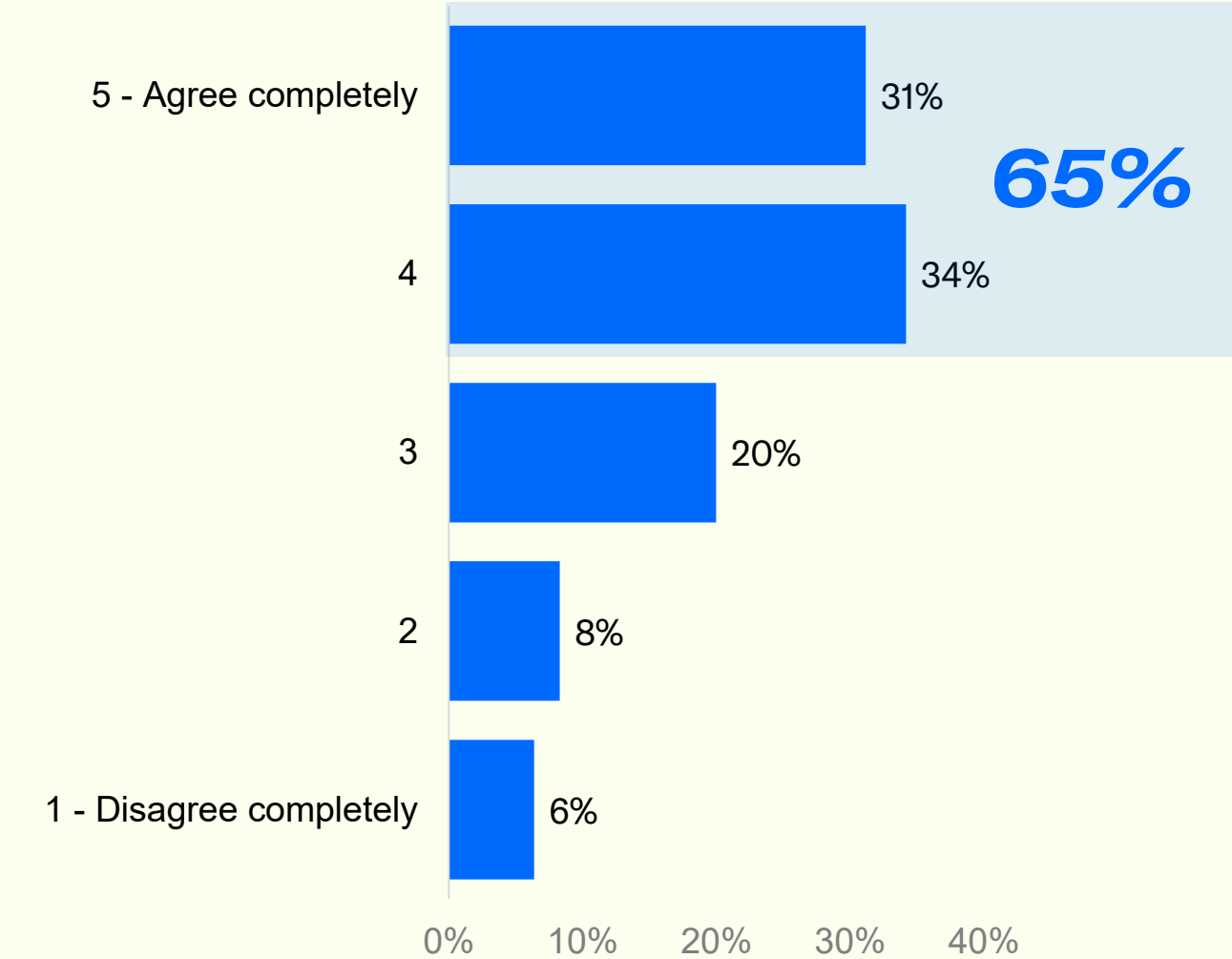


“I am proud to live in the Breckenridge area.”

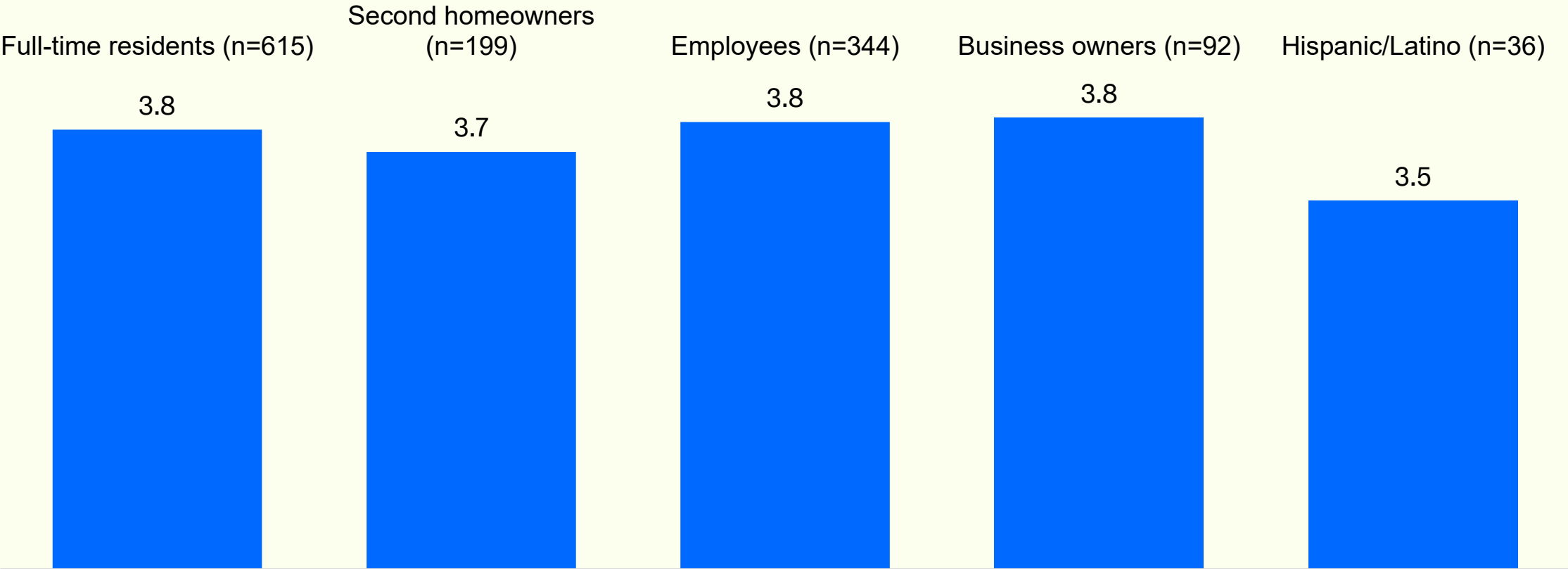


Question: Please rate your level of agreement with the following statements.

“I feel welcomed and included in the Breckenridge community.”



“I feel welcomed and included in the Breckenridge community.” by Segments

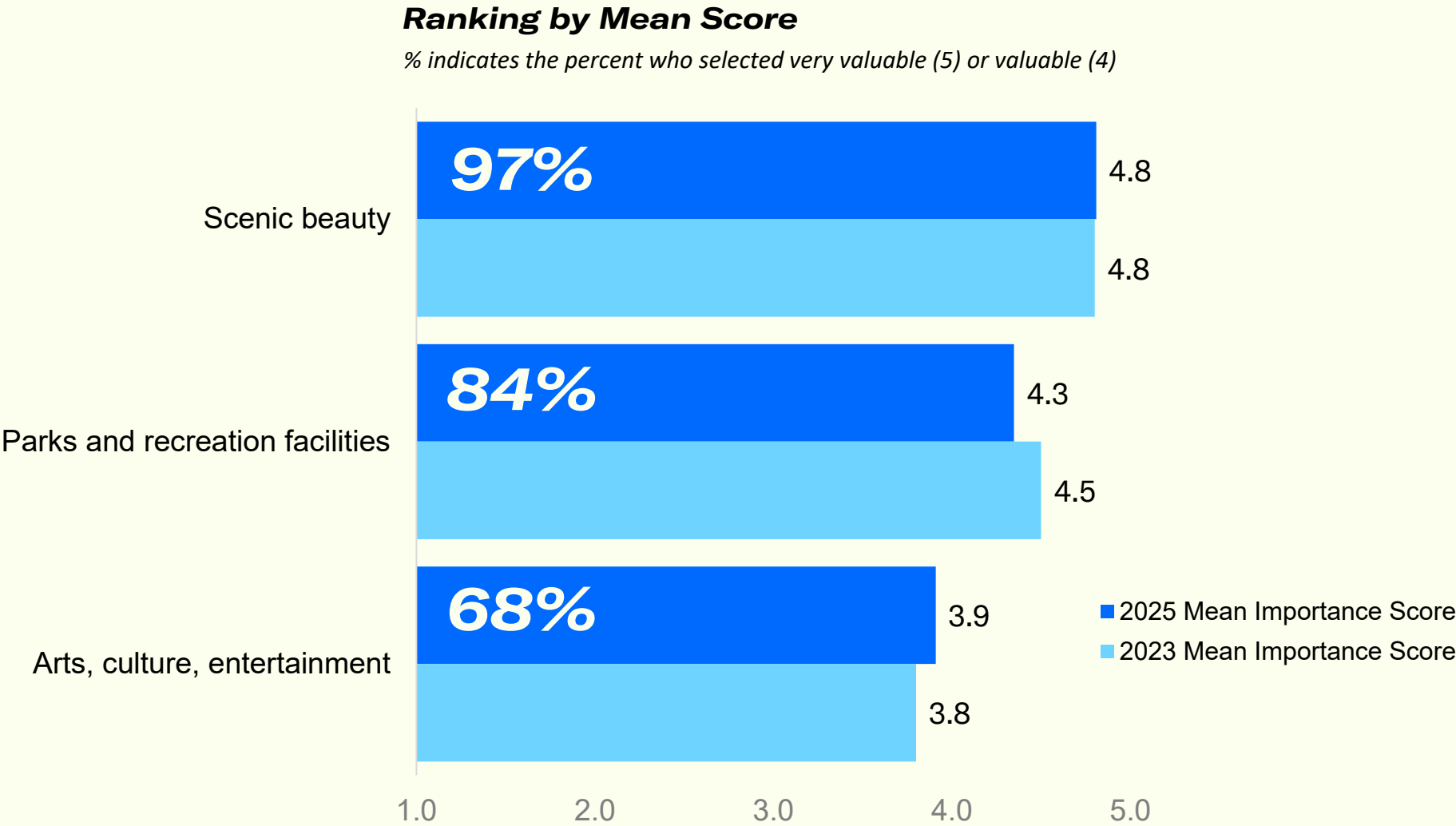


Question: Please rate your level of agreement with the following statements.

Base: Total respondents (831 completed surveys).

Quality of Life

Top 3 Important Factors in Quality of Life

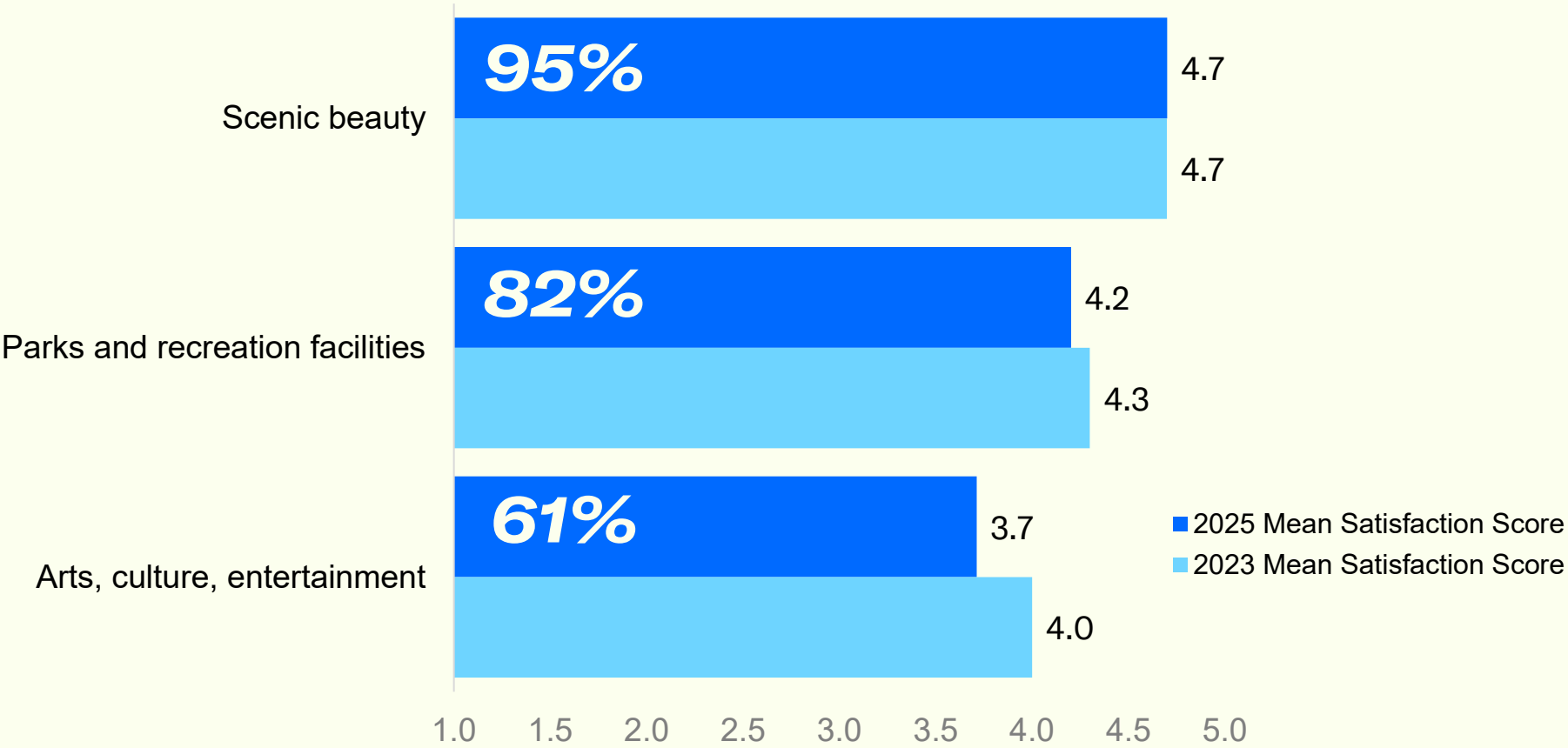


Question: How important are the following factors to your quality of life in Breckenridge?

Satisfaction Scores for Top 3 Important Factors in Quality of Life

Ranking by Mean Score

% indicates the percent who selected very valuable (5) or valuable (4)



% indicates the percent who selected very satisfied or satisfied

Future Partners

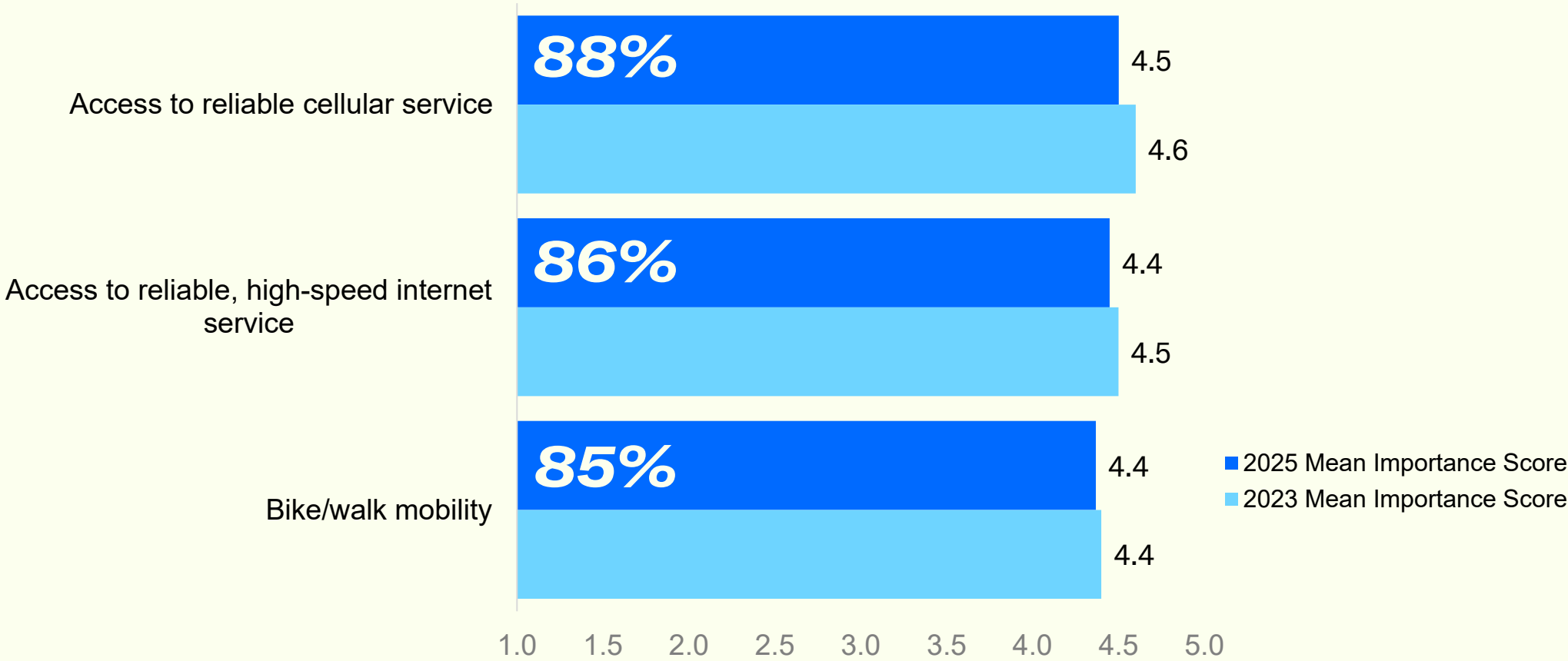
Question: Thinking about those same aspects of life in Breckenridge, how satisfied are you with Breckenridge's performance in these areas?

Base: Total respondents (861 completed surveys)

Top 3 Important Accessibility Factors in Quality of Life

Ranking by Mean Score

% indicates the percent who selected very valuable (5) or valuable (4)



% indicates the percent who selected very important or important

Future Partners

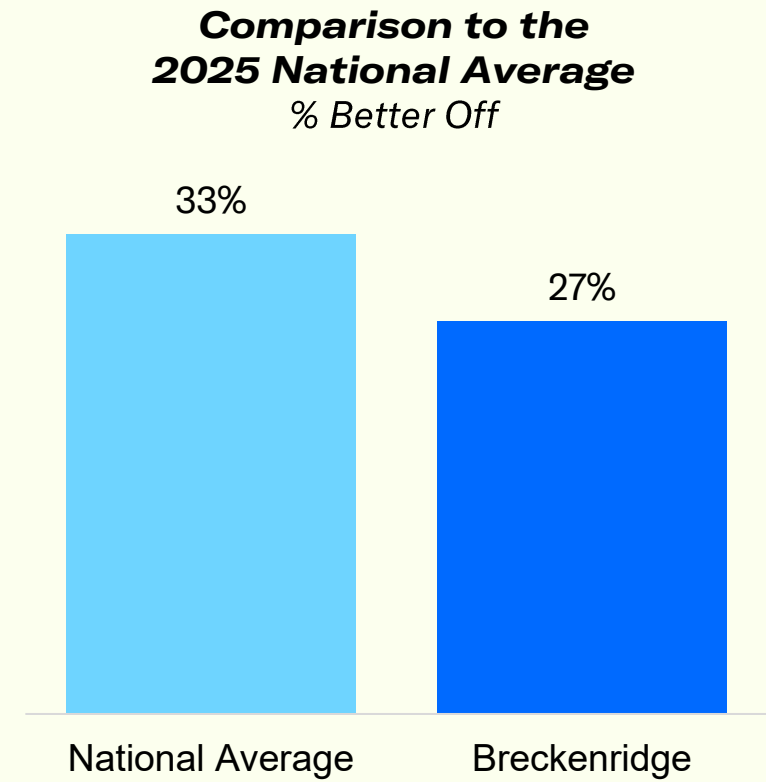
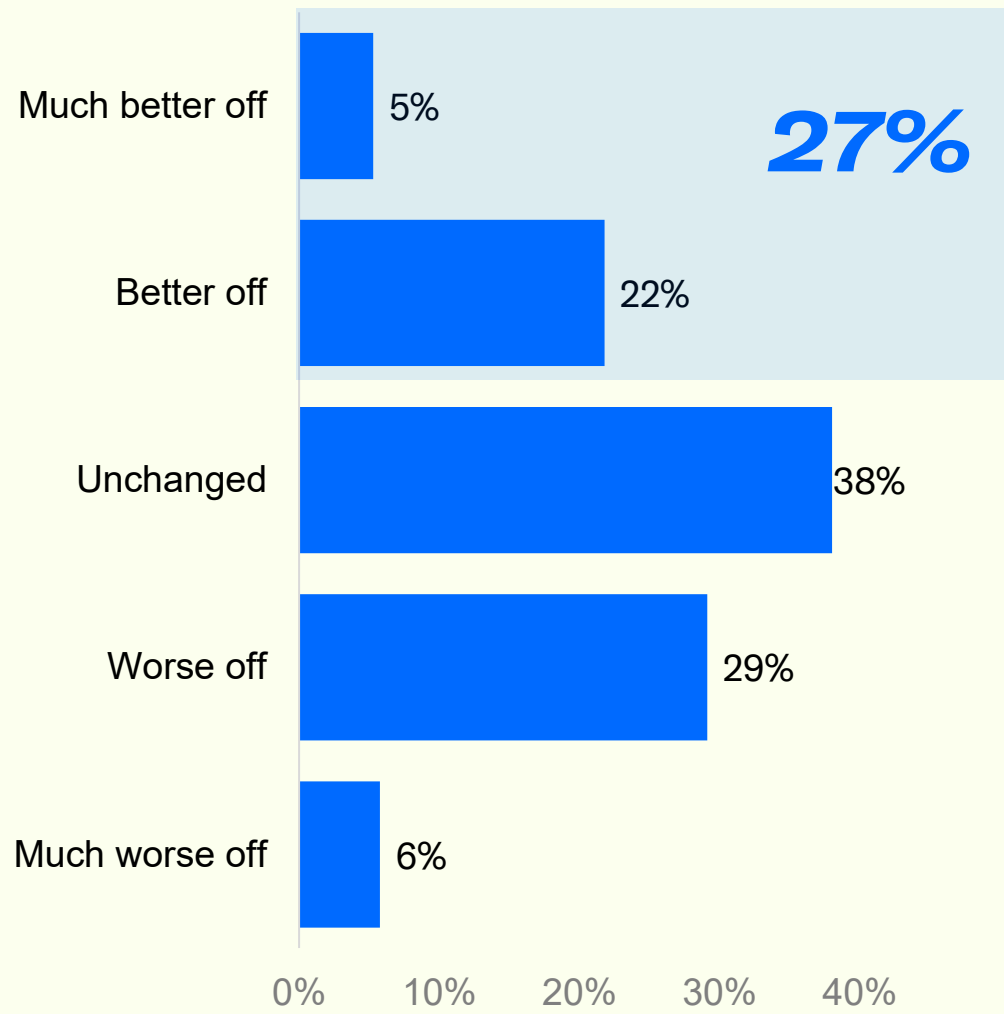
Question: Continuing this line of thinking, how important are the following factors to your quality of life in Breckenridge?

Base: Total respondents (861 completed surveys)

Looking Forward

Current Financial Situation*

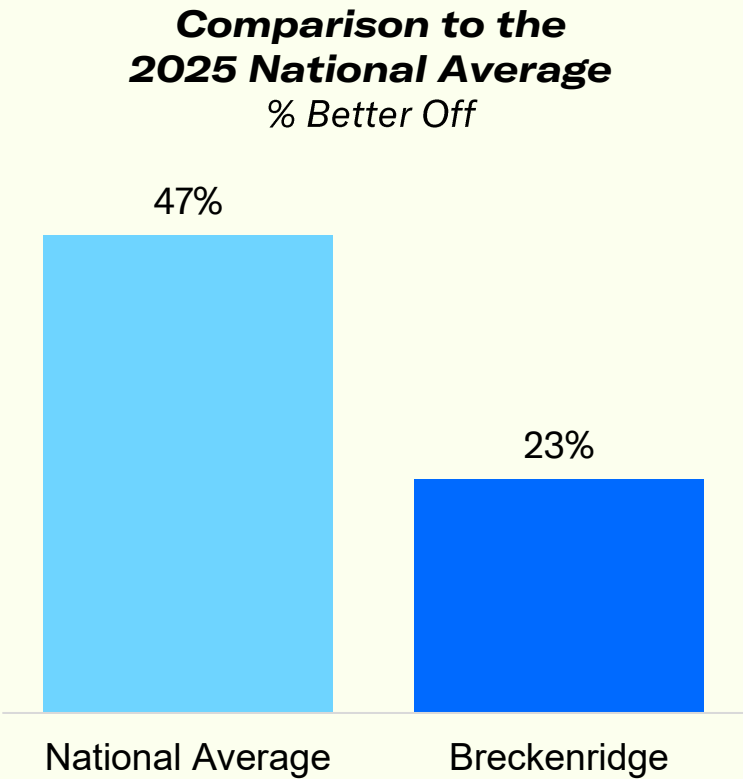
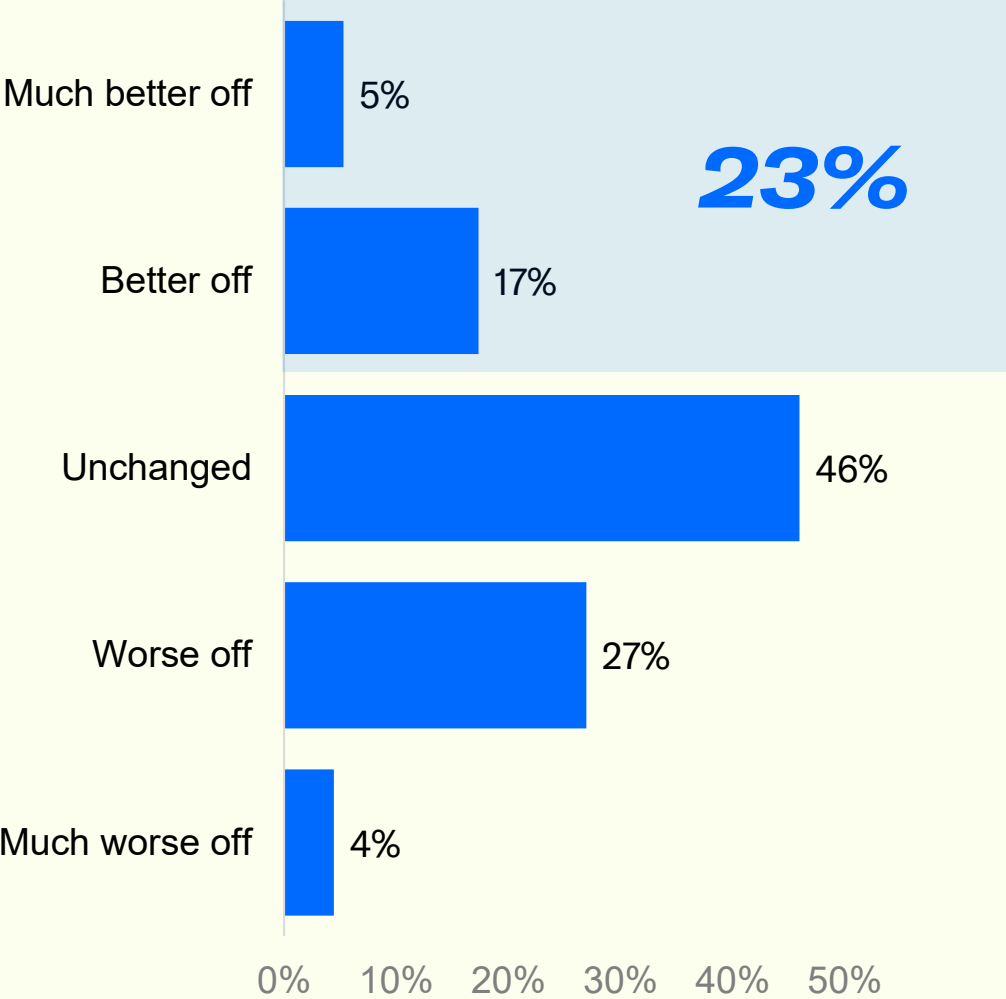
**This question was added to the survey in 2025*



Question: Would you say that you (and your household) are better off or worse off financially than you were a year ago?

Financial Outlook*

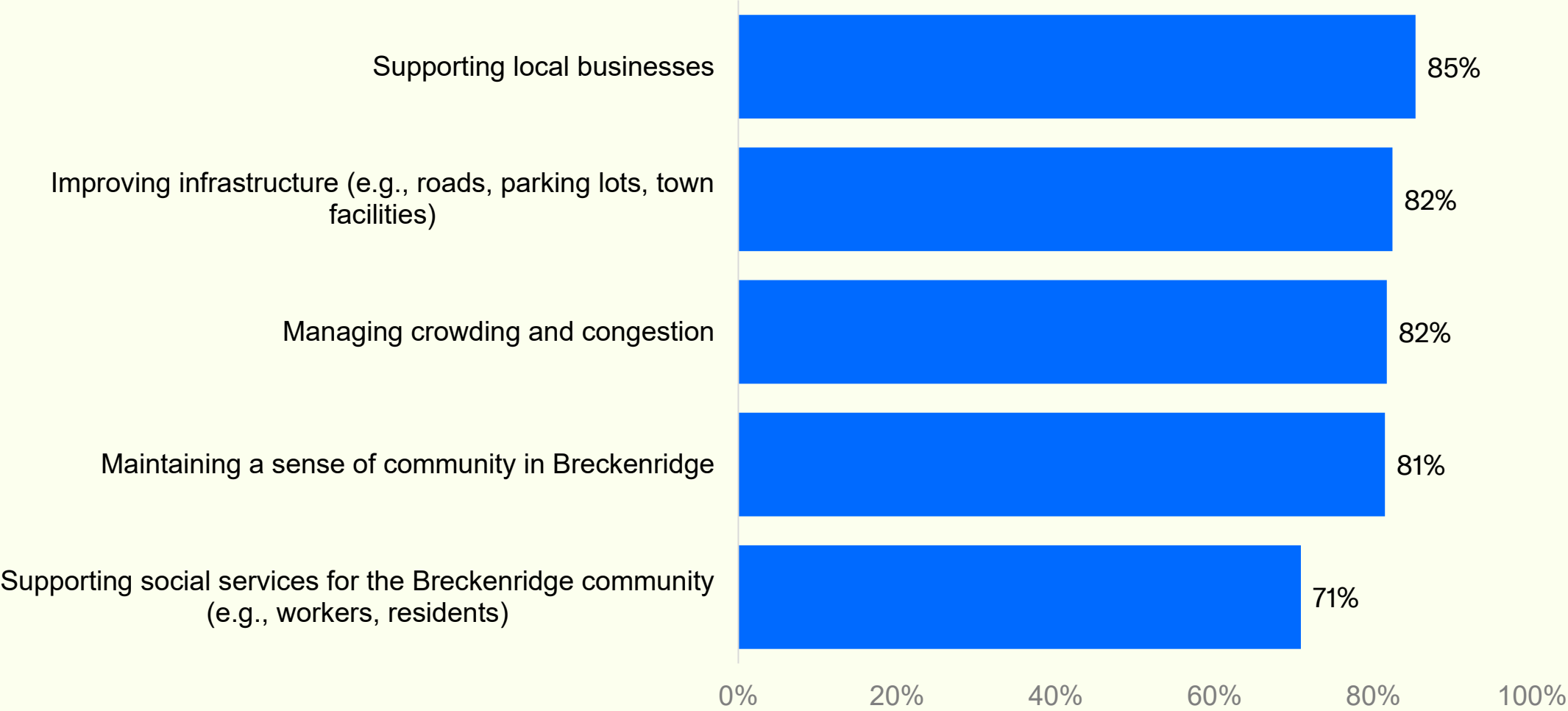
**This question was added to the survey in 2025*



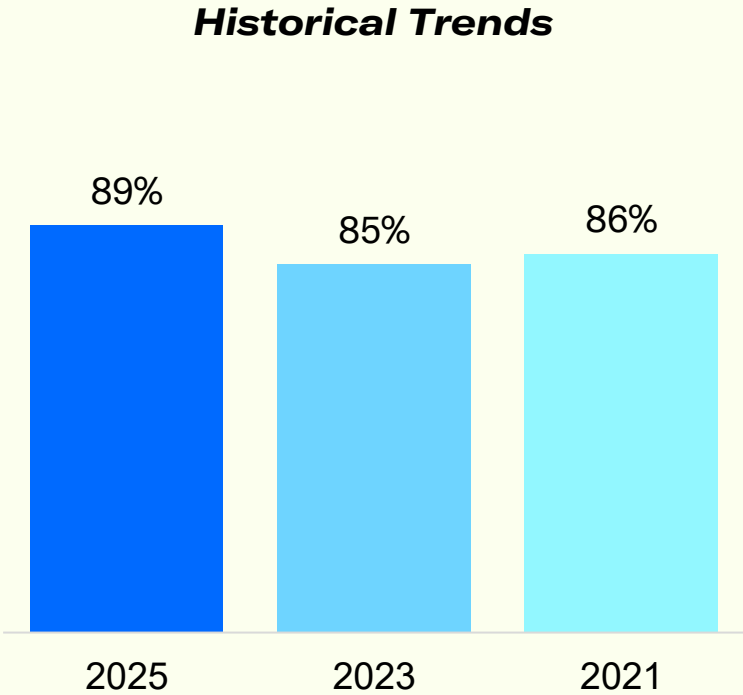
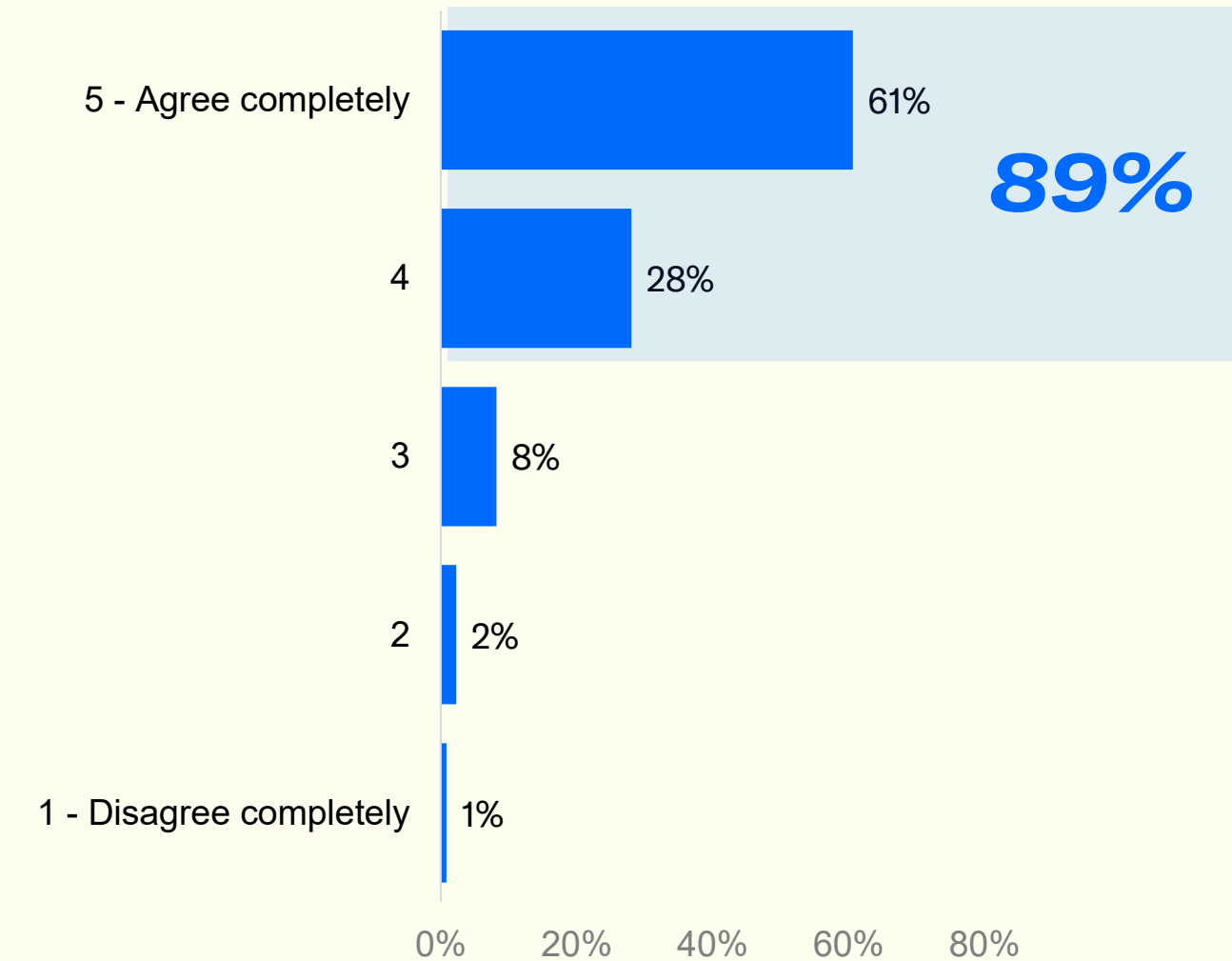
Question: LOOKING FORWARD—do you feel that a year from now, you (and your household) will be better off financially, or worse off, or just about the same as now?

Base: Total respondents (831 completed surveys).

Top 5 Aspects to Prioritize for the Town of Breckenridge



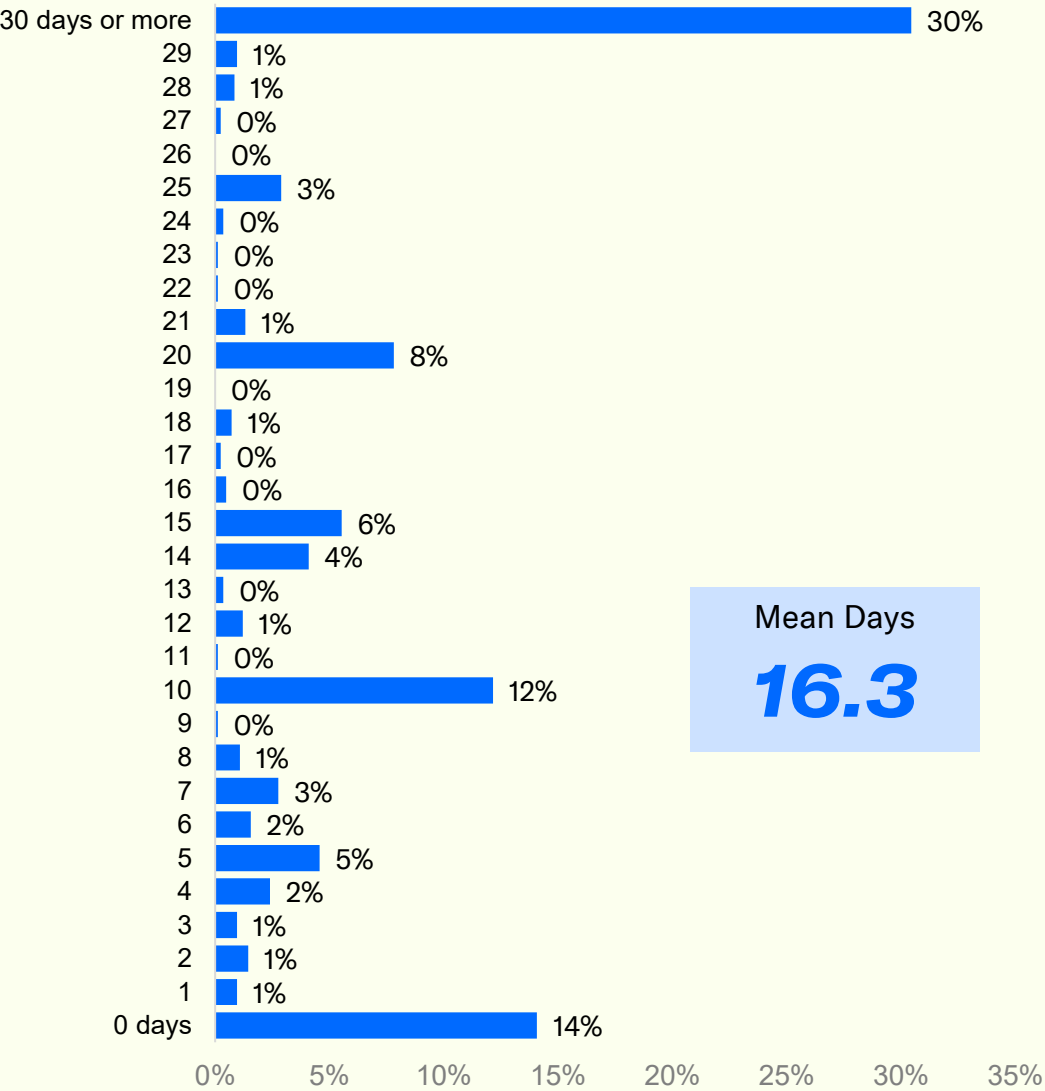
Importance of Tourism to the Breckenridge Economy



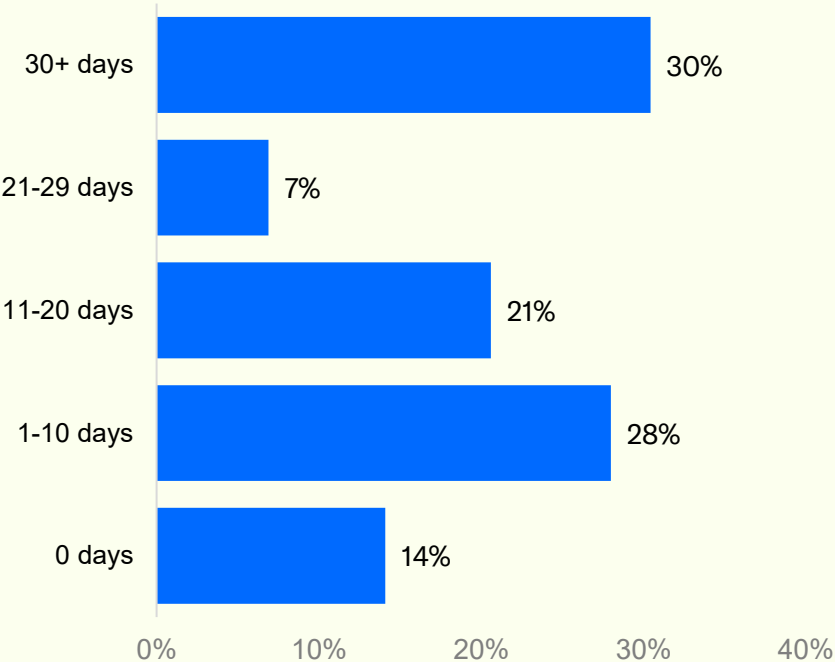
Question: Overall, how important do you believe the tourism industry is to the economy of the Town of Breckenridge?

