



TOWN OF
BRECKENRIDGE

Town Council Work Session
Tuesday, March 28, 2023, 3:00 PM
Town Hall Council Chambers
150 Ski Hill Road
Breckenridge, Colorado

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

I. PLANNING COMMISSION DECISIONS (3:00-3:05pm)

Planning Commission Decisions

II. LEGISLATIVE REVIEW (3:05-3:20pm)

Plastics Reduction Ordinance (Second Reading)

Stables Development Contract (First Reading)

Open Space Master Plan Adoption (First Reading)

III. MANAGERS REPORT (3:20-3:50pm)

Public Projects Update

Mobility Update

- 2023 Quandary Summer Parking & Shuttle Plan

Sustainability Plan Update

Housing and Childcare Update

Committee Reports

Financials

Town Attorney Update

HR Staffing and Analytics Update

IV. PLANNING MATTERS (3:50-4:10pm)

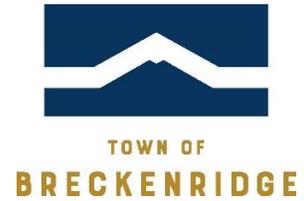
Renewable Energy Mitigation Program (REMP) Work Session

V. OTHER (4:10-6:00pm)

Breckenridge Creative Arts Strategy Discussion

Rollout of Social Equity Blueprint and Equity Lens

Proposed 2023 Joint Trailhead Projects



Memo

To: Breckenridge Town Council Members
From: Mark Truckey, Director of Community Development
Date: March 22, 2023
Subject: Planning Commission Decisions of the March 21, 2023 Meeting

DECISIONS FROM THE PLANNING COMMISSION MEETING, March 21, 2023:

CLASS A APPLICATIONS: None.

CLASS B APPLICATIONS: None.

CLASS C APPLICATIONS:

1. Engle Residence Addition, 102 New England Drive, PL-2023-0044

A proposal to add a 1,150 sq. ft. addition consisting of an enlarged kitchen, breakfast nook, two bedrooms, and two bathrooms. *Approved.*

TOWN PROJECT HEARINGS: None.

OTHER: None.



Engle Residence
 Addition, 102 New
 England Drive



NOT TO SCALE

Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 pm by Chair Frechter.

ROLL CALL

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

APPROVAL OF MINUTES

Mr. Leas would like it noted that he would like the Commission to receive gondola lot plans as soon as they are available because they are many pages which is difficult for him to review in the given timeframe.

With the suggested changes, the March 7, 2023 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the March 21, 2023 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

CONSENT CALENDAR:

1. Engle Residence Addition (CC), 102 New England Drive, PL-2023-0044

Mr. Gerard: With this remodel they will have one additional bedroom and one additional bathroom, does this property hold a short-term rental license? (Mr. Cross: It does not hold a license to my knowledge.) I note this because in other communities it is apparent that properties with short-term rental licenses are expanding to increase capacity. It will also be difficult to get equipment to this location, how will trees be protected and how with the lot be fenced since there is no disturbance envelope? (Mr. Cross: The lot will be fenced at the setbacks for this project and trees will be individually protected with fencing. Prior to the building permit issuance, I will inspect the site to ensure trees are protected. Engineering will also be able to state if they would like the fence to be in a specific location.) The driveway slope is 12 percent and above the allowed 8 percent. (Mr. Cross: This property was originally developed in the County and was annexed into the Town so the existing driveway does not meet our standards. Because this addition is not affecting the driveway they are not required to come into compliance with the current driveway slope standards. Engineering has reviewed this application and agrees they do not need to make the driveway come into compliance.)

Mr. Leas: These drawings are difficult to read and understand the design intent. (Mr. Cross: It can be difficult how the architect is showing existing versus proposed.) I am used to seeing the existing versus proposed elevations separately that clearly show the intended design.

With no call ups, the Consent Calendar was approved as presented.

OTHER MATTERS:

1. Capacity Analysis

Ms. Puester presented an overview of the recent capacity analysis and dashboard for the Town. The Commission was asked for questions or comments.

Commissioner Questions / Comments:

- Mr. Gerard: Are the dips and data fluctuations being analyzed? (Ms. Puester: Yes, these are being looked at by Staff.) One large uptick there by lodging. (Mr. Kulick: That is snow-sculpture weekend. Generally, the largest visitation day of the year.)
- Mr. Leas: What is the Town's perspective about capacity? (Ms. Puester: There is no magic number for capacity but we will be using the data to make management and program decisions, like implementing different strategies for parking or transit for example.) The largest visitation days are ski days, this puts the Town at odds with Vail Resorts who wants to maximize visitors to the ski area. (Ms. Puester: I don't think that we consider this to be at odds with Vail Resorts; skiing is part of our community. There is no specific definition of capacity at this time; this is a way to analyze future decisions and maybe direct people to certain areas or limit events and so on through programming changes.)
- Ms. Propper: Is there a date for when the future counter will be installed and when the study will be repeated? (Ms. Puester: We will update this every year and can change monitoring to be more frequent if we recognize trends that we want analyze more in real time. Also, I believe the south end traffic counter will be installed this summer.)
- Mr. Frechter: Could this data be collected monthly? (Ms. Puester: We could.)
- Mr. Leas: What was the cost of the study? (Ms. Puester: It was approximately \$25,000 to make the initial dashboard. It costs \$6,000 approximately to update each time in today's cost.)
- Mr. Gerard: How does the Council foresee sharing this with the public? (Ms. Puester: Right now, it is not accessible to the public. It would need a more user-friendly format and more context to be used by the public. We haven't discussed that much to date however I have presented it to other groups.)
- Mr. Frechter: I think about the mobile data and see how the cellular grid is used by 80 percent visitors. This is something that can disrupt the livelihood of businesses in town and safety when calls can't be made. I hope there is consideration for things that could improve this.
- Ms. Gort: Can we see the traffic counter? (Ms. Puester: It is embedded in the pavement at Hwy 9 and Tiger Rd.)

2. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:16 pm.

Allen Frechter, Chair



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 3/28/23
Subject: Second Reading – Reduction of single use plastic water bottles and recycled paper carryout bag fee

This ordinance is before Council for second reading.

The purpose of this ordinance is to comply with provisions in Colorado HB 21-1162 and to expand regulations to limit single use plastics in order to meet the material management goals adopted in the [SustainableBreck Plan](#) (2022). Specifically, the ordinance:

1. Defines “single use.”
2. Requires customers opt-in to single use plastic service ware and condiments at retail food establishments.
3. Raises the recycled carryout bag fee to 25 cents and requires carryout bags to be 100% recycled content. The first 60% of the fees collected are remitted to the Town and the remaining 40% can be kept by the store for certain uses. Businesses with remaining inventory of 40% recycled content paper bags can use them until depleted.
4. Immediately bans all single use plastic water bottles and single use plastic food serviceware in any Town facility, park, or special event permitted by the Town.
5. Establishes a ban on polystyrene containers in retail food establishments beginning January 1, 2024 and other plastic carryout containers beginning July 1, 2024.
6. Prohibits all businesses from selling single use plastic water bottles less than one (1) gallon beginning July 1, 2024.
7. Establishes penalties.

One change was made since first reading to add the rulemaking authority provision allowing Staff to continue to clarify and develop the programmatic aspects of this ordinance. Staff continues ongoing stakeholder outreach related to other plastic beverage bottles and reuse programs.

It is Staff's recommendation that Council approve this ordinance on second reading.

4 **A BILL FOR AN ORDINANCE TO REDUCE SINGLE USE PLASTICS AND IN**
5 **CONNECTION THEREWITH ESTABLISHING FINES AND PENALTIES.**
6
7

8 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
9 BRECKENRIDGE, COLORADO:
10

11 **Section 1.** That title 5, chapter 12, entitled "DISPOSABLE BAG FEE" is hereby
12 repealed and replaced in its entirety with the following language underlined to read as follows:
13
14

15 CHAPTER 12
16 REDUCTION OF SINGLE USE PLASTICS AND
17 RECYCLED PAPER CARRYOUT BAG FEE

18 5-12-1: DEFINITIONS:

19 As used in this Chapter, the following words shall have the following meanings. Where terms
20 are not defined, they shall have their ordinarily accepted meanings within the context that they
21 are used.

22 BUSINESS: means any commercial enterprise or establishment, including sole proprietorships,
23 joint ventures, partnerships, corporations or any other legal entity whether for profit or not for
24 profit. The definition of business is specifically intended to include both minor festival events
25 and major festival events.

26 COMPOSTABLE PLASTIC BAG: means any bag made of a thin, flexible plastic material,
27 including but not limited to plant based, cellulosic, polylactic (PLA), or bioplastic and may
28 contain labeling such as compostable, degradable, biodegradable, or oxo-biodegradable.

29 CONDIMENT: means packaged, single-serving condiments, such as relishes, spices, sauces,
30 confections, or seasonings, that requires no additional preparation and that is used on a food
31 item. This includes, but is not limited to, ketchup, mustard, mayonnaise, soy sauce, salsa,
32 syrup, jam, jelly, salt, sweeteners, pepper, or chile pepper.

1 CONTAINER: means a receptacle upon which or inside which food may be placed for
2 consumption, whether or not the receptacle can be fully closed, including but not limited to
3 hinged food containers, plates, bowls, cups, and trays.

4 CUSTOMER: means any person who makes a retail purchase from store.

5 EXPANDED POLYSTYRENE: means blown polystyrene, commonly known as styrofoam, and
6 any other expanded or extruded foam consisting of thermoplastic petrochemical materials
7 utilizing a styrene monomer and processed by techniques that may include:

8 (a) for expandable bead polystyrene, fusion of polymer spheres;
9 (b) injection molding;
10 (c) foam molding; and
11 (d) for extruded foam polystyrene, extrusion blow molding.

12 FARMERS' AND ARTISANS' MARKET: means a market at which local farmers and artisans
13 sell their products and crafts directly to consumers.

14 FOOD: means any raw, cooked, or processed edible substance, ice, beverage, or ingredient
15 used or intended for use or for sale, in whole or in part, for human consumption.

16 FOOD SERVICEWARE means all types of single-use items provided by a retail food
17 establishment or third-party delivery platform, including, but not limited to, utensils, chopsticks,
18 napkins, straws, stirrers, splash sticks, and cocktail sticks, designed for a single-use. Single-use
19 food service ware does not include lids for to-go cups.

20 PLASTIC: means a synthetic material made from linking monomers through a chemical reaction
21 to create a polymer chain that can be molded or extruded at high heat into various solid forms
22 that retain their defined shapes during their life cycle and after disposal.

23 POINT OF SALE: means a check-out stand, cash register, or other point at which a sales
24 transaction occurs in a store or retail food establishment or, for products that are ordered
25 remotely from a store or retail food establishment and delivered, the location where the products
26 are delivered.

27 POSTCONSUMER RECYCLED CONTENT: means any material that would otherwise be
28 destined for solid waste disposal, having completed its intended end use and product life cycle.

1 Postconsumer recycled material does not include materials and byproducts generated from
2 original manufacturing and fabrication process.

3 READY-TO-EAT FOOD: means food that is cooked or otherwise prepared in advance for
4 immediate consumption.

5 RECYCLED PAPER CARRYOUT BAG: means a bag that is one hundred percent recycled
6 material or other post-consumer content furnished to a customer at a store or retail food
7 establishment at the point of sale for use by the customer to transport or carry purchased items.

8 Recycled carryout bag does not include:

9 (i) a bag made of paper when the paper has a basis weight of thirty pounds or less;

10 (ii) a bag that a pharmacy provides to a customer purchasing prescription medication; (iii) a bag
11 that a customer uses inside a store to:

12 (a) package loose or bulk items, such as fruits, vegetables, nuts, grains, candy, or greeting
13 cards; nails, bolts, screws, or other small hardware items; live insects, fish, crustaceans,
14 mollusks, or other small species; and bulk seed, bulk livestock feed, or bulk pet feed;

15 (b) contain or wrap frozen foods, meat, seafood, fish, flowers, potted plants, or other items that,
16 if they were to come in contact with other items, could dampen or contaminate the other items;
17 or

18 (c) contain unwrapped prepared foods or bakery goods; or

19 (iv) a laundry, dry cleaning, or garment bag.

20 RETAIL FOOD ESTABLISHMENT: means a retail operation that stores, prepares, or packages
21 food for human consumption or serves or otherwise provides food for human consumption to
22 consumers directly or indirectly through a delivery service, whether such food is consumed on
23 or off the premises or whether there is a charge for such food. "Retail food establishment" does
24 not mean:

25 (a) Any private home;

26 (b) Private boarding houses;

27 (c) Hospital and health facility patient feeding operations licensed by the Colorado department
28 of public health and environment;

- 1 (d) Child care centers and other child care facilities licensed by the department of human
2 services;
- 3 (e) Hunting camps and other outdoor recreation locations where food is prepared in the field
4 rather than at a fixed base of operation;
- 5 (f) Food or beverage wholesale manufacturing, processing, or packaging plants, or portions
6 thereof, that are subject to regulatory controls under state or federal laws or regulations;
- 7 (g) Motor vehicles used only for the transport of food;
- 8 (h) Establishments preparing and serving only hot coffee, hot tea, instant hot beverages, and
9 nonpotentially hazardous doughnuts or pastries obtained from sources complying with all laws
10 related to food and food labeling;
- 11 (i) Establishments that handle only nonpotentially hazardous prepackaged food and operations
12 servicing only commercially prepared, prepackaged foods requiring no preparation other than the
13 heating of food within its original container or package;
- 14 (j) Farmers markets and roadside markets that offer only uncut fresh fruit and vegetables for
15 sale;
- 16 (k) Automated food merchandising enterprises that supply only prepackaged nonpotentially
17 hazardous food or drink or food or drink in bottles, cans, or cartons only, and operations that
18 dispense only chewing gum or salted nuts in their natural protective covering;
- 19 (l). The donation, preparation, sale, or service of food by a nonprofit or charitable organization in
20 conjunction with an event or celebration if such donation, preparation, sale, or service of food:
- 21 i. Does not exceed the duration of the event or celebration or a maximum of fifty-two days within
22 a calendar year; and
- 23 ii. Takes place in the county in which such nonprofit or charitable organization resides or is
24 principally located.
- 25 (m) A home, commercial, private, or public kitchen in which a person produces food products
26 sold directly to consumers pursuant to the “Colorado Cottage Foods Act”, section 25-4-1614.
- 27 REUSABLE CARRYOUT BAG: means a carryout bag that is designed and manufactured for at
28 least one hundred twenty-five uses, can carry at least twenty-two pounds over a distance of one
29 hundred seventy-five feet, has stitched handles, and is made of cloth, fiber, or other fabric or a

1 recycled material such as polyethylene terephthalate (pet). "Reusable carryout bag" does not
2 include bags made of biologically based polymers such as corn or other plant sources; except
3 that a carryout bag made of hemp is a reusable carryout bag if it is designed and manufactured
4 in accordance with the above specifications.