Base: Total respondents (831 completed surveys).

Number of Days Breckenridge was at Maximum Capacity for Tourism (past 12 months)



Mean Days
16.3



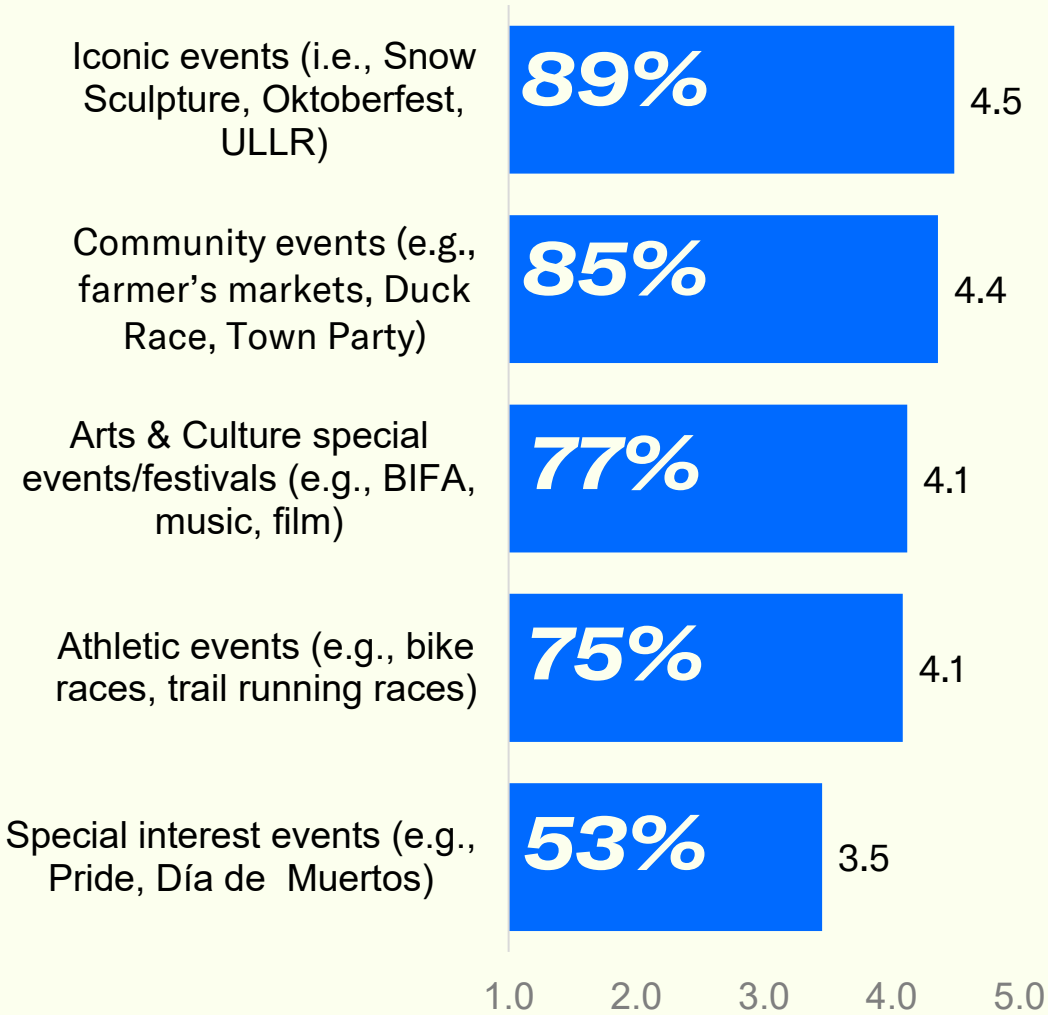
Question: Thinking about the amount of tourists who have come to Breckenridge in the past 12 months, how many days do you feel that Breckenridge was at or over its maximum capacity for tourists?

Event Sentiment

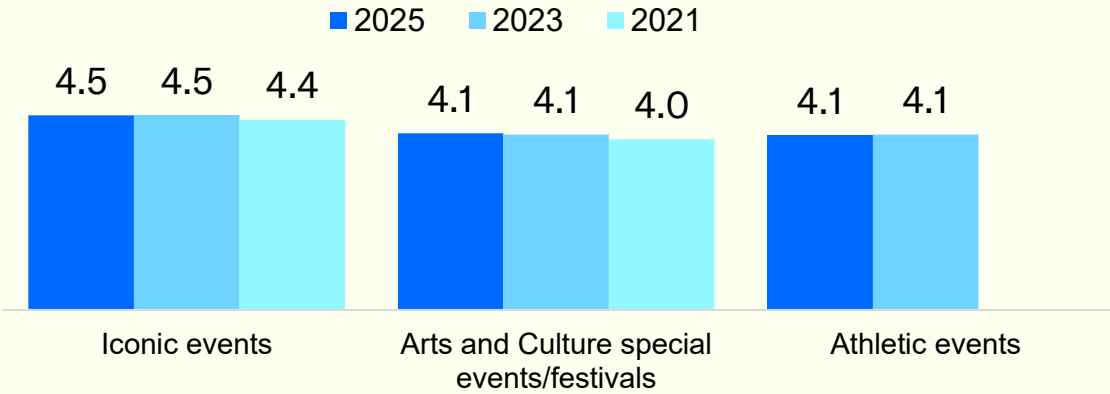
Value of Events to Breckenridge Community

Ranking by Mean Score

% indicates the percent who selected very valuable (5) or valuable (4)



Historical Trends

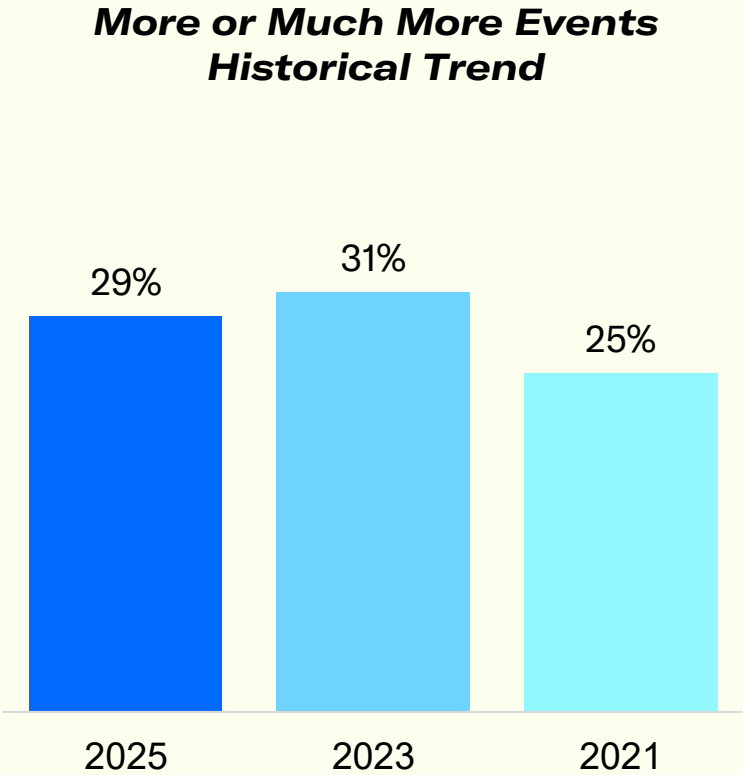
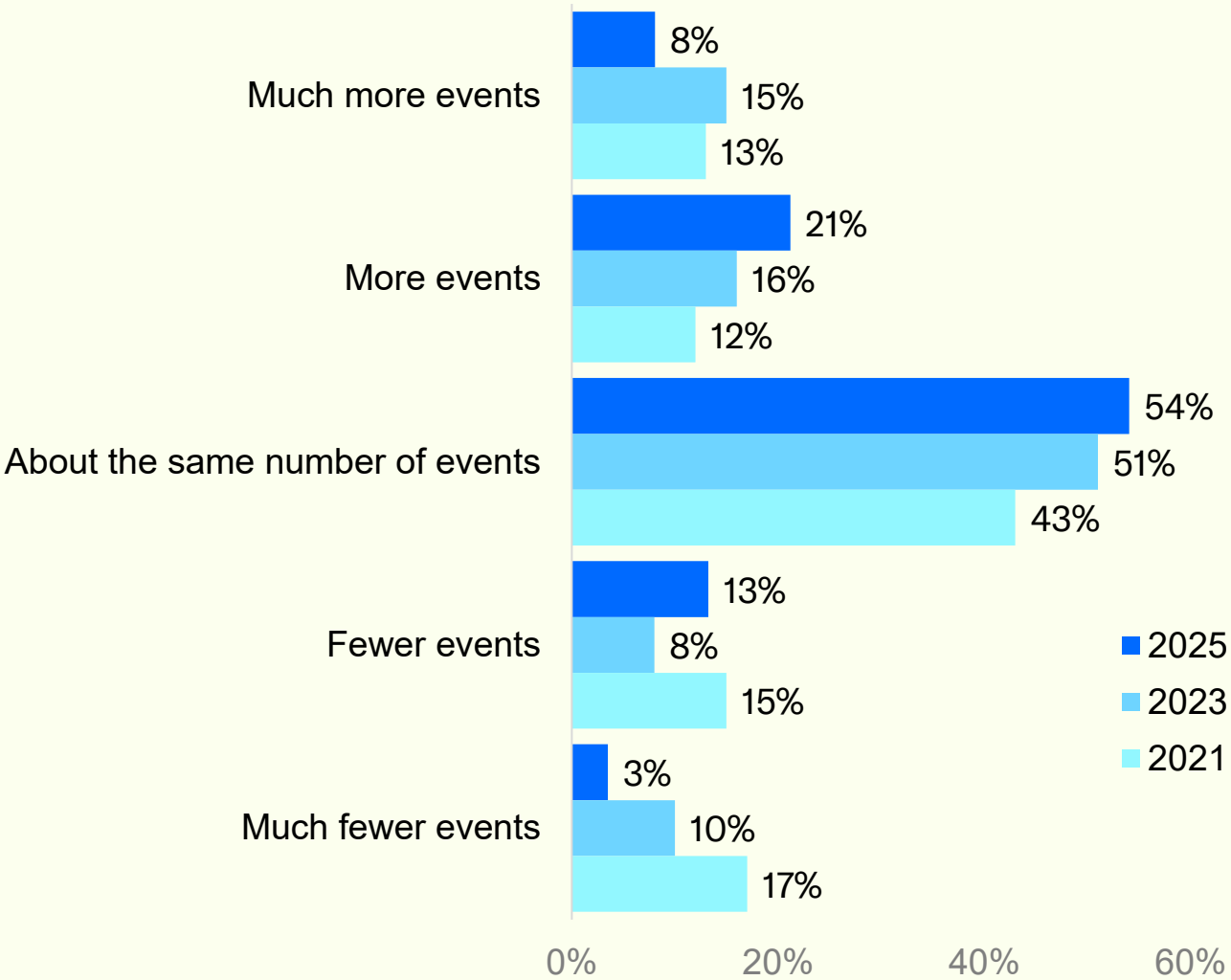


- **Recently moved residents (e.g., within the last 1 to 5 years ago) are much more likely than longer term residents to say these events are valuable to the community.**
- **Hispanic/Latino respondents are more likely to find value in arts & culture special events/festivals (83%) and special interest events (67%) compared to total respondents.**

Question: How valuable would you say each of these events are to Breckenridge as a community?

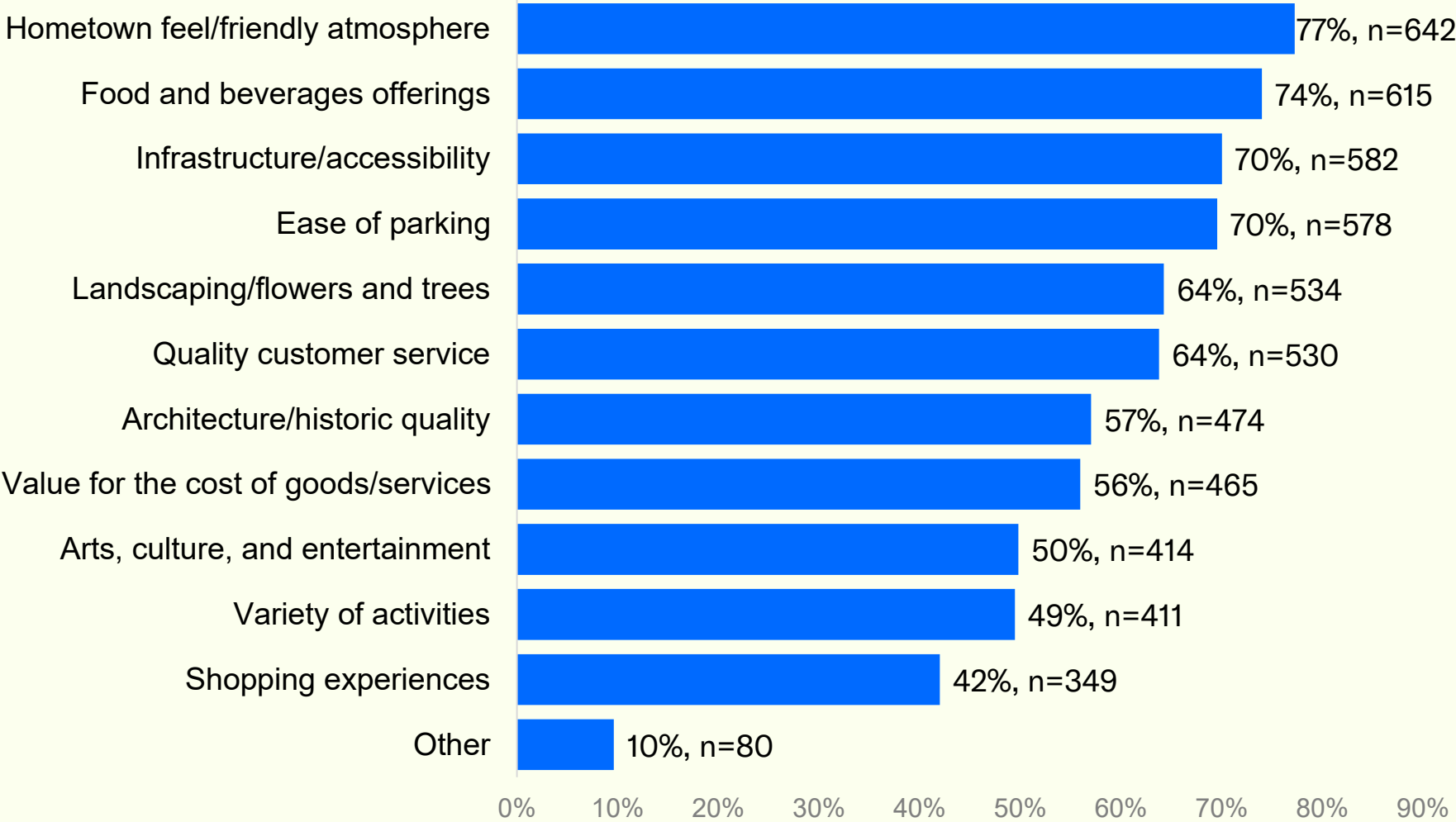
Base: Total respondents (831 completed surveys).

Desired Change in Special Events Frequency



Downtown Perceptions

Most Important Downtown Corridor Aspects



Question: Which of the following do you think are important to the success of the downtown corridor in Breckenridge? (Select all that apply)

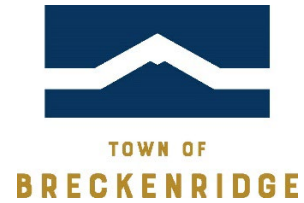
Top 3 Most Important Downtown Corridor Aspects

Full-time residents	Second homeowners	Employees	Business owners
1. Hometown feel/friendly atmosphere (#1 2023) 2. Food and beverage offerings (#3 2023) 3. Infrastructure/ accessibility (#2 2023)	1. Food and beverage offerings (#3 2023) 2. Hometown feel/friendly atmosphere (#2 2023) 3. Ease of parking (Not top 3 in 2023)	1. Hometown feel/friendly atmosphere (#1 2021) 2. Food and beverage offerings (#2 2021) 3. Ease of parking (Not top 3 in 2021)	1. Hometown feel/friendly atmosphere (#2 2023) 2. Quality customer service (#1 2023) 3. Food and beverage offerings (#3 2023)

Question: Which of the following do you think are important to the success of the downtown corridor in Breckenridge? (Select all that apply)

Key Takeaways

- Though it still tracks in the negative (-18), **likelihood to recommend Breckenridge as a place to live is trending up** after a significant decline in 2023 (-24) compared to 2021 (-14). This score was **significantly lower for lifelong residents** compared to more recently moved residents. Still, **78% said that they are happy to live in the area**, suggesting a more positive personal experience for most residents.
- **Likelihood to recommend Breckenridge as a place to visit has declined since 2023, down from 47 to a score of 44 in 2025.**
- **Perceptions of the importance of tourism to Breckenridge have increased, with 89% rating their agreement at a 4 or 5 this year, compared to 85% in 2023.**
- **Welcoming perception scores are down slightly** compared to 2023 (3.8 vs. 3.9), with lower scores reported by second homeowners (3.7) and Hispanic/Latino (3.5).
- **29% continue to desire more special events, on par with 2023, while 54% want the same amount and 17 percent want fewer events.**



Memo

To: Breckenridge Town Council
From: Mark Truckey, Director of Community Development
Date: January 21, 2026
Subject: Planning Commission Decisions of the January 20, 2026 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, January 20, 2026:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS: None.

TOWN PROJECT HEARINGS:

1. [Sawmill/Wellington Lot Pedestrian Connection, 123 N. Main Street, PL-2026-0002:](#)

A proposal to improve the pedestrian connection from the South Gondola parking lot and structure to Main Street. These improvements will include creating a pedestrian pathway, crosswalk across the alley, public gathering areas with furniture, and additional landscaping through the Sawmill and Wellington parking lots. This project is part of the Blue River Pathways Master Plan. *Approval recommended.*

OTHER: None.



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the January 6, 2026 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the January 20, 2026 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

TOWN PROJECTS:

1. Sawmill/Wellington Lot Pedestrian Connection (CC), 123 N Main Street, PL-2026-0002

Mr. Cross presented a proposal to improve the pedestrian connection from the South Gondola parking lot and structure to Main Street. These improvements will include creating a pedestrian pathway, crosswalk, public gathering areas, and additional landscaping through the Sawmill and Wellington parking lots. Mr. Cross was accompanied by Shannon Smith, Town Engineer. This project is part of the Blue River Pathways Master Plan. The following specific questions were asked of the Commission:

1. Interior Circulation (Policy 16R) – Does the Commission support awarding positive three (+3) points for interior circulation based on past precedent?
2. Social Community (Policy 24B) – Does the Commission support awarding positive three (+3) points for meeting a Council goal based on past precedent?

Commissioner Questions / Comments:

Mr. Frechter: On the new path from Wellington to Main Street, will there be a curb cut? (Mr. Cross: There will be a curb cut for pedestrians.)

Mr. Guerra: No questions.

Mr. Smith: Is this project being done in phases? (Ms. Smith, Town Engineer: This is the first phase. The Blue River Pathways Master Plan implementation will be phased out over twenty years. We are attempting to complete some of these smaller projects first while design is completed for the larger projects)

Ms. Gort: Have we considered doing a raised crosswalk? (Ms. Smith: The crosswalks are not proposed as raised, raised crosswalks pose challenges to snow-plows and maintenance. There is also a future plan to redo Gold Pan Alley. Once the entirety of Gold Pan Alley is addressed, we could consider raised crosswalks or other improvements.)

Ms. Gort: Are the trees going to block visibility? (Ms. Smith: Any over height landscaping above three feet proposed within the sight triangles will be relocated or not planted.)

Ms. Gort: Is the furniture going to be removed in the winter-time? (Ms. Smith: Yes, they will be removed.)

Mr. Giller: Is the materiality consistent from the surrounding areas? (Ms. Smith: We are pulling materials from the Arts District and surrounding areas to be cohesive with the rest of Town.)

Mr. Giller: Can you give more details on the street lights? (Mr. Cross: All light fixtures in the scope of the project will be the standard downcast, dark sky compliant streetlamps you see

- existing around town. Any existing non-compliant fixtures that are relocated will be replaced with compliant fixtures.)
- Mr. Giller: Are the site furnishings going to be cohesive with the existing furniture in the town? (Ms. Smith: Yes.)
- Mr. Giller: What are the plans for the finish of the concrete materials? (Ms. Smith: Exposed aggregate is going to be avoided, there will be a linear score pattern, with a brushed dark grey finish on the concrete. We are proposing to have more dressed-up concrete in this location to make the space interesting.)
- Mr. Leas: No questions.
- Ms. Propper: Will there be directional and wayfinding signage installed with this project? (Mr. Cross: An existing wayfinding signage and sign package is present in this area, and staff is currently discussing the possibility of improving the sign package in the future, but we are relying on the existing signage. The existing signage adjacent from gondola parking lot and structure has pedestrian wayfinding signs and gateway signage along all pedestrian paths to guide people to Main Street.)

The hearing was opened to public comment.

Thad Eldredge, Owner of Carvers Ski + Bike: I own the bike shop to the east of the proposed development. There is a lot of activity in the area; are there restrooms proposed nearby? I do like the improvement to access Main Street. People typically walk down Watson Street and turn down the drive aisle of the alley; have you studied that people will use this connection?

- Mr. Kulick: The pedestrian pathway is creating a bread crumb trail towards Watson and Main Street, and the goal is to create clear sight lines along pedestrian paths between Main Street and the parking structure. This is the first phase, and there will be more phases to the project.
- Ms. Smith: The nearest public restrooms are at Prospector Park to the east and the parking garage restrooms to the west. There are not plans to add additional restrooms in this park location.
- Ms. Gort: A future project area does include a proposed restroom area in the Blue River Pathways Master Plan.
- Ms. Smith: Master Plans are not set in stone and that is a concept that has a bathroom proposed, and it is not guaranteed to be constructed at this time or until far into the future.

There were no additional public comments and the public comment period was closed.

Commissioner Questions / Comments:

- Mr. Frechter: I am sorry to see a reduction of parking, but this is a great plan, and I agree with both point allocations from Planning Staff.
- Mr. Guerra: I agree with Mr. Frechter and agree with the point allocations.
- Mr. Smith: I agree with the positive six points from staff's recommendation.
- Ms. Gort: It is currently not the most beautiful area to enter Main Street, so I agree with the project and the points analysis.
- Mr. Giller: I agree with the positive points and encourage staff to consider compatibility of materiality going forward.
- Mr. Leas: I agree with the point analysis and think this is a great project.
- Ms. Propper: I agree with the point analysis and this will be a good way to direct people to Main Street.

Mr. Giller made a motion to recommend approval of the Sawmill/Wellington Lot Pedestrian Connection to the Town Council, seconded by Mr. Smith. The motion passed 7 to 0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:04 pm.

Susan Propper, Chair



Memo

To: Town Council
From: Keely Ambrose, Town Attorney
Date: January 20, 2026 (for January 27, 2026 meetings)
Subject: Resolution Authorizing the Town Manager to Execute Open Space Acquisitions Under the 2026 Town Budget

Town Council Goals

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

Summary

In order to facilitate the efficient acquisition of open space, Town Council is being asked to pass a resolution that would authorize the Town Manager to execute open space acquisitions that are a) included or otherwise contemplated in the 2026 Town Budget; b) recommended for acquisition by the Breckenridge Open Space Advisory Commission (BOSAC); and c) confirmed for or otherwise provided with direction for acquisition by the Town Council.

Background

This is a housekeeping issue that will allow the Town Manager to execute agreements and closing documents related to open space acquisitions without needing additional Town Council approval.

Public Outreach and Engagement

Both BOSAC and Town Council will continue to provide recommendations, direction, and feedback on acquisitions as set forth in Town Code, and in accordance with the approved open space plan.

Financial Implications

The proposed resolution does not authorize the Town Manager to make any acquisitions that are not already contemplated in the 2026 Town Budget.

Equity Lens

All open space acquisitions will continue to be evaluated by BOSAC using the parameters set forth in the approved open space plan, to which the equity lens was applied at the time of approval.

Staff Recommendation

Staff recommends that Town Council adopt the proposed Resolution Authorizing the Town Manager to Execute Open Space Acquisitions Under the 2026 Town Budget.

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.

1 RESOLUTION NO. ____

2
3 Series 2026

4
5 **A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE OPEN**
6 **SPACE ACQUISITIONS THAT ARE INCLUDED IN THE APPROVED 2026**
7 **BUDGET AND MEET THE REQUIREMENTS OF THE OPEN SPACE**
8 **PROGRAM**
9

10
11 WHEREAS, pursuant to Title 2, Chapter 4 of the Town Code, the Town has in place an
12 Open Space Plan that provides for the purchase of parcels of real property for the purpose of
13 utilizing such real property as dedicated open space or trails for the benefit of the public; and
14

15 WHEREAS, Town Council desires to authorize the Town Manager to execute open
16 space acquisitions when such acquisitions are contemplated as part of the approved 2026
17 budget, are included in the Open Space Plan, have been recommended for acquisition by the
18 Breckenridge Open Space Advisory Commission, and received direction for acquisition by Town
19 Council.
20

21 NOW, THEREFORE, in consideration of the above premises and terms and conditions
22 contained herein, the Town Council hereby declares as follows:
23

24 **Section 1.** As used in this resolution the term "Open Space Plan" means that plan
25 approved by Town Council pursuant to Town Code §2-4-5(A).
26

27 **Section 2.** The Town Manager is authorized, empowered, and directed to take all
28 necessary and appropriate action to acquire open space property that is contemplated in the
29 approved 2026 budget, is included in the Open Space Plan, and has been recommended for
30 acquisition by the Breckenridge Open Space Advisory Commission and Town Council. In
31 connection therewith, the Town Manager shall have full power and authority to do and perform
32 all matters and things necessary to the acquisition of such property, including but not limited to
33 execution of option agreements and closing documents.
34

35 **Section 3.** If for any reason the Town Manager is unavailable to take any action required
36 or authorized of them pursuant to this Resolution, the Deputy Town Manager is authorized,

1 empowered, and directed to take such action, and Section 2 of this Resolution shall apply to any
2 such action taken by the Deputy Town Manager.

3
4 **Section 4.** The Town Council hereby finds, determines, and declares that it has the
5 power to adopt this Resolution pursuant to the authority granted to home rule municipalities by
6 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town
7 Charter.

8
9 **Section 5.** This Resolution shall be effective upon adoption.

10
11
12 RESOLUTION APPROVED AND ADOPTED this ____ day of ____, 2026.

13
14 TOWN OF BRECKENRIDGE

15
16
17
18 By: _____
19 Kelly Owens, Mayor
20

21 ATTEST:

22
23
24
25 _____
26 Mae Watson
27 Town Clerk
28

29 APPROVED IN FORM

30
31
32
33 _____
34 Town Attorney Date
35
36
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40

Memo

To: Town Council
From: Town Staff
Date: 1/21/2026 (for the 1/27/2026 work session)
Subject: Public Projects Updates

Staff is scheduled to bring a comprehensive update of all ongoing capital projects and new 2026 CIP projects to the March 10th work session.

Asphalt and Concrete Rehabilitation

The 2026 Asphalt and Concrete Rehabilitation project is currently out for bid with bids being due by February 13th. Project locations for 2026 include: Highlands Drive, Rounds Road, Forest Hill Drive, and transit stop repairs on Airport Road near the Justice Center.

Schedule: Work is slated to begin in late April and throughout the summer. Detailed schedules will be determined with the selected contractor.

Budget: The current project budget is \$2.9M.

Project Funding	
Prior Years Budget Rollover	\$400,000
2026 CIP	\$2,500,000
TOTAL Funding	\$2,900,000



Memo

To: Town Council
From: Mobility Staff
Date: 1/20/25 (for the 1/27/26 work session)
Subject: Mobility Update

Breckenridge Free Ride 2025 Recap

Ridership for 2025 was the 4th busiest on record with a total of 1,141,791 passengers transported and 635,238 miles driven. The Free Ride offered several service enhancements for the year including Gold Route service in June, July, and August through a Clean Air Grant. Other additional service included two additional hours of the Trolley in the evening, and the Vista Verde 2 and Sol Center stops added to the Green Route. Two new hybrid Gillig buses were added to the fleet. These new buses offer a GPS “green zone” to run the buses in full electric mode while in heavily populated or quiet neighborhoods. A planned ITS (Intelligent Transportation System) upgrade was installed on over half the fleet with the remainder being completed in early 2026. These upgrades make tracking buses in live-time more reliable for riders using the Transit App, along with other improvements.

The Free Ride remains dedicated to exceptional customer service with six employees winning Customer Service Champion awards from the BTO. The Free Ride continues to offer fun events to engage the public, such as the Breckmas Bus, Ribbon Cutting Events for new buses, Bus to Work Day, visits to elementary schools to teach students to ride public transit safely, and a one-millionth passenger award.

Successful grants included \$65k to operate the summer Gold Route, \$550k Clean Transit Enterprise (CTE) funding for additional service in 2026, \$365k in Operations and Admin through a formula grant opportunity for rural areas that is federally funded. . We have been receiving these grant funds at least since 2014. Free Ride staff attended a Washington D.C. fly-in event with CASTA and State Representatives to talk about the needs and issues our rural transit agencies face providing reliable transit to our community. The Breckenridge Free Ride will also be hosting the Fall CASTA conference at Beaver Run in September 2026. This event brings Transit Agency leadership from around Colorado together twice annually for training, workshops, and expos to improve the knowledge and network of the transit community in the state. The request of us is limited, as CASTA has full-time staff that plan and execute these events.

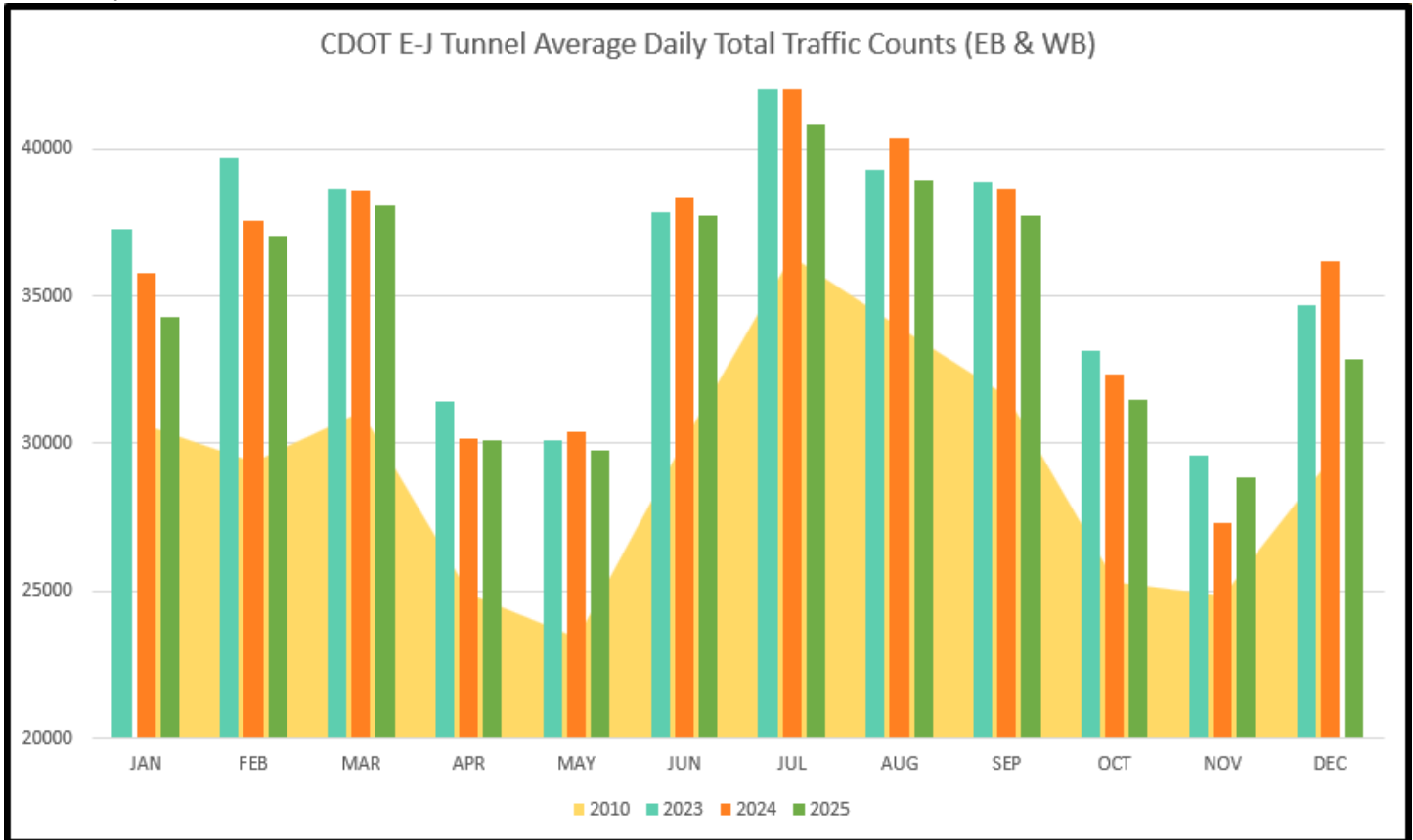
Looking into 2026, the Free Ride will be installing a new DC fast bus charger and will be receiving two new 35' Gillig Battery Electric Buses in April. These new buses are 100% battery electric powered and are the first of nine buses we will receive funded by Volkswagen grant funds awarded in recent years. The Free Ride has budgeted for planning documents for a new bus barn and will begin work on an updated Transit Master Plan. As part of the CTE grant funds mentioned earlier, Upper Warriors Mark Shuttle service is being explored for the months of June, July, and August. This is currently the only proposed additional service for 2026.

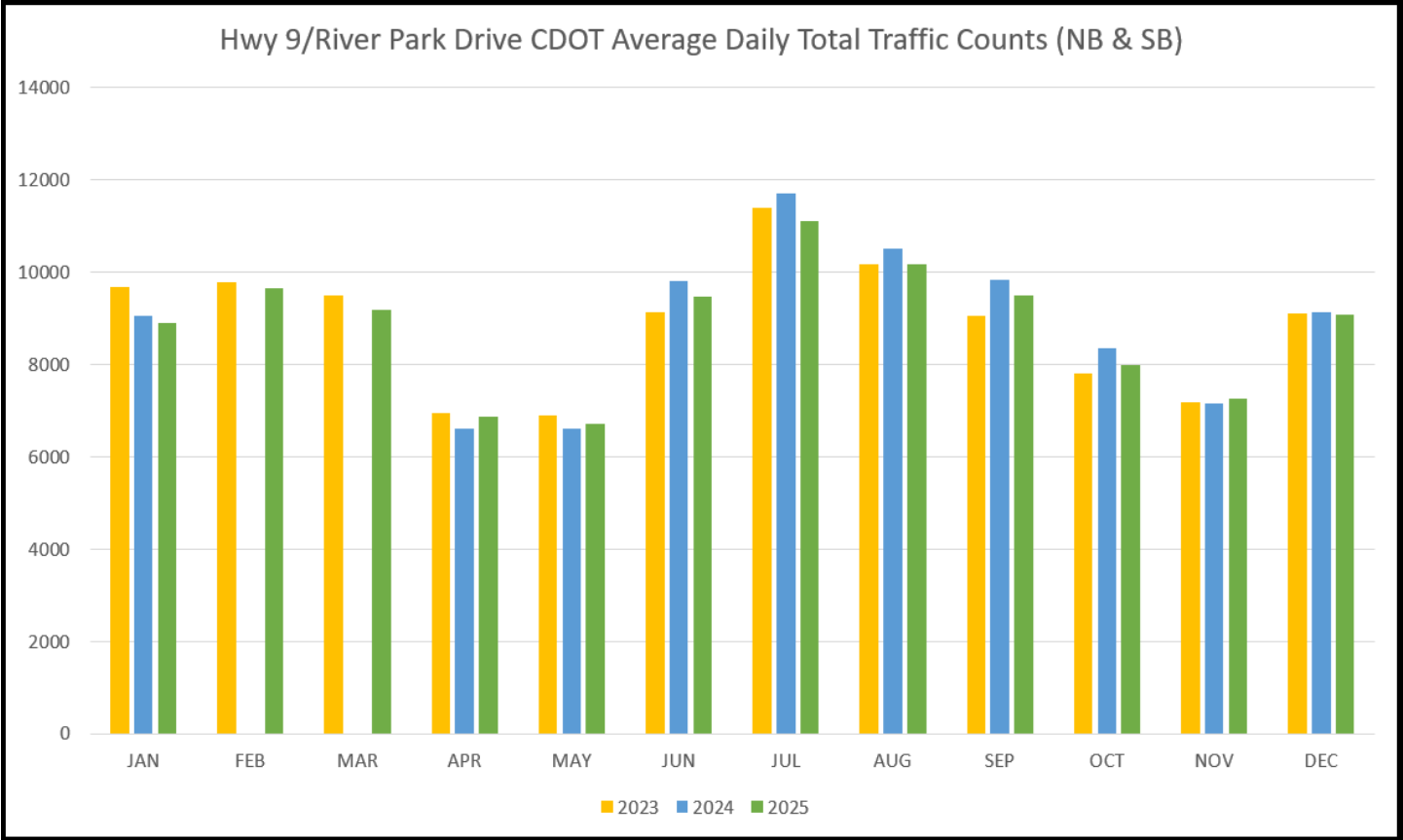
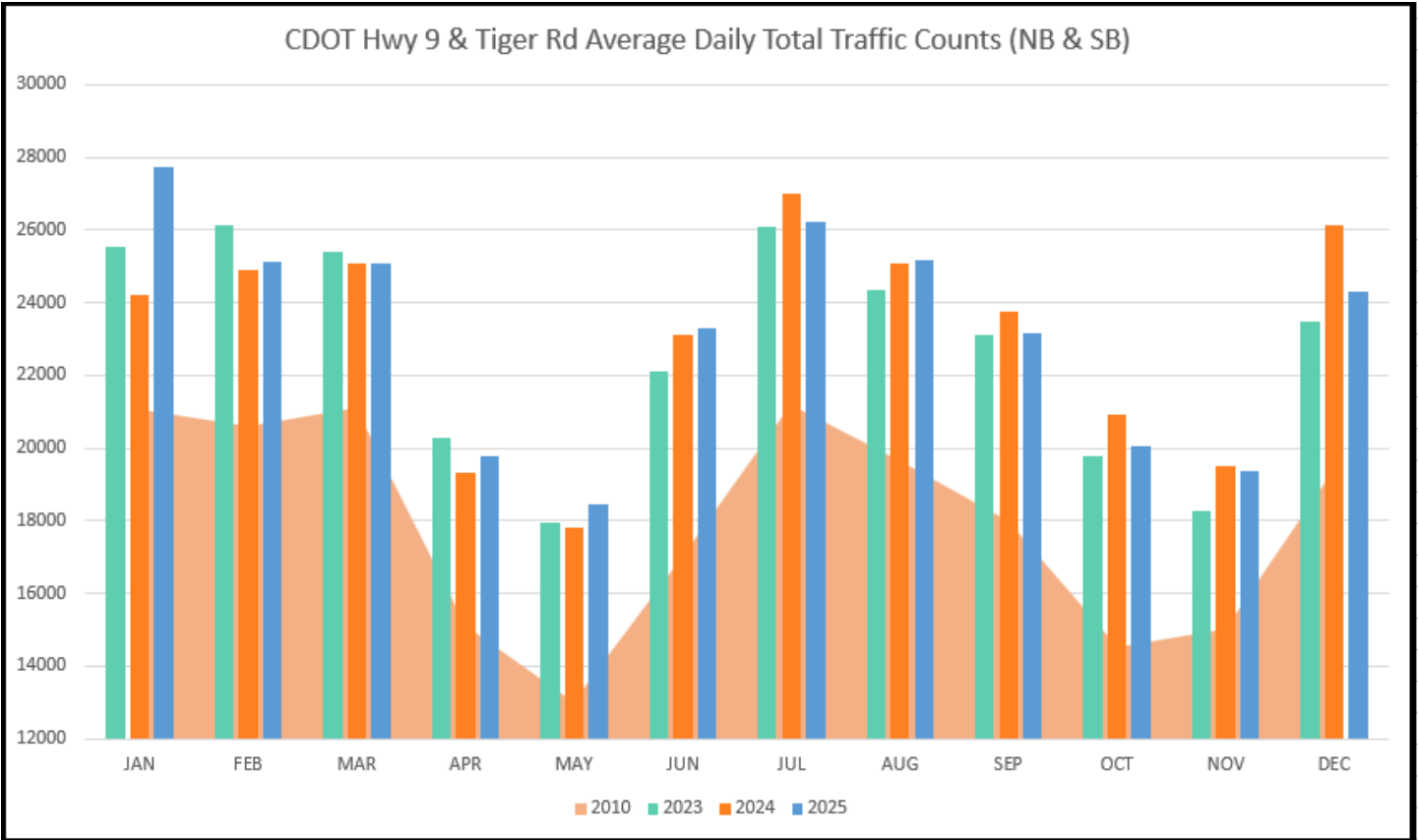
A few photos from 2025:



Traffic Counts 2025

Overall traffic volume at the E-J tunnel was [down about 3%](#) in 2025 compared to 2024. At the Highway 9/Tiger Rd traffic counter, overall traffic volume increased slightly (0.5%) in 2025 over 2024, but there were notable year-over-year declines in the months of July, Sept, Oct, Nov, and Dec. At the south end of town (Highway 9/Riverpark Dr), overall traffic volume was down slightly in 2025 compared to 2024. See charts below for more detail:





Snow Sculptures Parking and Transit Plan

With Snow Sculptures viewing weekend right around the corner, staff have worked through a messaging plan to make parking and transit efficient for both sculptures viewers and skiers. Signage will direct both user types to pay lots in the town core, all three permanent highway signs are functioning again. On the North end of town, we will have portable electronic signage directing skiers to the Free Skier Lot on McCain Drive, while signage will also direct Snow Sculptures viewers to the CMC lot, and potentially the Runway Lot should we need additional parking. We will provide free parking and shuttle service between CMC and F-Lot from 9am to 6pm Saturday and Sunday, the 30th and 1st respectively. Should the Runway Lot be needed, we will also provide this area free with roughly 500 parking spaces and free shuttle service direct to F-Lot.

Between these three lots (Free Skier Lot, CMC, and Runway), we are offering the same number of free parking/shuttle spaces as we've needed in the past few years at the former Airport Lot. The additional spread of these lots should improve the congestion from late afternoon egress that we've seen in years' past.

Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 1/20/26 (for 1/27/26 meeting)
Subject: Sustainability Update

Mobility

E-Delivery Program

The E-Delivery program successfully navigated another busy holiday season with increased delivery volumes due to additional distributors participating in the program compared to last year.

Following Council's direction to establish a dock fee to support the program in 2026, staff have developed a proposed methodology. The voluntary dock fee, to be paid by distributors participating in the program, is derived from Town of Vail's program experience and adapted to adjust for various program considerations in Breckenridge.

The methodology proposes a tiered pricing structure such that larger distributors (with higher volumes) pay more, and smaller distributors (with lower volumes) pay less. Additional considerations include number of days at the dock, number of delivery locations, time at the dock, and type/size of vehicle.

As proposed, there will be five tier levels for the dock permit fee, and the basic framework for assigning points establishing what tier applies is found below:

Permit Points System	
Weekly Loading dock access days:	1 Day = 1 point 2-3 Days = 2 points 3+ Days = 3 points
Number of delivery locations required:	1-12 Locations = 1 point 12+ Locations = 2 points
Delivery Time needed at dock location:	0-1/2 Hour = 1 point 1/2 Hour to 1 Hour = 2 points 1 Hour to 2 Hours = 3 points 2 Hour+ = 4
Type of delivery vehicle:	Van = 1 point Truck: Less than 3 axles = 2 points 3+ axles = 3 points

It is important to note that all vendors participate in the program voluntarily. Because the E-Delivery dock location is temporary and limited in space at this time, staff recommend beginning with the proposed dock fee methodology and adjusting as more information becomes available. This approach may result in tradeoffs in the number of participants as vendors consider the savings and efficiency gains provided by the program.

Town staff will be providing an update to the Breckenridge Restaurant Association at their Feb 4th meeting regarding this process. Later the same day, staff are hosting a stakeholder engagement meeting with distributors to share the proposal and solicit feedback.

Following stakeholder input, staff will make any necessary adjustments and then bring forward a final proposal for Town Council's review. As this would be setting a new fee, the proposal would need to be adopted by ordinance. Staff expect to have discussion with the Council in the spring and to begin collecting the dock fee no later than October 1, 2026.

Material Management

Material Management Fee

Staff have sent out the 2026 Material Management Fee invoices to all program participants with a due date of April 1, 2026.

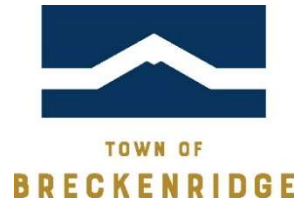
Material Management Grant

The Town of Breckenridge offers financial assistance to businesses and multi-unit housing properties in Town limits to assist with any project that eliminate single-use plastic service ware and/or diverts materials from the landfill through recycling and composting. This includes compliance with both PAYT/URO and plastic pollution reduction ordinances.

In 2025, the Town awarded grant funding to 14 businesses and organizations totaling \$105,279. The projects ranged from expanding waste enclosures to comply with Universal Recycling regulations to purchasing refillable coffee canisters for a local business. Other projects include adding recycling bins for public use, purchasing durable service ware, implementing reusable/returnable/refillable packaging systems, updating trash and recycling infrastructure, and installing water refill stations.

The 2026 budget contains \$100,000 for material management grants, down from \$150,000 in 2025. Grants are available on a first-come, first-served basis until funds are exhausted. The maximum grant request is \$10,000 and is reimbursement-based. All projects are reviewed by staff, and a final site visit must be completed before reimbursement is issued.

Businesses and HOAs can contact staff with any questions regarding prospective projects at SustainableBreck@townofbreckenridge.com



Memo

To: Town Council
From: Darci Henning, Housing Program Manager
Date: 01/21/2026 (for 01/27/2026- date of work session)
Subject: Housing Update – Housing Workgroup Meeting Minutes

Town Council Goals (Check all that apply)

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

Summary

Housing Workgroup Meeting Minutes from workgroup meeting 01/13/26. Workgroup comments, notes and minutes have been summarized on the document below. The original PDF of the presentation has also been included for reference with these minutes.

Attendees: Scott Reid, Laurie Best, Mark Truckey, Chris Kulick, Flor Cruz and Darci Henning

Agenda:

1. Program Updates – 2026
 - Housing Helps
 - Buy Downs
2. Project Updates – 2026
3. 2025 Blueprint Report and Housing Highlights with Priorities for 2026
 - Blueprint Timeline
 - Preservation Programs
 - On-going Construction Projects
 - Education/Community Engagement
 - Inventory Oversight and Management
 - Priorities and Goals for 2026

Meeting Minutes: 01/13/2026

- **Housing Helps Updates - 2026**
 - Back to \$3.3 M total program budget
 - 2 applications in 2026 – Both purchases & looking at properties
 - 1 application from 2025 moving forward - full appreciation capped restriction in TOB limits
- **Buy Down Updates - 2026**
 - Back to \$2.5 M budget
 - Terminated contract based on inspection items
 - Planning to use the funds
 - Looking at 2 Bed 2.5 Bath Townhome with Low HOA in a townhome project
 - 2024 Buy Down Property still master leasing to local non-profit for a 3 year timeframe at a fixed rate.
 - Staff will follow up with non-profit for an update on use of unit and rental rate

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.

- **Project Updates - 2026**
 - Stables Village
 - Currently ahead of schedule .
 - Final 13 homes are expected to close in the first quarter of 2026
 - End of project overview and budget review anticipated in summer 2026
 - Runway Neighborhood
 - Currently site work has ended for the winter, April site work will resume
 - Vertical pricing presented to Council end of month/ beginning of Feb
 - SHS Tiny home has been delivered and will be the project on site trailer throughout construction
- **2025 Blueprint Report and Housing Highlights**
 - **Blueprint Timeline**
 - Adding an average of 140 units per year
 - Projected 96 units for 2026
 - EOY 2025 1700 units since 2022
 - 2100 Permanent homes in the Upper Blue Basin
 - Noted that development code unit numbers are low would like to differentiate between positive points vs employee mitigation in a future update
 - **Preservation Programs**
 - Statistics for real estate sales in 2025
 - 28% local buyers with a 7% increase from the recent low in 2020
 - County wide 10% of county sales are deed restricted units
 - Almost \$1.2 M gap between deed restricted and market rate units in 2025
 - Housing team will look into front range sales variance and pricing gap over time
 - 2025 Housing Helps
 - 21 homes funded
 - 8 properties split with Summit County
 - 11 condos and 10 single families
 - 10 full appreciation capped restrictions
 - 43 bedrooms at a \$50K cost to TOB per bedroom
 - Average cost per unit \$104K to TOB, including County contribution \$124K per unit
 - 2025 Buy Downs
 - 1 Purchase
 - 3 Homes sold
 - Significantly under budget in 2025 anticipating a larger acquisition that Town did not end up proceeding with
 - \$135K cost to TOB per bedroom
 - Average cost of \$269K per unit
 - **On-going Construction Projects**
 - Stables Village – 61 homes, mix of townhomes, duplexes and single-family homes for sale
 - Runway Neighborhood – 81 homes, mix of townhomes, duplexes and single-family homes with ADU ready shells for sale
 - Highlands Riverfront – 22 three-bedroom duplexes for sale, Miller Flats – 44 one-bedroom condos for sale
 - **Education Campaign & Community Engagement** – TOB Housing and the Communications and Community Engagement Team collaborated on several initiatives throughout 2025
 - Classes & Public Outreach – partnered with several entities throughout the county to offer classes, open houses and education to the community on a variety of housing related topics
 - Website Revamp
 - Social Media Launch – provided quick videos to introduce the public to housing programs and topics

- **Inventory Oversight & Management**
 - SCHA Moved to Public House for monitoring in 2025
 - Town code now includes ability to collect fees for housing deed restriction violations
 - Property management oversight of nearly 600 rental units
 - Administration of Deed Restrictions and communication with the public
 - 70 Transitional TOB employee units
- **Priorities & Goals for 2026**
 - Now that a large amount of inventory has been added to the Upper Blue Basin staff is working toward an in-depth assessment of Housing programs – a large focus will be to determine who is not being served
 - Staff will also be looking to update the 2022 Blueprint & action plan



Housing Workgroup meeting and 2025 Year End Review (Blueprint Report)

January 13, 2026

Agenda

01/13/26

- Program Updates - 2026
 - Housing Helps
 - Buy Downs
- Project Updates - 2026
- 2025 Blueprint Report and Housing Highlights with Priorities for 2026
 - Blueprint Timeline
 - Preservation Programs
 - On-going Construction Projects
 - Education/ Community Engagement
 - Inventory Oversight and Management
 - Priorities and Goals for 2026



Housing Helps Update

2026 Housing Helps Budget: \$3,300,000

Property Goal: 20

- 2 applications received so far this year, both purchase applications with buyers actively looking at properties.
- 1 purchase application received at the end of 2025 that is scheduled to close the beginning of February. Full appreciation capped restriction in Town of Breckenridge limits.

Buy Down Update

2026 Buy Down Budget: \$2,500,000 Property Goal: 10
Projected subsidy per unit - \$250K - \$300K

- Town terminated the multifamily contract as a result of inspection items
- Looking at a 2 bedroom, 2.5 bath Townhome in town limits with low HOA dues currently.
- Currently retaining a 2024 Buy Down Property and master leasing to a local non-profit for a 3-year timeframe.

Project Updates

Stables Village:

- Final 13 homes expected to close in the first quarter of 2026, ahead of schedule.
- Stables Road work has been completed, with minor landscaping to be completed in Spring/ Summer 26.
- Final Project Budget debrief will be scheduled ideally in mid summer.

Runway Neighborhood:

- Infrastructure and site work has stopped for the winter, anticipated that work will resume in April.
- RFP for the builder closed in early January.
- Vertical Pricing to be reviewed with Council starting on January 27th, 2026 for authorization of vertical construction, once authorized vertical construction to begin early June.
- Through coordination with the developer, the School District, the Town of Frisco, and Stan Miller, the tiny home purchased by the developer from Summit High School has been delivered and is now on site, where it will serve as the project site office for the duration of neighborhood construction. Town staff members Rick Fout and Melanie Leas volunteered their time to assist and mentor students during construction of the tiny home as part of the SHS Careers in Construction program, making its presence on site especially meaningful.



Blueprint Annual Report and Housing Highlights

(previous report provided December 10th, 2024)



2022 Blueprint Timeline Pipeline

Annual Goal

The 2022 Five-Year Blueprint goal is to add 150 to 200 new units per year for a combined total of 900+ added housing units (1/3 preservation, 2/3 new construction). Historically about 40 units per year were added. Striving for a variety of housing types, price points and rental vs. ownership opportunities.

End of 2023

ULLR – 27 apartments
Housing Helps = 21 homes
Buy Down = 9 homes (sold prior owned)
CMC Apartments = 36 apartments
Development Code = 2 units
Total Added = 96

End of 2025

Highlands Riverfront = 10 homes
Stables Village = 39 homes
Housing Helps = 21 homes
Buy Downs = 3 homes
Development Code = 1 unit
Total Added = 75

VVI = 80 apartments
McAdoo = 2 units
Loge = 38 apartments
Housing Helps = 20 homes
Buy Downs = 17 homes
Development Code = 4 units
Total Added = 159

End of 2022

Justice Center = 52 apartments
VV2 = 172 apartments
Highlands Riverfront = 6 homes
Stables Village = 9 homes
Housing Helps = 28 homes
Buy Downs = 4 homes
Total Added = 271

End of 2024

Stables Village = 13 homes
Highlands Riverfront = 50 homes
Housing Helps = 20 homes
Buy Downs = 10 homes
Development Code = 3
Total Added = 96

Projected for 2026

Currently adding 140 units on average per year (697 total) since the adoption of the Blueprint in 2022. The total unit inventory at the end of 2025 is 1741 deed restricted units. As of 2023 there were approximately 8,000 homes in Breckenridge of which 2,103 were resident occupied.

Projected for 2027:

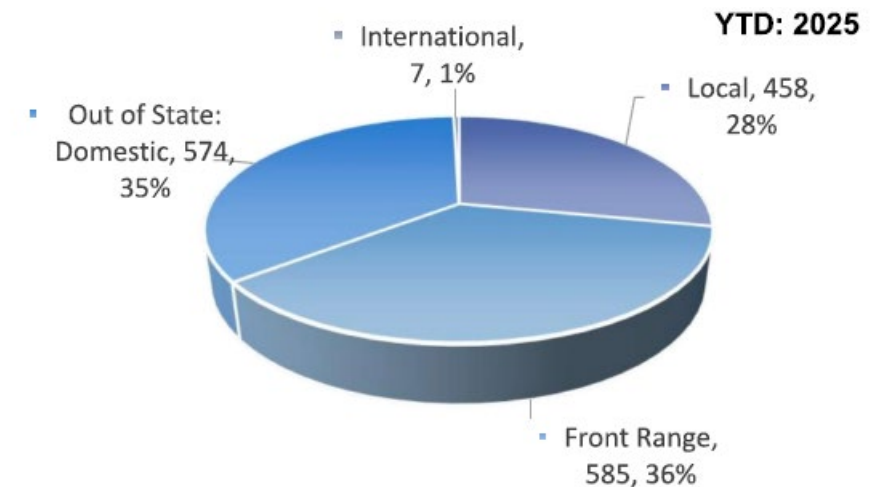
Runway Neighborhood - 20
Highlands Riverfront – 20
Entrada = 40
BGV Dorms = 8 pods of 6 units
Housing Helps = 20
Buy Downs = 10
Development Code = 3

Importance of Workforce Housing Programs in Summit County

As of November 2025 Year-to-Date statistics of the origin of buyer for all real estate purchases in Summit County.

- Holding steady similar to 2024 at 28% local buyers (including existing deed restricted sales) and gaining ground from the low in 2020 of 21% local but unable to break above 30% as seen in both the out of state and front range buyers.
- Saw a significant increase in the number of local buyer sales from 382 in 2024 to 458 in 2025.
- Countywide 160 of the sales were previously deed restricted accounting for roughly 10% of the real estate sales in Summit County. This does not include newly captured deed restrictions though the deed acquisition programs.

2025 - Origin of Real Estate Buyers



Average price of a deed restricted unit for Summit County combined - \$562,848

Average price for a market rate residential unit in the Upper Blue Basin - \$1,757,003

Housing Helps

2025 HIGHLIGHTS

- 21 Homes funded (59 Applications submitted)
- Summit County split 8 properties (contributing \$425,680 in 2025)
- Total funds spent by the Town \$2,181,570
- The 2025 original budgeted funds/ goal for Housing Helps for the Upper Blue Basin was \$3,077,000 (\$2,277,000 Town contribution and \$800,000 County contribution) with the desired addition of 20 units.

STATISTICS - 2025

- 11 condos and 10 single family or townhome properties converted in 2025.
- 9 purchases and 12 current owners utilized the program.
- 10 full appreciation capped properties and 11 light restrictions.
- 43 total bedrooms for a cost of \$50,734 per bedroom for the Town contribution.
- Average cost per unit for the Town contribution of \$103,884. Total average cost including County contribution \$124,155 per unit.

Buy Downs

2025 HIGHLIGHTS

- 1 Home purchased
- 3 Homes sold
- No properties for sale currently
- \$807,354 total spent in 2025

STATISTICS - 2025

- 6 total bedrooms for a cost of \$134,559 per bedroom. All properties were two-bedroom properties.
- 2 properties were condos and one was a duplex.
- Average cost per unit for the Town \$269,118.

Construction Projects Underway (2025-2026)

STABLES VILLAGE NEIGHBORHOOD

- 61 homes
- Mix of townhomes, duplexes and single-family homes for sale



RUNWAY NEIGHBORHOOD

- Phase One – 81 Homes
- Mix of townhomes, duplexes and single-family homes with ADU ready shells for sale



HIGHLANDS RIVERFRONT

- 22 Deed Restricted 3-bedroom Duplexes for sale
- Miller Flats to include 44 stacked one-bedroom condos for sale
- Upon buildout there will be 105 total deed restricted units



Education Campaign and Community Engagement

CLASSES, PUBLIC OUTREACH AND REPORTS

- Pathway to Homeownership Classes (provided in Spanish and English) – Partnership with SCHA and CMC
- Breck 101 – facilitated by BTO
- Summit County 2025 Rental Survey
- BSEAC engagement
- Open House for Runway – anticipated in the first or second quarter of 2026



WEBSITE REVAMP

- Focus on accessibility
- Ease of native language translation
- Simplified navigation

EDUCATIONAL SOCIAL MEDIA LAUNCH

- Quick videos introducing public to Housing programs and topics
- Focus on having more of a social media presence
- Easily digestible Housing related topics in a comfortable format

Inventory Oversight and Management

- **Monitoring - Transition to Public House**

In 2025 Summit Combined Housing Authority (SCHA) moved annual monitoring to a new software system and is now reaching out to homeowners based on the anniversary date of purchase, helping to provide more consistent communication and engagement with owners of deed restricted units.

- **Property Management Oversight**

Town of Breckenridge has participated in the building of 598 rental units through a combination of public/ private partnerships, development agreements, intergovernmental agreements, etc. Town staff oversees the property managers, budgets and policies at a bulk of these units.

- **Code Enforcement**

Town Code now allows for the imposition of fees for violations of workforce housing deed restrictions. Additionally, SCHA began posting notices to non-responders in late 2025.

- **Administration of Deed Restrictions**

Approval of resales, Capital Improvements, Maintenance, etc. and general communication with owners, renters, title companies, realtors and other stakeholders.

- **Management of Employee Transition Units**

TOB has 70 units that are maintained as transitional TOB staff units.

IMPORTANT STRATEGIES AND PRIORITIES FOR WORKFORCE HOUSING 2026

Metrics Summary

By 2030, Breckenridge aims to grow its housing inventory from 1,665 to 2,200 units, reduce unfilled jobs, and increase the share of positions filled by local residents. At least 35% of homes should remain resident-occupied, deed-restricted households should reflect community diversity, and overall housing stability will improve with fewer cost-burdened households. The Town also aims to raise awareness of the Summit County Housing Authority (SCHA), particularly among Spanish-speaking households, increase use of the housing website, and ensure the Housing Department is fully staffed.

GOALS AND OBJECTIVES

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.

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

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.

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.

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.

Objective 3.2: Housing Department is fully staffed.



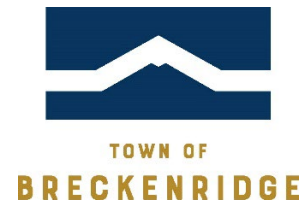
OTHER ITEMS

With the restructuring of the Housing Division into a full Housing Department in 2025 we are poised to move forward with the Council's Goals for Workforce Housing as we move into 2026!

Please let us know if you have any questions, comments or suggestions for 2026.

Thank you!





Memo

To: Town Council
From: Duke Barlow, Open Space & Trails Manager
Date: 1/21/2026 (for 1/27/2026)
Subject: Open Space & Trails Update

Enclosed please find the draft meeting minutes from the January 12, 2026, BOSAC 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 January 12, 2026, regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Krysten Joyce, Matt Powers, Chris Tennal, Bobbie Zanca, and Town Council liaison Jay Beckerman. Staff members present were Mark Truckey, Chris Kulick, Joel Dukes, Alex Stach, Duke Barlow, and Tony Overlock. Katherine King from Summit County Open Space was also present. Members of the public: Rae Moody, Evan Hrevus, Kelly Ahern, Craig Cummings and Colin Stingley.

II) APPROVAL OF MINUTES

The minutes were approved as presented.

III) PUBLIC COMMENTS

Ms. Rae Moody spoke briefly on the proposed Tiger Road Rec Path expansion. Ms. Moody stated that she would be out of town for the next 4 months and just wanted to keep the topic on the commissioner's agenda. Ms. Moody was happy to share that the pathway to her local bus stop and pedestrian crossings have been cleared of snow on a regular basis and that she is attempting to organize a site visit with Summit County Open Space & Trails and staff this spring. Ms. Moody shared that she has also been researching grant funding opportunities, particularly the Colorado Department of Transportation's (CDOT) Transportation Alternative Program (TAP). Staff are aware of this grant opportunity and plan to apply for a TAP grant, dependent on funding.

IV) STAFF SUMMARY

A. Field Season Update

Mr. Barlow spoke briefly about all the tree removal efforts from OST staff and partners to address the large number of downed trees on our trail system and encouraged continued use of the trail reporting tool.

B. Bioacoustics

C. Forest Management Plan

D. McCain Open Space Final Report and Management Plan

Ms. Joyce asked about the progress of the Recpath alignment in the McCain Open Space. Mr. Barlow replied that the McCain section of the Recpath is on the February 10th Town Council agenda. Ms. Joyce then asked what the next steps for the McCain Open Space were at this time, to which Mr. Barlow replied that staff will be hiring someone to complete construction designs, followed by working with contractors to implement the first phase of the project this coming summer. Ms. Joyce also asked about the status of the naming process. Mr. Barlow replied that subject will be one of the items discussed at the upcoming joint BOSAC-Town

Council meeting, and Ms. Larissa O'Neil from Breck History will be able to provide an update/additional context from conversations with Ute Mountain Ute representatives.

E. Aspen Alley Seasonal Shuttle Service

Ms. Zanca inquired about staff's plan to promote the shuttle service and notify users of the Wakefield Lot closure. Mr. Barlow stated that staff will utilize standard outreach methods and emphasize alternative options, such as hiking from the Ice Rink Lot or parking at the Boreas Pass Trailhead. In response to Ms. Zanca's question regarding shuttle frequency, Mr. Barlow explained that the goal is a 10-minute turnaround, though actual times may vary based on the date and time of day.

F. Concessionaire Report

Mr. Beckerman asked about how the Summit County Open Space & Trails department runs their concessionaire system and if we have concessionaries in the wintertime. Mr. Overlock provided an overview of Town's concessionaire program and an update that the County's Open Space & Trails department is in the process of updating their concessionaire program to allow nonprofits. Mr. Overlock also stated that the County does not allow for-profit, commercial outfitters at this time. Mr. Overlock shared that there are a number of concessionaires who are active in the winter seasons, mentioning nonprofits like Keystone Science School, the Breckenridge Outdoor Education Center, and Breck History, with the only for-profit winter concessionaire being RIDDEN, who provide fat bike tours along the Recpath. Mr. Beckerman asked how large group sizes need to be to necessitate a permit, to which Mr. Overlock replied that if a group is less than 50 people and they're not charging a fee, they do not need a permit. However, if it is a group of 50 people or less that is charging a fee they'll need to go through the special permit process with the Town.

V) OPEN SPACE DISCUSSION

Dark Sky Initiative (0:13:00)

Ms. Ellie Muncy, Planner 1 with the Town of Breckenridge's Community Development department, provided an update on the Dark Sky Initiative. Ms. Muncy presented sky brightness data and explained that ongoing data collection and property surveys will help identify further areas for improvement. Ms. Muncy noted that while the Town has officially earned its Dark Sky Community Certification, current lighting compliance stands at approximately 68%.

Mr. Tennal asked about other mountain town communities pursuing the Dark Sky Initiative and if the Town was in a position to share best practices. Ms. Muncy shared a few examples and stated Frisco is working towards certification.

Mr. Rossi asked if this initiative had any impact on the town's lighting zones. Ms. Muncy clarified that lighting zones, which are part of the code, will not be eliminated. She explained that the primary difference between zones is the amount of incidental light allowed at the property line, with Zone 1 uniquely permitting semi-opaque lighting where the bulb's outline is not visible and that these distinctions are particularly relevant for new construction. Mr. Rossi also asked if there had been any new findings or tactics since the initial lighting code. Ms. Muncy noted that the town's lighting code has remained largely consistent since 2007.

She explained that recent updates focused on reorganizing language for clarity and implementing specific bulb requirements to better align with Dark Sky certification standards. Mr. Rossi also asked how interactions have been with the public, to which Ms. Muncy shared she tries to focus on the goal of the regulations, which doesn't eliminate light sources but directs light downward to illuminate the ground and walking paths. She noted that this type of fixture actually improves safety by reducing glare, using the analogy of blinding oncoming headlights to show how unshielded lights can obscure one's surroundings. Ms. Muncy added that many residents who have come into compliance found they preferred the new lighting.

Mr. Tennal was curious to know if staff had taken light readings (magnitudes per arcsecond) at any backcountry locations. Ms. Muncy stated that while a backcountry location is not included in the current study, the town possesses permanent meters for continuous data collection. She noted that staff is evaluating potential locations for these meters and mentioned that the County Open Space Department has expressed interest in the town's reading process, suggesting a possibility for future monitoring or collaboration in those areas.

Mr. Beckerman commended the Community Development department for their successful community engagement, noting that they effectively navigated initial public opposition to the initiative. He specifically praised staff for listening to residents and part-time homeowners to develop flexible, cost-effective compliance options, particularly for workforce neighborhoods, which addressed concerns regarding the high cost of new fixtures and electrical work.

BOSAC Field Trip (0:25:41)

Mr. Barlow briefly introduced the topic and asked commissioners to share their experience and key takeaways from the October, 2025, BOSAC Field Trip to visit Jefferson County's Open Space program (JeffCo).

Mr. Powers shared his key takeaways from the Peaks to Plains project, emphasizing two main points for future planning. First, he stressed the importance of "doing a good job first," noting that initial design and correct execution are far more efficient than the significant challenges and costs associated with retrofitting or replanning later. Second, he advocated for providing adequate trailhead amenities from the outset, suggesting that the town should strive for higher-quality facilities rather than relying on temporary solutions like portable toilets. Mr. Powers also pointed out that the JeffCo Open Space staff alone is the decision-making body for specific decisions, and that the advisory board's purview is limited, focusing exclusively on the budget and acquisitions.

Ms. Zanca emphasized the importance of investing in necessary trailhead infrastructure, while acknowledging the role of JeffCo's larger budget. Second, she highlighted the value of a proactive ranger program for community outreach and enforcement. She suggested that while the Town is smaller, a more consistent staff presence in problem areas, perhaps in uniform, could effectively encourage rule compliance, such as keeping dogs leashed and cleaning up after them. Finally, Ms. Zanca praised JeffCo's strong interdepartmental collaboration and early planning.

Mr. Beckerman shared that his primary takeaways were the importance of team cohesion, understanding a project's end goal before finishing the initial phases, and securing community buy-in. He noted the value of maintaining a unified team by keeping as many subcontractors as possible under a single contractor to ensure a cohesive project workflow. Furthermore, he stressed the necessity of understanding the ultimate desired outcome at each incremental step of any project and highlighted the critical role of having community advocates and ambassadors who can explain the project's vision and benefits to the public.

Mr. Tennal was unable to attend the BOSAC Field Trip but is quite familiar with the Peaks to Plains project and the area in general. He noted that despite significant upgrades and added amenities, the recreational and commuting experience in the canyon has remained positive and hasn't changed dramatically. He highlighted that even with increased activity the environment does not feel overloaded or negative. Mr. Tennal concluded that the project successfully found a way to balance new infrastructure while maintaining a high-quality user experience.

Ms. Joyce was also unfortunately unable to attend the BOASC Field Trip, but still provided some insight on the importance of long-term foresight in infrastructure planning. She noted the challenge of balancing the desire to "plan and do it right the first time" with the Town's current capacity and its ultimate goals for growth.

Ms. LaRochelle expressed her admiration for JeffCo's comprehensive planning and due diligence, particularly regarding the engagement of diverse user groups. She found the focus on regional connectivity, accessibility, and ambitious engineering highly inspiring, though she noted the scale was so vast it felt somewhat unrelatable to smaller local projects. Finally, Ms. LaRochelle was curious about the long-term sustainability of some of their projects, specifically inquiring about the arduous costs of ongoing maintenance and upkeep for the Peaks to Plains trail.

Mr. Barlow shared he was impressed by the effectiveness of JeffCo's large-scale survey system and expressed a desire to developing a more robust survey model, noting that reliable data serves as a critical guide for organizational decision-making.

Mr. Overlock observed that even JeffCo's planning for trail and trailhead capacity often lacks exact formulas or specific metrics. Instead, decisions are based on internal discussions and a qualitative assessment of whether plans "feel right" for current needs and future growth.

Ms. Joyce asked if JeffCo weighs conservation values against human population needs when making decisions, specifically in the context of trail planning. Staff replied that they couldn't recall specifics from the field trip regarding how conservation factored into the "big decision-making process." However, Mr. Barlow used the example of the organization having a dedicated "bat person" on staff to illustrate that specific ecological considerations are likely addressed internally by specialists.

Mr. Kulick stated his main takeaway was a cautionary lesson regarding "over management" of trail systems. He highlighted examples where management changes, such as alternating-day usage schedules at Apex and Centennial Cone, were implemented perhaps too quickly or

unnecessarily. Mr. Kulick emphasized the organization's candid advice to carefully evaluate the necessity of such restrictive measures before implementation, as trail usage intensity varies even within high-pressure networks.

2026 Trails Workplan (0:44:30)

Mr. Barlow introduced two-part discussion on the Trails Plan Matrix, focusing first on methods to ensure the plan remains permanently grounded in conservation values. While Mr. Barlow noted the current alignment between staff and the Open Space Advisory Committee, he also emphasized the need to memorialize these priorities to guide future leadership. Proposed strategies included adding formal language to the Workplan emphasizing conservation, weighting the conservation category more heavily within the decision-making matrix, and strictly utilizing the Master Plan's conservation overlay for new trail evaluations.

Ms. Joyce supported prioritizing conservation values as fundamental to the open space program, viewing BOSAC members as stewards accountable to these values and highlighting that mistakes in conservation carry greater consequences than in other planning areas. She backed including an introductory paragraph in the work plan to establish expectations for future members but was hesitant about a weighted scoring system, stating it needed more thought.

Ms. Zanca agreed, stating that conservation is the fundamental basis of the entire program and must be prioritized, asserting that the loss of conservation values would undermine all other program goals.

Mr. Rossi suggested that conservation should be weighed more heavily in the scoring matrix to reflect its importance, noting that currently, a high score in conservation carries the same weight as one in user experience. While reviewing the existing draft, Mr. Rossi acknowledged that the current scoring percentages (totaling up to 35% for certain categories) are structured to show different weights, but he remained open to further adjusting those values to ensure conservation takes priority.

Mr. Tennal noted that current numerical examples in the matrix lack sufficient variation to guide specific decisions on trail type or location. Instead, recent discussions have centered on the growing cost of maintaining existing trails and the collective need for a mechanism to decline new trail builds on certain parcels in favor of pure conservation. Balancing community demand for more trails with the capacity for quality maintenance presents a challenge, and Mr. Tennal advocated for weighting conservation more heavily in the decision-making tool to provide clear "go/no-go" criteria.

Ms. LaRochelle questioned how to define "how much is too much" regarding trail density, noting that the current approach tends to be reactive rather than based on established thresholds. Ms. Joyce replied, suggesting using a hypothetical "bad trail" scenario as a thought exercise to work backward and identify the specific reasons a project should be rejected. Mr. Tennal added that past decisions, such as building secondary uphill/downhill trails to resolve overcrowding on popular routes can create a "slippery slope." Mr. Tennal

stated he felt while these additions keep trails viable and safe, they represent a form of development that might have been avoided with better initial planning or stricter limits.

Mr. Kulick provided a counterpoint, comparing the Aspen Alley trail, where low trail density and limited connectivity necessitate specific management solutions, to areas like French Gulch that offer more alternatives. Mr. Kulick also stated that the context of the land and where the trail is going to be located is an important factor to consider.

Ms. LaRochelle advocated for increased scrutiny regarding any new trail construction, emphasizing the inherent value of leaving land undisturbed regardless of how well a project scores on a matrix. She noted that the current master plan is lacking a clear, cohesive vision and argued that the present "piecemeal" approach to adding trails is problematic. To address this, Ms. LaRochelle recommended developing a 20-year long-term vision that determines the system's full carrying capacity, allowing the committee to work backward to ensure every incremental addition is congruent with a comprehensive big-picture strategy.

Mr. Rossi acknowledged the limitations of the current master plan, noting that its heavy focus on objective scoring rubrics often fails to capture a broader long-term vision. He highlighted the "subjective" nature of such planning and pointed out that high-profile projects, like Aspen Alley, are frequently influenced more by political and policy pressures from user groups than by numerical scoring. To bridge the gap between "squishy" subjective views and rigid scoring, Mr. Rossi suggested incorporating more sophisticated objective measures—such as the Forest Service's trail density calculations—into a planning overlay. Mr. Rossi emphasized that a more effective vision should be based on this type of informed data to ensure it remains durable despite future changes in Council or committee membership.

Ms. Zanca stressed that while the current discussion is a great start, a crucial next step is to specifically evaluate every project from a conservation standpoint. Ms. Zanca feels that conservation hasn't been given enough weight previously, either as a percentage factor or a definitive "go-no-go" decision point.

Ms. LaRochelle argues that rather than simply processing a random queue of trail ideas through a scoring matrix, the organization should work backward from a 20-year general plan. She fears that without this long-term vision, building projects prematurely or in the wrong order could lead to "antithetical" outcomes, such as habitat fragmentation or wildlife displacement. Ms. Joyce agreed with Ms. LaRochelle's point of view, stating that the right approach was to identify missing components in the trail system, such as critical drainage connections or specific types of recreational opportunities like e-biking or cross-country skiing. However, she also acknowledges the difficulty of long-term planning due to unpredictable factors like the rise of new technologies (e-bikes) or future population changes.

Mr. Joel Dukes spoke briefly, sharing he felt he's lived through the trails network expansion phase into a more stewardship focused phase. Mr. Dukes shared that he feels that the program must transition away from "endless construction" and acquisitions toward restoring and maintaining the existing trail system to avoid a legacy of poor-quality infrastructure. Ms. LaRochelle asked Mr. Dukes about decommissioning trails and if it is something he thinks about in the field. Mr. Dukes replied that it can be a struggle to manage unauthorized "rogue"

trails, specifically downhill bike trails. Mr. Dukes also shared that he doesn't see an issue with decommissioning unused/repetitive trails.

Mr. Barlow wrapped up the first part of the 2026 Trails Plan conversation by expressing his appreciation for the conversation and that he agrees with the hybrid approach: using the scoring matrix to evaluate all new projects while simultaneously developing a flexible, "working" long-term plan. Mr. Barlow also acknowledged the plan must be a dynamic document that accounts for future uncertainties, like the rise of new recreational technologies beyond e-bikes. Mr. Barlow concluded by affirming that BOSAC has recently rejected specific trail proposals (e.g., ZL to Dry Gulch, Rock Island singletrack, Ranch at Breck trail through Australia Gulch, and the west side of the McCain Parcel) for conservation reasons.

Mr. Truckey proposed the addition of foundational guiding principles to the beginning of the Trails Workplan. Mr. Truckey believes clearly defining core priorities, specifically conservation and connectivity, is essential for driving decision-making.

Trail Development Matrix Feedback

The group refined the Trail Development Matrix introduced by Mr. Overlock by making several key decisions: they agreed to explore alternative scoring ranges for better differentiation of proposals; changing terminology from "low impact" to "conservation impact" for improved clarity; land ownership will now be a separate feasibility filter rather than a primary scoring criterion; connectivity will be separated into trail connectivity and neighborhood/ public access; and the team emphasized the necessity of integrating broader community context and acknowledging subjective factors in final decision-making.

Ms. Zanca had a question as to why a "Low" descriptor would receive the "Best" (highest) score. In her mind, "Low" usually implies a bad or weak rating. Mr. Overlock explained that "Low" refers specifically to environmental impact. In conservation, a low impact is the desired outcome, hence it receives a high score (a "4"). Conversely, a high impact project is undesirable and receives a low score (a "1"). Staff agreed to rename the category "Conservation Impact" to make the matrix more intuitive.

Ms. Joyce and Ms. LaRochelle had a discussion revolving around whether land ownership belongs in a "philosophical" scoring matrix or should be treated as a separate feasibility filter.

Mr. Beckerman proposed moving upfront costs and land ownership to a secondary tier of the matrix, treating them as feasibility filters rather than primary value scores. Under this approach, difficult ownership (like private land) or high costs would pause a project until conditions change—such as securing grants or an influx of cash—allowing the primary rating to focus solely on the trail's inherent merit. Mr. Beckerman also argued that connectivity needs a single "lane" within the matrix to remain effective, noting that the term currently appears in both the user experience and community context columns.

Mr. Overlock asked about the weighted percentages examples and how the commissioners felt about that approach. Mr. Rossi and Ms. Joyce noted that different weighting schemes

often result in nearly identical final scores (e.g., 21.8 vs 21.5). This "crowding" of numbers makes it difficult to distinguish which projects are truly superior and can lead to arbitrary arguments over minor decimal differences.

Ms. LaRochelle suggests that for every project, the board must ask: "What happens if we don't build this?" Using Copper Canyon as an example, Ms. LaRochelle note that a trail can score at the top of the matrix mathematically, yet its actual necessity or community "want" remains debatable. Ms. LaRochelle also points out that neighborhood opposition/support is currently absent from the scoring system, suggesting a need for a community impact or public sentiment component to complement the data.

Mr. Tennal proposed a change to the scoring methodology to fix the issue of "bunched" results that fail to provide clear direction for decision-making. Mr. Tennal and Mr. Rossi stated they both suspect that changing the point values themselves might be more effective at creating clarity than simply adjusting the percentage weight of different categories.

Mr. Barlow wrapped up the conversation by highlighting the need for a dynamic planning framework that balances a long-term vision with the flexibility to respond to emerging needs and rare opportunities. Using the Barton Connector as an example, Mr. Barlow notes that recent housing developments can create unexpected demand for trails that weren't previously necessary, requiring the plan to adapt to changing demographics. Mr. Barlow concludes that the process must be dynamic, allowing projects to be elevated to the top of the priority list when external factors (like federal NEPA processes) or land-use changes create a "now or never" window. Mr. Barlow also noted the importance of the upcoming check-in with Town Council to confirm that the collective strategic direction of the Trails Workplan aligns with Council priorities.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Barlow reminded commissioners of the upcoming joint BOSAC-Town Council work session scheduled for January 27th, 2026.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Ms. Joyce seconded the motion. BOSAC went into an executive session at 7:36 PM.

The executive session of BOSAC concluded at 7:52 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennal, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Duke Barlow, Alex

Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Mr. Rossi seconding the motion. The January 12, 2026, regular meeting of BOSAC concluded at 7:52 PM.

The next regular meeting of BOSAC is scheduled for February 16, 2026.

Nikki LaRochelle, Chair



Memo

To: Breckenridge Town Council Members
From: Mae Watson, Town Clerk
Date: 1/21/2026
Subject: Committee Reports

The following committee reports have been submitted and included:

- Liquor and Marijuana Licensing Authority Meeting Minutes
- 2025 Liquor and Marijuana Licensing Authority Annual Report

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, December 16, 2025, to order at 9:00 am. The following members answered roll call: Ashley Zimmerman, Austyn Dineen, Kelly Lovely and Chair Ace Conway. Authority Member Garren Reichel was absent.
- 2) Approval of Minutes
With no changes or corrections to the meeting minutes of November 18, 2025, Chair Conway declared they would stand as approved.
- 3) Approval of Agenda
With no changes to the agenda, Chair Conway declared the agenda would stand as approved.

4) Consent Calendar

- a) Liquor Consent Calendar

The Liquor Consent Calendar was approved as submitted.

- b) Marijuana Consent Calendar - None

- c) Tobacco Consent Calendar

The Tobacco Consent Calendar was approved as submitted.