5 SINGLE USE: means a product designed to be used once and then discarded, and not
6 designed for repeated use or sanitizing.

7 STORE: means a grocery store, supermarket, convenience store, liquor store, dry cleaner,
8 pharmacy, drug store, clothing store, or other type of retail establishment, a farmers' market,
9 roadside market or stand, festival, or other temporary vendor or event that includes temporary
10 vendors at which carryout bags are traditionally provided to customers. STORE includes a
11 small store that operates solely in Colorado, has three or fewer locations in the state, and is not
12 part of a franchise, corporation, or partnership that has physical locations outside of Colorado.

13 THIRD-PARTY DELIVERY PLATFORM means any person, website, mobile application, or
14 other internet service that offers or arranges for the sale of food and beverages prepared by,
15 and the same-day delivery or same-day pickup of food and beverages from retail food
16 establishments.

17 WATER BOTTLE means a single-use plastic container of less than one (l) gallon containing
18 drinking water.

19 5-12-2: RESTRICTIONS ON THE USE OF SINGLE-USE PLASTIC BAGS:

20 Stores are prohibited from providing customers single-use plastic carryout bags.

21 5-12-3: OPT-IN FOR FOOD SERVICWARE AND CONDIMENTS PROVIDED BY
22 RETAIL FOOD ESTABLISHMENTS OR THIRD-PARTY DELIVERY PLATFORMS:

23 A. Retail food establishments shall not provide single-use condiments and/or single-use
24 food serviceware unless a customer requests them at the point of ordering whether online, by
25 phone, or in-person. The penalties established in section 5-12-11 below shall be applicable only
26 to retail food establishments but not individual employees.

27 B. Third-party delivery platforms shall not provide single-use condiments and/or single-use
28 food serviceware unless a customer requests them.

29 C. This section shall not apply to:

1 1. Self-service stations inside retail food establishments or special events providing
2 for single-use condiments and/or single-use food serviceware.

3 2. Prepackaged items that include single-use condiments and/or single-use food
4 serviceware.

5 3. Meals provided as part of a social service to vulnerable populations, including
6 without limitation, meals provided by school systems, homeless shelters and programs that
7 deliver meals to the elderly.

8 4. Specific accessories used by third-party delivery platforms, including cup lids,
9 spill plugs, and trays, in order to prevent spills and deliver food and beverages safely.

10 5-12-4: RECYCLED PAPER CARRYOUT BAG FEE:

11 A. A store shall collect twenty-five (\$.25) cents for each recycled paper carryout bag
12 provided to a customer at the point of sale.

13 B. A store shall provide an itemized receipt with the number of recycled paper carryout
14 bags provided to a customer per transaction.

15 C. If a store has paper carryout bags containing at least forty (40) percent postconsumer
16 recycled content remaining in their inventory on the effective date of this ordinance, a store may
17 provide the remaining inventory to customers until the inventory is gone; provided, however, the
18 store shall charge twenty-five (\$.25) cents per bag provided.

19 5-12-5: SIGNAGE:

20 Stores shall conspicuously display a sign in a location inside or outside the store that alerts
21 customers about the recycled paper carry out bag fee.

22 5-12-6: STORE COLLECTION, REMITTANCE, USES OF THE RECYCLED PAPER
23 CARRY OUT BAG FEE:

24 A. Unless the fees collected in any quarter total less than twenty (20) dollars, a
25 store shall remit sixty (60) percent of the first twenty-five (\$.25) cents of the fee to the Town of
26 Breckenridge and the store shall retain forty (40) percent of the remaining portion of the twenty-
27 five (\$.25) cents.

28 B. A store shall only use the retained portion of the bag fee for the following
29 purposes:

- 1 1. To provide educational information to customers about the fee;
- 2 2. To provide the signage required;
- 3 3. To train staff in the implementation and administration of the fee;
- 4 4. To improve or alter infrastructure or computer programs to allow for the
5 implementation, collection, administration of the fee;
- 6 5. To encourage the use of reusable bags, and/or promote the recycling of
7 paper bags; and/or,
- 8 6. To improve infrastructure to increase recycling.

9 5-12-7: TOWN RECYCLED PAPER CARRY OUT BAG FEE FUND AND USES:

10 A. Administration of the fund.

- 11 1. The fee shall be administered by the finance director and in a manner that separately
12 tracks the collection and expenditure of such fees.
- 13 2. The fees collected in accordance with this section shall not be used for general
14 municipal or governmental purposes or spending, nor shall the fund ever be transferred to or
15 become part of the Town's general fund.

16 B. All sums of money collected by the Town per this section are intended to be used
17 exclusively for the following purposes:

- 18 1. Staffing, administration and enforcement of the program;
- 19 2. Developing recycling, composting, or other waste diversion programs;
- 20 3. Educating and developing outreach for the entire community, including residents,
21 business, and visitors to the Town; and/or,
- 22 4. Purchasing and installing equipment, reusable bags, and other materials designed to
23 minimize bag pollution, including but not limited to, recycling containers, and waste receptacles.

24 5-12-8: BAN ON SINGLE USE PLASTICS AND POLYSTYRENE:

- 25 A. The sale or provision of single use plastic water bottles and/or single use plastic food
26 serviceware is prohibited in any building or portion of a building that the Town owns or leases,
27 any building or portion of the building leased to the Town, any Town park, and/or at any special
28 event of the Town or under a permit issued by the Town.

1 B. Beginning January 1, 2024, a retail food establishment in the Town of Breckenridge shall
2 be prohibited from selling or offering for sale any product in any container that is made of
3 polystyrene products, also known in certain nomenclature as the trademarked name of
4 Styrofoam®.

5 C. Beginning July 1, 2024, any business in the Town of Breckenridge shall be prohibited
6 from selling or offering for sale any single use plastic water bottles.

7 D. Beginning July 1, 2024, any retail food establishment shall be prohibited from selling or
8 offering for sale single use plastic containers and further shall be prohibited from providing
9 single-use plastic food serveware.

10 5-12-9: EXEMPTIONS:

11 This chapter does not apply to:

12 A. A bag brought into a store by a customer and used to transport goods from the store.

13 B. A bag that was previously used and made available to customers at a store.

14 C. A bag provided to a customer at no charge if the customer presents, at the time of
15 purchase, a benefit card or similar documentation reflecting participation in a federal, state,
16 county or Town income-qualified aid program, including but not limited to benefits delivered via
17 Electronic Benefits Transfer (EBT) such as the federal Supplemental Nutrition Assistant
18 Program (SNAP) or Supplemental Nutrition Program for Women, Infants and Children (WIC).

19 5-12-10: AUDITS; RECORDS; PENALTIES:

20 A. Each store shall maintain accurate and complete records of the recycled paper carryout bag
21 fees collected, the number of bags provided to customers, the form and recipients of any notice
22 required pursuant to this chapter, and any underlying records, including any books, accounts,
23 invoices, or other records necessary to verify the accuracy and completeness of such records. It
24 shall be the duty of each store to keep and preserve all such documents and records, including
25 any electronic information, for a period of three years from the end of the calendar year of such
26 records.

27 B. If requested, each store shall make its records available for audit by the finance director
28 during regular business hours for the Town to verify compliance with the provisions of this
29 chapter. All such information shall be treated as confidential commercial documents.