5) Public Hearing; Action Items

- a) New License Hearing:
720 Brewing LLC d/b/a *Highside Brewing*
301 N Main St
Tavern License

David Axelrod, owner and Kurt Zolbe, general manager, were present upon on behalf of the application. Mr. Axelrod stated he has been operating breweries in Summit and Park Counties for fifteen (15) years. He currently has breweries in Frisco, Fairplay, and Breckenridge. They are licensed directly through the State under a manufacturer's license. Mr. Axelrod wanted to be able to offer more variety to his customers, than just the beer they brew, so he is applying for a tavern license. The Authority asked about hours and food offered. Mr. Axelrod stated that since they are located on the north end of town and near the gondola, business typically concludes in the early evening. He stated they will still offer the barbecue food items they have been known for and will soon extend their menu to offer breakfast, extending their hours from their previous hours of 11:00am – 10:00pm to open a bit earlier, so people can grab breakfast before they get on the gondola and head out to a day on the hill. Then they hope people will grab a beer and BBQ when they get off the hill. There was some discussion about brewing techniques and challenges before the Authority asked about alcohol server training. Mr. Axelrod stated that all front-of-house employees are and will be TIPS (a type of safe alcohol service training) trained. Mr. Axelrod stated they have had zero issues with that at any of their locations and his employees are aware the liability includes them all.

Authority Member Dineen made a motion to approve the new tavern liquor 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 Wilkerson reported there have been a good amount of false identification cards being presented at marijuana dispensaries lately, but the

Breckenridge Liquor and Marijuana Licensing Authority

Regular Meeting

Tuesday, December 16, 2025

dispensaries are handling them just as they should, confiscating the IDs and sending them to the police department.

- b) Town Attorney Update
Attorney Ambrose stated she had no update.
- c) Town Clerk Update
Ms. Olson informed the Authority of the appointments Town Council made at their December 9th meeting. We were fortunate enough to receive eight (8) applications for the three (3) Authority Member positions that expire at the end of 2025. Town Council conducted brief interviews during their Work Session. During their Regular Meeting, they took a vote and appointed the three that received the most votes: Ace Conway, Ashley Zimmerman and Kelly Lovely. Thank you to everyone for stepping up to offer service to their community by applying!
- c) Public Comment
There was no public comment.

8) Adjournment

With no further business to discuss, Chair Conway adjourned the meeting at 9:20 am.

The next regular meeting will be held on January 20, 2026. Submitted by Tara Olson, CMC, Deputy Town Clerk.

ATTEST:

Mae Watson, Town Clerk

Ace Conway, LMLA Chair



**TOWN OF BRECKENRIDGE
LIQUOR & MARIJUANA
LICENSING AUTHORITY
ANNUAL REPORT
2025**

Authority Members:

**Ace Conway, Chair
Ashley Zimmerman, Vice-Chair
Kelly Lovely
Garren Riechel
Austyn Dineen
Turk Montepare, Alternate**

LIQUOR LICENSING

Number of liquor applications acted upon: 267

- New License Hearings: 6
- Transfers of Ownership: 4
- Renewals: 104
- Licenses Surrendered or Not Renewed by licensee: 4
- Temporary Modifications of Premises: 8
- Permanent Modifications of Premises: 4
- Registration of New Managers: 7
- Changes of Trade Name: 1
- Changes of Corporate Structure: 1
- Tastings Permit: 0
- Special Event Liquor Permits Issued: 56
- Take Out/Delivery Permit Notifications: 72

Number of active liquor licenses: 114

Number of liquor licenses denied: 0

Public Hearings for New Liquor Licenses

Pho Real Foods Limited d/b/a *The Shifty Lifty*
301 N Main St
Hotel & Restaurant License

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

Forage Breckenridge LLC d/b/a *Forage Breckenridge*
322A N Main St
Hotel & Restaurant License

BRCC LLC d/b/a *Rotolo's Craft & Crust*
206 N Main St
Hotel & Restaurant License

Breckenridge Star LLC d/b/a *Chalet Breckenridge*
500 S Main St, Units 1F, 1G & 1H
Tavern License

720 Brewing LLC d/b/a *Highside Brewing*
301 N Main St
Tavern License

Transfer of Ownership Applications

Dos Hermanos Inc d/b/a *Fiesta Jalisco*
224 S Main St

Transfer of Ownership of a Hotel & Restaurant liquor license from Fiesta Jalisco Numero
Dos LLC d/b/a Fiesta Jalisco

M & FF Sushi Inc d/b/a *Mountain Flying Fish*
500 S Main St, Units 3H, 3I & 3J

Transfer of Ownership of a Hotel & Restaurant liquor license from Mountain Flying Fish
LLC d/b/a Mountain Flying Fish

Allberto's Mexican Kitchen LLC d/b/a *Allberto's Mexican Kitchen*
1900 Airport Rd, Units A3 & A4

Transfer of Ownership of a Hotel & Restaurant liquor license from LaCoa LLC d/b/a Coa
Cantina

Saif Petroleum Inc d/b/a *Food Mart*
715 S Main St

Transfer of Ownership of a Fermented Malt Beverage and Wine Off-Premises liquor license
from A B Petroleum Inc d/b/a A B Petroleum Inc #16

Temporary Modifications of Premises to expand licensed boundaries to hold events under existing liquor license

- Existing liquor license holders can modify their premises by applying to temporarily expand their contiguous liquor license boundaries to hold a special event under their license, as liquor licenses/permits cannot overlap. The number used above is per application received, not the number of event dates listed.

Paisano's II LLC dba Sauce on the Maggie / Taddeos
Breckenridge Agave Festival

June 27, 2025

June 28, 2025

Paisano's II LLC dba Sauce on the Maggie / Taddeos
Breckenridge Food & Wine Festival

July 25, 2025

July 26, 2025

Paisano's II LLC dba Sauce on the Maggie / Taddeos
Breckenridge Hogfest - Bacon and Bourbon

August 22, 2025

August 23, 2025

Paisano's II LLC dba Sauce on the Maggie / Taddeos
Breckenridge Bluegrass and Beers Festival

September 26, 2025

September 27, 2025

Temporary Modifications of Premises to decrease licensed area to allow for special events to be held on private property

- Existing liquor license holders can modify their premises to allow a special event permit to use part of their licensed area, by applying to temporarily shrink their liquor license boundaries, as liquor licenses/permits cannot overlap.

Beaver Run Homeowners Association dba Beaver Run Resort

Lifting certain areas from licensed premise boundaries for the *Breckenridge Summer Beer Festival*

July 19, 2025

July 20, 2025

Beaver Run Homeowners Association dba Beaver Run Resort

Lifting certain areas from licensed premise boundaries for the *Breckenridge Wine Classic*

August 21, 2025

August 22, 2025

August 23, 2025

Special Event Liquor Permits

- Special event liquor permits are primarily issued to non-profit organizations who are registered with the Colorado Secretary of State. Other possible applicants include municipalities, philanthropic institutions, and political candidates. Entities can apply for up to 15 special event liquor event dates per year. They need to meet application and posting deadlines and can apply for multiple dates on the same application, for the same location.

Breckenridge Mountain Rotary Club

Ullr Fest Shotski

100 – 300 blocks of South Main Street

December 12, 2024

Posted: November 22, 2024

Summit Skating Club

Ice Skating Shows

Stephen C West Ice Arena – 189 Boreas Pass Rd

December 13, 2024

April 12, 2025

Posted: November 22, 2024

Breckenridge Blue Goose Rugby Club

St. Valentine's Day Massacre Rugby Tournament

Kingdom Park – 880 Airport Rd

February 15, 2025

Posted: January 31, 2025

Summit County Youth Hockey

Summit Hockey Classic Hockey Tournament

Stephen C West Icen Arena – 0189 Boreas Pass Rd

April 4, 2025

April 5, 2025

Posted: March 5, 2025

Dwight Brill Fund

Hockey Tournament

Stephen C West Icen Arena – 0189 Boreas Pass Rd

March 28 2025

Posted: March 5, 2025

**Festival Liquor Permit: Notification of State Application + Local Application
Received:**

Angry James Brewing CO, LLC

CO Liquor License # 03-07934, Manufacturer License

Stephen C West Ice Arena – 0189 Boreas Pass Rd

March 29, 2025

March 30, 2025

Posted for Informational Purposes Only: March 5, 2025

Breckenridge Creative Arts

Airstage Apres

Robert Whyte House – 127 S Ridge St

June 13, 2025

June 19, 2025

June 26, 2025

July 3, 2025

July 17, 2025

July 24, 2025

July 31, 2025

August 7, 2025

August 14, 2025

August 21, 2025

Posted: March 25, 2025

Breckenridge Creative Arts

Breck Create Annual Fundraiser

Arts District Campus – 127 S Ridge St

July 10, 2025

Posted: March 25, 2025

Breckenridge Tourism Office

Breckenridge Oktoberfest

Downtown Core: 100-400 blocks of S Main Street to Ridge St alley on Jefferson, Adams, E Washington, Arts District, Barney Ford lawn, Blue River Plaza, River Walkway & Riverwalk Lawn

September 12, 2025

September 13, 2025
September 14, 2025
Posted: May 8, 2025

Town of Breckenridge Recreation Department

Post Race Celebrations

Carter Park – 300 S High St

July 3, 2025

July 4, 2025

July 30, 2025

August 24, 2025

Posted: May 8, 2025

Friends of the Dillon Ranger District (FDRD)

Breckenridge Beer Festival

Beaver Run Resort – 620 Village Rd

July 19, 2025

Posted: June 18, 2025

RM Raptors

Breckenridge Box Invitational

Stephen C West Arena – 189 Boreas Pass Rd

July 25, 2025

July 26, 2025

July 27, 2025

Posted: July 10, 2025

Breckenridge Outdoor Education Center (BOEC)

Breckenridge Wine Classic

Beaver Run Resort – 620 Village Rd

August 20, 2025

August 21, 2025

August 22, 2025

August 23, 2025

August 24, 2025

Posted: July 17, 2025

Town of Breckenridge Recreation Department (Race Breck)

Post Race Celebration

Carter Park – 300 S High St

August 13, 2025

Posted: July 18, 2025

Summit County Democrats

Summit County Democrats Picnic

Carter Park Pavilion – 300 S High St

September 7, 2025

Posted: August 5, 2025

Town of Breckenridge Recreation Department

RaceBreck Post-Race Celebration

Carter Park Pavilion – 300 S High St

August 23, 2025

Posted: August 7, 2025

Breck Film

45th Anniversary Champagne Toast

Breckenridge Gallery – 124 S Main St

September 18, 2025

Posted: August 28, 2025

Breckenridge Vipers Hockey Club

Hockey Games

Stephen C West Ice Arena – 189 Boreas Pass Rd

November 21, 2025

November 22, 2025

December 19, 2025

December 20, 2025

January 10, 2026

January 16, 2026

January 17, 2026

January 31, 2026

February 13, 2026

February 14, 2026

March 6, 2026

March 7, 2026

March 20, 2026

March 21, 2026

March 27, 2026

March 28, 2026

Posted: November 7, 2025

MARIJUANA LICENSING

Number of Marijuana Applications acted upon: 10

- Transfers of Ownership: 0
- Renewals: 7
- Licenses Surrendered or Not Renewed by licensee: 2
- Permanent Modifications of Premises: 0
- Changes of Trade Name: 0
- Changes of Corporate Structure: 1
- Changes of Location: 0

Number of active marijuana establishments: 4

Number of active marijuana licenses: 7

Breakdown of license types:

- Retail Marijuana Store: 4
- Retail Marijuana Cultivation: 1
- Retail Marijuana Infused Products Manufacture: 0
- Medical Marijuana Store: 1
- Medical Marijuana Cultivation: 1

TOBACCO LICENSING

Number of Tobacco Applications acted upon: 12

- New Licenses: 1
- Renewals: 9
- Licenses Closed or Not Renewed by licensee: 2

Number of active tobacco licenses: 8

Number of tobacco licenses denied: 0

New Tobacco License:

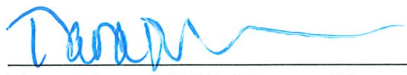
Saif Petroleum Inc d/b/a *Food Mart*
715 S Main St

Other highlights, actions, or items to note during the past year:

- Breckenridge Town Council passed Ordinance No. 7, Series 2025, Nicotine Flavor Ban which prohibits the sale of flavored tobacco/nicotine products, including flavored cigarettes, e-cigarettes, cigars, chewing tobacco and other tobacco/nicotine products and prohibits coupons and discounts on all related products. This ordinance took effect January 1, 2026.
- There were no hearings held for violations of Liquor, Marijuana, or Tobacco licenses in 2025, but the Authority did request an audience with Breckenridge Smoke and Vape to discuss a compliance issue. The issue was resolved.
- The liquor licenses that were surrendered by the licensee or did not renew were Avalanche Market & Liquors (went out of business), Pho Real (took the space of Ski Town Chicken Joint, then a change of trade name to Pho Real, so basically moved location and took over a full Hotel & Restaurant liquor license and Ski Town Chicken Joint vacated), Sevens (the restaurant was absorbed into Grand Lodge at Peak 7's liquor license), and Portfolio Gallery (vacated their space).
- The marijuana licenses that were surrendered by the licensee were Retail Marijuana Cultivation Facility and Retail Marijuana Products Manufacturer licenses held by The Dispensary. They downsized operation types but still maintain their Retail Marijuana Store license.

- The tobacco licenses that were closed or not renewed by the licensee were A B Petroleum #16 (another license was opened by Saif Petroleum Inc d/b/a Food Mart in that location) and Breckenridge Smoke and Vape (vacated their space).

Submitted by:



Tara Olson, CMC, Deputy Town Clerk



Ace Conway, Chair
Breckenridge Liquor & Marijuana Licensing
Authority



Mae Watson, Town Clerk



Memo

To: Town Council
From: Town Staff
Date: January 21, 2026 (for January 27, 2026 work session)
Subject: Town Council Priorities Q1 2026 Update

Town Council Goals

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

Summary

In May 2025, Town Council established six targeted priorities for the coming one-to-three-year timeframe, including: Regulation Enforcement and Code Compliance, Communications/Community Engagement, Workforce Housing, Childcare, E-Delivery, and Blue River Pathways. This Q1 2026 update highlights progress made on the Council Priorities since the last discussion on August 26, 2025.

Background

At its 2025 spring retreat, Town Council identified six priorities on which staff should focus in the coming one-to-three-year timeframe.

The attached documents reflect both Town Council's strategic guidance related to the Council priorities and progress made since the last update in August 2025. An abbreviated summary of those updates is provided below. 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.

- **Regulation Enforcement and Code Compliance**
Staff have completed an internal survey evaluating code compliance needs across all Town departments and initiated a gap analysis to determine where best to focus education, compliance, and code revision efforts. Proposed code revisions are currently being scheduled for upcoming Town Council agendas, including a water billing code amendment scheduled for February 10th.
- **Communications/Community Engagement**
Staff implemented a cohesive marketing approach to involve all Town departments and established a monthly metrics report to Town Council outlining Town communication and marketing efforts across all platforms. Staff have designed and hosted "Beginner's Guide to Local Government" classes in partnership with Colorado Mountain College with over 75 total attendees. Classes were offered in both English and Spanish.
- **Workforce Housing**
Staff have been working to complete the Stables Village and jumpstart the Runway Neighborhood developments to provide additional housing inventory for the Town. Q1 updates include installation of initial infrastructure for the Runway Neighborhood and potential completion of the Stables Village

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.

project by April. Staff have also implemented multiple public outreach efforts to better inform potential workforce housing buyers of their options and processes for acquiring workforce housing units. The Town Housing website has been updated to provide better and more timely information for prospective renters and buyers, and staff also continues to provide Council with ADU-related presentations to help develop clearer ADU policies for both the Runway Neighborhood and other subdivisions throughout Town. Housing staff are working to refine the housing portion of the proposed new Town Comprehensive Plan and to revise the Housing Blueprint. These longer-term planning efforts will continue while specific projects (e.g. Runway Neighborhood) get underway and conclude (e.g. Stables Village).

- **Childcare**

Staff are currently evaluating design concepts for expanding the Little Red School House and for the renovation design for the Breckenridge Montessori building, both of which will be presented for Town Council review at the February 10th meeting. Town staff have begun bi-annual preventative maintenance walk-throughs at all childcare centers. Lease revision discussions are underway to ensure consistency across all childcare providers. To date, three centers have executed the maintenance agreement, allocating \$15K to each center for building maintenance. Staff continue to work with Early Childhood Options and childcare providers to evaluate the accuracy of the current childcare waitlist.

- **E-Delivery**

Staff have educated permit holders regarding delivery zones and enforcing those zones accordingly. The recent Resident Sentiment Survey included a question regarding the sense of safety and security in Town and the impact of the E-delivery program in reducing truck volume downtown. Staff are also working to extend the lease for the current temporary dock location through 2028 and are engaged with the landowner in efforts to secure a long-term, permanent location for the loading dock. Staff are currently engaged in outreach and stakeholder discussions related to a potential fee structure for the E-delivery program. E-delivery vehicles are currently “back-hauling” cardboard to enhance materials management efforts.

- **Blue River Pathways**

Three relatively minor Blue River Pathways projects are currently being planned and designed for 2026 implementation including improved recpath signage, river vegetation and landscaping, and the Sawmill pedestrian connection project. Staff are also continuing design work on the underpasses and pedestrian bridges along the project corridor. Community Development staff are also working to evaluate tiered redevelopment incentives, development agreement options, and a potential northward expansion of the current Riverwalk Screening and Development Code.

Public Outreach and Engagement

Each of the Town 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 of the Council priorities does not have financial implications, the individual priorities themselves have financial implications of varying degrees. Those financial implications were discussed via the 2026 budget process, and the approved budget reflects those financial implications.

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 and provide any insight or direction needed for Town staff to continue implementing the Town Council priorities.

Town Council Priority- Regulation Compliance/Code Enforcement

Team- Keely, Mark, Susan, Garrison, Pam

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

2026 Q1 - Completed in December 2025

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

Timeframe: December 2025

2026 Q1 – In Progress; Estimated Completion Date February 2026

Metric: Identification of specific Department needs regarding Code Enforcement

2026 Q1 – In Progress; Once Questionnaires are analyzed, meetings with departments will be held to further refine the gap analysis

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

2026 Q1 – In Progress; Estimated Completion Date February 2026

Task b: Complete a spreadsheet of proposed changes

Timeframe: December 2025

2026 Q1 – In Progress; Estimated Completion Date May 2026

Task c: Review with associated departments

Timeframe: January – February 2026

2026 Q1 – Estimated Completion Date March 2026; will occur before final identification of Code changes.

Task d: Present to Council in work session

Timeframe: March 2026

2026 Q1 – Estimated June 2026

Task e: Create ordinances/First Reading

Timeframe: May 2026

2026 Q1 – Estimated July/August 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

2026 Q1 – Estimated Completion Date December 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

2026 Q1 – Should occur concurrently with Objective 1.3; Estimated Completion Date December 2026

Metric: Implementation of new enforcement strategy with minimal negative feedback

Town Council Priority- Communications/Community Engagement

Team: Helen, Julia, Dana

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.

2026 Q1: The Communications and Community Outreach Division is tracking all marketing and communications efforts across all Town departments. Departments use a form to enter marketing and communication requests which get routed to the full division to assess and implement.

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

2026 Q1: Monthly reports are created for Council. Format will continue to be adjusted based on feedback and metrics.

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

2026 Q1: Communications and Community Outreach Division is now tracking all social media, website, radio, television, print, events and e-newsletter metrics. Other marketing and communications metrics will be captured as they are realized.

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.

2026 Q1: Ongoing (see other goals)

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).

2026 Q1: Town Clerk created the curriculum in partnership with CMC.

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.

2026 Q1: Town Clerk scheduled all sessions, offering different days and certificates for attendance.

Task c: Host sessions and collect feedback.

2026 Q1: Town Clerk hosted sessions and collected feedback. More than 75 people attended one or more sessions.

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.

2026 Q1: Scheduled for 2026 Summer

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.

2026 Q1: Scheduled for after the April 7, 2026 election.

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.

2026 Q1: Town Clerk is in progress with the School District for curriculum and structure of this program. Either offered as a class or an afterschool program.

Task b. Enroll students.

2026 Q1: Scheduled for 2026 Fall

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

2026 Q1: Scheduled for 2027 Spring

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+)

2026 Q1: Scheduled for 2027.

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 Update January 2026

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

2026 Q1: Stables Village final sale is scheduled for March 30, 2026 which represents the completion of the project (61 homes added in 2024, 2025, 2026). A debrief and financial review will be scheduled in 2nd quarter 2026. Runway Neighborhood- Phase 1 Infrastructure started Fall 2025 and paused for winter in early December-oversite is Shannon S. Infrastructure is on budget –deep utilities installed and over all grading initiated with work to resume in the Spring. Vertical pricing review scheduled with Council in Feb 2026.

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

2026 Q1: A vacant/underutilized land survey is underway to identify potential future development sites. In the meantime, the pipeline projects are proceeding-either underway or still anticipated (Runway, Entrada, BGV Dorms, Highlands Riverfront).

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

2026 Q1: Very effective programs with 21 HH deed restrictions acquired and 3 BD units sold in 2025. One BD application and three HH application so far in 2026.

Task d: Continue to explore land banking opportunities

2026 Q1: No property acquired in 2025, but land survey is underway in January 2026.

Task e: Explore/implement ADU incentive policy

2026 Q1: Currently analyzing opportunities and cost of ADUs in Runway and exploring programs in other communities- analysis is underway and will review further with Council in coming months.

Task f: Explore/implement rent to own housing program

2026 Q1-2026: Was a priority when the Town was considering prior acquisition. Will keep on the 'to do' list when we update the Housing Blueprint and create a Housing Action plan in 2026.

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

2026 Q1: Contracted with third party (Artaic) to assist with financial review and cost estimating for Runway. Anticipate on-going analysis of costs and strategies as part of the Housing Blueprint Update and Housing Action Plan in 2026.

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

2026 Q1: Part of the Housing Blueprint Update and Housing Action Plan.

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

2026 Q1: Working closely with SCHA on the role out of Public House-all Town units are in Public House. Town staff training is underway and we are utilizing that data management platform, but over the year will continue to work on the sorting and reporting elements of Public House. Exploring public interface and other options.

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

2026 Q1: Significant improvement in tracking properties, identifying issues, and resolving violations, etc. With the adoption of penalties/fee in the Town Code we have shifted away litigating violations in civil court which was slow and not cost effective. Matt meets weekly with Town Attorney and provides the follow up that results in resolution of violations.

The backlog of potential violations has been eliminated as TOB staff worked with owners in 2025. Only 4 properties are currently flagged and staff is working with the Town Attorney on those. They are not significant issues. A snapshot today indicates 671 properties reviewed by SCHA with 56 referred to the Town for additional review. We estimate these will be cleared quickly or fines will be levied.

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

2026 Q1: Scheduled for 2nd quarter 2026.

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

2026 Q1: Maintenance policy is in place- will continue to identify any challenges- some edits and processes may be required.

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

2026 Q1: To be evaluated as part of the update to the Blueprint and the Housing Action Plan.

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.

2026 Q1: Working with legal we have determined that the expansion of the HL Authority is not a good path-better to keep in joint ownership as opposed to an Authority which comes with State oversight and rules. Update to PMAs is underway- estimate end of 2nd quarter 2026.

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

2026 Q1: All Town properties are in Public House- the platform is being utilized and more training will occur in 2026. As it has rolled out, Town staff has continued to work closely with SCHA to identify tweaks and improvements.

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

2026 Q1: Touch base with SCHA before end 2nd quarter 2026.

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

2026 Q1: Regular task force meeting with SCHA (bi-weekly) are occurring. Very positive and result is improved coordination throughout the County.

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.)

2026 Q1: Housing staff meets weekly with Communication/Outreach Team. Have coordinated with CMC, SCHA, BTO on Pathway to Homeownership Classes, Breck 101 workshops, and published videos on deed restrictions, buy down program, housing helps etc. Working together to implement a communication strategy. Website has been updated for ADA and will likely be reworked again in 2 or 3rd quarter of 2026.

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

2026 Q1: Will occur as part of the update to the Town's Comprehensive Plan, the Housing Blueprint, and the Housing Action Plan. A consultant has been selected.

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)

2026 Q1: SCHA is working with Root Policy on update to the Needs Assessment-due end of 2nd quarter 2026. Blueprint update will be coordinated with the update to the Comprehensive Plan since the Comp Plan must contain a Housing Action Plan-a consultant has been selected. Rules and Regulations will be updated by staff-estimated end of 2nd quarter 2026.

Task b: Develop Return on Investment (ROI) metric

2026 Q1-2026: Options for determining ROI or other metrics will be part of the Housing Action Plan –due Q4- work with SLT/IT on metrics, KPIs, and potential dashboard.

Task c 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

2026 Q1: Part of the Housing Action Plan by end of 2026.

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

2026 Q1: Reviewing the impact of net zero policy on utility costs-starting with Gorman experience at Vista Verde-meeting scheduled early spring.

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

2026 Q1: Due by end of 2026-currently clarifying Prop 123 requirements (commitment of units) and fast track to ensure RW is eligible.

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

2026 Q1: Open to considering when/if an opportunity comes up-need to review with legal.

Objective 3.2: Housing Department is fully staffed

Task a: Housing Director Recruitment-2026

2026 Q1: Due- end of 3rd quarter

Task b: Fill current vacancy with some cross training and updated workplans

2026 Q1: Due- end of 2nd quarter

Timeframe: 2025-2028

Issues Identified: Staffing, housing

Opportunities: Employers' Market

Metrics: Fully staffed Housing Department

Childcare Support

Team- Julia, Jon, Laurie, Shannon H.

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.

2026 Q1- Completion estimate June 2026.

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).

2026 Q1- Completion estimate August 2026.

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

2026 Q1- September 2026.

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.

2026 Q1- Early 2027, after Comprehensive Plan update completion.

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).

2026 Q1- Design concepts for Little Red are in process. Options will be presented to Town Council January 27th.

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

2026 Q1- Will provide cost estimates, timing and need for options at January 27th meeting.

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.

2026 Q1- Housing to provide information through Runway developer at appropriate time of home development.

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.

2026 Q1- Started Q4 2025, ongoing bi-annually for all Centers per Maintenance Agreements.

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

2026 Q1- Maintenance Agreement executed with all Centers. Payments to be sent January 2026 for Year 1.

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

2026 Q1-Ongoing, will work with Finance Department for additional expertise after new Finance Director starts end of January 2026.

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

2026 Q1- Ongoing discussions between Centers and staff.

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

2026 Q1- Start analysis in Q3 2026.

Objective 2.2: Stabilize the historic Breck Montessori Structure.

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

2026 Q1- EUA Architects continues to work on the Montessori building drawings with final plans expected February 2026. Mountain Town contractors was selected as the contractor through a competitive RFP process. We expect construction to begin in August 2026.

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

2026 Q1- If Breck Montessori stabilization is approved by Town Council, a temporary location for the Center will be determined (e.g. Rec Center or Breck El) and lease Agreement executed.

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.).

2026 Q1- Internal discussions on 2027 leases have started. Will start discussions with Centers Q2 2026.

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

2026 Q1- Complete.

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.

2026 Q1- Not started, awaiting information from Summit County on ballot initiative timing. Would need to happen in 2026 or 2028.

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

2026 Q1- Have mentioned to the Centers. Will discuss a plan in more detail with Centers Q2-Q3 2026.

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).

2026 Q1- Centers have reported that the ECO system is working better. However, additional progress is needed to achieve this goal. Town has data on a real waitlist within the Town of Breckenridge. Staff will continue to follow ECO's progress on one County-wide list.

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.

2026 Q1- Start date end 2026.

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 safety and experience 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

2026 Q1 – CSOs have been educating permit holders about delivery zone requirements and providing information on how to obtain permits. Task is ongoing.

Task b: Increase enforcement of delivery zone use

2026 Q1 – Task began and is ongoing by CSOs and BreckPark

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

2026 Q2-Q3 – Update delivery zone permit fee based on cost to administer, maintain, and enforce delivery zone permits during regular budget cycle.

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)

2025 Q4 – Completed – initial overview presented to Council December 9, 2025 during BTO presentation at work session.

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

2026 Q2-Q3 – Task delayed due to perceived survey fatigue.

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

2025 Q4 – Received approval from Kentro to extend lease through 2028 with month to month after that timeframe.

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

2025 Q4 – Staff continues to evaluate potential alternate locations.

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

2025 Q4 – Leadership has confirmed Kentro's willingness to negotiate for a long-term, permanent facility.

2026 Q1 - Staff awaiting further direction based on timing of project entitlements, etc.

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

2026 Q3 – Staff will review capital needs as the Kentro project advances.

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

2025 Q4 – Staff has draft dock fee structure proposal and is updating with Breckenridge data points to establish a Breckenridge methodology

2026 Q1 – Staff to host vendor stakeholder roundtable to discuss proposed dock fee methodology

2026 Q1 – Staff to finalize dock fee proposal and workshop with Council

2026 Q2 – Bring forward an ordinance establishing dock fee

2026 Q2/Q3 – Begin dock fee collections

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 public health, 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

2025 Q4 – Contractor has indicated we are near or at capacity of existing temporary facility. This includes all three broad liners for a total of 16 vendors. Incremental exploration of additional vendors is ongoing based on dock times.

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

2026 Q4 – Exploration will continue based on additional information for permanent facility or expansion.

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

2025 Q4 – Completed. See below. Ongoing discussions with Timberline for remaining enclosures based on results from current pilot.

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

2025 Q4 – Commercial composting through Timberline is available on a pilot basis in Ice House, Peak 8, Peak 9, and Peak 10 enclosures.

2026 Q2 – Pricing adjustments will be made for those composting in the Town's shared enclosure program. Goal is minimal net change for added compost service.

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

2026 Q1: Three small projects are slated for construction in 2026: Rec Path signage, river vegetation management and landscaping, and the Sawmill Pedestrian connection project.

Task b: Continue designing larger projects; pursue grant funding

2026 Q1: Design is ongoing for underpasses and pedestrian bridges for the project corridor.

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

2026 Q1: Community Development presented Riverwalk Screening and Development Code at the October 28th work session, Policy 37a. Council feedback included support tiered incentives for redevelopment, development agreement options, and expansion of the zone to the north.

Task b: Review current code for enforcement options

2026 Q1: Given Council direction at the work session, increased enforcement or requirements that are a cost burden will not be prioritized.

Objective 2.2: Update relevant code sections

Task a: Enact new ordinances as needed.

2026 Q1: Policy is under development for tiered incentives for improvements to private properties and further stakeholder outreach.

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

Issues Identified: Reluctance of private property owners to engage or change.

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.

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

2026 Q1: Will begin development subsequent to Objective 2.

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

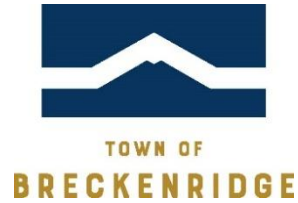
2026 Q1: This task is planned for implementation following further development of projects and incentives.

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”



Memo

To: Town Council
From: Flor Cruz, Annette Kubek, Jacob Ojeda, and Helen Cospolich
Date: 1/20/2026 (for the 11/25/2025 work session)
Subject: Communications and Community Engagement Update

Town Council Goals (Check all that apply)

- | | |
|--|---|
| ☐ More Boots & Bikes, Less Cars | ☐ Leading Environmental Stewardship |
| ☐ Deliver a Balanced Year-Round Economy | ☒ Hometown Feel & Authentic Character |
| ☒ 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 past month.

Background

The Communications and Community Engagement Division provides monthly updates to Council. Since its launch in April 2024, the team has developed processes to strengthen message cohesion, improve brand recognition, and expand community engagement.

Public Outreach/Engagement, December 2025 – January 2026 Update

Messaging

This month, the Communications and Community Engagement Division delivered messaging across a broad range of topics, including Town operations, Council initiatives, recreation programming, public safety information, and community engagement efforts. Specific subjects included:

- | | |
|--|--|
| • International Snow Sculpture Championships | • Transit updates |
| • Carter Park sledding hill | • Sustainability Saturdays |
| • Rockstar Energy Open | • Recreation updates |
| • Beginners Guide to Local Government | • Lighting of Breckenridge/ Race of The Santas |
| • Town Council updates | • I-70 updates |
| • Free skier parking | • Connect With Breck |
| | • Utility street closures |
| | • Dark Sky/Lighting Code communications |

Communication Channels

Through continued investment in a diverse mix of communication channels, the Town has significantly expanded its audience within and outside the community. Growth across social media platforms has allowed staff to reach individuals who may not live within Breckenridge but maintain a strong connection to the community through work, recreation, or regional involvement. This expanded reach provides an opportunity to share Town-specific messaging such as events, programs, initiatives, and public information with audiences who may find these efforts relevant and

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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.

engaging. By leveraging these platforms, staff is better positioned to connect interested individuals to opportunities to participate, to stay informed, and to support Town initiatives, ultimately strengthening overall community involvement and awareness.

Recent targeted communication initiatives include:

- **Ullr Fest/Rockstar Energy Open** – Staff actively promoted Ullr Fest and the Rockstar Energy Open weekend with a focused effort on visiting local businesses and enjoying Town amenities during the festivities. As a result of our efforts, we saw strong performance across all digital platforms related to these events. Staff created a promotional video for Ullr Fest which reached more than 30,000 viewers, with 66% of views coming from non-followers—demonstrating successful engagement with audiences outside of regular Town channels. Staff also worked in coordination with the Breckenridge Tourism Office (BTO) and Breckenridge Ski Resort on complementary content.
- **Overnight Parking** – Staff continued targeted communication efforts around overnight parking to ensure the community and visitors clearly understood where overnight parking is permitted. Messaging focused on providing clear, easy-to-find information to reduce confusion and improve compliance. Outreach was distributed primarily through social media and supported by dedicated website content, helping increase visibility and accessibility of this information. As a result, content related specifically to overnight parking reached more than 13,000 viewers.
- **Carter Park Sledding Hill** – Staff has maintained ongoing communication efforts related to the Carter Park sledding hill, with a focus on sharing current conditions, proper sledding etiquette (“Slediquette”), Leave No Trace principles, and the maintenance work being performed to keep the hill safe and enjoyable. This is a continuing campaign, with additional messaging planned throughout the season. Outreach has been intentionally designed to reach both local residents and visitors who utilize the sledding hill. To support this goal, staff has distributed information through a variety of channels, including website content, radio advertisements, printed posters, in-person events, and social media. These coordinated efforts help ensure consistent messaging, promote safe use, and enhance the overall sledding experience.
- **Housing** – Staff has continued coordinated communication efforts in support of the Housing Department and its new homebuyer education initiatives, with a focus on improving community understanding of the homebuying process. Building on last year’s *Pathway to Homeownership* classes, messaging has centered on topics such as purchasing a home and understanding deed-restricted properties and local housing options. To expand accessibility and reach, staff developed and shared educational videos across social media platforms, providing clear, in-depth explanations of these complex topics. The videos and other resources are available on-demand on the Town’s housing website to meet homebuyers’ needs wherever they are in the process. This is an ongoing campaign designed to ensure community members feel informed and confident navigating housing-related decisions. To date, English and Spanish posts have generated more than 6,000 views, with additional engagement anticipated as future content is released.

Social Media - Staff has seen substantial growth across all social media platforms during the December–January period, reflecting continued success in expanding reach and engagement. On Instagram, content generated a total of 357,600 views, a *97% increase* compared to October–November, with 53% of views coming from non-followers. Reach across social accounts increased to 156,853—a *670% increase*—while follower growth nearly doubled, with 1,030 new followers during this period. Content interactions also rose significantly, totaling 23,100 interactions, a *769% increase from the previous reporting period*.

Facebook performance showed similar momentum, with 447,200 total views, a 36.6% increase compared to October–November. All accounts’ reach climbed to 191,600, representing an 80% increase, and follower growth increased by 162.4%, adding 900 new followers. Content interactions rose to 5,800, marking a *252% increase*. Collectively, these metrics demonstrate strong progress in expanding visibility, engagement, and connection with both residents and visitors through digital communication efforts.

Website - The Town of Breckenridge website continues to serve as a key resource for accessing municipal information and services. Over the past two months, the site received 27,278 total visits, with a significant portion of traffic coming from both direct visits (37%) and search engine results (42%). Outside of the homepage, the Police Department page

was the most visited section of the site, with 1,070 visits. This activity highlights the ongoing demand for clear, easily accessible information and the effectiveness of the Town's online communication efforts.

Radio Ads - Radio advertising continues to be an effective tool for reaching both local and regional audiences, particularly commuters, residents, and visitors traveling throughout Summit County. Staff utilizes radio placements to promote a range of Town programs and services, including the Beginner's Guide to Local Government, Gold Run Nordic Center programming, Restorative Yoga, Adult Swim Lessons, Family Gym Time, and sledding etiquette ("Slediquette"). This channel allows for timely, repetitive messaging that reinforces awareness and helps ensure important information reaches a broad audience in an accessible format.

TV Ads - Television advertising is used strategically to promote high-visibility campaigns with broader regional appeal. Efforts for the period included messaging for the Firecracker 50 holiday offer and several sustainability initiatives. TV placements help convey more detailed storytelling through visuals and video, allowing the Town to highlight key initiatives while reaching audiences throughout Summit County and other parts of Colorado. This marketing platform is particularly effective for campaigns that benefit from strong visual elements and increased exposure beyond digital platforms.

SDN Ads - Digital and print advertising through *Summit Daily News* provides targeted regional exposure for key initiatives. During this time, staff utilized SDN digital ads to promote water initiatives, the Beginner's Guide to Local Government and the Firecracker 50, ensuring consistent visibility alongside trusted local news content. These placements help reach residents and visitors who rely on regional media for information, while also driving traffic to Town webpages for additional details and registration.

Magazines - Print publications continue to support targeted outreach to specific audiences through seasonal and interest-based content. Advertising in the *Winter Explorer Magazine* focused on recreation offerings, helping promote outdoor amenities and programming to visitors and regional readers planning winter activities. *Breckenridge Magazine* placements were used to highlight water-related messaging, providing a trusted, community-focused platform to share important information with residents and second-home owners. These print channels complement digital efforts by reaching audiences in a longer-format, highly visible medium.





- [Lighting of Breck Weekend Video](#)
 - 197,482 views, with 90% from non-followers
 - Over 15,000 interactions
 - Generated 323 new followers from this post alone
- [Things to Do in Breckenridge Video](#)
 - 109,585 views
 - 73% from non-followers
 - 1,252 content interactions
- [Breckmas Bus Video](#)
 - 32,000 views
 - 4,097 accounts reached, 66% from non-followers
 - 642 interactions
- [Ullr Fest Video](#)
 - 30,000 views
 - 66% from non-followers
 - Over 4,000 accounts reached
 - 640 interactions

Individual campaign content performed especially well during this period, reinforcing the effectiveness of targeted, event-focused storytelling. The Lighting of Breck Weekend video generated 197,482 views, with 90% coming from non-followers, and resulted in more than 15,000 interactions and 323 new followers from that post alone. The Things to Do in Breckenridge video reached 109,585 views, with 73% of viewers being non-followers, and produced 1,252 interactions. The Breckmas Bus video received 32,000 views, reached 4,097 accounts, and saw 66% of engagement from non-followers, generating 642 interactions. Similarly, the Ullr Fest video reached 30,000 views, with 66% of views

from non-followers, reached more than 4,000 accounts, and generated 640 interactions. Collectively, these results demonstrate strong success in reaching new audiences, driving engagement, and promoting Town events and services beyond existing followers.

Other general communication channels used this month:

- Internal and external email newsletters
- Radio
- Comcast cable/SCTV
- Variable message signs
- Social media platforms
- Website updates
- Website news items
- Digital advertising
- Email – targeted and opt-in calendar and news notifications
- Print media - newspaper and magazine advertisements
- Trolley/bus 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:

- I Am Summit Videos – A Comcast television commercial campaign launched in January featured the latest I Am Summit videos, highlighting eight community members from a wide range of industries, including nonprofits, education, and hospitality. These individuals exemplify leadership and service, contributing meaningfully through their professional work and volunteer efforts. Participants reflected strong diversity and notably included the initiative's first second-generation immigrant.
- Celebrating Women in March 2026 – BSEAC is currently accepting nominations to recognize outstanding women in Breckenridge who exemplify empathy, leadership, volunteerism, adaptability, generosity, creativity, inclusivity, or advocacy. Nominations will be featured throughout the month of March on the Town's social media channels. [Nomination Form](#).

Rocky the Moose, the Town's virtual assistant developed in partnership with Citibot, continues to serve as a key tool for providing 24/7 access to Town information and services via the website and SMS. Since its launch, engagement has steadily increased, with 1,198 individuals interacting with Rocky to date. Staff continues to refine Rocky's content reach based on the questions received by the program. Citibot has conversational functionality in its development pipeline, allowing users to ask follow-up questions.

Upcoming Public Outreach/Engagement, February 2026

Staff is preparing several upcoming communication campaigns scheduled for the next month, with a continued focus on broadening outreach and increasing engagement within and beyond the community. Staff is coordinating with the ski resort to support marketing and communication efforts for the Imperial Challenge. This collaboration will help align messaging, expand overall reach, and ensure consistent communication to both community members and visitors. These campaigns will be supported through a variety of channels, including social media, website content, and partner platforms, to maximize visibility and participation.

In addition, staff will also be working closely with Race Breck to promote the mountain bike and trail running events through a more organic, story-driven approach. Planned efforts include a mix of organic social posts, short-form videos, and athlete testimonials designed to highlight the race series, showcase participant experiences, and encourage engagement across multiple events.

Staff will also continue targeted communication efforts to promote the Shop Like a Local campaign during this winter season. Messaging will encourage residents and visitors to explore and support Breckenridge's local businesses. Staff

is prepared to maintain and evolve this messaging throughout the winter, using a variety of communication channels to keep local shopping, dining, and services top of mind.

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. The Town's focus remains on translation and ADA accessibility of our messages.

Staff Recommendation

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



Memo

To: Town Council
From: James Phelps, Director of Public Works
Date: 1/21/2026 (for 1/27/2026 work session)
Subject: Gary Roberts Water Treatment Plant Rehabilitation Update

Town Council Goals (Check all that apply)

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

Summary

The design of the Gary Roberts Water Treatment Plant Rehabilitation Project is progressing with the completion of the Rehabilitation Projects Recommendations Report, the alternatives analysis, structural evaluations, treatment train selection, and initial water quality testing. Along with this project update, staff is looking for Town Council concurrence to move forward with design and construction documents for the rehabilitation of the water treatment plant. Additional time can be scheduled at subsequent work sessions to follow up on any technical details of the project and design as requested by Council.

Background

The Gary Roberts Water Treatment Plant Rehabilitation projects are a series of projects planned and budgeted as Utility Fund capital projects to rehabilitate the Town's drinking water treatment plant located at the Goose Pasture Tarn reservoir. This treatment plant was constructed over 54 years ago, has met the end of its design life, and must be rehabilitated in order to reliably meet the current demand for treated water in the Town.

Improvements and rehabilitation options for the treatment plant were first evaluated in 2014 and were put on hold when the Goose Pasture Tarn Dam repairs were prioritized. The continued aging of the plant has now brought this critical project to a high priority for completion. The photos below illustrate the current corrosion of the tanks and other plant components. The rehabilitation of the treatment plant will also help improve the sustainability and efficiency of the plant by producing less waste and a higher yield of finished drinking water.



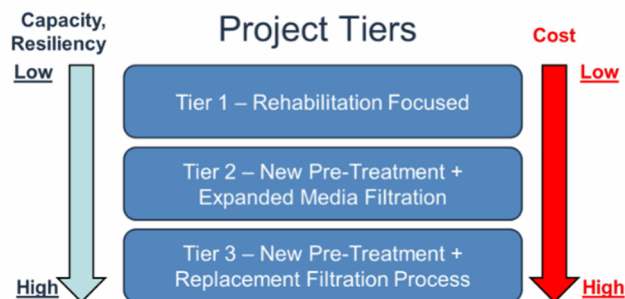
Photos showing overall view of plant components and water treatment tanks



Photos of the steel water treatment plant tanks showing the pitting, corrosion, and leaks in the tanks

SGM, Inc. was the consultant selected to lead the design of the rehabilitation projects starting with an alternatives analysis and recommendations report. The alternatives analysis implemented a detailed approach that considered three improvement tiers shown in the figure below. The tiers ranged from Tier 1 (least intensive, lowest cost) to Tier 3 (most intensive, highest cost). Tier 1 focused on rehabilitation of the existing facility without adding any additional water treatment processes. Tier 2 looked at consolidating the existing pre-treatment to increase plant capacity and expand the existing filter basins. Tier 3 considered complete replacement of the existing pre-treatment and filtration processes. All proposed improvements were closely vetted by the consultant and staff, and ultimately Tier 3 improvements were deemed necessary for the rehabilitation of the Gary Roberts Water Treatment Plant in order to meet the increased production demands and ensure long term sustainability of the Town's water system.

The alternatives analysis considered and evaluated many constraints to determine which level of rehabilitation is needed at the treatment plant. The analysis included the capacity of the plant to meet demand, treatment process performance and resiliency, capital and operating costs, operational complexity of the plant, process footprint, site constraints and the condition of the existing plant components.



During this evaluation process it was determined Tier 1 rehabilitation does not meet the production goal of 5 MGD (million gallons per day) of treated water. Without adding to and improving the existing treatment processes, the existing plant would only have a capacity between 2.8 and 3.1 MGD, which would preclude the Gary Roberts Water Treatment Plant from acting as a fully redundant source during maintenance events at the North Water Treatment Plant. Based on this capacity limitation, Tier 1 rehabilitation was not selected.

The Tier 2 rehabilitation option cannot be implemented due to the condition of the existing filter basins. A structural evaluation of the existing filter basins was performed by SGM, Inc. and during this evaluation it was determined the existing filter basins have significantly deteriorated and would require extensive repairs, ongoing rehabilitation, and eventual replacement. Typical steel process basins have a design service life of 50 years, and with these basins being 54 years old, they have reached the end of their design life.

Based on both Tier 1 and Tier 2 rehabilitation not being feasible, it was determined Tier 3 rehabilitation is required to meet the Town's goals for the rehabilitation of the water treatment plant.

The Tier 3 rehabilitation involves a complete replacement of the existing pre-treatment processes and filtration system. Staff reviewed five options for Tier 3 rehabilitation shown in Table 1-2 attached. The best option was determined to be Option No. 4 with dissolved air flotation (DAF) pre-treatment and multimedia filtration. DAF pre-treatment was selected based on the raw water quality data of the water coming from Goose Pasture Tarn reservoir and this pre-treatment system could also provide a fire-ready facility in the event a wildfire affects the source water of the Goose Pasture Tarn reservoir. The DAF process will replace the existing flocculation pre-treatment system. This new pre-treatment system will require an addition to the existing water treatment building; however this process requires a smaller footprint than other pre-treatment options considered. The existing filtration system, which is deteriorated and past the design life of 50 years, will be replaced with new multimedia filtration basins. This treatment, which is a sand filtration system consisting of layers of different materials, is the current filtration process at both the Gary Roberts Water Treatment Plant and the North Water Treatment Plant. Along with the new DAF pre-treatment and multimedia filters, UV reactors and baffles in the existing clearwell will be evaluated to help with disinfection, reduce chlorine requirements, and improve the treated water quality.

Public outreach/engagement

Public outreach and engagement will consist of the formation of a Water Utility Stakeholder Group. The focus of the group will be on building trust, transparency, and shared understanding around water system planning and decision-making. Outreach efforts will be designed to be inclusive and accessible, encouraging diverse participation and providing clear, timely information.

The goals for the Town and the Water Utility will be to inform, educate, and guide financial and project-related discussions while receiving input, perspectives, and recommendations based on community values and technical understanding. Examples of anticipated discussion topics include rehabilitation of the Gary Roberts Water Treatment Plant, the Water Utility Master Plan (2026), the Utility Capital Improvement Plan, utility service areas, and the Water Utility Rate Study (2026).

The Stakeholder Group will consist of community members, staff, and Mayor Owens. In particular, the Town seeks participation from individuals in the business and property management sectors, as their increased understanding of the Water Utility will help support broader community education and outreach. The Stakeholder Group will serve in an advisory capacity, providing guidance while final decision-making authority remains with the Town.

Financial Implications

The proposed rehabilitation projects, for both design and construction, are included in the current Utility Fund proforma and presented in the 2026 CIP approved by the Town Council. The current construction budget in the CIP is \$50M for the water treatment plant rehabilitation and is currently proposed to be phased from 2027 to 2029. Preliminary construction cost estimates by the design consultant place the project close to \$54M. The Town expects to utilize a Construction Manager at Risk (CMAR) contract for construction of the rehabilitation projects to allow for contractor involvement in the design in order to provide input on constructability of the project, reduce risk associated with construction, help evaluate and provide accurate construction costs, and provide help with upfront value engineering and areas for potential cost savings. The project budget in the Utility Fund proforma and CIP will be adjusted once pricing is refined with final design and contractor pricing.

Town staff is also working with SGM, Inc. to evaluate potential funding options for construction of the project. The funding options that are currently being evaluated are Colorado's State Revolving Fund (SRF) loan program, the Congressionally Directed Spending (CDS) grant program, as well as recommendations from Stifel our financial consultant. Funding options will continue to be assessed during the design.

Equity Lens

Equity is a foundational consideration in the planning and prioritization of capital repairs and improvements to the Town's water infrastructure. The proposed rehabilitation project has been evaluated to ensure reliable access to safe, affordable drinking water for all customers, public health risks are minimized, and also focuses on long-term infrastructure resiliency.

Staff Recommendation

Staff is looking for concurrence from the Town Council on the design outlined in the memo to move forward on the rehabilitation projects for the Gary Roberts Water Treatment Plant Rehabilitation.

Table 1-2 Treatment Alternatives Analysis Comparison Table

Parameter	Treatment Option				
	Option No.1: Lamella Plate Settling + Pressurized Microfiltration	Option No.2: Dissolved Air Flotation + Pressurized Microfiltration	Option No.3: Lamella Plate Settling + Multimedia Filtration	Option No.4: Dissolved Air Flotation + Multimedia Filtration	Option No.5: Ballasted Flocculation + Multimedia Filtration
Capital and Operating Costs					
Capital Cost ¹	\$ 60,100,000	\$ 60,400,000	\$ 53,600,000	\$ 54,000,000	\$ 50,400,000
Lifecycle Cost ²	\$ 312,200,000	\$ 332,800,000	\$ 275,300,000	\$ 295,700,000	\$ 298,300,000
Annual O&M Cost ³	\$ 450,000	\$ 510,000	\$ 360,000	\$ 420,000	\$ 440,000
Annual Operator Hours ⁴	2,200	2,500	2,800	3,100	3,100
Footprint					
Building Size (ft²)	13,400	12,600	8,300	8,200	4,700
Hydraulic Grade Restrictions	Pressurized membrane filters are supplied by feed pumps. Pre-treatment basins can be constructed below grade, allowing for gravity flow from Goose Pasture Tarn year-round.		Pumping clarified water can damage floc formation, preventing effective operation of multimedia filters. Therefore, year-round raw water pumping would be required to accommodate deeper filter beds while achieving gravity flow between the clarification step and the Multimedia filters..		
Process Performance					
Pre-Treatment Waste (% of Production)	0.1 - 0.3%	0.03 - 0.12%	0.1 - 0.3%	0.03 - 0.12%	3 - 5%
Filtration Waste (% of Production)	2 - 8%	2 - 8%	2 - 6%	2 - 6%	2 - 6%
Total Waste (% of Production)	2.1 - 8.3%	2.0 - 8.1%	2.1 - 6.3%	2.0 - 6.1%	5 - 11%
Pre-Treatment Sludge (% Solids)	0.2 - 0.5% [0.5% Likely]	0.5 - 5% [2% Likely]	0.2 - 0.5% [0.5% Likely]	0.5 - 5% [2% Likely]	0.01 - 0.04%
Sludge Thickening Required?	If Pond Lined - No If Pond Unlined - No	If Pond Lined - No If Pond Unlined - No	If Pond Lined - Yes If Pond Unlined - No	If Pond Lined - Yes If Pond Unlined - No	If Pond Lined - Yes If Pond Unlined - Yes
WTP Turn Down	• Lamella settling plates are less sensitive to decreases in WTP production rate when compared to DAF. Lower flow rates produce larger, heavier flocs which settle more readily. • Membrane feed skids can be sized to accommodate WTP turn down, but may require 2 smaller pumps. Low flux rates result in longer membrane life and less-frequent chemical cleans.	• Turndown rate may be limited with DAF due to impacts of lower flow rates on floc retention time. Longer retention times can result in heavier flocs which are not as easily removed via flotation. • Membrane feed skids can be sized to accommodate WTP turn down, but may require 2 smaller pumps. Low flux rates result in longer membrane life and less-frequent chemical cleans.	• Lamella plates perform well at lower flows, which result in larger, heavier floc and higher removal efficiency. • Multimedia filters exhibit better performance at lower loading rates.	• DAF systems require upward flow velocity to maintain an acceptable floc bubble density. Saturator nozzle design can be modified to accommodate lower flows. Heavier flocs could impact process efficiency. • Multimedia filters exhibit better performance at lower loading rates.	• Settling performance of ballasted flocculation systems improves at lower flow rates. However, wasting rates are fixed based on overall design flow and the number of pumps/hydrocyclones. Therefore, the process becomes water inefficient at lower flow rates. • Multimedia filters exhibit better performance at lower loading rates.

1. Does not include design engineering. Represents costs of entire WTP facility, demolition work, rehabilitation work, construction engineering, and construction survey/materials testing. Does not include funding procurement costs.

2. Represents lifecycle costs in present day value assuming a 3% inflation rate, a 0.5% investment/deduct rate, a 4.2% water production growth rate, and a 5.0 MGD production cap. Includes capital costs, asset replacement costs, and O&M costs. Assumes a 50-year lifecycle.

3. Does not include expenses associated with building systems (heating, cooling, plumbing, etc.) Includes estimated operator labor at \$40/hr.

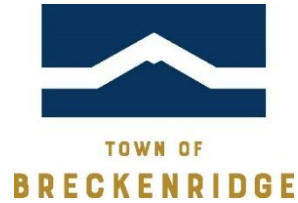
4. Does not include operator hours for building system maintenance and reporting. Assumes 160 hours/year for sludge removal based on

Table 1-2 Treatment Alternatives Analysis Comparison Table Continued

Parameter	Treatment Option				
	Option No.1: Lamella Plate Settling + Pressurized Microfiltration	Option No.2: Dissolved Air Flotation + Pressurized Microfiltration	Option No.3: Lamella Plate Settling + Multimedia Filtration	Option No.4: Dissolved Air Flotation + Multimedia Filtration	Option No.5: Ballasted Flocculation + Multimedia Filtration
Process Performance					
Turbidity Removal	• Pre-treatment turbidity removal could be limited due to the inability to feed polymer and the potential for algae growth. The Town would be required to modify the existing coagulant to prevent long-term fouling of membranes from high molecular weight polymer.	• DAF can effectively remove low-density particulate matter, such as coagulated algae cells or floc with a higher organic content. Floc may be more easily removed via floatation. DAF can eliminate the need to use a flocculant aid polymer, making it an appropriate pre-treatment technology for membrane filtration.	• Pre-treatment turbidity removal could be improved over microfiltration options due to the ability to feed high molecular weight polymer. • Coagulant would not need to be modified, allowing the Town to continue splitting bulk coagulant deliveries between WTPs.	• Pre-treatment turbidity removal could be improved over microfiltration options due to the ability to feed cationic polymer (coagulation aid). • Coagulant would not need to be modified, allowing the Town to continue splitting bulk coagulant deliveries between WTPs.	• Ballasted flocculation is designed to remove heavier, inorganic-based particles. Higher coagulant/polymer doses are often required to achieve the same turbidity removal as lamella plates or DAF due to reduced floc formation time (25 - 35% more coagulant use).
Algae Removal	• Lamella settling plates cannot effectively remove algae which can cause taste and odor development.	• DAF can effectively remove algae which may clog media filters or contain taste and odor (T&O) compounds, such as geosmin and 2-methylisoborneol (MIB). Note: DAF can only remove T&O compounds which are bound inside un-lysed algal cells.	• Lamella settling plates cannot effectively remove algae which can cause taste and odor development or clog multimedia filters.	• DAF can effectively remove algae which may clog media filters or contain taste and odor (T&O) compounds, such as geosmin and 2-methylisoborneol (MIB). Note: DAF can only remove T&O compounds which are bound inside un-lysed algal cells.	• Ballasted flocculation can effectively remove algae via enmeshment into ballasted flocculation particles. However, required coagulant doses could be 25 - 35% higher than for DAF.
Process Resiliency					
Pre-Treatment Requirements	Could bypass pre-treatment during low demand season, resulting in energy savings for DAF pre-treatment. Source water DOC and turbidity are currently low during fall and winter.		Pre-treatment is essential for adequate filter performance. Direct filtration could be practiced during certain seasons, but is not recommended. Changes in source water quality which impact pre-treatment performance could result in turbidity breakthrough with multimedia filters.		
Iron and Manganese Oxidation	Oxidation of iron and manganese inside membrane pores can cause long-term fouling. Microfiltration does not offer a safety buffer against pink water if feeding permanganate. Oxidation of iron and manganese with free chlorine may not be feasible with microfiltration due to lack of a catalytic filtration surface.		Filter media can develop a catalytic coating which can provide a safety buffer against pink water production if feeding permanganate. Oxidation of iron and manganese with free chlorine is feasible with multimedia filtration due to the ability to develop a catalytic coating on filter media. This may allow for sufficient iron and manganese oxidation with oxidant dosed primarily or entirely downstream of clarification so that algae cells are removed prior to oxidant addition, thereby limiting the release of taste and odor compounds from algae cells otherwise lysed by an oxidant.		

Table 1-2 Treatment Alternatives Analysis Comparison Table Continued

Parameter	Treatment Option				
	Option No.1: Lamella Plate Settling + Pressurized Microfiltration	Option No.2: Dissolved Air Flotation + Pressurized Microfiltration	Option No.3: Lamella Plate Settling + Multimedia Filtration	Option No.4: Dissolved Air Flotation + Multimedia Filtration	Option No.5: Ballasted Flocculation + Multimedia Filtration
Process Resiliency					
Wildfire Impacts	• Heavy solids carryover resulting from wildfire burn scar runoff could be more easily settled with a lamella plate system than DAF. However, this would only be applicable if the Goose Pasture Tarn Reservoir could not adequately reduce raw water turbidity, which is unlikely. • Increased turbidity loading will not impact membrane effluent quality, only backwash/cleaning frequency. • Polymeric membranes may not be compatible with certain firefighting foams or retardants. • Taste and odor compounds could only be removed by adding a unit process, such as powdered activated carbon (PAC) or granular activated carbon (GAC).	• DAF can treat light, ashy solids that wouldn't settle out in the Goose Pasture Tarn Reservoir or a lamella plate system. Increased nutrient loading from a wildfire event could result in algal blooms, which could be adequately treated with DAF. • Increased turbidity loading will not impact membrane effluent quality, only backwash/cleaning frequency. • Polymeric membranes may not be compatible with certain firefighting foams or retardants. • Taste and odor compounds could only be removed by adding a unit process, such as powdered activated carbon (PAC) or granular activated carbon (GAC).	• Heavy solids carryover resulting from wildfire burn scar runoff could be more easily settled with a lamella plate system than DAF. However, this would only be applicable if the Goose Pasture Tarn Reservoir could not adequately reduce raw water turbidity, which is unlikely. • Turbidity removal performance could be significantly impacted by increased solids loading from a wildfire event. • Algal blooms from increased nutrient loading could result in filter clogging if not removed with pre-treatment.	• DAF can treat light, ashy solids that wouldn't settle out in the Goose Pasture Tarn Reservoir or a lamella plate system. Increased nutrient loading from a wildfire event could result in algal blooms, which could be adequately treated with DAF • Turbidity removal performance could be impacted by increased solids loading from a wildfire event.	• Heavy solids carryover resulting from wildfire burn scar runoff erosion could be more easily settled with a ballasted flocculation system than DAF. However, this would only be applicable if the Goose Pasture Tarn Reservoir could not adequately reduce raw water turbidity, which is unlikely. Coagulant demand could be 25 - 35% higher than with DAF or lamella plates. • Turbidity removal performance could be impacted by increased solids loading from a wildfire event. • Ballasted flocculation has shorter detention times than lamella plates or DAF and can quickly recover from a process upset.
Operational Complexity					
Pre-Treatment	• The only mechanical equipment associated with lamella plates is a sludge collector drive, and if necessary, sludge pumps.	• DAF requires more mechanical components than lamella settling plates (compressors, saturators, recycle pumps, and scrapers).	• The only mechanical equipment associated with lamella plates is a sludge collector drive, and if necessary, sludge collection pumps.	• DAF requires more mechanical components than lamella settling plates (compressors, saturators, recycle pumps, and scrapers).	• Ballasted flocculation is the most mechanically complex pre-treatment alternative, requiring recycle pumps, hydro cyclones, and scraping equipment. Ballasted flocculation requires using extra consumables (microsand and high molecular weight polymer).
Filtration	MF membranes are fed with pressurized feed pumps and strainers which must be maintained. MF membranes must be periodically cleaned with chemical cleaning solution to prevent irreversible fouling. Many controls, pumps, valves, and chemicals adds complexity as does membrane integrity testing and fiber repair.		Filter performance is dependent on pre-treatment and is less automated than MF membranes. Ancillary chemical cleaning systems are not required. Filtration media are not subject to fouling to the same degree as membranes. Multimedia filtration is easier to operate in hand mode than microfiltration with fewer valves and control programming.		



Memo

To: Town Council
From: Chris Kulick, AICP, Assistant Community Development Director
Date: 1/21/2026 (for 1/27/2026 work session)
Subject: Neighborhood Preservation Policy Phase 2

Town Council Goals (Check all that apply)

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

Summary

This memo provides a framework for discussing potential Phase 2 neighborhood preservation policies (NPP) desired by the Town Council. Given the multi-layered potential impact on the community, staff will present information on steps taken and feedback collected following the adoption of the Phase 1 NPP code amendments on September 9, 2025.

Neighborhood Preservation Policy Mission Statement

The Town of Breckenridge values the diversity of homes throughout its neighborhoods, including diversity in home size, unit 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 fall 2024, the Town Council directed staff to revisit the Town's NPP policies in response to current development trends and identified concerns. Following a six-month public engagement process that incorporated feedback from local architects, builders, the Planning Commission, and community members, the Town Council adopted "Phase 1" NPP code amendments. These amendments reduced positive points for EV chargers, eliminated positive point opportunities for above-average landscaping on single-family properties, and made greater setbacks an Absolute Policy requirement for single-family homes.

Beyond the Phase 1 NPP amendments, Council directed staff to explore additional Phase 2 amendments such as new positive point opportunities and the introduction of bulk plane regulations or floor area limits above the main level of single-family homes. In response, staff convened a work group of local architects, Andy Stabile, Mickey Florio, and Tim Gerken, along with Planning Commissioner Mike Giller to evaluate potential amendments. On November 18th, the Planning Commission held a work session to further evaluate the potential amendments. A week later, on November 25, 2025, the Town Council reviewed the recommended amendments at a work session, and directed staff to solicit input from local architects, builders, and interested members of the public prior to a second work session review.

More recently, on January 12th, staff hosted an open house and directly invited members of the building and design community via email. Staff also encouraged interested parties to provide written comments if they were unable to attend. Feedback from this most recent public outreach was limited but included:

- Specific written feedback regarding the proposed "Main Level" definition (included in the packet).
- General comments from a few members of the design and building community who generally supported the proposed policy amendments individually but expressed some concern about the cumulative impact of recent Building and Development Code changes.

At this afternoon's work session, staff will present updated recommendations informed by feedback from the work group, the Planning Commission, Town Council, and the most recent round of public outreach for Council's consideration.

Recommendations

Limiting Floor Area Above the Main Level

Draft code amendments to limit floor area above the main level are proposed under Policies 3A and 5R and are attached to this memo. The proposed amendments would regulate unbroken wall planes and limit floor area above the main level for homes that are larger than 4,500 sq. ft. above ground density in NPP neighborhoods with the intent to reduce the appearance of size. The work group recommended this approach as an alternative to creating bulk plane regulations. Based on their experience, the group found that the combination of limiting floor area above the main level and regulating unbroken wall planes would be more effective for the Town's NPP neighborhoods based on the larger size of lots in those neighborhoods. The work group determined that the best approach for achieving the human scale sought by Council would combine three elements: limiting upper floor space, counting lofted areas with high floor-to-ceiling heights as density on two levels, and recommending breaks in wall planes for larger homes.

The work group believes the recommended amendments could be successful as either Absolute or Relative Policies. Adopting the amendments as Absolute Policies would require all homes to comply whereas adopting as a Relative Policies would incentivize a desired form but still allow some deviation from the recommended form for those that wished to overcome negative points. Staff recommends establishing floor area maximums above the main level and counting lofted areas with floor-to-ceiling heights exceeding 16 feet as density as two levels as an Absolute Policy to limit bulk on upper-level floors. Staff recommends adopting regulations on unbroken wall planes as a Relative policy option to allow greater architectural diversity, which the majority of public engagement participants desired. Under a Relative policy, developments that choose to forgo unbroken wall plane compliance would likely have to offset the negative points by eliminating other non-desirable design attributes such as excessive site disturbance or outdoor heated paving. Additionally, most architectural compatibility regulations for development outside of the Conservation District have been adopted as Relative policies, not as required Absolute policies. Following extensive discussion of this approach's advantages and disadvantages, which are detailed in the Planning Commission minutes included in this packet, the Commission expressed general support while providing substantial feedback.

Staff has further refined the proposed amendments based on Planning Commission, Town Council, and our most recent round of public engagement. Since the November 25, 2025 Town Council work session, staff has adjusted the floor to ceiling height limit to be counted as density on two-levels from 12 ft. to 16 ft. and revised the "Main Level" definition based on feedback from the Council and the most recent round of public engagement.

Does the Council support adopting policy to limit floor area above the main level?

Does the Council support adopting a policy that counts lofted areas with floor-to-ceiling heights exceeding 16 feet as density on two levels?

Does the Commission support adopting policy to regulate unbroken wall planes?

Does the Commission support adopting these regulations as a mixture of Absolute and Relative policies, as recommended by staff?

Policy 7R Revisions

The work group identified Policy 7R Site and Environmental Design as the main source of negative points that were being applied to single-family homes. They find the policy as written to be redundant, that it does not provide allowances for unique lot conditions, that the policy features competing goals (e.g. the policy's emphasis on greater setbacks and physical screening encourages longer driveways as a by-product), and that the policy does not differentiate between mature tree removal and disturbing ground cover that can easily be reestablished. In response to this feedback, staff propose amendments to Policy 7R that include:

- Streamlined introductory language that directs the intent of the policy
- Combining "Site Design and Grading" with "Driveways and Site Circulation Systems" since both existing sections address minimizing site disturbance and reference access
- Eliminating repetitive language about minimizing disturbance
- Providing relief from the assignment of negative points for driveways that are necessary to achieve required grade on platted lots featuring steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right-of-way or provides access to a more environmentally logical building site
- Balancing aesthetic character and visibility with site disturbance related to the location of garages
- Encouraging development on existing highly disturbed sites such as parking lots and dredge mined areas
- Consolidating similar concepts while maintaining all specific requirements

At the Planning Commission work session, all Commissioners supported the proposed Policy 7R amendments, finding that they clarified the policy's intent and provided discretion for unique lot conditions while maintaining the Planning Commission's authority over final point determinations. However, one Commissioner noted that positive point eligibility for development on highly disturbed sites, such as dredge mined areas or parking lots, would likely favor only Town projects. Throughout the process, including the most recent public engagement period, members of the building and design community supported amending Policy 7R. There are no changes to the proposed amendments related to Policy 7R from the November 25th work session.

Does the Council support the proposed amendments to Policy 7R?

Additional Opportunities for Positive Points

In addition to providing feedback on the topics above, the workgroup suggested additional positive point opportunities, as requested by the Town Council. Since the previous Council work session, staff has pared down the proposed positive point opportunities list, as directed by Council, and drafted proposed Code amendments that are included in the attachment. Below is the suggested list with potential point awards assessed by staff. The Commission noted the need for some low point options but suggested they should be updated more frequently as they become normalized, similar to the progression of EVSE chargers.

- Building Hardening - Feedback was provided at a previous work session (+2,+4,+6)
- Positive points for interior sprinklers when not required (+3)
- Below density development - Would require density sunset covenant to track and enforce (+1/ +2 based on amount sunset, one Commissioner suggested that density could be transferred to a workforce housing density bank instead of being sunset.)
- Enhanced Controls on Heat Tape – Similar to other design features that reduce energy usage (+1)
- Smart breaker panels – Similar to other design features, panels that educate the owner of energy use (+1)
- Waste Diversion – Points for projects that complete a Materials Management Plan checklist for the recycling of construction site materials, coupled with verification that the materials are recycled at the Summit County Resource Allocation Park (+2)

Does the Council support the proposed positive point opportunities?

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, 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 look forward to receiving the Council's direction on these topics. Staff will be available on Tuesday to answer any questions.

NPP Phase II: Proposed Amendments

9-1-5: DEFINITIONS:

Main Level: predominant floor of a structure which is at or nearest to grade level as viewed from the front setback(s), and has 75%, or more of its density located above grade. The main level is not necessarily the same floor as the living quarters, kitchen and living areas, of a residence. The main level does not necessarily include the formal entryway to the structure.

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

I.

6. The floor area of any level above the main level of a single-family home or duplex outside of the conservation district that is larger than 4,500 sq. ft. in above ground density, on a parcel that does not have a building or disturbance envelope shall be limited to no more than 75% of the floor area of the level below it. This measurement excludes portions where the ceiling height is less than 5 feet. Any interior space with a floor to ceiling height of 16 feet or greater, as measured from the finished floor to the underside of the structural members of the floor/ceiling assembly above, shall be calculated as density on two levels of a structure.

9-1-19-3R: POLICY 3 (RELATIVE) COMPLIANCE WITH DENSITY/INTENSITY GUIDELINES:

C. Below density development – Properties that are developed to an above ground density level lower than allowed are eligible for positive points based on amount sunset through a recorded density covenant.

<u>Density Reduction</u>	<u>Point Awards</u>
<u>10%</u>	<u>+1</u>
<u>20% or Greater</u>	<u>+2</u>

9-1-19-5R: POLICY 5 (RELATIVE) ARCHITECTURAL COMPATIBILITY:

B. Exterior building materials listed in the table below are regulated per façade. Exterior building materials not considered in this development code will be considered on a case-by-case basis and may require input from the planning commission regarding their use. This subsection B only applies to areas outside of the Historic District. Architecture within the Historic District is regulated by the Handbook of Design Standards for the Historic and Conservation Districts.

Material	Points*	Notes
Brick	Allowed as an accent or on smaller elements up to 25 33% of	Bricks should be a natural earth-tone color and brick style that is appropriate for the historical and

NPP Phase II: Proposed Amendments

	each façade with no negative points > 2534-5066% of any façade warrants negative two (-2) points > 5067-7580% of any façade warrants negative four (-4) points > 7581-100% of any façade is prohibited with some exceptions per section 9-1-19-5A(B)	mountain context of Breckenridge. Additional points under subsection A of this section may be assigned for bricks that are of a color or dimension not typical of the historic or mountain context of Breckenridge. Buildings defined as an institutional use may be constructed of brick without the assignment of negative points.
Composite wood siding	<u>No negative points shall be awarded for the utilization of Composite Wood Siding.</u> > 0-33% of any façade warrants negative two (-2) points > 33-66% of any façade warrants negative four (-4) points > 66-100% of any façade warrants negative six (-6) points	
Metal siding	Up to 2533% per façade warrants no negative points > 3425-6650% of any façade warrants negative two (-2) points > 6750-7580% of any façade warrants negative four (-4) points > 7581-100% of any façade is prohibited per section 9-1-19-5A(B)	Per section 9-1-19-5A(A)(1) all exterior metal elements must be nonreflective.
Fiber cement siding	<u>No negative points shall be awarded for the utilization of Fiber Cement Siding.</u> Warrants negative three (-3) points when applied with no supplemental natural materials	No negative points will be assigned when applied with natural materials such as natural wood accents or a natural stone base on each elevation and provided the fiber cement siding is compatible with the general design criteria listed in the land use guidelines.**
Stucco	Up to 3325% per façade warrants no negative points	Natural earth-tone colors are recommended. Additional negative points could be assigned under subsection A of this section if nonnatural colors ar

NPP Phase II: Proposed Amendments

> 3425-6650% of any façade warrants negative two (-2) points > 6750-8075% of any façade warrants negative four (-4) points > 8175-100% of any façade is prohibited per section <u>9-1-19-5A(B)</u>

3 x (-1/0) D. Single-family homes and duplexes outside of the Conservation District that are larger than 4,500 sq. ft. in above ground density should achieve a pedestrian scale by "breaking up" or differentiating parts of the building. Elements that help to create a pedestrian scale include individual rooms, wings, entries, or expressive elements such as balconies, porches, or dormers. An appropriate scale can also be achieved by expressing larger buildings as a series of smaller modules or as smaller modules attached to a larger central mass. Offsets or indentations in wall planes create visual interest and add depth via shadow lines. Unbroken wall planes should not exceed 40 feet in length. When the limit is reached, one of the following should occur:

1. The wall line must be offset a minimum of four feet (including projections for porches or entries, etc.)
2. The building must bend at least 15 degrees

Building walls should not extend more than 20 feet in height without a horizontal offset in the vertical plane. Offsets may include porches, decks, low roofs, and horizontal indentations of greater than 3 feet. Offsets must be structural and substantial rather than simply changing the texture of an exterior material. The use of two to four different exterior materials is encouraged to limit the apparent mass of a building.

9-1-19-7R: POLICY 7 (RELATIVE) SITE AND ENVIRONMENTAL DESIGN:

Statement of Intent:

~~2 x (-2/+2)~~ The Town hereby finds that it is in the public interest for all sites within the community to be designed, arranged, and developed in a safe and efficient manner that reflects the natural capabilities and limitations of the property. ~~The arrangement of all functions, uses, and improvements should reflect the natural capabilities and limitations of the property.~~ This policy is also intended to discourage levels of development intensity that result in generally compromised site functions, buffering and aesthetics. Taking into consideration the basic character of the site and the nature of the proposed uses, the development should be visually harmonious as perceived from both the interior and exterior of the project. Platted lots with building envelopes, site disturbance envelopes, or designated building locations are still subject to the following rules and recommendations unless noted otherwise.

NPP Phase II: Proposed Amendments

~~The existence of~~ Constraining physical conditions on some properties (including ravines, topography, adverse soils, shape, and existing easements) may render some portion(s) of these sites unsuitable for development. ~~Constraining physical conditions may consist of, but are not limited to: ravines, the shape or topographical conditions of the specific property involved, adverse soils conditions and existing easements.~~ As a result of these conditions, buildings and other aspects of development should be located elsewhere on the site. The development rights associated with the non-developed areas of the sites should either be transferred off site, in accordance with section 9-1-17-12 of this chapter, or incorporated into the remainder of the site. If they can be incorporated into the remainder of the site, it should be done in such a way to allow the development to remain consistent with the development character and function intent of the applicable land use district guideline(s) or approved master plan. Due to site characteristics, the acceptable intensities recommended in the land use guidelines or approved master plan may not be achievable.

The overall design objectives shall be:

- To blend development into the natural terrain and character of the sitesurrounding area.
- To minimize the negative impacts of offsite views of grading and building massing.
- To minimize site surface disruption; reduce the potential for erosion and other environmental degradation.
- To generally develop in a visually cohesive manner while providing privacy for the occupants of the site and buffering to the neighboring properties ~~as well~~.

Scoring Criteria

Development plans will incur points based upon the criteria above and their design so as to:

- 2 x (-2/+2) A. Site Design, And Grading and Circulation: ~~In order to reduce the amount~~ Developments should minimize of site disturbance, including vegetative removal, ~~and developments should~~ be designed in a manner that minimizes the amount of cut and fill on a site, particularly those areas visible from adjacent properties and rights-of-way. Placement of buildings on the site should be accomplished in a manner that balances site buffering and further minimizes new grading and any vegetative removal with new grading necessary for site access, desired improvements and drainage. Grading large areas to create a flat "benched" building pad is strongly discouraged unless disruption is planned to be minimized with a Town-approved mechanical shoring methods. ~~The Town must approve any such plan.~~

Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that balances providing safe access to the site by adhering to Town's engineering standards with adequate site buffering through physical separation and tree retention not in conflict with required wildfire mitigation listed under section 9-1-19-22A(C). Long or double switchback drives are discouraged provided they are not necessary to achieve

NPP Phase II: Proposed Amendments

required grade on platted lots that feature steep slopes, have a designated building or disturbance envelope that is significantly setback from a public right of way, or provide access to a more environmentally logical building site. Garages should be sited in a manner that balances aesthetic character and visibility with site disturbance.

Development located in highly disturbed areas such as existing parking lots or previous dredge mining is encouraged and eligible for positive points.

- 2 x (-4/+4) B. Site Buffering: Developments should be buffered from adjacent properties and public rights-of-way ~~and should attempt to provide a maximum degree of privacy for occupants of both the site and surrounding properties. To achieve this, b~~Buildings and other development impacts should be located in a manner that allows for site buffering, which should emphasize:- Buffering between the developments and neighboring properties may include, but are not limited to:-
- Preservation of existing mature tree stands or specimen trees-
 - The physical distance from property edge to the development-
 - Landscaped berms at the property perimeter (neighborhood or multifamily level)-

Providing greater buffers than those required by building envelopes, disturbance envelopes, designated building locations, and/or recommended setbacks are encouraged. However, no positive points may be awarded under this policy for new landscaping. Positive points for new landscaping shall only be awarded under section 9-1-19-22R, "Policy 22 (Relative) Landscaping", of this chapter of development.

- 2 x (-2/+2) C. Retaining Walls: Retaining wall systems with integrated landscape areas are encouraged ~~to be provided to retain slopes and make up/manage grade changes in grade~~ rather than cut/fill ~~areas for slopes retention~~.

Retaining wall systems made of, or faced with, natural materials such as rock ~~or timbers~~ are preferred. Other materials ~~that are with~~ similar ~~in the nature of the~~ finishes may be considered on a case by case basis, particularly if they are fire resistant, but are not recommended for use in locations visible from streets or public areas.

Smaller retaining wall systems generally not exceeding 4 feet in height that incorporate vegetation between walls without creating excessive site disturbance are preferred. ~~It is understood that, Heights may vary~~ depending on the slope of the site, ~~the height of retaining walls may vary~~ to minimize site disruption. ~~If an alternative site Alternative layouts~~ that incorporates retaining walls taller than 4 feet ~~but that~~ causes less site grading and compl~~y~~ies with all other relevant Development Code policies ~~is viable, then it shall not be assessed negative points because of itsfor~~ height.

- 2 x (-4/+4) D. ~~Driveways And Site Circulation Systems:~~
~~Driveways and circulation systems are encouraged to work efficiently with the existing topography rather than requiring excessive site disturbance to accommodate their installation. Vehicular circulation systems, including driveways, parking areas, and delivery areas should be designed in a manner that results in the minimum site disturbance possible to provide safe access to the site.~~

~~Garages should be located in a manner that eliminates the need for long or double switchback drives and reduces overall site disturbance. In some instances, this may require that a garage be placed in the front yard, or near a public right of way, rather than hidden behind a building.~~

NPP Phase II: Proposed Amendments

2 x ~~ED~~. Wetlands: Enhance wetlands, if present, beyond ~~the Town regulatory~~ requirements (0/+2) ~~of the Town's applicable regulations~~. Enhancements may include: the reintroduction of natural water flow, flora, fauna, and wildlife habitat.

2 x (- ~~FE~~. Significant Natural Features: Avoid development within areas of significant natural features, if present on site. Significant natural features may include, but are not limited to:

- Knolls or ridgelines.
- Rock outcroppings.

If development in these or similar areas can be avoided, then every effort should be made to do so. (Ord. 1, Series 2019)

9-1-19-33~~R:POLICY~~R: POLICY 33 (RELATIVE) ENERGY CONSERVATION:

C. Other Design Features: 1 × (-4/+4) Other design features determined by the Planning Commission to conserve significant amounts of energy may be considered for positive points. Alternatively, other features that use excessive amounts of energy may be assigned negative points. However, positive points may not be assessed under this subsection if the project has been awarded positive points under subsection A or B of this section. Higher positive point awards will be given to larger scaled projects that conserve a significant amount of energy. Larger projects that consume large amounts of energy will be assessed more negative points. Smaller scale design features such as smart breaker panels and enhanced controls for heat tape are eligible for one positive (+1) point each, with a maximum cumulative total of two positive (+2) points.

G. Waste Diversion – Projects that complete a Materials Management Plan checklist for the recycling of construction site materials, coupled with verification that the materials are recycled at the Summit County Resource Allocation Park are eligible to receive two positive (+2) points.

9-1-19-48A: POLICY 48 (ABSOLUTE) VOLUNTARY DEFENSIBLE SPACE and Building Hardening:

M. Phased Structure Hardening & Defensible Space: Positive Points will be awarded for retroactive work not otherwise triggered by building permit thresholds (e.g., not required by the Colorado Wildfire Resiliency Code (CWRC)).

a. (+2) – Basic measure: Completion of rudimentary measures for site requirements and structure hardening opportunities (e.g., install non-combustible base up to 6 inches, 0-5 ft clear defensible space zone).

b. (+4) – Intermediate measure: Extension of defensible space into the 30 ft zone with material upgrades (e.g., non-combustible siding, roof-to-wall flashing, deck/fence retrofits).

c. (+6) – Comprehensive measure: Comprehensive hardening and defensible space management equivalent to CWRC standards, when not required.

NPP Phase II: Proposed Amendments

N. Interior Fire Sprinkler Systems – Recognizes the significant public benefit of containing fires at the source and protecting adjacent properties.

a. (+3) Voluntary installation of interior sprinklers in residences in situations not required by the Building Code.

Chris Kulick

Subject: RE: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

From: Andy Stabile

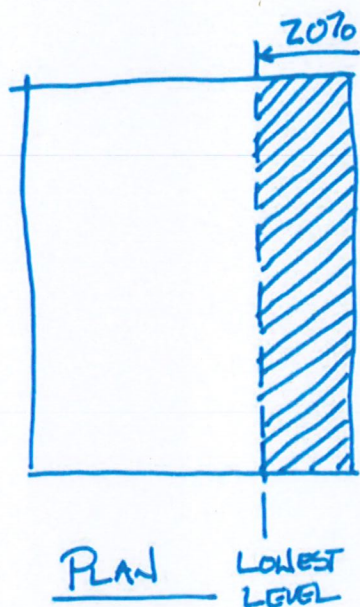
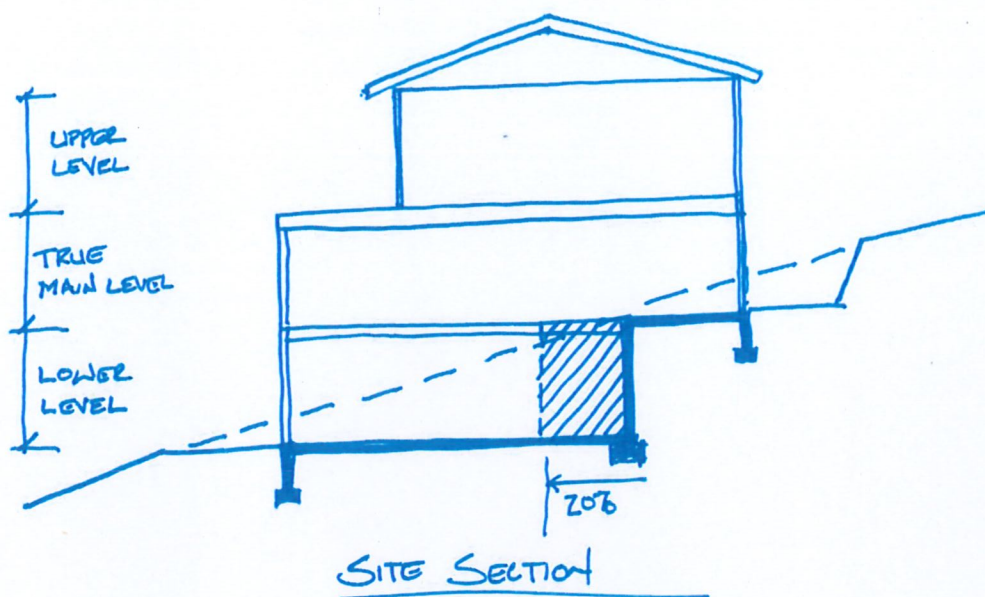
Sent: Monday, January 19, 2026 5:05 PM

To: Chris Kulick

Subject: RE: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

Chris,

Our concern is that whenever possible, clients want to have the Primary Suite, Living Room, Kitchen, and Dining Room on the same level. This reduces the number of stairs that the occupants have to climb up and down in a normal day. This floor, which we'll call the True Main Level, is usually the largest floor of the building. On an upslope lot, both the level below and the level above can be smaller than this level keeping the overall footprint to its minimum (per attached sketch).