1 C. If any person fails, neglects, or refuses to collect or pay the bag fee, the finance director
2 shall make an estimate of the fees due, based on available information, and shall add thereto
3 penalties, interest, and any additions to the fees. The finance director shall serve upon the
4 delinquent store personally, by electronic mail or by first class mail directed to the last address
5 of the store on file with the town, written notice of such estimated fees, penalties, and interest,
6 constituting a Notice of Final Determination, Assessment, and Demand for Payment, (also
7 referred to as "Notice of Final Determination") due and payable within 30 calendar days after the
8 date of the notice.

9 D. If payment of any amount of the bag fee due to the Town is not received on or before the
10 applicable due date, penalty and interest charges shall be added to the amount due in the
11 amount of:

- 12 1. A penalty of ten percent (10%) of total due; and,
- 13 2. Interest charge of one (1%) percent of total penalty per month.

14 5-12-11: Fines and Penalties:

15 A. Upon the first violation, a one (1) time only written warning notice that a violation has
16 occurred shall be issued by the Town to store, business, and/or retail food establishment, as the
17 case may be. No monetary penalty shall be imposed for the first violation.

18 B. Upon a subsequent violation and conviction, the Town shall impose a penalty that shall
19 not exceed:

- 20 1. Fifty dollars (\$50.00) for the first violation after the written warning;
- 21 2. One hundred dollars (\$100.00) for the second violation in the same calendar year of the
22 first violation; and
- 23 3. Three hundred dollars (\$300.00) for the third and each subsequent violation in the same
24 calendar year of the earlier violations.
- 25 4. No more than one (1) penalty shall be imposed within a seven (7) day period.

26 5-12-12: APPEAL OF NOTICE OF FINAL DETERMINATION:

1 A. A store may request a hearing on any proposed fee imposed under this chapter after
2 receiving a notice of final determination, by filing a written request for hearing within thirty (30)
3 calendar days of the date of mailing of the notice of final determination. The request for hearing
4 shall set forth the reasons for and amount of changes in the notice of final determination that the
5 store seeks and such other information as the finance director may prescribe.

6 B. The manager or their designated hearing officer shall conduct the hearing under the
7 procedures prescribed by chapter 19 of title 1 of this code , except that the manager shall notify
8 the store in writing of the time and place of the hearing at least ten (10) days before it is
9 scheduled. The hearing shall be held within sixty (60) days of the date of receipt of the request
10 for a hearing, unless the Town and the store mutually agree to a later date or the hearing officer
11 otherwise has good cause to extend the time to hold a hearing.

12 C. The manager shall make a final decision and such decision shall be a final decision for
13 purposes of appeal to district court under C.R.C.P. Rule 106.

14 5-12-13: Authority to adopt rules and regulations.

15 The Town Council hereby grants authority to public works to oversee and administer the
16 requirements of this chapter and additional authority to adopt rules and regulations to implement
17 and enforce the requirements of the program.

18 **Section 2.** The Town Council hereby finds, determines and declares that this ordinance
19 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,
20 and improve the order, comfort and convenience of the Town of Breckenridge and the
21 inhabitants thereof.

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

24 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
25 PUBLISHED IN FULL this 14th day of March, 2023. A Public Hearing shall be held at the
26 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 28th day of
27 March 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
28 Town.

29 TOWN OF BRECKENRIDGE, a Colorado municipal corporation
30

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2

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By: _____

4

Eric S. Mamula, Mayor

5

6 ATTEST:

7

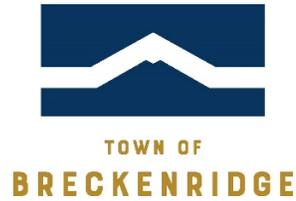
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10 _____

11 Helen Cospolich, CMC,

12 Town Clerk



Memo

To: Breckenridge Town Council
From: Melanie Leas, Housing Project Manager
Date: 3/20/2023 (For March 28, 2023)
Subject: First Reading: Stables Village Development Contract

The purpose of this first reading is to adopt the Development Contract that will be executed by the Town and Stables Village LLC to develop a workforce housing project of 61 units at 701 Wellington Road. This agreement establishes the roles and obligations of the Town, and of Stables Village LLC relative to this project. Below are the major deal points of the contract discussed and altered from the previous Council work session held March 7th.

Deal Point Summary:

Developer Financing – The Developer’s contribution / project risk is currently estimated at \$32 million. Developer to charge a maximum 5% fee on all hard and soft costs with a maximum fee of 7%. The project cost and profit shall be itemized and reviewed by the Town.

Restrictive Covenant –

- 3% appreciation cap;
- 1% real estate commission;
- Lottery required for re-sale;
- Maintenance provision included;
- Employee occupied, 30 hours / week for a business in or serving Summit County (no remote); and
- Must be the owner’s primary residence.

Other –

- The Upper Blue Sanitation District (UBSD) to purchase three duplex units outside of the lottery in exchange for waiving their fees. Profit to go to Developer.
- The price per unit will increase at 4% maximum from the 2022 AMI rates for the initial sales price and will not adjust to meet the AMIs in 2024 or 2025.
- All triplex units to be priced between 80% and 110% AMI and income tested with a 30% escalator buffer from the initial sales price not to exceed 140%. Duplex and single-family units will not be subject to income testing but will be sold at AMI at or below 140%.
- The cost for infrastructure will be contracted with a guaranteed maximum price (GMP)

COUNCIL BILL NO. ____

Series 2023

A BILL FOR AN ORDINANCE APPROVING THE STABLES VILLAGE PROJECT AGREEMENT.

WHEREAS, the Town owns the real property described in **Exhibit A**, attached to the Agreement and incorporated herein by this reference (the "Property"); and

WHEREAS, on April 20, 2022, the Town issued a request for proposals ("RFP"), seeking developers interested in developing the Property; and

WHEREAS, Developer responded to the RFP, and wishes to construct deed-restricted workforce housing (hereinafter referred to as the "Town Project") on a portion of the Property; and

WHEREAS, the Town is willing to contribute the Property to Developer for the Town Project, subject to the terms of the Agreement; and

WHEREAS, the Town is also willing to contribute financially to the Town Project provided the deed restricted housing is sold at affordable prices; and

WHEREAS, on October 20, 2022, the Parties entered into a pre-development Agreement for Services to perform preliminary planning tasks including site analysis, schematic design, and a master plan; and

WHEREAS, the Parties have negotiated the attached Agreement, Exhibit 1 hereto, to develop the Town Project.

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

Section 1. That Agreement between the Town of Breckenridge and Stables Village, LLC, attached as **Exhibit 1**, is hereby approved.

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the ____ day of

1 _____, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the
2 Town.

3
4 TOWN OF BRECKENRIDGE, a Colorado
5 municipal corporation
6

7
8
9 By: _____
10 Eric S. Mamula, Mayor

11
12 ATTEST:

13
14
15
16 _____
17 Helen Cospolich, CMC,
18 Town Clerk
19

Rough draft

Stables Village Project Agreement (3/21/2023 Draft)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2023 (the "Effective Date"), by and between the Town of Breckenridge, Colorado, a Colorado home rule municipality with an address of P.O. Box 168 Breckenridge Colorado 80424 (the "Town"), and Stables Village, LLC, a Colorado limited liability company with an address of P.O. Box 5540 Frisco, Colorado 80443 ("Developer") (each individually a "Party" and collectively, the "Parties").

WHEREAS, the Town owns the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, on April 20, 2022, the Town issued a request for proposals ("RFP"), seeking developers interested in developing the Property; and

WHEREAS, Developer responded to the RFP, and wishes to construct deed-restricted workforce housing on a portion of the Property; and

WHEREAS, the Town is willing to contribute the Property to Developer for the Project, subject to the terms of this Agreement; and

WHEREAS, the Town is also willing to contribute financially to the project provided the deed restricted housing is sold at affordable prices; and

WHEREAS, on October 20, 2022, the Parties entered into a pre-development Agreement for Services to perform preliminary planning tasks including site analysis, schematic design, and a master plan; and

WHEREAS, the Parties have further negotiated issues concerning the potential development of workforce housing on a portion of the Property.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Purpose. The purpose of this Agreement is to establish roles and responsibilities regarding the development of workforce housing on the Town-owned property described in Exhibit A.

2. Definitions.

a. "Planning Documents" means the approved plans for development of the Property including the Master Plan, Class A Development Permits, and plats creating the lots for the Property, and any approved site plans for the Property.

b. "Restricted Units" means the residential dwelling units in the Development subject to the Restrictive Housing Covenant, which shall be in substantially the form attached hereto as **Exhibit B** and incorporated herein by this reference.

c. "Development" means a deed-restricted workforce housing project to be developed on a portion of the Property as described in the Planning Documents.

3. Master Plan. The Parties agree that it is most efficient and in the best interests to the success of the Project to use a master plan for the Development (the "Master Plan"). Developer shall be responsible for obtaining all required approvals for the Master Plan for this project through the Town of Breckenridge Development Review Process. It is anticipated that the Master Plan will be reviewed as a Town Project.

4. Compensation for Master Plan Process. The Developer shall prepare all applications, materials, studies and design drawings and plans, and secure the services of all necessary consultants including design professionals, engineers, and traffic planners, as necessary for the Master Plan and pre-construction services. The Town will compensate the Developer for costs actually incurred for the Master Plan and pre-construction services up to \$400,000 per monthly invoices. If Developer does not complete the development review process to a point of final decision, and the failure to do so is not caused by the actions or inaction of the Town, the Town shall not be obligated to reimburse Developer for the costs incurred and not yet billed or to proceed with this agreement or the project.

5. Land Use District. The Parties acknowledge that the Development, as presently contemplated, will require an amendment to the Town Land Use Designation (LUG). The Town will process a LUG amendment.

6. Phased Development. The Parties recognize that the Development will be developed in phases, and such phasing shall be reflected in the Planning Documents. At this time, it is anticipated that the Development will have two construction phases and three sales phases.

7. Number of Units. The total number of units allowed in the Development shall not exceed sixty (61) deed-restricted workforce single family, duplex, and multi-family units.

8. Affordable Housing. The Developer shall develop 100% of the units as for-sale single family, duplex, or multi-family Deed Restricted Units that target 80-140% of the Area Median Income (AMI) based on the formula generated by the Summit Combined Housing Authority on an annual basis. The Developer and the Town will agree to the final number of units at each AMI and that number will be reflected in a final project budget that is mutually acceptable to the Town and the Developer.

9. Town Obligation/Investments. In addition to the land contribution, the Town agrees to contribute funding for the Development. The amount of the funding must be mutually acceptable to the Town and the Developer and will be based on a final project budget to be prepared by the Developer and submitted to the Town for approval. The budget must include all costs associated with the Development including planning, master plan, infrastructure (on and off site), site work (on and offsite), architecture, vertical construction, marketing, sales, outreach, etc. The budget must also include all projected sales revenue based on specified 2023 AMI targets. In the event the Town and the

Developer do not agree on the budget, the amount of Town funding, or the Guaranteed Maximum Price of the infrastructure, either Party may terminate this Agreement. If either or both Parties determine to terminate this Agreement under this section 9, the Town will provide payment for services and costs to date pursuant to paragraph 4 and neither party shall have any further obligation to each other. When the budget and subsidy is mutually approved by the Parties, it is anticipated that the Town will provide funding for the on and off-site work and infrastructure performed by the Developer by monthly draw based on percentage completion, including draw(s) in advance of the start of construction for deposits as required by contractor. Vertical development subsidies identified in the budget shall be paid for each phase (based on number of units per phase) at the time the first building permits are issued for each phase; provided, however, the Parties may mutually agree in writing to an alternative schedule or process for contribution of the subsidies.

10. Schedule. Developer shall complete construction of the Project substantially in compliance with the schedule attached hereto as **Exhibit C** and incorporated herein by this reference. Said schedule is a good faith target schedule and may be subject to adjustment for delays in approvals, pre-sales, financing, force majeure, and delays due to shortage of materials, weather, or other similar reasons beyond the reasonable control of Developer, or other such reasonable factors mutually agreed upon in writing by the Parties.

11. Transfer of Land. After execution of this Agreement, and after the Town has reviewed and approved the budget, the Town shall transfer ownership of the Property described in Exhibit A to Developer in two phases, by special warranty deed, to coincide with the phasing set forth in the planning documents, to facilitate the timely financing, development, and sale of each phase of the Project. Closing agent for transfer of title shall be Land Title Guarantee Company. The Town shall pay for owner's extended title insurance coverage and any costs associated with the closing agent. Developer shall pay for any endorsements required by it or Developer's lender. Developer shall pay the deed recording fees. The Town shall pay any other closing costs. The special warranty seeds shall only be subject to the exceptions of title listed on the title commitment approved by Developer, which approval shall not be unreasonably withheld.

12. Default. Prior to any action against Developer for breach of this Agreement, or default in the Development, the Town shall give Developer a written notice of any claim by the Town of a breach or default by Developer, and Developer shall have the opportunity to cure such alleged default within thirty (30) days, unless such cure cannot be accomplished within such time period, and in such case for a reasonable period to accomplish the same, not to exceed ninety (90) days. The Town shall have discretion to approve a longer period in the event extraordinary circumstances reasonably warrant such extended period.

In the case of any such uncured default, the Town reserves the right to proceed with assumption of all rights and responsibilities of the Developer for the Phase of the Development that is subject to such default. In addition, any such case of uncured default may result in the Town proceeding to terminate this Agreement.

13. Reverter clause. In the case of a default, any and all Property interests, including the Real Property described in Exhibit A, that have been conveyed to the Developer, which remain in the Developer's ownership and control, and that have not been conveyed to individual homeowners, homeowner's associations, the Town of Breckenridge, special districts or other governmental or quasi-governmental entities, shall revert or be conveyed back to Town ownership for completion of the Development.

14. Sanitation District Units. Developer shall sell three units to Upper Blue Sanitation District ("District"). The units must be agreed upon by the parties and the District. Such units may be leased to government employees (District, Town of Breckenridge, Summit County), without further requirements or restrictions. The Town and District shall agree upon terms should the District wish to transfer the units in a modified Restrictive Housing Covenant..

15. Restrictive Housing Covenant. The Town shall, prior to any transfer of the Property to Developer, record a Restrictive Housing Covenant against the Property mutually acceptable to the parties. The Town will allow the Restrictive Housing Covenant to be subordinate to any financing associated with the Development.

16. Financing. Developer shall be solely responsible to procure financing for the Project. Any instrument of encumbrance to be recorded by the lender, such as a deed of trust or a lien ("Encumbrance"), must adhere to two preconditions, as follows: (i) reasonably related to the development of the parcel or phase so encumbered as contemplated herein; and (ii) be approved in writing by the Town prior to execution by Developer (which approval will not be unreasonably withheld), and prior to any recordation of any such Encumbrance. Any Encumbrance that does not satisfy these preconditions shall be deemed a violation of this Agreement, and subject to timely correction or cure, and if not so corrected or cured in accordance with Article 29.B herein, shall be deemed a default and subject to termination for cause. In addition to the foregoing remedy, the parties hereto agree that any such improper Encumbrance not timely corrected or cured shall be deemed null and void and of no force or effect, and Developer shall assume all responsibility for the ramifications of such nullification. In no event shall this paragraph entitle the Town to review or otherwise have access to any financing documents other than an Encumbrance.