The proposed Town definition below for the main level would mean that the lowest level in our sketch would be called the "main level". However, this level would not be suitable to serve as the True Main Level, because nearly half of that level is below grade and cannot provide daylighting or egress. In that case, coupled with the requirement that the level above the "main level" would have to be smaller than the main, the True Main Level would still need to be the 2nd level in our sketch. We're concerned that an unintended consequence of the proposed code change would be that designers would be forced to artificially enlarge that lower level, so that the Primary Bedroom, Living Room, Kitchen and Dining Room would be able to fit in a 2nd level that is only 75% of the level below. This could end up increasing the footprint and site disturbance of a house.

We think your solution suggested below is a good way to go, though the more we think about the percentage listed, the more we think it should be less than the 50% we originally suggested. Based on the current Town definition of below grade, which is triggered when the floor above is less than 2' above grade, the attached sketch would consider about 20% of it's lower level below grade. When the entire back wall of a level is fully below grade, and the rear 20% of the

side walls is also below grade (by the Town's current definition), the daylighting and egress have already been substantially compromised. We therefore think that the number should be closer to 20% than the 50% stated below.

We hope that helps your conversation and sincerely appreciate the time that you and your department have spent working with local architects to get this code change right. We agree that some of the recent construction in Town has begun to feel out of scale for the Town of Breckenridge, and are generally in favor of updating the Planning Code to create architecture that is more in keeping with the historic scale of the community. Thank you for considering alternative language that would hopefully reduce any unintended consequences. Please let us know if you think further illustrations or explanations would help.

Thanks,

Suzanne Allen-Sabo
Tim Sabo
Andrew Stabile, AIA
Architect
Allen-Guerra Architecture
PO Box 5540
711 B Granite Street
Frisco, CO 80443
www.allen-guerra.com

From: Chris Kulick
Sent: Friday, January 16, 2026 4:23 PM
To: Andy Stabile
Subject: RE: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

Thanks Andy, let me know what you think of the revised definition.

Main Level: predominant floor of a structure which is at or nearest to grade level as viewed from the front setback(s), **and has 50%, or more of its density located above grade**. The main level is not necessarily the same floor as the living quarters, kitchen and living areas, of a residence. The main level does not necessarily include the formal entryway to the structure.



Chris Kulick, AICP
Assistant Community Development Director
Town of Breckenridge
150 Ski Hill Road – PO Box 168
Breckenridge, CO 80424

From: Andy Stabile
Sent: Wednesday, January 14, 2026 8:56 AM

To: Chris Kulick

Subject: RE: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

Chris,

The town has a definition for below grade space. I think it's something like when the floor above is less than 2' above grade. Maybe you could say that the main level is the lowest level that is more than 50% (or some number) above grade. That way, a lower level that is more than half buried on an uphill lot would not be considered the "main level".

Andrew Stabile, AIA
Architect
Allen-Guerra Architecture
PO Box 5540
711 B Granite Street
Frisco, CO 80443
(970) 376-1944 (c)
www.allen-guerra.com

From: Chris Kulick

Sent: Tuesday, January 13, 2026 8:40 AM

To: Andy Stabile

Subject: RE: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

Thanks, Andy. I will discuss with the Team. I understand your concern and will relay your message to the Council in the work session packet. The reason we went with this definition is because in the situation you describe many homes as three levels from the street with levels two and three appearing bulkier than the walk out level. Do you have an idea how we could address this understanding the square footage of the walk-out level is relatively minor but from the street may appear as a full level?

Thanks for your thoughts, I understand the predicament we could create.

Thanks,



Chris Kulick, AICP
Assistant Community Development Director
Town of Breckenridge
150 Ski Hill Road – PO Box 168
Breckenridge, CO 80424

From: Andy Stabile

Sent: Monday, January 12, 2026 2:44 PM

To: Chris Kulick

Subject: RE: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

Chris,
Thanks for the invite, but I'm afraid I won't be able to attend in person. The one thing I wanted to weigh in on is the definition of a "main level". The attached code amendments describes the main level as the floor that is nearest to grade at the front setback. On many homes, especially steep upslope lots, that lowest level often doesn't even extend the full depth of the level above, in order to prevent very tall walls at the uphill side of the house. Limiting the floor above the lowest level to 75% of the area of the lowest level, will cause some real problems for house designs.

Limiting the floor above the main level to 75% of the main level might make sense, but you might want to consider changing the definition of the main level to account for some of these upslope lots.

Let me know if you'd like to discuss further.

Thanks,

Andrew Stabile, AIA
Architect
Allen-Guerra Architecture
PO Box 5540
711 B Granite Street
Frisco, CO 80443

From: Chris Kulick
Sent: Thursday, January 8, 2026 12:07 PM
Subject: Neighborhood Preservation Policy: Phase 2 Code Amendments Open House/ Public Comment Period

Invitation

As a member of the Breckenridge Building Community, I am reaching out to offer you an opportunity to attend a drop-in open house and provide feedback on "Phase 2" Neighborhood Preservation Policy Code amendments under consideration by the Town Council that would affect the neighborhoods listed below.

Drop-In Open House

January 12, 2025, 2:00p.m. – 4:00p.m.
Breckenridge Town Hall
Lower-Level Conference Room
150 Ski Hill Rd, Breckenridge, CO

Your input matters

Share your feedback in person or submit written comments to Town staff by Friday, January 16, 2025

The proposed amendments are attached to this email for your review.

Background

In fall 2024, the Town Council directed staff to revisit the Town's NPP policies in response to current development trends and identified concerns. Following a six-month public engagement process that incorporated feedback from local architects, builders, the Planning Commission, and community members, the Town Council adopted "Phase 1" NPP code amendments. These amendments reduced positive points for EV chargers, eliminated positive point opportunities for above-average landscaping on

single-family and duplex properties, and made greater setbacks an Absolute Policy requirement for single-family homes.

Beyond the “Phase 1” NPP amendments, Council directed staff to explore additional Phase 2 amendments including:

- Limiting Floor Area Above Main Level
- Regulating Unbroken Wall Planes
- Policy 7R: Site and Environmental Design Revisions
- Additional Positive Point Opportunities
 - Building Hardening when not required
 - Interior Sprinklers when not required
 - Below Density Development
 - Enhanced Energy Controls
 - Waste Diversion

Subdivisions that feature properties Subject to the Neighborhood Preservation Policy

- Breckenridge South
- Brooks Hill
- Christie Heights
- Gold Flake
- Gold King
- Highlands, filing 1
- Highlands, filing 2
- Highlands, filing 3
- Highlands, filing 4
- Peaks
- Penn Lode
- Sunbeam Estates
- Sunrise Point
- Trafalgar
- Tyra
- Warrior's Mark
- Warrior's Mark West
- Weissshorn
- Yingling and Mickles

Best,



Chris Kulick, AICP

Assistant Community Development Director

Town of Breckenridge

150 Ski Hill Road – PO Box 168

Breckenridge, CO 80424

Direct: 970-453-3371, Main: 970-453-3160

chrisk@townofbreckenridge.com

Town Project Staff Report – Town Council

Subject:	Sawmill/Wellington Lot Pedestrian Connection Town Project (PL-2026-0002)
Date:	January 21, 2026 (for the meeting of January 27, 2026)
Proposal:	Town Project proposal to improve the pedestrian connection from the South Gondola parking lot and structure to Main Street. These improvements will include creating a pedestrian pathway, crosswalk across the alley, public gathering areas with furniture, and additional landscaping through the Sawmill and Wellington parking lots. This project is part of the Blue River Pathways Master Plan.
Project Manager:	Clif Cross, Planner II
Property Owner:	Town of Breckenridge
Applicant:	Shannon Smith, Public Works Department
Address:	123 N. Main Street
Legal Description:	Lot 71, 72, 73, 74 Bartlett & Shock Sub
Land Use District:	19 - Commercial (1:1 FAR) Residential (20 UPA)
Site Area:	0.45 acres (19,602 sq. ft.)
Site Conditions:	The existing site, known as the Wellington Parking Lot, is comprised of 45 paved surface parking spaces with a U-shaped drive isle for internal circulation. The site has a variety of landscaping within the center island and on the edges of the parking lot. Vehicular access is only through the alleyway. Pedestrians are currently guided in a convoluted way from the Main Street sidewalk to meander through the Wellington Lot surface parking to a crosswalk at the alleyway and eventually to Sawmill Lot and beyond to the pedestrian plaza and parking lot on the South Gondola Lot.
Adjacent Uses:	North: Mixed used (Commercial and Residential) South: Nonresidential land with historic properties East: North Main Street Right-of-Way West: Alleyway and Parking facilities

Background

Implementing the Blue River Pathways Master Plan is a major initiative within the Town's Capital Improvement Plan for the upcoming years. The Master Plan seeks to revitalize the Blue River corridor and improve downtown alleyways between North French Street and South Park Avenue. The primary objectives include enhancing safety, improving bicycle and pedestrian connectivity, advancing placemaking efforts, and supporting river health.

This phase of the project, the Sawmill/Wellington Lot Pedestrian Connection, focuses specifically on pedestrian connectivity and safety improvements. The project proposes the construction of a formalized pathway that will extend from the existing pedestrian bridge near the South Gondola Parking Structure through the Sawmill and Wellington Parking Lots, ultimately connecting to North Main Street. This corridor serves as a critical link between major parking lots, the Breckenridge Transit Center, and the core of Town. The area currently experiences high pedestrian volumes year-round, with peak activity during the summer months.

In previous years, low-cost temporary improvements were installed to test design concepts and address safety concerns as a “Living Lab” program. These improvements included crosswalk striping and the use of painted barricades to guide pedestrians more directly along the east-west corridor toward North Main Street (see aerial reference below). The temporary measures served as a proof of concept and demonstrated the need for a permanent, enhanced pedestrian connection.

The proposed permanent improvements include:

- A new 23-foot-wide sidewalk to accommodate high pedestrian volumes.
- Removal of north Wellington Lot parking spaces to avoid pedestrian conflicts.
- Crosswalk and ADA ramp enhancements to improve accessibility.
- Installation of dark sky lighting fixtures for safety and visibility.
- Drainage improvements to manage stormwater effectively.
- Landscaping enhancements to create a more inviting and aesthetically pleasing corridor.

Additional wayfinding signage will be implemented as a future, separate project to improve navigation for both residents and visitors. Public gathering areas with seating and additional landscaping will be incorporated throughout the Sawmill and Wellington parking lots to create welcoming spaces and encourage pedestrian activity. These improvements will strengthen the connection between the South Gondola parking facilities and Main Street, supporting the Town Council’s goal for a more walkable community.

A Town Project hearing with the Planning Commission was held January 20, 2026. The Commission found this proposal in general compliance with the Town’s Development Code and voted 7-0 to recommend Town Council approval of the Sawmill/Wellington Lot Pedestrian Connection Town Project.



Policy Discussion

Land Use (Policies 2/A & 2/R): The proposed pedestrian improvements are consistent with the existing pedestrian areas and connections encouraged by LUD 19. Staff and Planning Commission have no concerns with the continued and expanded use.

Snow Removal and Storage (13/A): The reduction of the paved surface lots decreases the amount of area that requires snow removal. Additionally, the revegetated areas will serve as snow storage areas for snow removal operations along the pedestrian connection and parking lot. Staff and Planning Commission have no concerns regarding snow removal or storage.

Access / Circulation (16/A & 16/R; 17/A & 17/R): The project seeks to provide improved pedestrian connections between major parking lots, the Breckenridge Transit Center, and the core of Town. The connectivity through the parking lots is improved with a new 23-foot wide sidewalk and crosswalk improvements. Additional enhancements include ADA compliant ramps and improved lighting which further improve connectivity, circulation, and safety.

Vehicular circulation may be negatively impacted by the removal of the u-shape circulation of the existing parking spaces and drive aisles. The redesign will create a dead-end scenario for vehicles looking for parking within the down-sized Wellington Lot. Staff and Planning Commission do not have any concerns as the improvements are improving the access and circulation for pedestrians which is a Council Goal.

Projects which have received positive three (+3) points for improving access and circulation for pedestrians in the recent past:

2025- BGV Imperial Hotel Pedestrian Access (+3)

2022- CMC Student Housing Sidewalk Development (+3)

2022- Vista Verde II (Alta Verde II) Recreation Path Access (+3)

Considering the permanent improvements propose to improve safety, access, and circulation, staff and Planning Commission recommend positive three (+3) points under [Policy 16R](#) for pedestrian oriented development.

Parking (18/A): The existing Wellington Lot has 45 parking spaces spread across the north and south portions. The proposed improvements would decrease the amount of parking by 26 parking spaces to 19 parking spaces remaining at the southern end of the lot. Although this is a decrease in parking, staff and Planning Commission have no concerns due to the large number of spaces provided on the adjacent Sawmill and South Gondola Lots which provide both surface and covered public parking spaces. Additionally, the proposed parking lot will comply with Title 9, Chapter 3: Off Street Parking of the Town Code, and other associated Engineering Standards.

Open Space (21/R): The project proposes to remove portions of imperious surface of the existing parking lot and revegetate to create an attractive and desirable parklet for pedestrians to connect to Main Street or use as a public gathering space. Although the project is still proposing to pave a wide pedestrian path, the project increases the amount of open space and diversity in landscaping. Staff and Planning Commission support the proposed pedestrian connection and new open space area.

Social Community (24/R): The Town Council has identified [strategic goals](#) for the community within the Town's Destination Management Plan. These goals help balance tourism with the lifestyle of residents in Breckenridge. The intention of this project aligns with one of the goals, "More Boots and bikes, Less Cars"; which aims to improve pedestrian access, reduce conflicts with vehicles, and encouraging more people to walk, bike, or use public transit.

Projects which have received positive three (+3) points for meeting a Council Goal in the recent past:

2024- Tiger Dredge Temporary Sprung Structure F&B Delivery Pilot (+3)

2023- BGV Gondola Lots Master Plan, French Street roundabout construction (+3)

2017- Recreation Center Tennis Building (+3)

2016- Huron Landing workforce housing apartments (+3)

As this provision of improving the pedestrian experience is an important Town Council goal, staff and Planning Commission recommend positive three (+3) points under [9-1-19-24R\(B\)](#) for providing Community Needs.

Drainage (27/A & 27/R): The proposed pedestrian connection will improve the drainage in and around the site with improved grading and drainage facilities. The Engineering Division will ensure that drainage is adequate for the area and does not adversely affect adjacent parcels.

Exterior Lighting (Sec. 9-12): The Wellington and Sawmill parking lots have existing streetlamps which are proposed to be relocated and/or replaced. Staff and Planning Commission have added a condition that all new fixtures must be downcast and compliant with the lighting standards.

Point Analysis (Section: 9-1-17-3): Staff and Planning Commission believe that all absolute policies have been met and that the proposal warrants the following points under the relative policies for a total passing point analysis of positive six (+6) points.

Positive points are awarded for:

- Policy 16/R Internal Circulation: Positive three (+3) points for improving the pedestrian safety, access, and circulation through Sawmill/Wellington Parking Lots.
- Policy 24/R Social Community: Positive three (+3) points for meeting the Council Goal #3: “More boots and bikes, Less Cars” by improving the pedestrian connection through Sawmill/Wellington Parking Lots.

Staff Recommendation

Finding the project in compliance with all applicable policies of the Development Code and assigning a passing score of positive six (+6) points, staff and the Planning Commission recommend the Town Council approve the Sawmill/Wellington Lot Pedestrian Connection Town Project (PL-2026-0002), located at 123 N Main Street, along with the attached Findings and Conditions of Approval.

[Link to Blue River Pathways Master Plan](#)

TOWN OF BRECKENRIDGE

Sawmill/Wellington Lot Pedestrian Connection Town Project
Lot 71, 72, 73, 74 Bartlett & Shock Sub
123 N. Main Street
PL-2026-0002

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 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. The Planning Commission reviewed and considered this Town Project on **January 20, 2026**. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on January 20, 2026, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. In addition to posting on the Town’s website, notice of the planning commission’s public hearings 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 hearings, the Planning Commission recommended approval of this Town Project to the Town Council. 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 **January 27, 2026**. This Town Project was listed on the Town Council’s agenda for the January 27, 2026 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, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 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, 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.

CONDITIONS

- 1. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins.**

BRECK PATHWAYS SAWMILL PEDESTRIAN CONNECTION

Breckenridge, Colorado

DESIGN DEVELOPMENT

OWNER

TOWN OF BRECKENRIDGE
1095 AIRPORT ROAD
BRECKENRIDGE, CO, 80424
SHANNON SMITH
970.453.3196

LANDSCAPE ARCHITECT

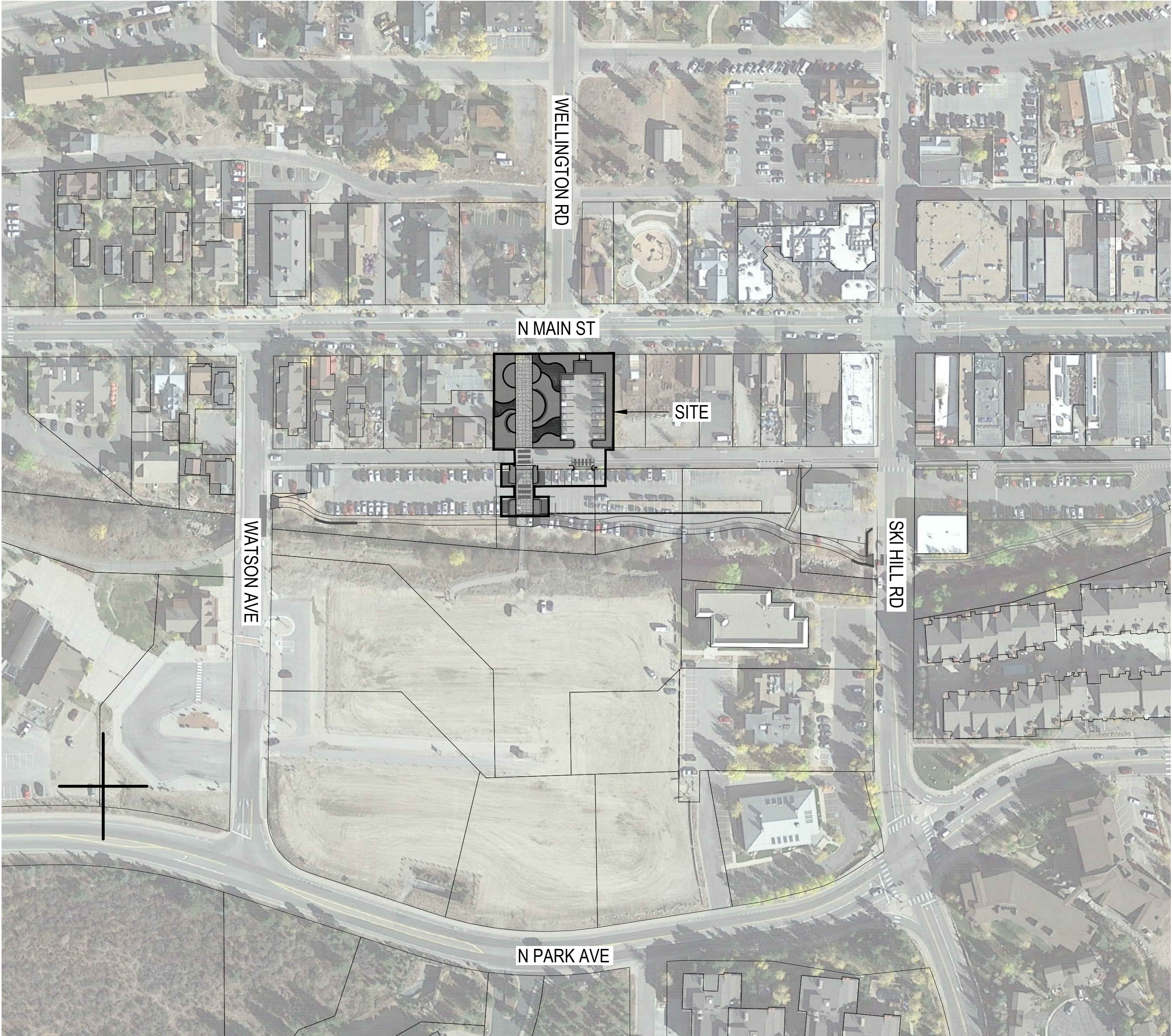
**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

409 MAIN STREET
SUITE 207
P.O. BOX 2320
FRISCO, CO 80443
P 970.368.7068
NORRIS-DESIGN.COM

ISSUE DATES

05/05/2025 - DESIGN DEVELOPMENT

KEY MAP



SHEET INDEX

G-001	COVER SHEET
LP-001	LANDSCAPE NOTES
LP-002	LANDSCAPE SCHEDULES
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
LP-502	LANDSCAPE DETAILS

COVER
SHEET

G-001



GENERAL NOTES

1.

THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2.

THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3.

DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4.

VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6.

SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7.

THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8.

IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9.

CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10.

CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13.

UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14.

ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17.

SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18.

NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19.

COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22.

THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23.

MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24.

THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

26.

THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27.

THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28.

THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29.

THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30.

OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
31.

DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
32.

MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
33.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

PAVING NOTES

1.

THE CONTRACTOR SHALL INSTALL OR COORDINATE INSTALLATION OF SLEEVEING FOR IRRIGATION AND UTILITY IMPROVEMENTS PRIOR TO INSTALLING ALL PAVING. REFER TO IRRIGATION AND UTILITY PLANS FOR SIZE AND LOCATIONS.
2.

CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUB-GRADE COMPACTION UNDER PAVED AREAS. REFER TO PLANS, DETAILS, SPECIFICATIONS OR GEOTECHNICAL REPORTS WHICH IDENTIFY COMPACTION REQUIREMENTS. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES RESULTING FROM IMPROPER COMPACTION.
3.

CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
4.

LAYOUT ALL SURFACING, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
5.

CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE OWNER'S REPRESENTATIVE NO LESS THEN 24 HOURS PRIOR TO PLACEMENT OF ANY SURFACING.
6.

CONCRETE EDGES, SAW CUTS AND/OR TROWELED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE. LOCATE ALL JOINTS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7.

ALL EXPOSED PAVING SHALL BE FINISHED PER DETAILS.
8.

CONTRACTOR SHALL PROVIDE ALL PROTECTION AND FACILITIES NECESSARY TO INSURE PROPER CURING AND FINISH OF PAVING.

LAYOUT NOTES

1.

WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2.

SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3.

CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4.

THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5.

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING WHO WILL PROVIDE SURVEY SERVICES FOR LAYOUT OF THE WORK.
6.

THE CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ALL STAKING PRIOR TO SETTING FORMS OR COMPLETING FLATWORK AND PERFORM MINOR MODIFICATIONS AS REQUIRED TO ACHIEVE PROPER DRAINAGE OR ACCESSIBILITY AS REQUIRED FOR THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
7.

THE CONTRACTOR SHALL INSTALL SLEEVEING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
8.

LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
9.

ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
10.

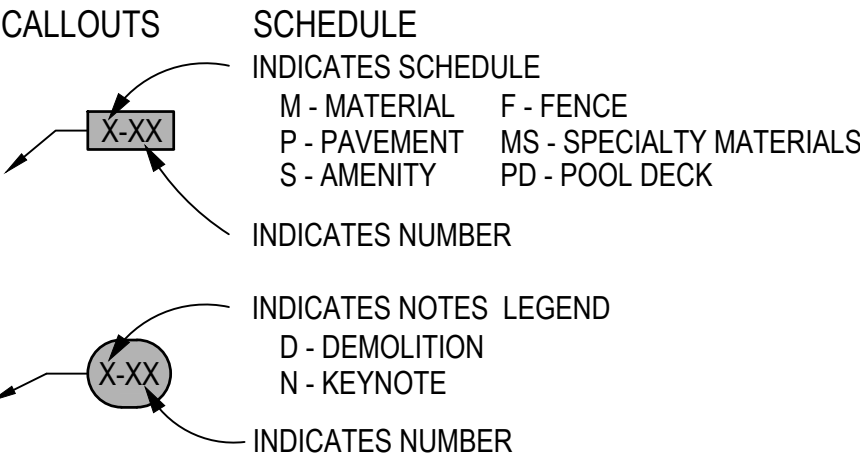
WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11.

CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

ABBREVIATIONS

&	AND	INSUL	INSULATION
@	AT	IN	INCH
Ⓢ	CENTERLINE	INT	INTEGRAL
⊙	DIAMETER OR ROUND	INV	INVERT
#	POUND OR NUMBER	JST	JOIST
		JNT	JOINT
AB	ANCHOR BOLT		
AD	AREA DRAIN		
ADDM	ADDENDUM	KJ	KEYED JOINT
ADJ	ADJUSTABLE		
AGG	AGGREGATE	LP	LOW POINT
ALUM	ALUMINUM	LF	LINEAL FEET
ALT	ALTERNATE	LBS	POUNDS
APPROX	APPROXIMATE	MAX	MAXIMUM
ASPH	ASPHALT	ME	MATCH EXISTING
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
		MEMB	MEMBRANE
BOC	BACK OF CURB	MED	MEDIUM
BW	BOTTOM OF WALL	MET	METAL
BS	BOTTOM OF STAIR	MFG	MANUFACTURER
BEV	BEVEL	MH	MANHOLE
BITUM	BITUMINOUS	MID	MIDDLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	MIR	MIRROR
BRKT	BRACKET	MISC	MISCELLANEOUS
BOT	BOTTOM	MTD	MOUNTED
BSMT	BASEMENT	MTG	MOUNTING
BTWN	BETWEEN		
BRLP	BURLAP	N	NORTH
		NIC	NOT IN CONTRACT
		NO, #	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
		OA	OVERALL
		OC	ON CENTER
		OPP	OPPOSITE
		OH	OVERHEAD
		PA	PLANTING AREA
		PC	POINT OF CURVATURE
		PL	PROPERTY LINE
		PLBG	PLUMBING
		PLNTG	PLANTING
		PNL	PANEL
		POL	POLISHED
		PR	PAIR
		PRCST	PRECAST
		PSI	POUNDS PER SQUARE INCH
		PT	POINT OF TANGENCY
		PTD	PAINTED
		PVC	POLYVINYL CHLORIDE
		PVMT	PAVEMENT
		RAD	RADIUS
		REF	REFERENCE
		REINF	REINFORCING
		REQ	REQUIRED
		RESIL	RESILIENT
		ROW	RIGHT OF WAY
		S	SOUTH
		SC	SCALE
		SCHD	SCHEDULE
		SCRN	SCREEN
		SECT	SECTION
		SF	SQUARE FOOT (FEET)
		SHT	SHEET
		SG	SUBGRADE
		SQ	SQUARE
		SST	STAINLESS STEEL
		STA	STATION
		STD	STANDARD
		STL	STEEL
		STRC	STRUCTURAL
		SY	SQUARE YARD
		SYM	SYMMETRICAL
		TC	TOP OF CURB
		TS	TOP OF STEP/SEAT
		TW	TOP OF WALL
		TYP	TYPICAL
		VAR	VARIES
		VERT	VERTICAL
		W	WEST
		W/	WITH
		WID	WIDTH
		WL	WATER LEVEL
		W/O	WITHOUT
		WT	WEIGHT
		WWM	WELDED WIRE MESH

REFERENCES



INDICATES NOTES

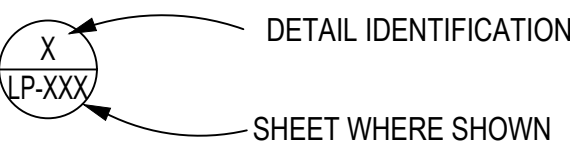
LEGEND

D - DEMOLITION

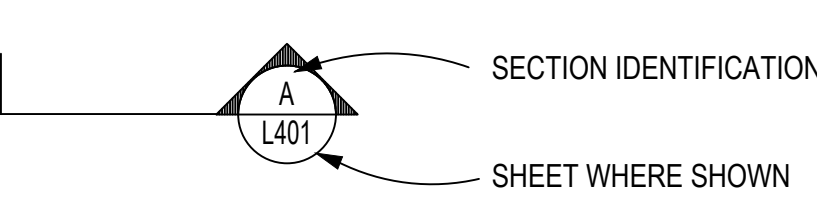
N - KEYNOTE

INDICATES NUMBER

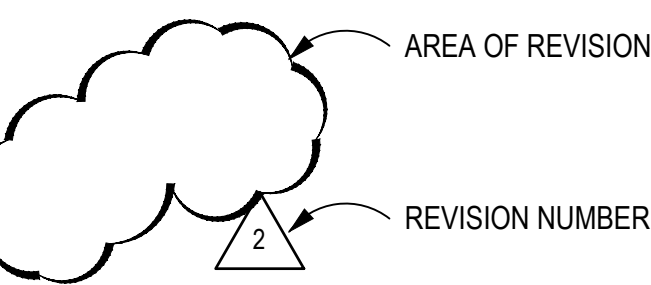
DETAIL



SECTION/ELEVATION



REVISION SYMBOL



CHECKED BY: TA, ES
DRAWN BY: EN

NORRIS
DESIGN

PEOPLE + PLACEMAKING

409 MAIN STREET

SUITE 207

P.O. BOX 2320

FRISCO, CO 80443

P 970.368.7068

NORRIS-DESIGN.COM

BRECK PATHWAYS

SAWMILL PEDESTRIAN CONNECTION

BRECKENRIDGE, COLORADO

OWNER:

TOWN OF BRECKENRIDGE

ATTN: SHANNON SMITH

1095 AIRPORT ROAD

BRECKENRIDGE, CO 80424

970.453.3196

NOT FOR
CONSTRUCTION

DATE:

05/05/25 - DD

DRAFT

SHEET TITLE:

LANDSCAPE
NOTES

LP-001

Page 150 of 175

CHECKED BY: T.A. ES
DRAWN BY: EN

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE MATERIAL SCHEDULE AND/OR TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNERS REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS CONTAINING SPECIFIED WOOD MULCH; REFER TO MATERIAL SCHEDULE. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. PLANTING BEDS ARE TO BE CONTAINED BY SPECIFIED EDGER; REFER TO MATERIAL SCHEDULE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. PLANTING BEDS TO BE MULCHED WITH SPECIFIED MULCH; REFER TO MATERIAL SCHEDULE.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH SPECIFIED METAL EDGER; REFER TO MATERIAL SCHEDULE.
25. WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
26. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES						ORNAMENTAL GRASSES					
PO TR	3	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2.5" CAL.	DE CE	102	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	CONT.	#1
PO NM	2	POPULUS TREMULOIDES 'CLUMP FORM'	QUAKING ASPEN	B & B	6' HT.	SO NU	32	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1
EVERGREEN TREES						PERENNIALS					
PI PU	1	PICEA PUNGENS	COLORADO SPRUCE	B & B	10' HT.	AC MO	15	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1
PI PP	3	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	8' HT.	AS AL	23	ASTER ALPINUS	ALPINE ASTER	CONT.	#1
ORNAMENTAL TREES						CE TO	25	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1
						PA NU	40	PAPAVER NUDICAULE 'WONDERLAND MIX'	ICELAND POPPY	CONT.	#1
MA SS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	6' HT.	PE ST	28	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1
PU VI	3	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	B & B	6' HT.						
DECIDUOUS SHRUBS 2-4' SPREAD											
CH NN	17	CHRYSTOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5						
PO KA	7	POTENTILLA FRUTICOSA 'KATHERINE DYKES'	KATHERINE DYKES BUSH CINQUEFOIL	CONT.	#5						
SA TT	6	SAMBUCUS PUBENS	NATIVE RED BERRIED ELDER	CONT.	#5						
DECIDUOUS SHRUBS 5-7' SPREAD											
CO AC	5	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5						
PH NA	13	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	CONT.	#5						
SY PE	4	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA PRESTON LILAC	CONT.	#5						
DECIDUOUS SHRUBS 7-9' SPREAD											
CR RE	12	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5						
CO FL	24	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	CONT.	#5						
EVERGREEN SHRUBS											
AR UV	40	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1						
PI MU	18	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5						
PI BG	5	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5						

LANDSCAPE LIGHTING SCHEDULE							
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
L-01	PEDESTRIAN LIGHT	BY OWNER	BY OWNER	OWNER	BY OWNER	BY OWNER	TO BE INSTALLED BY CONTRACTOR

AMENITY SCHEDULE									
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	BIKE RACK ON RAIL	U HOOP BIKE RACK	DERO	DERO.COM 612.359.0689	RACK: HOOP FT WELDMENT 2000073-B LOGO: BRECK HR PLATE 1006163-A	BLACK, LASER CUT LOGO COLOR: BLACK	24"W X 1.9"D X 35"H	5 / LP-502	5 RACKS PER RAIL. BIKE RACKS ON THE ENDS OF RAIL TO HAVE LASER CUT LOGO, MIDDLE RACKS TO BE STANDARD HOOP
S-02	BENCH	BY OWNER	BY OWNER			BY OWNER	BY OWNER		
S-03	PICNIC TABLE	BY OWNER	BY OWNER			BY OWNER	BY OWNER		
S-04	TRASH RECEPTACLE	HA SERIES DOUBLE TRASH ENCLOSURE, ADA COMPLIANT	BEARSAVER	BEARSAVER.COM 1.800.851.3887	HA2-P, TRASH AND RECYCLING	FOREST BROWN	44"W X 24"L X 46"H		INSTALL PER MANUFACTURER'S SPECIFICATIONS
S-05	PLANTER A	TOWN PLANTERS	TOWN OF BRECKENRIDGE		N/A	WOOD AND METAL, TO MATCH EXISTING TOWN PLANTERS	39" X 39"		SEE PLANS FOR LOCATIONS

LANDSCAPE MATERIAL SCHEDULE									
CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	CONCRETE PAVEMENT	STANDARD GREY CONCRETE	BY CONTRACTOR			GREY, BROOM FINISH	5" DEPTH	1 / LP-502	REFER TO PLANS FOR SCORING PATTERN
M-02	ASPHALT	ASPHALT	BY CONTRACTOR			TYPICAL PER CDOT STANDARDS	4" DEPTH	2 / LP-502	INSTALL PER CDOT TYPICAL STANDARDS, ALSO SEE DETAIL 1, L-4.01
M-03	CRUSHER FINES	GRAY BREEZE CRUSHER FINES	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	PIONEERCO.COM 303.279.4748	CAGG-0231	GRAY BREEZE	REFER TO PLANS	3 / LP-502	REFER TO PLANS FOR LOCATION. MINIMUM 3" DEPTH
M-04	LANDSCAPE BED	DECORATIVE AGGREGATE	PIONEER OR LOCAL SUPPLIER (OR APPROVED EQUAL)	PIONEERCO.COM 303.279.4748	DAGG-5196	PIONEER BLUE	1-1/2", 4" MIN. DEPTH, SEE PLANS FOR AREA	1, 2, 3 / LP-501	TO BE INSTALLED IN ALL LANDSCAPE BEDS OVER SPECIFIED LANDSCAPE BARRIER FABRIC. SEE SPECIFICATIONS
M-05	PAVEMENT MARKING WHITE - STRIPING	DURABLE PAVEMENT MARKING PAINT	CDOT APPROVED MANUFACTURER			WHITE	SEE PLANS FOR LENGTH/AREA, STANDARD STRIPPING WIDTH UNLESS OTHERWISE NOTED		REFER TO CDOT STANDARD SPECIFICATIONS FOR INSTALLATION REQUIREMENTS
M-06	PAVEMENT MARKING - ADA PARKING	DURABLE PAVEMENT ADA PARKING MARKING	CDOT APPROVED MANUFACTURER			BLUE AND WHITE	SEE PLANS FOR AREA		REFER TO CDOT STANDARD SPECIFICATIONS FOR INSTALLATION REQUIREMENTS
M-07	EDGER	BENDA BOARD EDGER	EPIC PLASTICS OR APPROVED EQUAL	EPICPLATICS.COM 817.876.8069		TEAK	1" X 6" EDGER, SEE PLANS FOR LENGTH AND LOCATION	5 / LP-501	INSTALL PER MANUFACTURER'S SPECIFICATIONS, REFER TO PLANS FOR LOCATION AND QUANTITY
M-08	LANDSCAPE BOULDER	RIVER ROCK BOULDER	PIONEER SAND OR LOCAL QUARRY	PIONEERCO.COM 303.279.4748		NATURAL	MIN. 30" - MAX. 60" DIA. SEE DETAIL	6 / LP-501	ON SITE OR LOCAL BOULDERS ARE ACCEPTABLE

SPECIALTY MATERIAL SCHEDULE									
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
MS-01	SKATE STOPPERS	SKATE STOPPERS	SKATE STOPPERS (OR APPROVED EQUAL)	WWW.SKATESTOP PERS.COM	FR1.0	4/LP-502	2" W X 4" L X 1-5/8" H	4 / LP-502	INSTALL PER MANUFACTURER'S RECOMMENDATIONS. INSTALL 18" FROM END OF WALL AND SPACE APPROXIMATELY EVERY 4'-0"
MS-02	STABILIZER/TACKIFIER	GORILLA SNOT	SOILWORKS (OR APPROVED EQUAL)	SOILWORKS.COM 800.545.5420			SEE PLANS FOR CRUSHER FINES AREA	3 / LP-502	APPLY TO CRUSHER FINES SURFACE AS RECOMMENDED BY MANUFACTURER

SHORT DRY NATIVE GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
- SPREAD SEED AT A RATE OF 2 LBS PER 1000 SF
- SEED REQUIRED IN ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT.