17. Books and Records. Developer shall maintain all books and records related to the Project open for inspection by the Town upon request, except (i) as provided in Paragraph 16, and (ii) regarding any development subject to a Guaranteed Maximum Price other than substantiated percentage completion of the work and up front deposits.

18. Developer Fee. Developer shall receive a minimum fee for the vertical construction in the amount of 5.0% but not to exceed 7.0%, on all costs and expenses for the Development, said profit to exclude any percentage return for costs paid for or directly reimbursed by the Town.

19. Authority. Developer shall have no right, authority or power to bind the Town for any claim for labor or for material or for any other charge or expense incurred in delivering

the Development or performing any alteration, renovation, repair, refurbishment or other work. Developer shall not be considered the agent of the Town in the construction, erection or operation of the Development.

20. Fees and Taxes. The Parties agree that each unit subject to a restrictive covenant within the Development shall not be required to pay building permitting, plan review, and inspection fees, use taxes, impact fees, excise taxes or water PIFs. These taxes and fees will be waived by the Town.

21. Marketing Units. The Developer intends to contract for marketing and sales services. The Town and Developer agree to establish a mutually acceptable marketing plan with criteria and processes to insure broad marketing throughout the community. The Developer intends to utilize the Summit Combined Housing Authority (SCHA) for qualification and lottery purposes. The Developer agrees to compensate the SCHA for the qualification and lottery services. All cost incurred will be included in the project budget.

22. Sales. In the event transfer of title to a unit subject to a restrictive covenant is not completed within three (3) months from the date of certificate of occupancy, the Parties agree that the following events shall occur in the order set forth below:

a. The Developer shall send a written notice (“Developer Notice”) to the Town of the Town’s option to purchase a unit, which may be exercised within ten (10) days of such notice being given by the Town to the Developer (“Town Notice”). If the Town exercises its option within such 10-day period, the Town shall close on such purchase and sale within thirty (30) business days of receipt of the Developer Notice.

b. If the Town does not elect to purchase the unit under subsection i, Developer may exercise its option to rent a unit at a rate mutually agreed to in writing by the Parties that is no less than the Developer costs for the unit for the loan, taxes, insurance, and HOA dues. In the event that Developer exercises its option to lease under subsection ii, the Town has the discretion to either: a) permit Developer to lease the unit exempt from AMI requirements or b) provide additional funding to offset the difference between the then established AMI rental rate and the mutually agreed to rental rate.

23. Compliance with Law. Developer shall comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environment, including (without limitation) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* (“CERCLA”); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* (“RCRA”); the Toxic Substances Control Act, 15 U.S.C. §

2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable Colorado environmental laws; and all other federal, state or local laws and regulations relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, now or at any time hereafter in effect.

24. Public Improvements.

a. Guaranteed Maximum Price Proposal. Developer agrees to complete both on-site and off-site public improvements (the “Public Improvements”), subject to a Guaranteed Maximum Price (“GMP”) proposal. At the conclusion of the design development phase the Developer shall prepare and submit a GMP proposal to the Town based on the design development documents. The GMP shall be delivered to the Town within three (3) weeks of the approval of the infrastructure permit. The Parties agree to negotiate in good faith to enter into a construction agreement based on a Guaranteed Maximum Price.

b. Final Acceptance and Dedication. Upon completion of the Public Improvements and upon final acceptance by the Town, Developer shall convey title to the Town and the Town shall then be responsible for the operation and maintenance.

c. Warranty. Developer shall warrant and guarantees that, for two years from the date of acceptance, each Public Improvement: is not defective; will not fail; has been constructed and installed in a workmanlike manner suitable for its intended uses; has been constructed in compliance with applicable federal, state, municipal, and special district statutes, ordinances, regulations, rules, and codes.

25. Developer’s Obligations.

a. Workforce Housing. To ensure affordability over time, the entire Development shall be for-sale single family, duplex, or multi-family Restricted Units subject to the Restrictive Housing Covenant and Notice of Lien. The total number of Restricted Units in the Development shall not exceed 61 single-family, duplex and multi-family units. The units will be sold at the sale prices/AMI targets approved by the Town. All units will be sold with a one-year warranty from date of certificate of occupancy.

b. Homeowners’ Association. Developer shall create the Stables Village Homeowners’ Association (the “HOA”), which shall be responsible for the enforcement of the Declarations and Covenants for the Stables Village and the Architectural Standards for the Development. Such Declarations and Covenants shall be approved by the Town prior to adoption. The HOA shall also be responsible for the repair and maintenance of: any unique lighting in the Development; any unique signage for the Development; all internal trails and open/green spaces not maintained by the Town; all dumpster enclosures and mailboxes; all private roads and alleys shown on the Planning Documents; and all other items not required by applicable Town standards. The HOA

shall not be responsible for repair, maintenance, or operation of the recycling/composting facilities.

c. Architecture. Developer shall develop the Property consistent with the Planning Documents. Architectural Standards for the Development shall be included in the Declaration and Covenants, or separate document, for the Development and shall be enforced by the HOA.

d. Permitted Development, Construction of Planning Documents. The Developer shall develop the Development in accordance with this Agreement, Town ordinances and regulations, and applicable state and federal law and regulations. To the extent the Planning Documents are silent on a particular matter, the Breckenridge Town Code and associated Town Standards shall apply.

26. Indemnification. Developer hereby agrees to indemnify and hold harmless the Town, its officers, employees and agents from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any negligent or intentional act or omission of Developer, or of any other person or entity for whose act or omission Developer is liable, with respect to construction of the Public Improvements; and Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim within the scope of the indemnification provision contained in the prior clause, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim. Such indemnification shall not extend in any regard to any suits, actions and claims of any nature or description caused by, arising from or on account of any act or omission of Town, or Town's agents, employees, representatives, or other designees. Town shall immediately notify Developer of any suit, action, claim or threat of a claim hereunder.

27. Insurance. Developer agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Developer pursuant to the Development Agreement.

28. Term. This Agreement shall commence on the Effective Date. This Agreement shall remain effective until all obligations of each party are completed or until terminated as permitted herein. If the Planning Documents are not approved by the Town as described in Paragraph 9, then Developer shall be paid for services to date pursuant to paragraph 4 and this Agreement shall automatically terminate and be of no force and effect whatsoever.