NORRIS
DESIGN

PEOPLE + PLACEMAKING

409 MAIN STREET
SUITE 207
P.O. BOX 2320
FRISCO, CO 80443
P 970.368.7068

NORRIS-DESIGN.COM

BRECK PATHWAYS
SAWMILL PEDESTRIAN CONNECTION
BRECKENRIDGE, COLORADO

OWNER:
TOWN OF BRECKENRIDGE
ATTN: SHANNON SMITH
1095 AIRPORT ROAD
BRECKENRIDGE, CO 80424
970.453.3196

NOT FOR
CONSTRUCTION

DATE:
05/05/25 - DD

DRAFT

SHEET TITLE:
LANDSCAPE
SCHEDULES



LP-002

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
MA SS SPRING SNOW CRAB APPLE

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 KINNIKINNICK
PI MU WHITE BUD MUGO PINE

ORNAMENTAL GRASSES
SO NU INDIAN GRASS
DE CE TUFTED HAIR GRASS

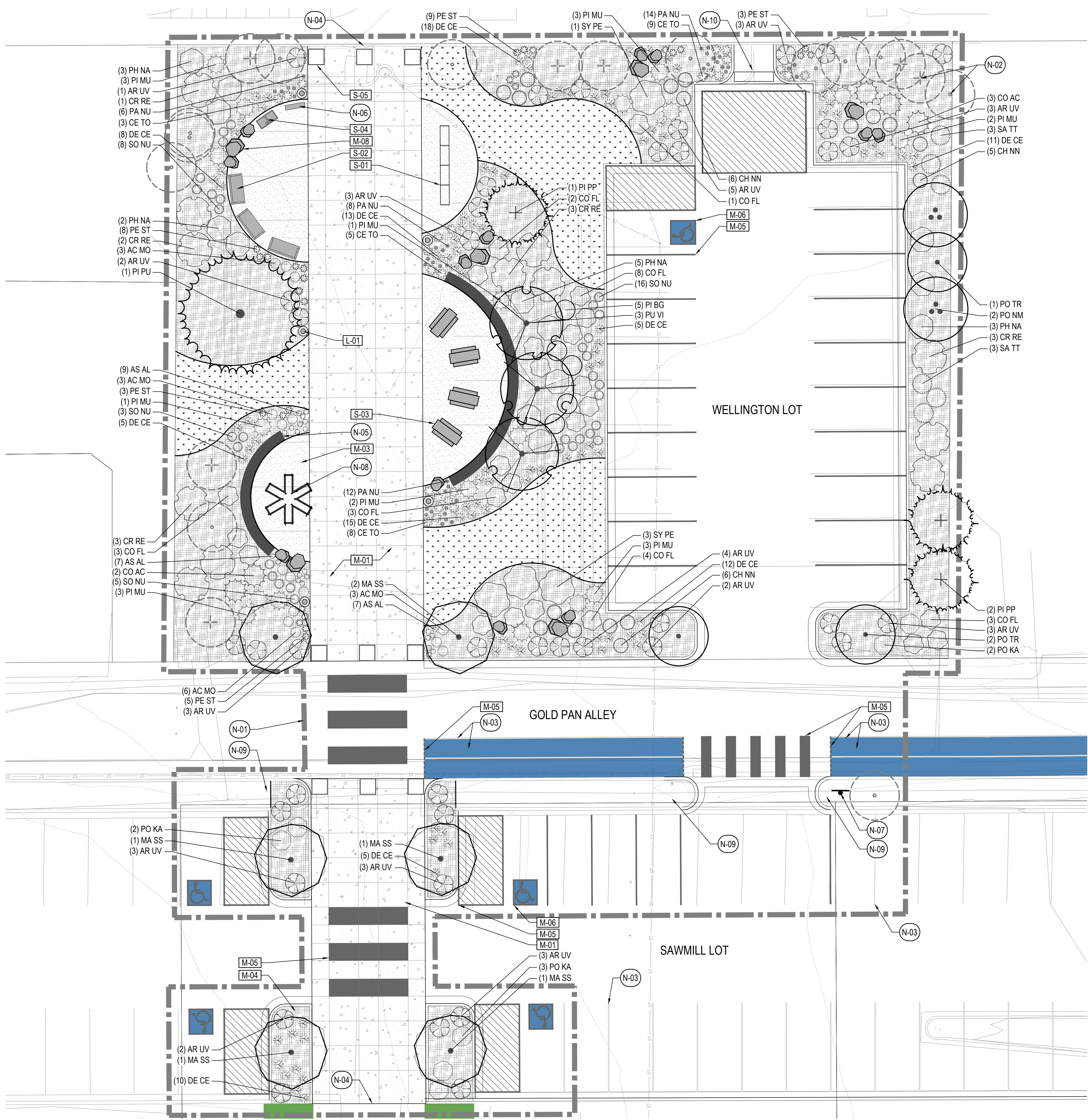
PERENNIALS
AS AL ALPINE ASTER
PA NU ICELAND POPPY
AC MO MOONSHINE YARROW
PE ST ROCKY MOUNTAIN PENSTEMON
CE TO SNOW IN SUMMER

LEGEND

LIMIT OF WORK		
EXISTING TREES TO REMAIN		
SHORT DRY NATIVE GRASS S		
SYMBOL	CODE	DESCRIPTION
	M-01	CONCRETE PAVEMENT
	M-02	ASPHALT
	M-03	CRUSHER FINES
	M-04	LANDSCAPE BED
	M-05	PAVEMENT MARKING WHITE - STRIPING
	M-06	PAVEMENT MARKING - ADA PARKING
	M-07	EDGER
	M-08	LANDSCAPE BOULDER
SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK ON RAIL
	S-02	BENCH
	S-03	PICNIC TABLE
	S-04	TRASH RECEPTACLE
	S-05	PLANTER A

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.	3 / LP-501
N-03	EXISTING PAVEMENT MARKING TO REMAIN CONNECT TO EXISTING HARDSCAPE, FIELD VERIFY LOCATION	
N-04	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	

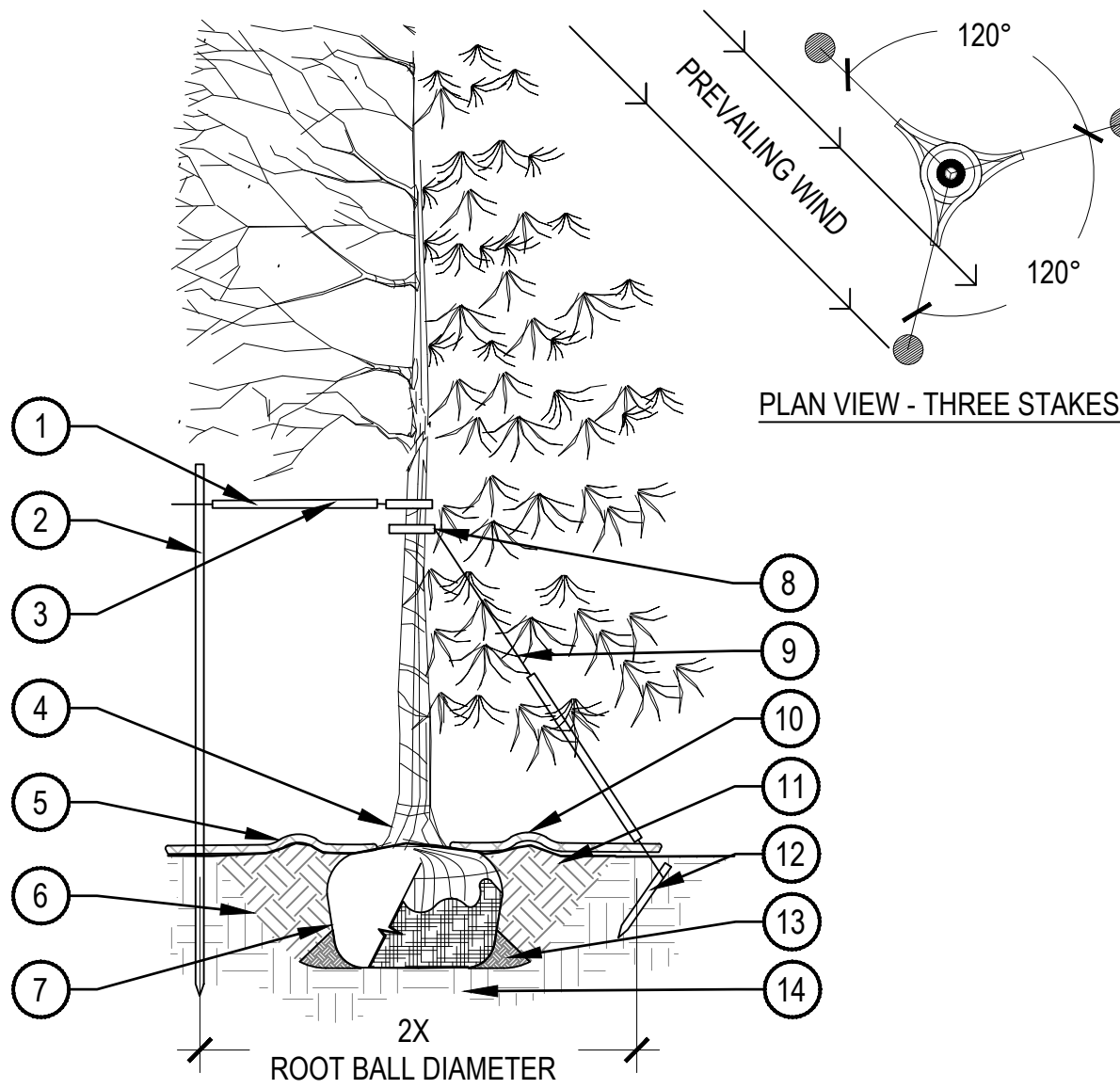


PRUNING NOTES:

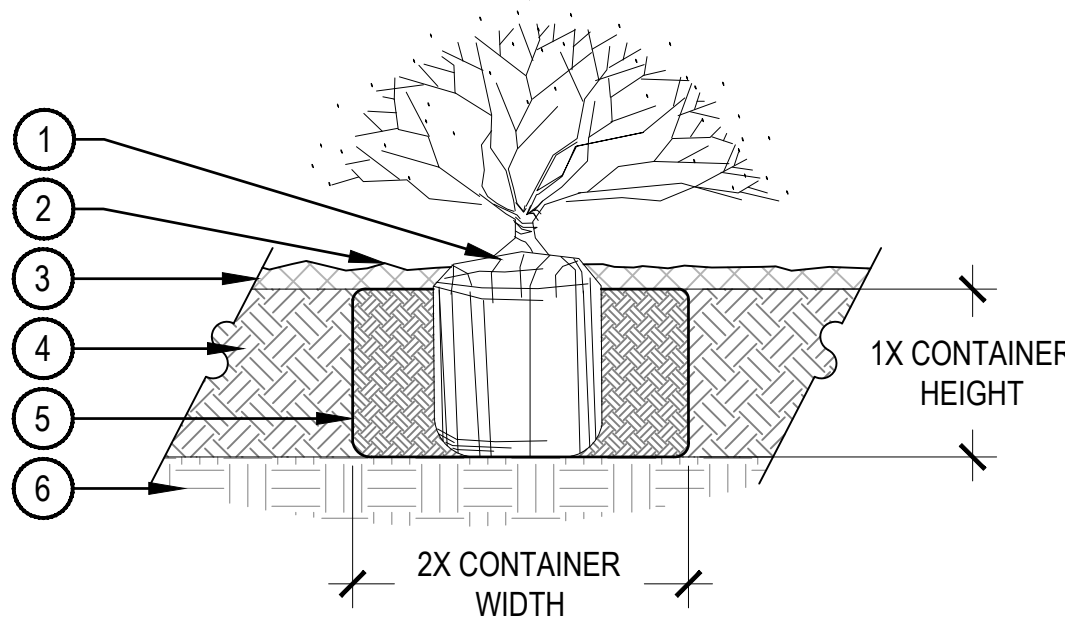
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
 - a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
4. TREATED WOOD POST PREFERRED. METAL T STAKES WITH PLASTIC SAFETY CAPS ACCEPTABLE WITH APPROVAL FROM OWNER.



- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 INSTALL STAKING PER SPECIFICATIONS
- 4 PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 5 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL AROUND ROOTBALL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- 12 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET LP-002
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

NOTE:

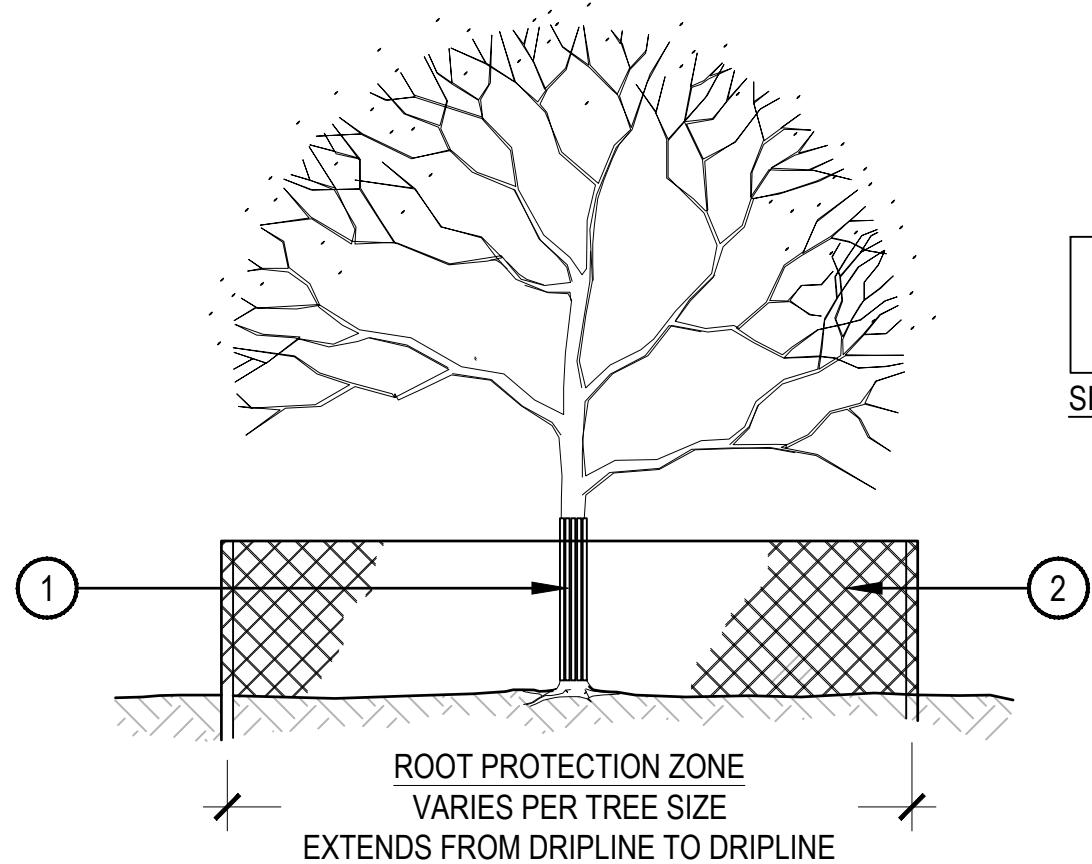
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

TREE PLANTING DETAIL

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

NOTES:

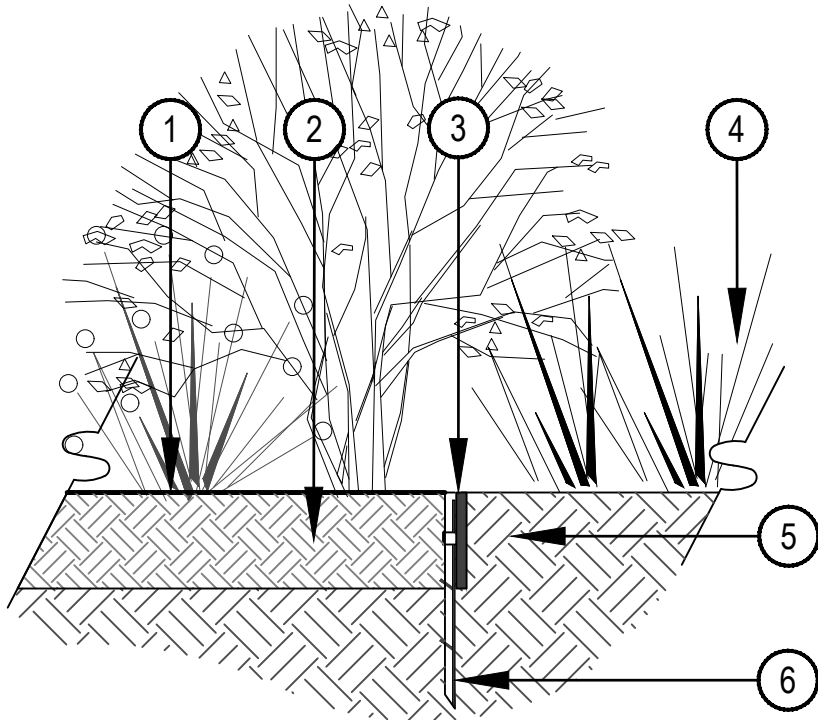
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



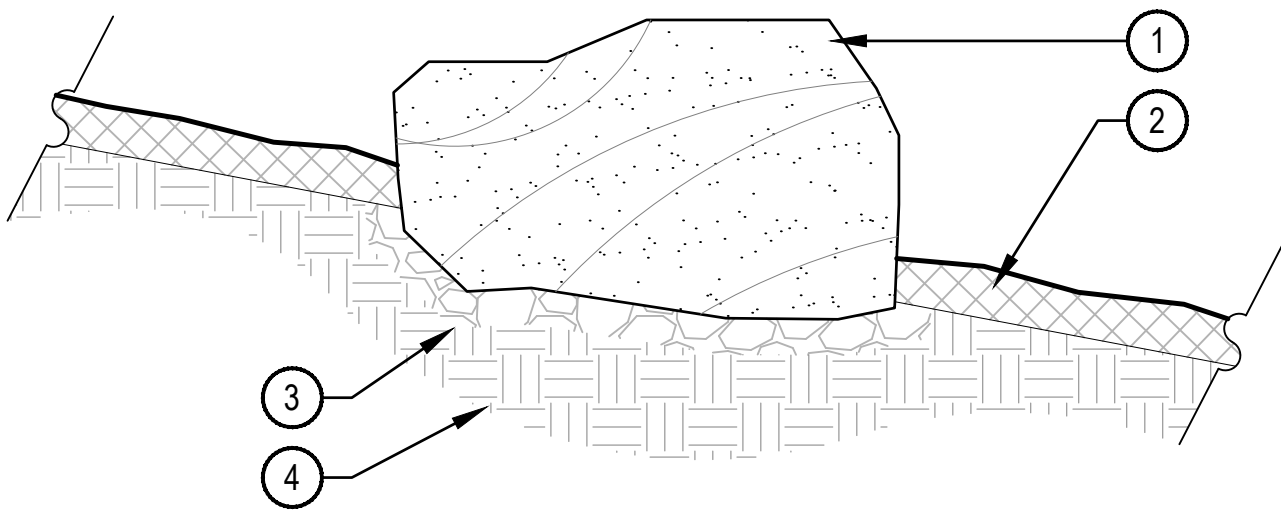
- 1 TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- 2 BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- 3 PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

TREE PROTECTION

SCALE: 1/8" = 1'-0"



- 1 FINISH GRADE
- 2 ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS FOR TYPE
- 3 BENDER BOARD EDGER REFER TO MATERIAL SCHEDULE SHEET LP-002
- 4 NATIVE SEED OR ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 5 SUBGRADE
- 6 EDGER STAKE, INSTALL PER MANUFACTURER SPECIFICATIONS



BOULDER SIZES			
QTY.	ITEM	SIZE	
12	B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH	
6	C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH	

NOTES:

1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

LANDSCAPE BOULDER

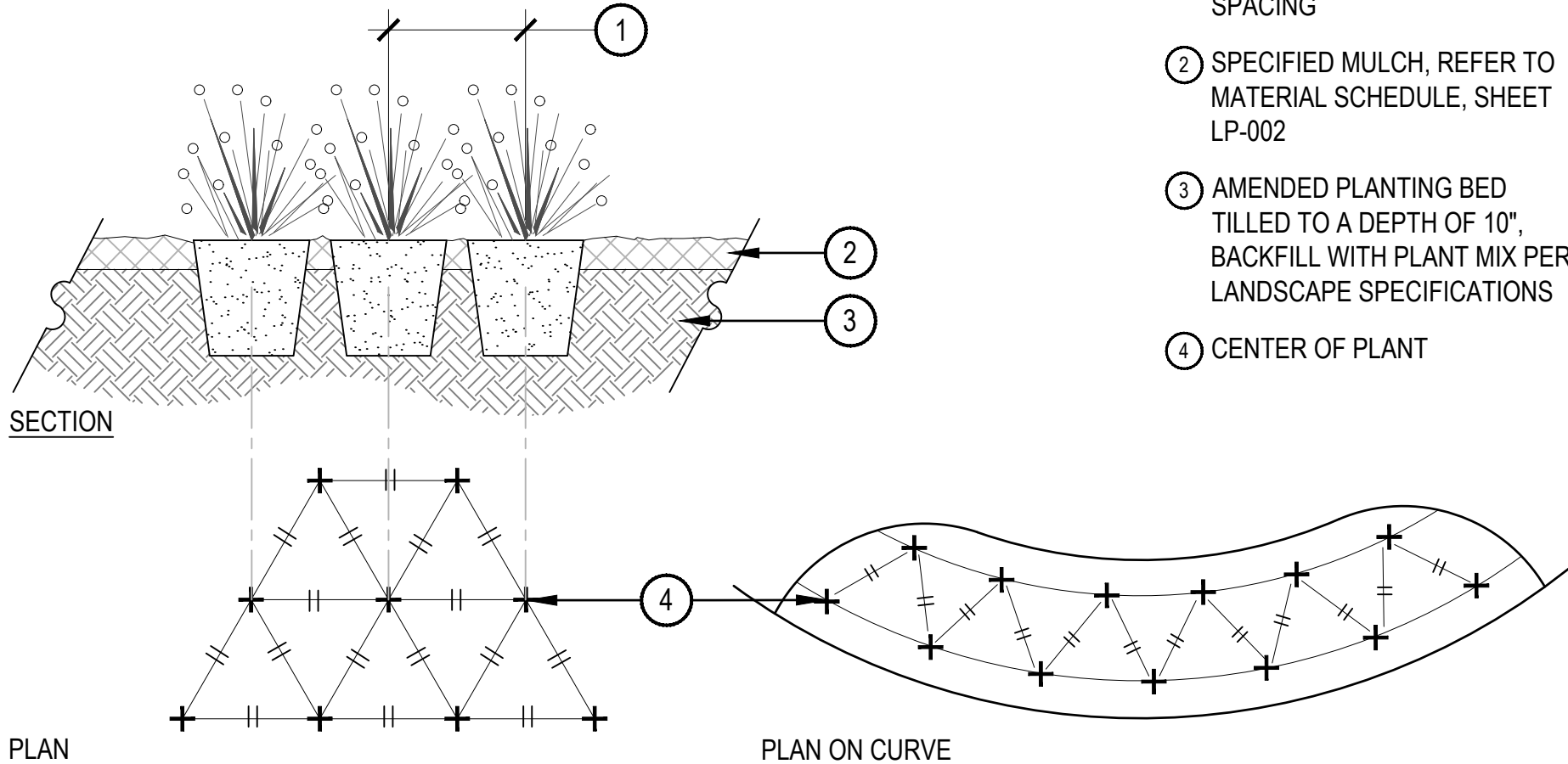
SCALE: 3/4" = 1'-0"

BENDER BOARD EDGER

N.T.S.

SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



- 1 REFER TO PLANT SCHEDULE FOR PLANT ON CENTER SPACING
- 2 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET LP-002
- 3 AMENDED PLANTING BED TILLED TO A DEPTH OF 10", BACKFILL WITH PLANT MIX PER LANDSCAPE SPECIFICATIONS
- 4 CENTER OF PLANT

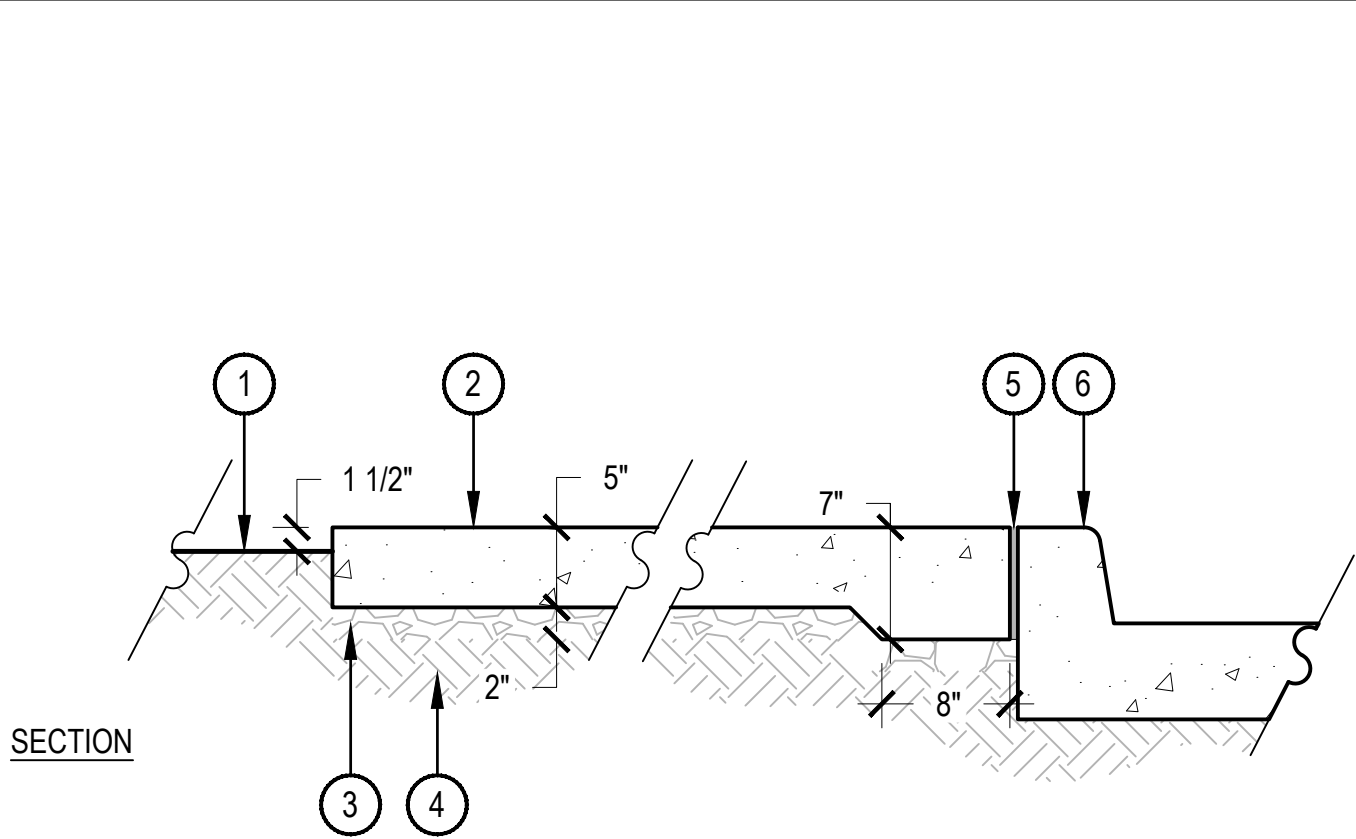
NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSES.

ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

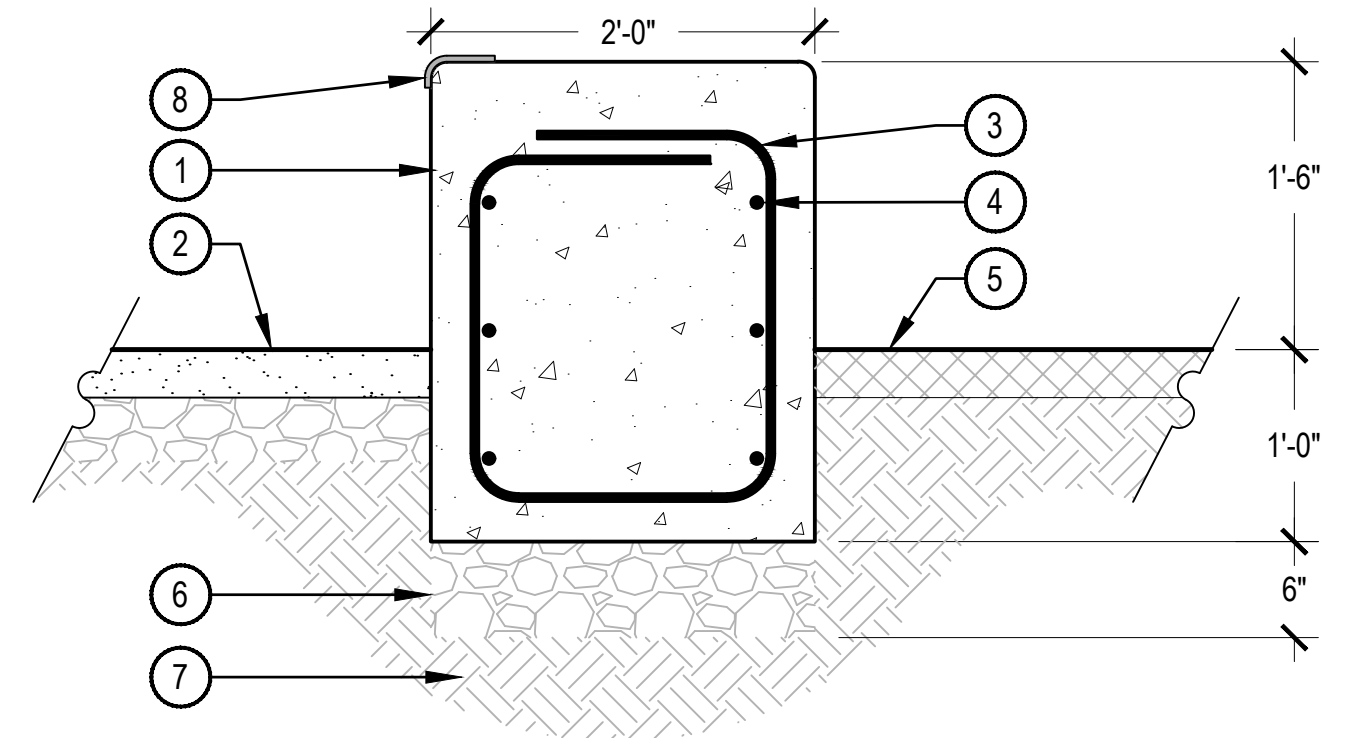
- 1 BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET LP-002
- 2 SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- 4 UNDISTURBED GRADE



- NOTES:
1. PROVIDE A 25 SF MOCK-UP OF CONCRETE PAVING FOR EACH FINISH SPECIFIED. MOCK-UP SHALL INCLUDE CONTROL JOINTS. MOCK-UP NOT REQUIRED FOR STANDARD BROOM FINISH.
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
 3. EXPANSION JOINTS AT 200' ON CENTER MAXIMUM OR WHERE NOTED.
 4. CONTROL JOINTS AS SHOWN ON PLANS.

1 CONCRETE PAVING

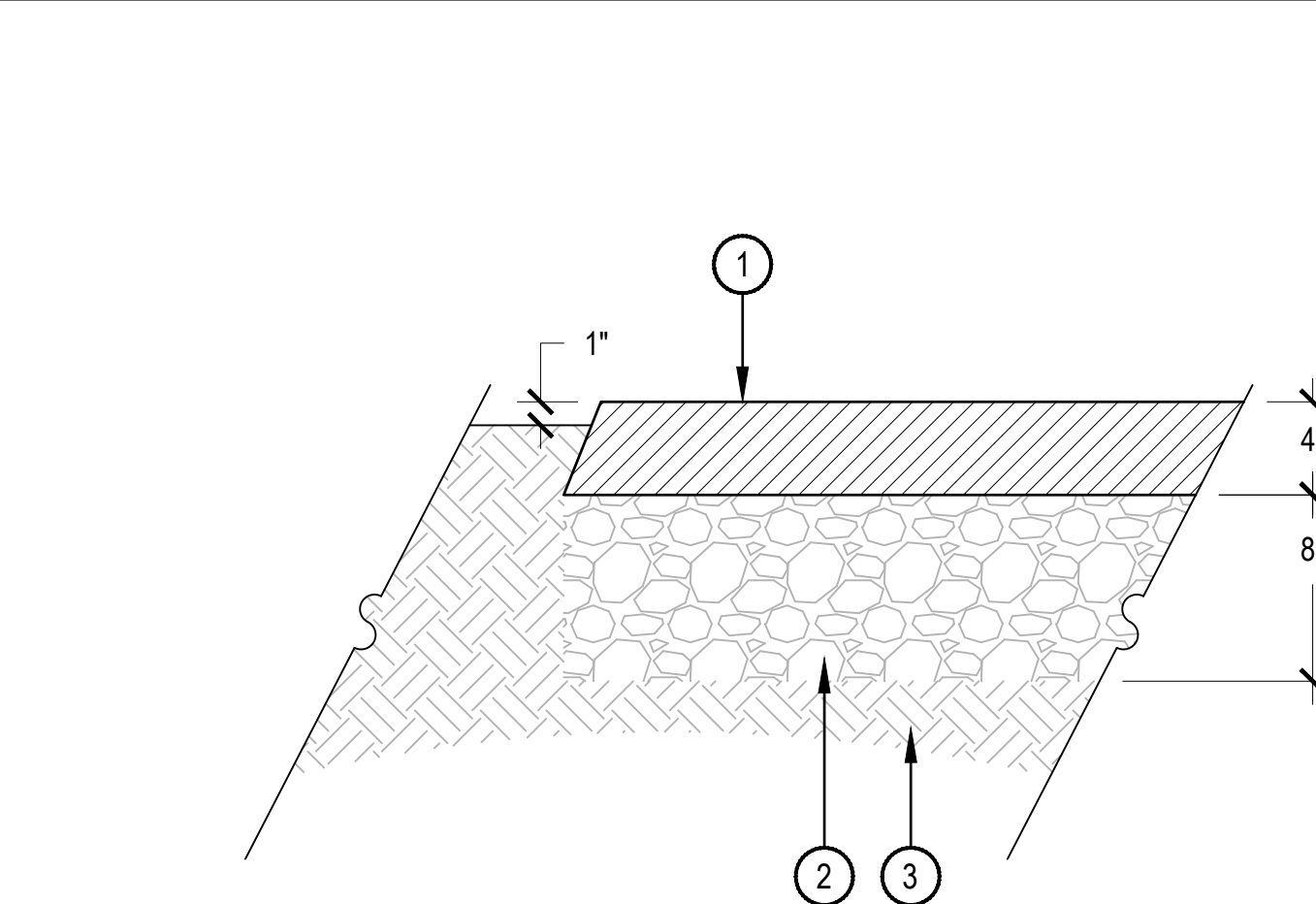
SCALE: 1" = 1'-0"



- NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE, THIS DETAIL HAS NOT BEEN ENGINEERED.
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
 3. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".
 4. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
 5. VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.
 6. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

4 FREESTANDING CONCRETE SEATWALL

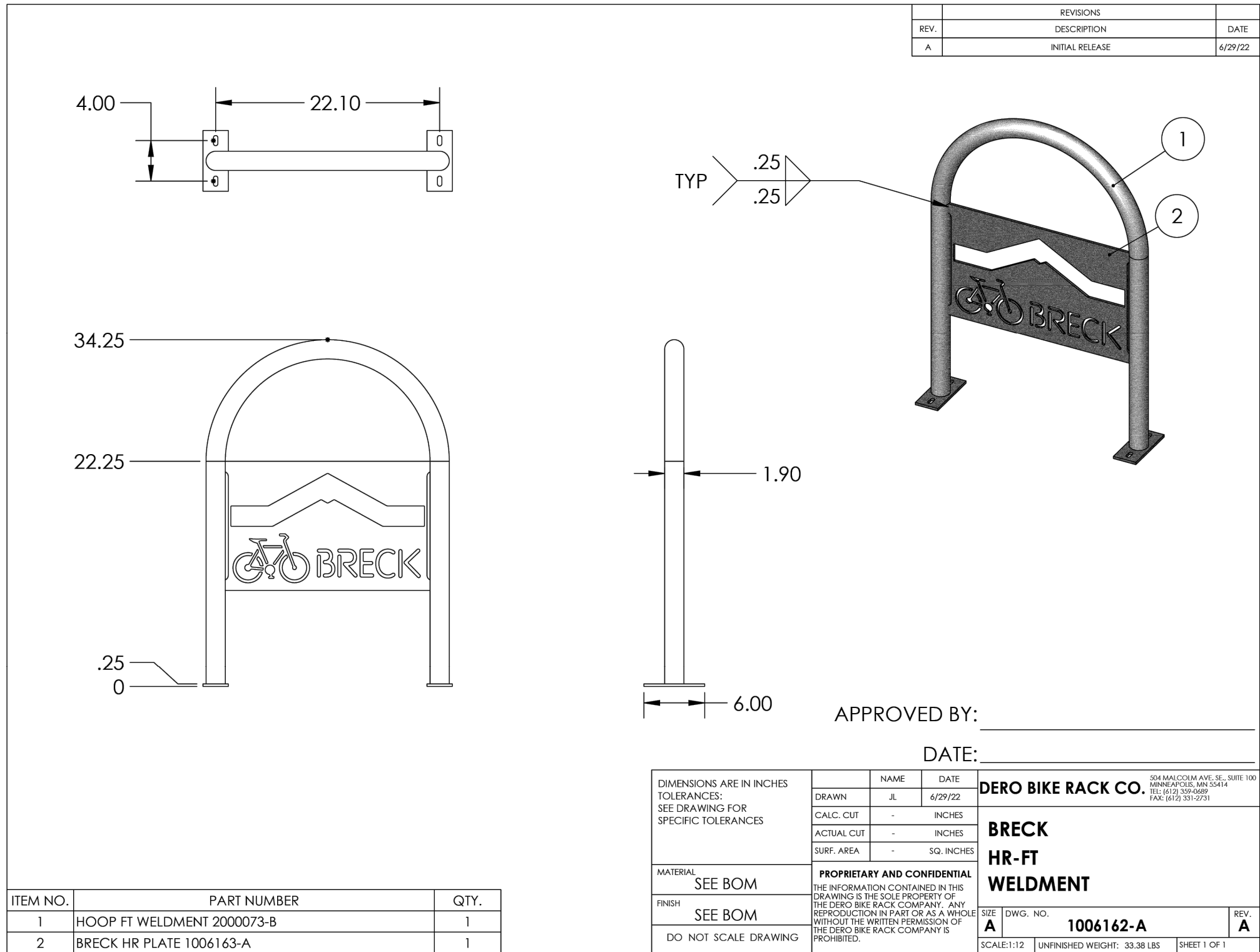
SCALE: 1" = 1'-0"



- NOTES:
1. ALL PAVING, WALL AND RAILING TO BE FIELD FIT. CONTRACTOR TO REPORT TO OWNERSHIP AND LANDSCAPE ARCHITECT IF ON SITE CONDITIONS ARE DIFFERENT THAN WHAT IS CURRENTLY SHOWN ON PLANS.

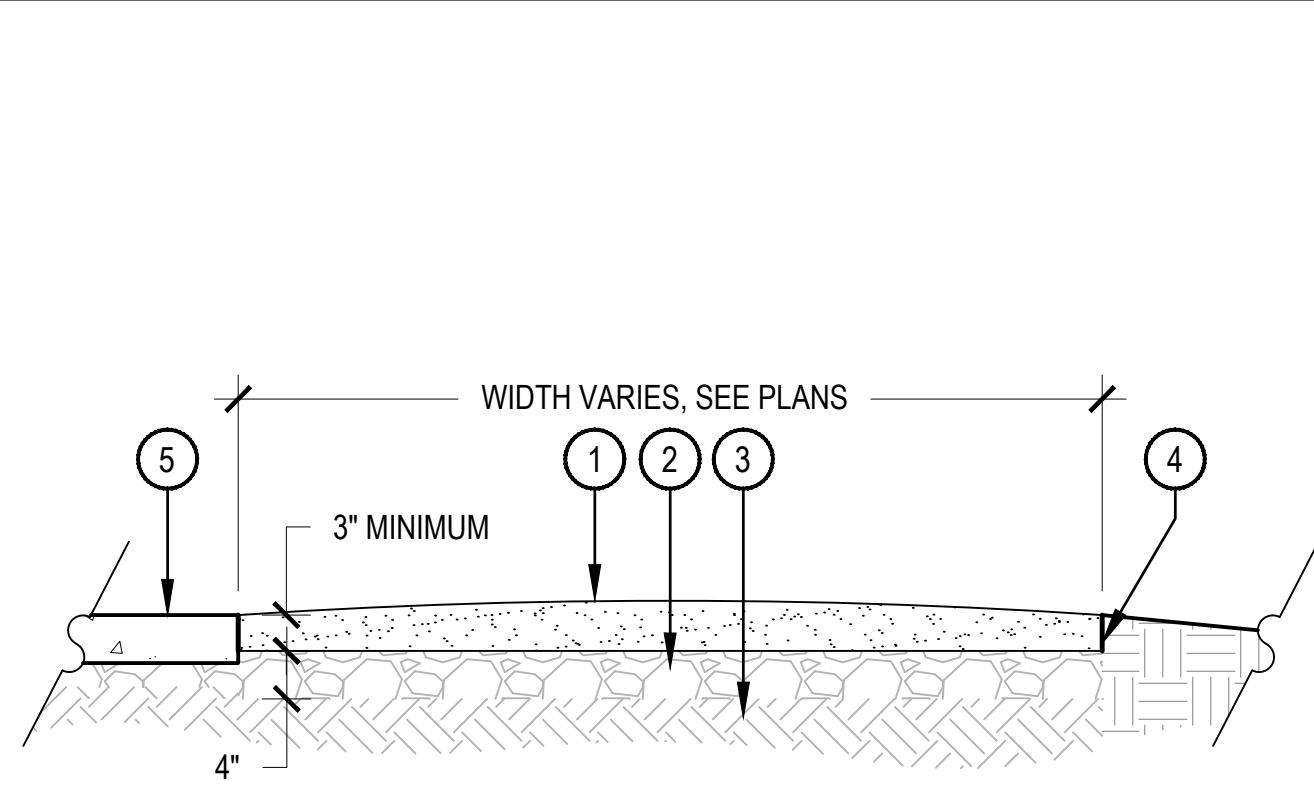
2 ASPHALT PAVEMENT

SCALE: 1 1/2" = 1'-0"



5 BIKE RACK

SCALE: N.T.S.

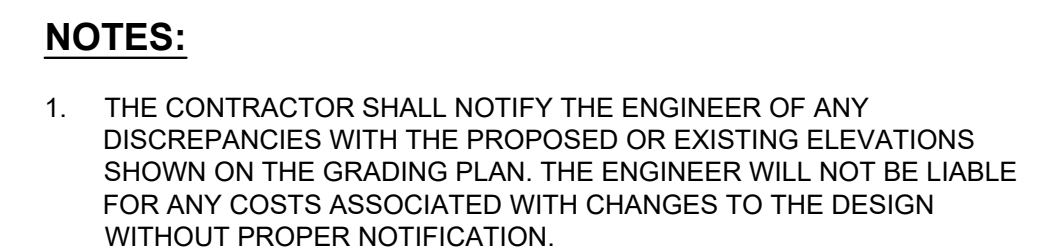


- NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
 2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
 3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
 4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
 5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-002, FOR PRODUCT INFORMATION.

3 CRUSHER FINES

SCALE: 3/4" = 1'-0"

1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET LP-002
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. BENDA BOARD EDGER, FLUSH WITH SURROUNDING GRADE, REFER TO DETAIL 5, SHEET LP-501
5. ADJACENT CONCRETE, CRUSHER FINES TO BE FLUSH WITH CONCRETE, REFER TO PLANS



CIVIL ENGINEER:

CRAFT

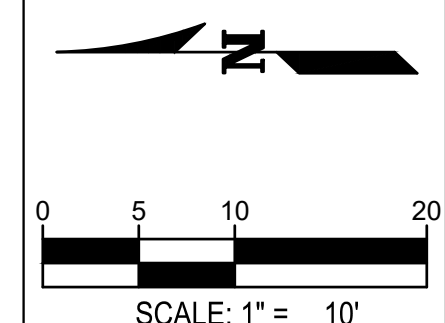
CIVIL DESIGN

388 SANTA FE DRIVE
DENVER, CO 80223

DANIEL ALLEN
319.899.2345
DALLEN@CRAFTCIVIL.COM

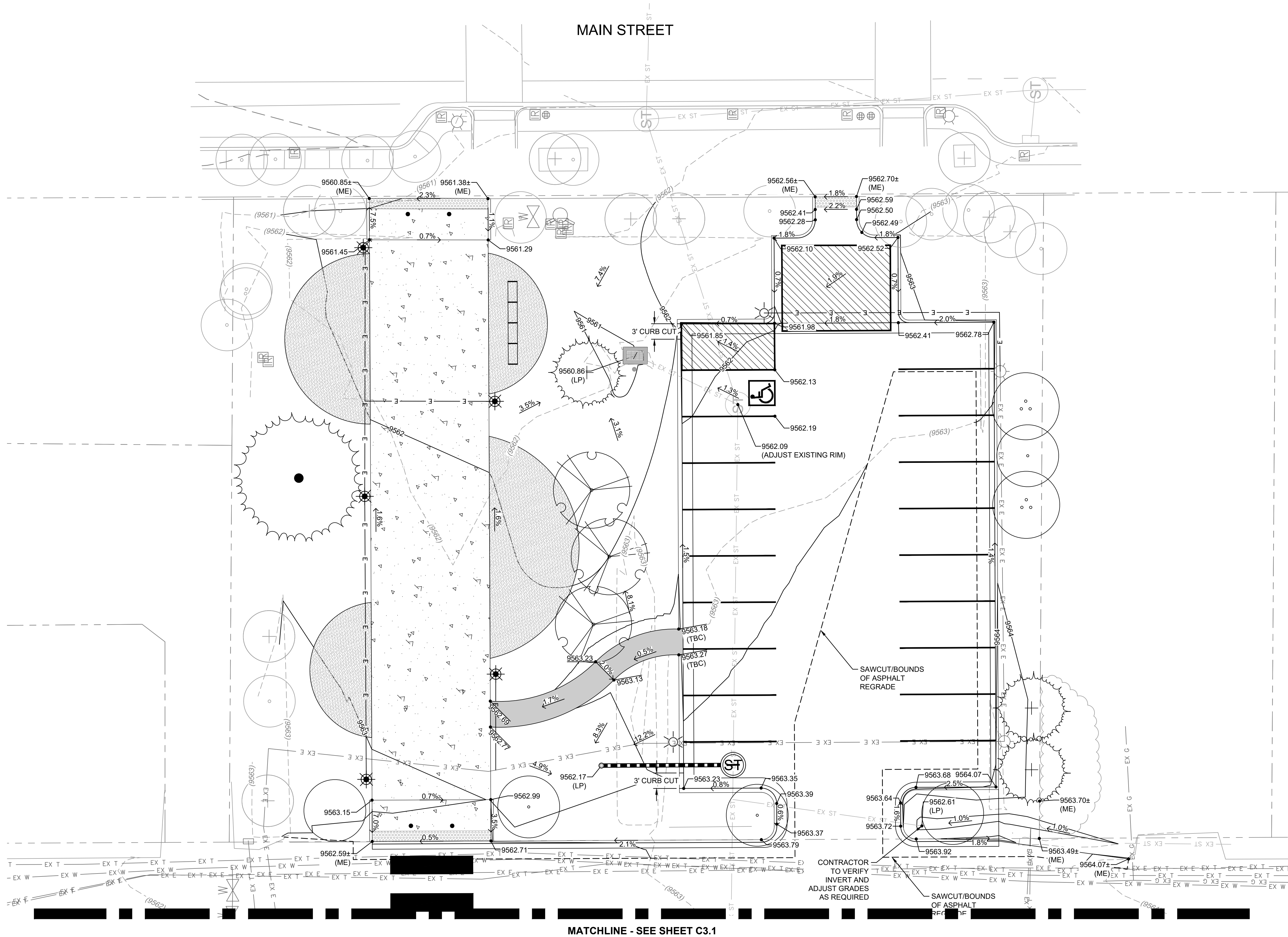
**BRECK PATHWAYS
SAWMILL PEDESTRIAN CONNECTION
CIVIL SITE PLAN**

JOB NUMBER:	25021
CHECKED BY:	DFA
DESIGNED BY:	DFA



C2.1

CRAFT CIVIL DESIGN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



LEGEND

PROPOSED	EXISTING	
---	---	ODP AND PROPERTY BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	RANGE LINE
---	---	EASEMENT
---	---	CONTOURS
---	---	FLOODWAY
---	---	100-YEAR FLOODPLAIN
---	---	500-YEAR FLOODPLAIN
---	---	SWALE (ONLY PROPOSED)
---	---	GRADE BREAK
---	---	ACCESSIBLE PATH
---	---	STORM SEWER
---	---	STORM MANHOLE
---	---	STORM INLET
---	---	CATCH CURB
---	---	SPILL CURB
---	---	SAWCUT/ASPHALT REGRADE EXTENTS

- NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED OR EXISTING ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

OWNER:
TOWN OF BRECKENRIDGE
150 SKI HILL ROAD
PO BOX 168
BRECKENRIDGE, CO 80424

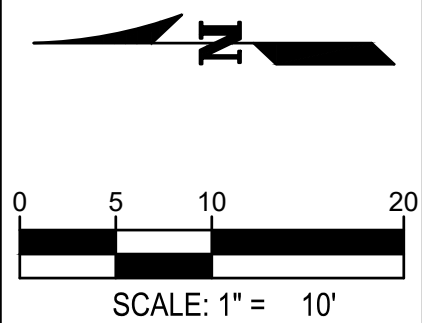
CIVIL ENGINEER:
CRAFT
CIVIL DESIGN
388 SANTA FE DRIVE
DENVER, CO 80223

DANIEL ALLEN
319.899.2345
DALLEN@CRAFTCIVIL.COM

BRECK PATHWAYS
SAWMILL PEDESTRIAN CONNECTION
GRADING SHEET

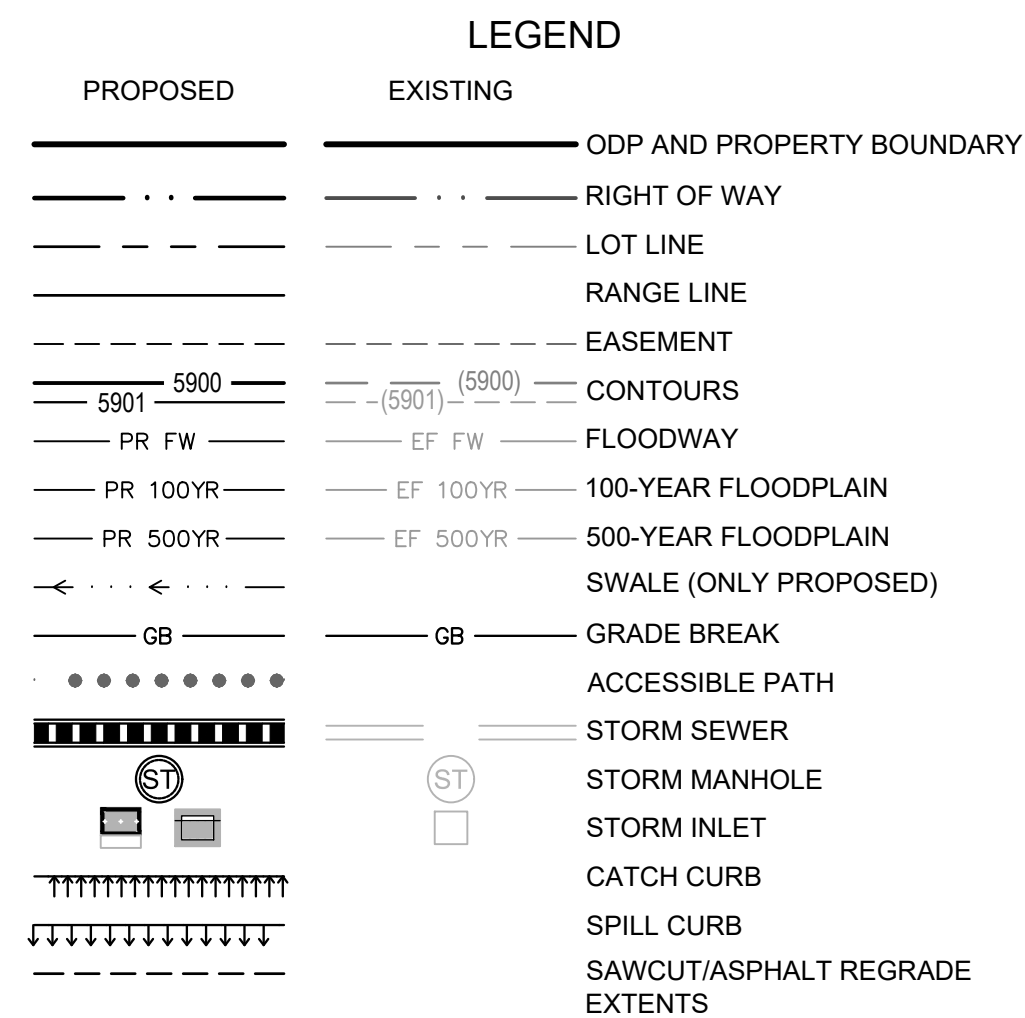
REVISIONS	DESCRIPTION	DATE
90% CDS		12/01/2025

JOB NUMBER: 25021
CHECKED BY: DFA
DESIGNED BY: DFA



C3.0

CRAFT CIVIL DESIGN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED OR EXISTING ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

CIVIL ENGINEER:

CRAFT

CIVIL DESIGN

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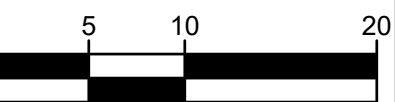
BRECK PATHWAYS
SAWMILL PEDESTRIAN CONNECTION
GRADING SHEET

[illegible]

JOB NUMBER:	25021
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CHECKED BY:	DFA
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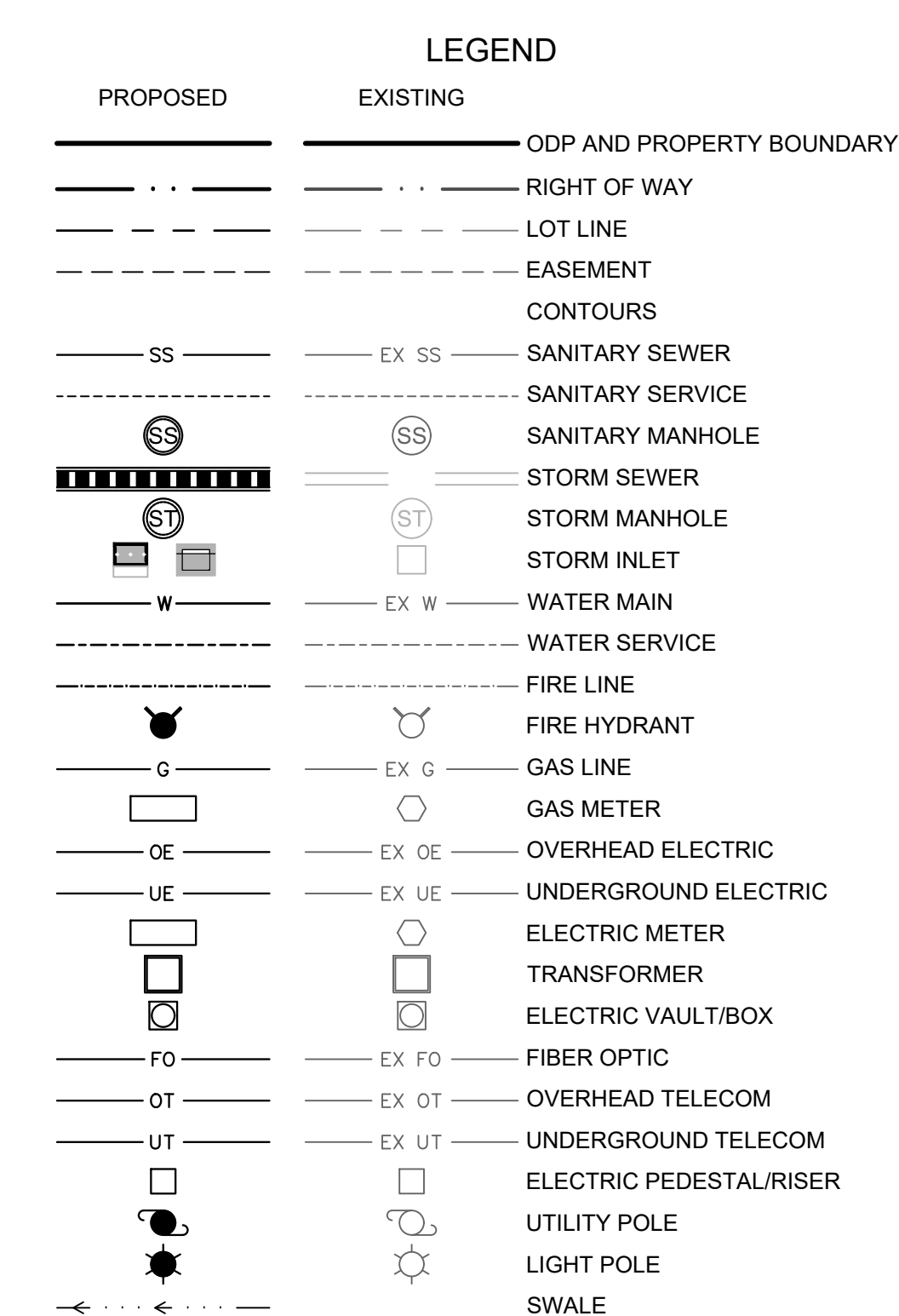
DESIGNED BY:	DFA
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SCALE: 1" = 1

C3.1

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CIVIL ENGINEER:

CRAFT

CIVIL DESIGN

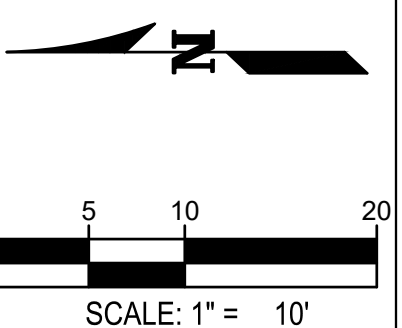
388 SANTA FE DRIVE
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UTILITY PLAN

[illegible]

JOB NUMBER:	25021
CHECKED BY:	DFA
DESIGNED BY:	DFA



C4.1

CRAFT CIVIL DESIGN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

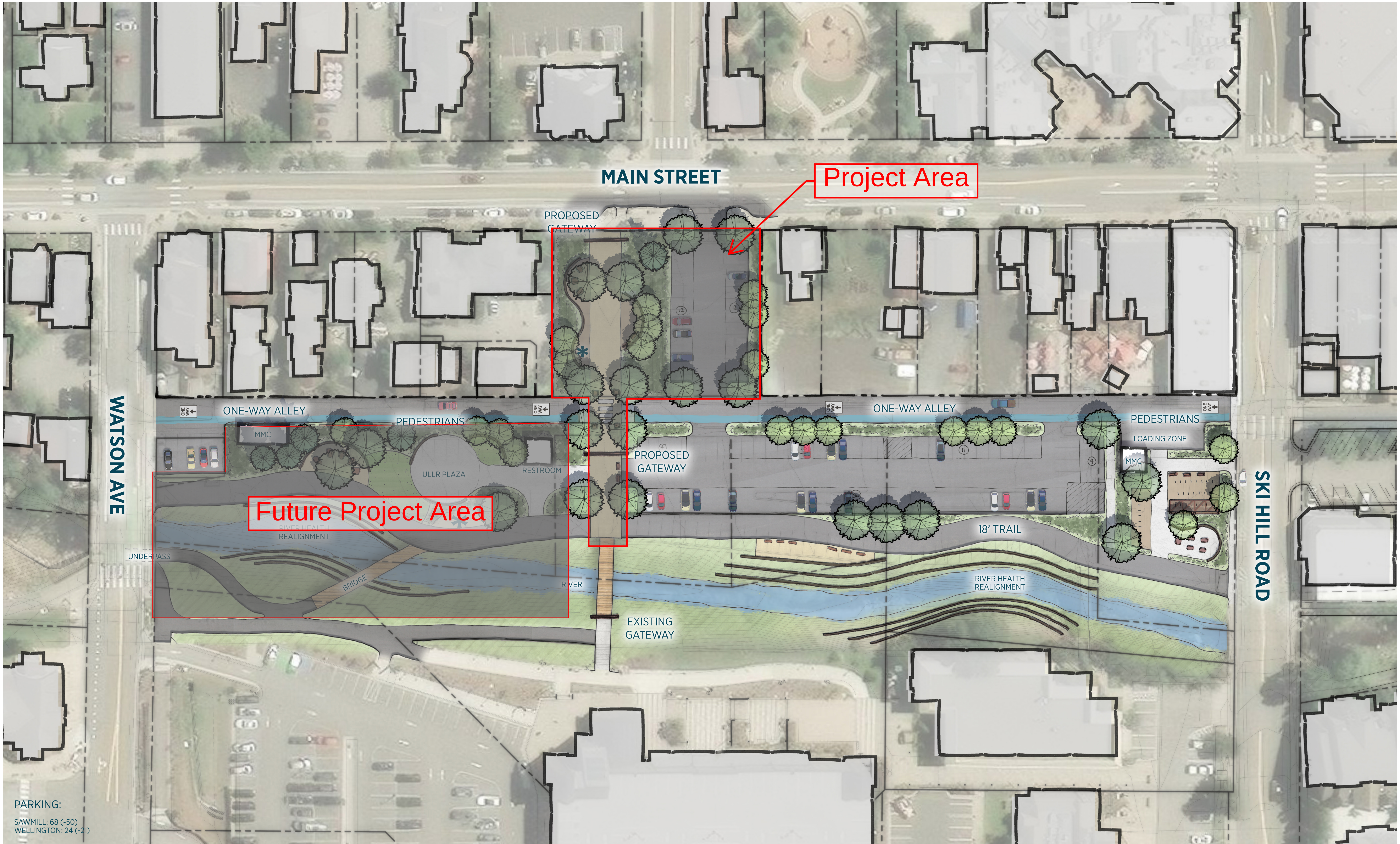
Sawmill Pedestrian Connection

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 Sawmill Pedestrian Lot project is primarily a pedestrian connectivity and safety project that constructs a formalized pathway from the existing pedestrian bridge near the S. Gondola Parking Structure through the Sawmill and Wellington Parking Lots to N. Main Street. This corridor is an important connection between our parking reservoirs and downtown and currently sees high levels of pedestrians throughout the year with numbers increasing in the summer months. Low-cost, temporary improvements were installed in 2022 as part of the ongoing Living Lab project for the Blue River Pathways. Crosswalk striping was added and painted barricades have been utilized to direct pedestrians along the east/west corridor (see aerial) to N. Main Street. The temporary improvements were proof of concept for this enhanced connectivity project.

The proposed work includes a new 23-foot wide sidewalk, crosswalk and ADA ramp enhancements, pedestrian light fixtures, drainage improvements, and new landscaping. Wayfinding signage will be constructed as a separate project.





Memo

To: Town Council & BOSAC
From: Open Space Staff
Date: 1/16/2026 (for 1/27/2026 work session)
Subject: Town Council and BOSAC Joint Meeting

Town Council Goals (Check all that apply)

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

Summary

Staff are providing the following information to help structure the joint Town Council/BOSAC discussion. Three primary topics are being considered including the renaming of the “McCain” Open Space property, updates to the Town Open Space and Trails “Other Power Driven Mobility Devices” (OPDMD) policy, and the draft Trails Workplan. Staff seek joint input from Town Council and BOSAC, as well as engagement on any other pertinent topics of interest.

Background

Renaming of the “McCain” Open Space Property

With the recent completion of the [McCain Open Space Final Report and Management Plan](#), and the tentatively scheduled opening of the property to public access in spring 2027, staff would like to discuss the renaming of the “McCain” Open Space Property with BOSAC and Council.



Since 2021, when \$115,000 of Town Open Space funds were allocated to dedicate 15 additional acres of the McCain property as open space, BOSAC has been discussing programming on the approximately 50 acres of combined open space on the larger property. These discussions included efforts to select a new name for the

open space property to be recommended to Council for formal approval. In 2023, with input from the Breckenridge Social Equity Advisory Commission (BSEAC) and Breckenridge History (BH), these re-naming efforts were paused to allow time for staff to engage the Ute Nation to learn more about their historical use of the Upper Blue River basin, potentially leading to a name recommendation for the McCain Open Space properties to honor this tribal history.

BH remains committed to working toward meaningful Ute involvement and representation in the community. Over the past several years, staff have visited Ute sites and museums, met with tribal representatives, and partnered with History Colorado to foster these relationships. BH's current focus remains on listening, learning, and establishing trust. History Colorado's tribal liaisons on their staff have been instrumental in making initial introductions.

In the long run, BH hopes to build sustained relationships with Ute tribes and develop a thoughtful engagement plan for our community. This work may require funding, but more importantly it will require time, trust, and a commitment to authentically understanding what local work is most meaningful to Ute partners - education, historical interpretation, art, naming, recreation, or other efforts. In the interim, BH supports the Town moving forward with a renaming of the "McCain" Open Space parcel with the understanding that any new name, as well as others across the Town, may be subject to change in consideration of continued engagement with Ute partners.

[The Town's Naming Policy](#) provides clear guidance regarding the naming of Town properties as well as general strategies for assigning those names. Given the Town's extensive and successful commitment to restoring the section of the Blue River running through the subject open space property, staff feel that a restoration theme may be an appropriate starting point for the renaming process. Staff seek joint guidance from Town Council and BOSAC as we evaluate and consider potential names for the open space portion of the property. Per the Town's naming policy, any recommended names for the parcel would be presented for Town Council's consideration and approved via resolution.

OST OPDMD Policy Update

Staff are updating the Town's 2011 Open Space & Trails "Other Power Driven Mobility Device" (OPDMD) policy to ensure continued compliance with the American Disabilities Act (ADA) and considering evolving mobility device technologies. The updated policy will provide accommodation for the use of electric personal assistive mobility devices (EPAMD), such as adaptive mountain bikes (Figure 1) and Class 1 and 2 electrical assisted bicycles (EAB) on non-motorized, natural surface trails for persons with mobility disabilities requiring such use, provided the use also adheres to an outlined set of assessment factors. The policy also defines the process for using OPDMD's to access the Town's historic sites and provides some additional rules to guide the public's use of OPDMD's on Town properties.

When the ADA was passed in 1990, it was a groundbreaking piece of legislation designed to make daily life more accessible to persons living with a disability. Under Title II of the ADA, local governments must make reasonable accommodations for persons with disabilities, including designing and implementing public programs and services that enable participation for persons with disabilities. For the Town's Open Space and Trails program, this means determining when and where reasonable accommodations for disabilities can and should be made.

Under Title II, a reasonable accommodation does not require making every facility accessible to every user and every kind of disability, nor does it require a public entity to take actions that would result in a fundamental alteration of the nature of the service, program, or activity or an undue financial or administrative burden. For existing facilities, many times reasonable accommodation is not granted until there is a specific request made by a person with a disability. In 2011, the Town's Open Space and Trails division conducted a comprehensive review of its assets to identify where and how accommodations could be made for persons with disabilities. That review and analysis resulted in the 2011 Open Space & Trails OPDMD policy, which pre-authorized the use of certain types of OPDMD on certain trails and facilities. This proactive approach was designed to facilitate the use of open space properties and trails by persons with disabilities by not having them go through a burdensome

authorization process. The policy was also intended to reduce the administrative burden on staff having to respond to large numbers of requests for reasonable accommodation on specific trails.

In the intervening years, there have been many technological advancements in outdoor equipment that rendered the 2011 analysis incomplete. In addition, the state of Colorado has since classified and regulated electric bicycles in a way that should be accounted for or otherwise utilized in our OPDMD policy. In order to continue in the same spirit as the 2011 endeavor to maintain pre-approved accommodations for disabilities on the Town's trail and outdoor recreational facilities, an update is required.

Staff conducted a new review of available technology for persons with disabilities and has determined that EPAMDs and Class 1 and 2 EABs should be pre-authorized as reasonable accommodations for users with



Figure 1

appropriate mobility disabilities on non-motorized, natural surface trails provided they conform to the following requirements, among others:

- The OPDMD can be operated safely, and its use will not endanger the user or other trail users.
- Use of the OPDMD will not result in natural resource damage.
- The device is not wider than 36 inches, the electric motor does not exceed 750 watts and does not provide motorized assistance beyond a speed of 20 miles per hour.

responsibility on the user for compliance with all of the requirements, including riding in control and within the user's ability, and with due care. In addition to streamlining the accommodation process for both users and staff, placing this responsibility on the user also accounts for varying user ability and changing environmental conditions, visitor use levels, and OPDMD technologies.

Importantly, this policy update includes some new "Rules of the Trail" that place

This policy will be adopted as an Open Space Rule and Regulation under the Town Code. Promulgation as a Rule and Regulation as opposed to a policy allows the provisions to be enforced legally if necessary. The Director of Community Development will be the issuing staff person for the policy update, after the final rule is presented to the Town Attorney for approval, published online, and presented to Town Council. Staff seek joint guidance from Town Council and BOSAC as we evaluate revisions to the 2011 OPDMD policy and welcome any questions or feedback.

Open Space Trails Workplan Update

Staff are developing a Trails Workplan and evaluation matrix, as identified in the 2023 Open Space & Trails Master Plan, to guide future trail planning in a consistent, transparent, and conservation-focused manner. The Trails Workplan will serve as a living document, reviewed annually, to prioritize potential trail projects while balancing recreational needs with environmental protection and long-term management capacity.

[The 2023 Open Space & Trails Master Plan](#) recommends considering a separate Trails Workplan to identify and evaluate future trail connections, access, parking, and allowed uses. In response, staff have begun compiling a list of conceptual trails and are creating a Trails matrix to evaluate and prioritize prospective projects relative to one another. This effort is being framed around the open space program's primary goal of conservation, recognizing the need to balance trail development/access with protection of wildlife habitat and natural resources. The Trails Workplan is intended to be a living document, reviewed annually with BOSAC. As community needs, environmental conditions, and land availability change, trail priorities may be reorganized within the matrix, with future projects added or removed as appropriate.

Financial Implications

There are limited costs associated with increased staff time related to the McCain renaming process and the OPDMD policy update. Within the Trails Matrix, the management criteria evaluate the financial implications of new trail construction by considering the feasibility and complexity of construction, long-term maintenance costs, and the level of ongoing management required.

Equity Lens

A primary goal of renaming the “McCain” Open Space property is to select a name that welcomes, values, and respects everyone. The purpose of the OST OPDMD policy update is to ensure the Town is being as inclusive as possible in providing safe public use of open space and trail properties to all users.

The Trails Workplan prioritizes prospective trails and trailheads that establish improved neighborhood and public transit access to users. The Trails Workplan aligns with the Town’s Equity Lens by providing a structured, transparent framework for evaluating trail projects in a way that considers who is affected, who benefits, and who may be unintentionally burdened by new trail development. By evaluating proposed trails through consistent criteria, the Trails Workplan helps ensure decisions are made intentionally rather than reactively, reducing the risk of bias and supporting more equitable outcomes across the community. Through this process, staff and BOSAC can better assess whether proposed trails serve a broad range of users, including underrepresented or underserved groups, and whether access, location, and allowed uses create welcoming and inclusive experiences. The Trails Workplan also encourages consideration of potential impacts and unintended consequences, such as barriers to access, safety concerns, or environmental or management impacts on certain communities.

Staff Recommendation

Staff recommend Council and BOSAC take this opportunity to share any questions or comments regarding the McCain renaming process, the OST OPDMD policy update, and the Trails Workplan.

Trails Development Matrix

Trail Name	Conservation Impacts	User Experience	Community Context	Management Costs	Land Ownership	Total Score	Notes
	5 - Low: Avoids sensitive habitat and natural resources; minimizes fragmentation of habitat. Located in a front-country zone with high trail density where impacts are already concentrated and managed.	5 - High: Provides new experiences, improves connections, enhances overall recreation opportunities, improves circulation, reduces user conflict.	5 - High: Strong positive impact on the surrounding area, provides connection to an underserved area, and creates a needed community connection.	5 - Low: Feasible construction with low up-front costs, low maintenance needs, and minimal management complexity	5 - Town: Full Town control, simplest permitting		
	3 - Low-Moderate: May intersect some moderately sensitive areas; impacts are manageable with appropriate mitigation measures. Located in a mid-country zone with moderate trail density.	3 - Moderate: Improves existing access or experiences; some enhancement, benefit from some user groups, moderate circulation improvement, reduces some user conflict.	3 - Moderate: Moderate positive impact on the surrounding area, modest improvement on access to an underserved area, moderate community connection.	3 - Moderate: Moderate construction and moderate cost to build or maintain; manageable with existing staff or funding.	3 - Summit County/ Town: Requires inter-governmental agreements		
	1 - Moderate-High: Passes through or near sensitive habitats; requires careful planning, design, and restoration. Located in a backcountry zone with limited existing trails.	1 - Low: Limited enhancement to user experience or access, circulation improvement is limited, and may not reduce user conflict.	1 - Low: Limited positive impact, minimal improvement to access or community connection.	1 - High: Requires specialized design or higher costs and maintenance needs; long-term management commitment required.	1 - USFS: Federal review (NEPA), environmental studies, longer approval timeline.		
	0 - High-Extreme: Significant environmental concerns or resource conflicts; major impact likely. No trails are permitted.	0 - Very Low: Minimal or negative impact on user experience, circulation is poor, and may increase user conflict.	0 - Very Low: Negative or minimal impact, does not enhance the surrounding area or connectivity.	0 - Very High: Extremely difficult to construct due to extremely high costs; major logistical or maintenance challenges	0 - Private: Requires easements or purchase; potential liability; ownership can change.		

Trail Name	Conservation (35%)	User Experience (25%)	Community Context (25%)	Management (10%)	Ownership Types (5%)	Weighted Score	Notes
Copper Canyon	5	5	5	3	3	23.5	
Tiger Road Rec. Path	5	5	5	1	5	23	Estimated cost \$1 million a mile
Aspen Alley Alternate	5	5	3	3	1	20.5	
North Barton	3	5	5	5	1	20.5	
Middle Flume Downhill	5	3	1	3	3	16	
Ranch at Breck	3	3	3	3	3	15	
American Gulch to Lincoln Park	3	3	1	3	1	12	
Summit Gulch By Pass	3	3	1	3	1	12	

THE TOWN OF BRECKENRIDGE GUIDELINES FOR USE OF "OTHER POWER DRIVEN MOBILITY DEVICES" ON OPEN SPACE & TRAIL PROPERTIES AND PROPERTY INTERESTS

January 27, 2026

INTRODUCTION

The Town of Breckenridge is committed to providing amenities for individuals with mobility disabilities, while promoting the safe use and enjoyment of the Town's recreational trail routes by a broad spectrum of the public. Based on the criteria set forth in Section 35 of the Americans with Disabilities Act, Town staff completed an individual assessment of the categories of recreational trail routes managed by the Open Space and Trails Division and determined which types of OPDMDs are authorized for use on each route.

Information provided herein describes the types of OPDMDs that are authorized for use on The Town of Breckenridge trail facilities.

As technology advances and new devices are developed, public use patterns change, additional property and property interests are acquired, and impacts to natural and cultural resources are reevaluated, the Town of Breckenridge may modify the types of OPDMD permissible on specific trails as necessary. It is the user's responsibility to ensure that they are in conformance with these policies.

DEFINITIONS

Wheelchair

A wheelchair is a manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion (§ 35.137). This definition does not apply to Federal wilderness areas; wheelchairs in such areas are defined in section 508(c)(2) of the ADA, 42 U.S.C. 12207(c)(2).

Electrical Assisted Bicycles (EAB)

An EAB device is a vehicle with two wheels, operable pedals, and an electric motor not exceeding 750 watts of power. EABs in Colorado are required to conform to certain classes:

1. Class 1 EAB means an EAB equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.
2. Class 2 EAB means an EAB equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.
3. Class 3 EAB means an EAB equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight miles per hour.

EAB does not include a vehicle that is modified so that it no longer meets the requirement for any class of EAB or a vehicle that is designed manufactured, or intended by the manufacturer or seller to be easily configured so as to not meet the requirements of an EAB, whether by a mechanical switch or button, by changing a setting in software controlling the drive system, by use of an online application, or through other means intended by the manufacturer or seller. (CRS 42-1-102

(28.5)). An adaptive bicycle meeting the standards above is included in the definition of EAB; provided, however, an adaptive bicycle may have more than two wheels so long as it meets the other EAB standards.

Electric Personal Assistive Mobility Devices (EPAMD)

An EPAMD device is a self-balancing vehicle, that is powered solely by an electric motor not exceeding 750 watts, designed to transport one person (CRS 42-1-102 (28.7)).

Motorcycle

A motorcycle is a motor vehicle that uses handlebars to steer and that is designed to travel on not more than two wheels in contact with the ground (CRS 42-1-102 (55)).

Other Power Driven Mobility Devices (OPDMD)

An OPDMD device is any mobility device powered by batteries, fuel, or other engines--whether or not designed primarily for use by individuals with mobility disabilities--that is used by individuals with mobility disabilities for the purpose of locomotion. This includes, but is not limited to, electric assisted bikes (EABs), motorcycles, golf carts, electronic personal assistance mobility devices (EPAMDs), such as the Segway PT, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair within the meaning of this section. This definition does not apply to Federal wilderness areas; wheelchairs in such areas are defined in section 508(c)(2) of the ADA, 42 U.S.C. 12207(c)(2).

ADA RULES (§ 35.137 Mobility Devices)

(1). Use of wheelchairs and manually-powered mobility aids. A public entity shall permit individuals with mobility disabilities to use wheelchairs and manually-powered mobility aids, such as walkers, crutches, canes, braces, or other similar devices designed for use by individuals with mobility disabilities in any areas open to pedestrian use.

(2). Use of other power-driven mobility devices. A public entity shall make reasonable modifications in its policies, practices, or procedures to permit the use of other power-driven mobility devices by individuals with mobility disabilities, unless the public entity can demonstrate that the class of other power-driven mobility devices cannot be operated in accordance with legitimate safety requirements that the public entity has adopted pursuant to § 35.130(h).

(3). Assessment factors. In determining whether a particular other power-driven mobility device can be allowed in a specific facility as a reasonable modification under paragraph (2) of this section, a public entity shall consider:

- (i) The type, size, weight, dimensions, and speed of the device;
- (ii) The facility's volume of pedestrian traffic (which may vary at different times of the day, week, month, or year);
- (iii) The facility's design and operational characteristics (e.g., whether its service, program, or activity is conducted indoors, its square footage, the density and placement of stationary devices, and the availability of storage for the device, if requested by the user);
- (iv) Whether legitimate safety requirements can be established to permit the safe operation of the other power-driven mobility device in the specific facility; and
- (v) Whether the use of the other power-driven mobility device creates a substantial risk of serious harm to the immediate environment or natural or cultural resources, or poses a conflict

with Federal land management laws and regulations.

(4) Inquiry about disability. A public entity shall not ask an individual using a wheelchair or other power-driven mobility device questions about the nature and extent of the individual's disability.

(5) Inquiry into use of other power-driven mobility device. A public entity may ask a person using an other power-driven mobility device to provide a credible assurance that the mobility device is required because of the person's disability. A public entity that permits the use of an other power-driven mobility device by an individual with a mobility disability shall accept the presentation of a valid, State-issued, disability parking placard or card, or other State-issued proof of disability, as a credible assurance that the use of the other power-driven mobility device is for the individual's mobility disability. In lieu of a valid, State-issued disability parking placard or card, or State-issued proof of disability, a public entity shall accept as a credible assurance a verbal representation, not contradicted by observable fact, that the other power-driven mobility device is being used for a mobility disability. A "valid" disability placard or card is one that is presented by the individual to whom it was issued and is otherwise in compliance with the State of issuance's requirements for disability placards or cards.

OPEN SPACE LAND AND FACILITY ASSESSMENT AND LIMITATIONS

The Town of Breckenridge Open Space and Trails Division conducted a comprehensive review and assessment of lands and facilities to determine permissible or non-permissible OPDMD uses. **All power driven mobility devices are limited to specific roads and trails outlined below. Users wishing to utilize a device in a park or historic site that is not specifically listed as permitted should contact the Town of Breckenridge Open Space and Trails Division in advance to determine if the device can be allowed taking into account the assessment factors listed above.**

Recreational Routes

Based upon this assessment, recreational routes can be categorized into four different types, with specific limitations and justifications as listed below:

1) Paved Recreational Pathways (Recpath) or crusher fine trails: Multi-use improved surface trails with shoulders.

Persons with a mobility disability may use any EAB or EPAMD that has maximum power driven speed equal or less than 20 mph, is no wider than 36 inches, and has brakes that enable the operator to make the wheels skid on dry, level and clean pavement. No other OPDMD may be used, including but not limited to any gas or combustible fuel powered devices, ATV's, golf carts, or motorcycles. Wheelchairs and manually-powered mobility aids are allowed.

Justification: § 35.137 Assessment Factors (i, ii, iii and iv). Characteristics of the device could affect other trail users, based on the volume of pedestrian traffic and operational characteristics of the trail. These trails are high capacity two-way traffic areas, where width and speed restrictions must allow for safe passing of OPDMDs, bicycles and pedestrians.

2) Non-motorized Single-Track Trails: Unpaved, narrow gauge trails suitable for multiple activities, including hiking, mountain biking and equestrian riding.

Persons with a mobility disability may use any Class 1 or Class 2 EAB provided the EAB has a maximum power driven speed equal or less than 20 mph, is no wider than 36 inches, and has brakes that enable the operator to make the wheels skid on dry, level and clean pavement. No other OPDMD may be used, including but not limited to any gas or combustible fuel powered devices, ATV's, golf cars, or motorcycles. Wheelchairs and manually-powered mobility aids are allowed.

Justification: § 35.137 Assessment Factors (i, ii, iii, iv and v). Characteristics of other motor powered devices not allowed create a substantial risk of substantial harm to the trail facility, surrounding environment and/or natural resources. These are narrow trails where one or two-way traffic would harm natural resources when allowing passage of OPDMD other than the allowed Class 1 and 2 EABs and EPAMDs. Use of OPDMDs other than those specifically allowed would conflict with Federal land management laws and regulations, land use regulations, and/or conservation easements provisions prohibiting motorized vehicles or equipment on these routes. Class 1 and 2 EABs and EPAMDs are allowed specifically because of their size and similarity to non-electric bicycles, so long as such EABs and EPAMDs are operated within the guidelines set forth herein.

3) Shared Use Single-Track Trails: Unpaved, narrow gauge trails, suitable for multiple activities, including motorcycles, hiking, mountain biking and equestrian riding.

Persons with a mobility disability may use any electric or gas propulsion motorcycle or OPDMD that does not exceed 36 inches total width, has 12 inch or less tire tread width (total width of ground contact), and has brakes that enable the operator to make the wheels skid on dry, level and clean pavement. Other OPDMD's or non-qualifying devices are prohibited. Wheelchairs and manually-powered mobility aids are allowed.

Justification: § 35.137 Assessment Factors (i, iii, iv and v) Characteristics of the not allowed device create a substantial risk of substantial harm to the environment or natural resources. These are narrow trails where one or two-way traffic would harm natural resources when allowing passage of an OPDMD larger than 36 inches wide.

4) Multi-use Forest or County Roads: Unpaved and unimproved logging, fire and ranch roads, typically greater than 8 feet in width.

Persons with a mobility disability may use OPDMD that has brakes that enable the operator to make the wheels skid on dry, level and clean pavement.

Justification: § 35.137 Assessment Factors (i, iii, and iv) These roads are typically wide enough for two-way vehicle traffic, allowing for safe passing of OPDMD devices, motor vehicles, bicycles and pedestrians.

COMPLIANCE STATEMENT

The Town of Breckenridge, Summit County Government and the USFS- Dillon Ranger District work cooperatively to provide recreational experiences to a wide-ranging diversity of users on routes throughout Summit County, while protecting the public health, safety and welfare. In making these policy modifications, The Town of Breckenridge has determined that it is in compliance with the requirements of Section 35 of the Americans with Disabilities Act.

RULES OF THE TRAIL

The following provisions apply to the use of OPDMDs on Town of Breckenridge trails and facilities and are an integral part of the Town's decision to authorize the accommodations contained herein:

- 1. All Town of Breckenridge trails and facilities have a speed limit of 20 mph.**
2. All OPDMDs must stay on designated trails and routes at all times.
3. Except pursuant to a specific authorization received in advance from Open Space and Trails utilizing the assessment factors listed above, OPDMDs are not permitted in or on historical structures, or sensitive natural, historic or cultural areas.
4. Users are responsible for ensuring they can operate their OPDMD safely and in control. Users should evaluate their familiarity with and ability to safely operate their OPDMD in variable conditions when choosing where to travel. Users should take all reasonable due care in their operation of an OPDMD on Town trails and facilities.
5. OPDMDs must be utilized in accordance with the categories and standards set forth above. Deviations from this policy are allowed only with advance authorization from the Open Space department. If you are unsure about whether your OPDMD meets the specifications of the policy, please request confirmation from the Open Space department.
6. Failure to abide by these Rules of the Trail may result in the revocation of your authorization to operate a given OPDMD on Town facilities.
7. The Town of Breckenridge does not represent that facilities are safe for use by an OPDMD and assumes no liability for these uses. Certain risks are inherent in the use of Town of Breckenridge trails and facilities and all users must exercise reasonable care. Users are responsible for their own actions and interactions with other trail users and must obey the guidelines regarding responsible trail etiquette found here: [Breckenridge | Trail Etiquette](#).

- ***IMPORTANT NOTE***

“Know before you go”: It is the user's responsibility to remain in compliance with current Federal, State, and Local rules, regulations and policies. If you have any questions, please contact the Town of Breckenridge Open Space & Trails in advance to ensure that your particular OPDMD is approved for use on particular routes.