29. Suspension of Work, Termination and Delay.

a. Suspension. Town may suspend all or any portion of the Phasing or Development for not more than sixty (60) days by written notice to the Developer. The notice shall include the date on which work shall be resumed, and the Developer shall use commercially reasonable efforts to resume work on that date, understanding that the longer the delay, the higher the potential that subcontractors may be difficult to reschedule, and the date of commencement will be delayed. The Developer shall be allowed to submit, and

the Town shall pay, a request for an increase in compensation or an extension in time of completion, or both, if determined to be directly attributable to any suspension initiated by Town.

b. Termination by Town for cause. Town may terminate the services of the Developer, and take possession of the Project and all materials, and equipment deemed to be part of the Services, if terminated based on cause as contemplated herein. The termination shall be effective thirty (30) days after Town has delivered written notice detailing the cause for termination hereunder to the Developer if the Developer has failed to reasonably cure the cause for termination within that thirty (30) day period. The termination may be initiated for any of the following reasons and shall not prejudice any other right or remedy available to Town, all of which shall be subject to the notice and thirty (30) day period to cure provided herein:

- i. The Developer is adjudged bankrupt or insolvent.
- ii. The Developer makes a general assignment for the benefit of his creditors.
- iii. A trustee or receiver is appointed for the Developer or for any of his property.
- iv. The Developer files a petition to take advantage of any debtor's act or to reorganize under any bankruptcy law.
- v. The Developer repeatedly fails to supply sufficiently skilled workmen, or necessary materials or equipment to maintain the construction schedule or provide quality workmanship and/or product.
- vi. The Developer disregards laws, ordinances, rules, regulations, or orders of any public body having jurisdiction of the Development.
- vii. The Developer unreasonably and repeatedly disregards the authority of the Town as Property Owner or collaborator under this Agreement, after written notice of such concerns and failure to correct such actions.
- viii. The Developer violates any material provision of the Agreement and fails to cure the same within the proper time frame for cure allotted herein.
- ix. Notification by the lender of the Development of financial default by the Developer.

After termination is effectuated, Town may proceed to finish the Development by whatever method it deems most expedient. Developer will present all final invoicing to the Town within thirty (30) days of Termination effective date for payment by the Town.

c. Termination by Town for Convenience. Town may also elect to suspend or abandon the Project and terminate the Agreement for convenience. The action shall be effective thirty (30) days after Town has delivered written notice to the Developer. This action may be initiated for any reason, without cause, and shall not prejudice any other right or remedy available to Town. The Developer shall be paid for all Development executed and any costs and expenses, including the Developer Profit, sustained due to the termination and Developer will present all final invoicing to the Town within thirty (30) days of Termination effective date.

d. Termination by Developer. Developer may terminate the Agreement for any of the following reasons. The termination shall be effective thirty (30) days after the Developer has delivered written notice to Town, and provided a 14-day opportunity to cure:

- i. Town has suspended the Development for more than sixty (60) days.
- ii. Town has been issued a stop work order of sixty (60) days or more by court order or other competent public agency.
- iii. The Town fails to act on any request for payment within thirty (30) days after its submittal.
- iv. Town fails to pay the Developer within (30) thirty days the sum approved by the Town or awarded by arbitrators or court.
- v. The Town repeatedly fails to respond to requests for approvals and other information required in a timely manner to allow Developer to meet its obligations and operate within the construction periods permitted due to seasonal constraints.
- vi. Town fails to meet any other material obligations under this Agreement, the Planning Documents or the ancillary development agreement for public improvements.

e. Payment to Developer. The Developer shall be entitled to payment for all Development implemented and any expenses sustained due to the termination providing they have provided complete accounting within thirty (30) days of the termination date. In the event of termination, payments will be made to Developer for all work performed up to the date of termination. The Developer shall have the option of resuming work after such payment or proceeding to termination in such instances. If the Agreement is terminated pursuant to Paragraphs 29.C. or D., and the Developer does not elect to resume work, the Developer shall also be entitled to payment for the remaining Developer Profit for the entirety of the Development.

If all phases of the Development are not completed by the Developer, the Agreement may be terminated by the Town in accordance with the provisions set for in this Paragraph 29.

f. Ownership of Planning and Construction Documents. The Planning Documents and all architectural, engineering, construction and similar plans are owned by Developer. In the event of termination of this Agreement pursuant to Paragraph 29.B., the ownership of all Planning Documents shall transfer from Developer to the Town as the Town's sole remedy against Developer for termination for cause. For purposes of this paragraph, "Planning Documents" shall not include architectural, engineering and construction plans and documents for the vertical construction.

g. Town Assumption of Development; Indemnification. In the event the Town assumes completion of the Development under Paragraph 12, this Paragraph 29.30, or under any other provision of this Agreement, Developer is released from any and all further obligations and liability under this Agreement, and the Town shall indemnify, hold harmless and defend Developer, its members, managers, employees, agents, and contractors from

any and all suits, actions, claims, and damages, including attorneys' fees, arising from the completion of the Development by the Town

30. Miscellaneous.

a. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

b. Governmental Immunity. The Town and its officers, elected officials, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, elected officials, attorneys or employees.

c. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any legal action arising out of this Agreement shall be in Summit County, Colorado.

d. No Third Party Beneficiaries. No third party is intended to or shall be a beneficiary of this Agreement, nor shall any third party have any rights to enforce this Agreement in any respect.

e. No Joint Venture or Partnership. No form of joint venture or partnership exists between the Parties, and nothing contained in this Agreement shall be construed as making the Parties joint venturers or partners.

f. Severability. If any provision of this Agreement is determined to be void by a court of competent jurisdiction, such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect.

g. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address set forth on the first page of this Agreement.

h. Modification. This Agreement may only be modified upon written agreement of the Parties.

i. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

j. Rights and Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

My commission expires: _____

(SEAL)

_____ Notary Public

EXHIBIT A
LEGAL DESCRIPTION

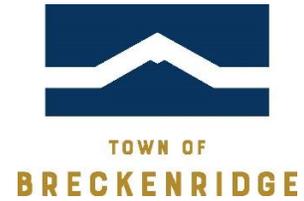
Stables Village

EXHIBIT B
Restrictive Housing Covenant and Notice of Lien
For Stables Village,
Summit County, Colorado
(attached)

Stables Village Preliminary Schedule

**This is a preliminary schedule subject to change as project progresses*

Activity	Date
Town Submittal for IHOI Grant LOI DUE	Dec. 5 2022
Town Council Worksession	Dec. 13 2022
Town Council Worksession	Jan. 10 2023
LUG Amendments to Town Council - First Reading	Jan 24 2023
Outreach Plan for Neighbors and Community	Jan. 2023
Finalize Development Contract	Jan. 2023
Planning Commission Submittal	Jan 31 2023
LUG Amendments Town Council (Final Approval)	Feb 28 2023
Town Submittal for IHOI Grant DUE	Feb 28 2023
Planning Commission Masterplan Worksession Meeting	Mar. 7 2023
Town Submittal for EIAF Grant LOI OPENS	Mar. 2023
Developer to Start all Civil Drawings	Mar. 2023
Town Submittal for EIAF Grant LOI DUE	Mar. 2023
Planning Commission Masterplan Re Submittal Due Date - to TOB Comm. Dev.	Mar. 21 2023
Planning Commission Masterplan Final	April 4 2023
Town Council Masterplan Meeting Final Approval	April 11 2023
Submit for Infrastructure Permit	Apr. 11 2023
Final Pricing Budget Approved	May. 2023
Finalize Deed Restriction / USDA Approval	May. 2023
Finalize Contract with SCHA	May. 2023
Start Site work, Overlot grading, Utilities	May 31 2023
Planning Commission Subdivision Meeting (Submittal)	April 11 2023
Planning Commission Subdivision Meeting (Approval)	May 2 2023
Town Council Subdivision Meeting	May 9 2023
Town Submittal for Transformational Grant	May 15 2023
Submit Plans for Development Permits - Phase 1	June 15 2023
Submit for Building Permit	July 6 2023
Developer Lending, Town support with USDA loans in place	Aug. 2023
Vertical Construction Commencement Phase 1	October. 2023
Vertical Construction Commencement on Duplex Units 21-40 and Single Family Units 3-5	March. 2024
Vertical Construction Commencement on Townhomes	June. 2024
Individual Lot Subdivision	May. 2024
C.O. on Duplex Units 1-20 and Single Family Units 1-2	June 2024 - Oct 2024
C.O. on Duplex Units 21-40 and Single Family Units 3-5	March 2025 - Oct 2025



Memo

To: Breckenridge Town Council Members
From: Anne Lowe, Open Space & Trails Manager
Date: 3/21/2023
Subject: Ordinance to approve Open Space & Trails Master Plan – First Reading

Enclosed with this memo is an ordinance to approve the revised Open Space & Trails Master Plan, which replaces the 2007 Open Space Plan and 2009 Trails Plan with one comprehensive document.

Section 3-5-3 of the municipal code sets forth the process by which Town Council shall adopt the proposed Master Plan by ordinance.

BOSAC recommended approval of the Open Space & Trails Master Plan.

Staff welcomes Council's input on the first reading and will be present to answer any questions.

COUNCIL BILL NO. ____

Series 2023

A BILL FOR AN ORDINANCE APPROVING THE OPEN SPACE TRAILS & MASTER PLAN.

WHEREAS, on or about April 2021, the Town of Breckenridge began a process to update the 2007 Open Space Plan (“Open Space Plan”) and the 2009 Trails Plan (Trails Plan);

WHEREAS, as part of the process to update the Open Space and Trails Plans, the Town retained DTJ Design, Inc., to assist with preparing a comprehensive Master Plan, materials, and information, and to conduct a stakeholder process which included extensive public engagement over a two-year timeframe to develop a revised Open Space & Trails Master Plan;

WHEREAS, per section 2-4-5 of the municipal code, the Breckenridge Open Space Advisory Commission (“BOSAC”) is the local board charged with recommending to Town Council revisions, if any, to the Master Plan;

WHEREAS, after conducting extensive outreach, reviewing and revising the materials from DTJ Design, Inc., and further input from the Breckenridge Social Equity Advisory Commission, BOSAC recommended that Town Council adopt the Master Plan, attached hereto as **Exhibit A**;

WHEREAS, per section 3-5-3 of the municipal code, the Town Council shall adopt the proposed Master Plan by ordinance.

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

Section 1. Town Council hereby approves the adoption of the Open Space Trails & Master Plan, **Exhibit A** (attached hereto).

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

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

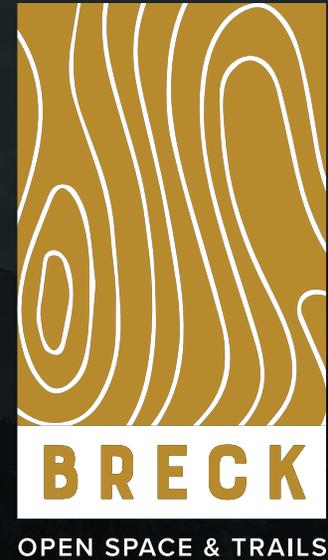
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TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
Eric S. Mamula, Mayor

ATTEST:

Helen Cospolich, CMC,
Town Clerk



OPEN SPACE & TRAILS MASTER PLAN

BRECKENRIDGE, COLORADO

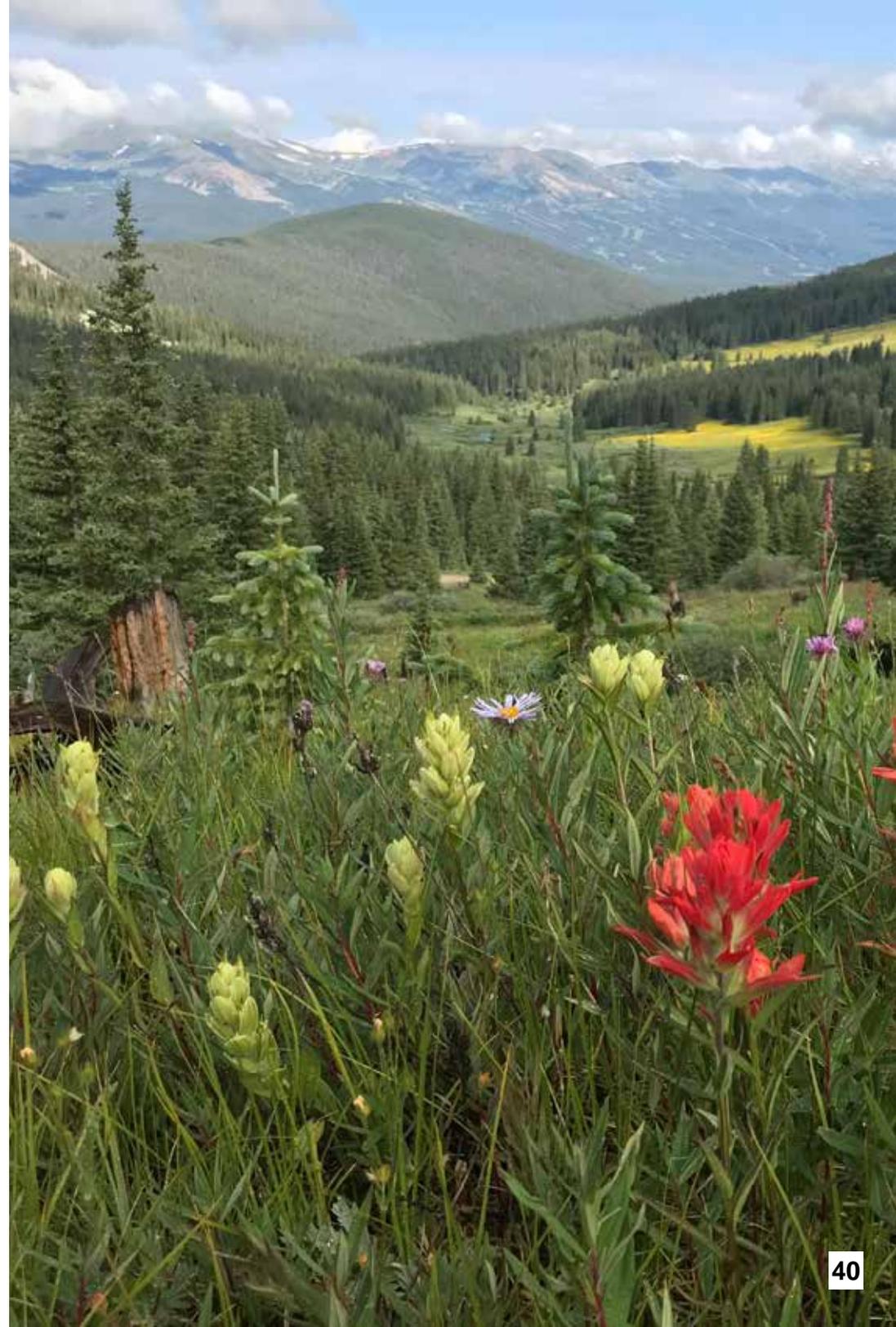


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ACRONYMS USED

OST = Open Space & Trails

ToB = Town of Breckenridge

BOSAC = Breckenridge Open Space Advisory Commission

USFS ROS = United States Forest Service Recreation Opportunity
Spectrum

IMBA = International Mountain Bike Association

BLM GQTE = Bureau of Land Management, Guidelines for a Quality
Trail

INTRODUCTION



HISTORY OF THE OPEN SPACE & TRAILS PROGRAM

Background

The OST program started with a grassroots initiative by Breckenridge citizens, who proposed an open space tax measure in response to increasing development in the Town. In 1996, Breckenridge citizens voted to add a permanent 0.5% sales tax for open space acquisition and management. The OST program was founded the following year in 1997. The mission of the OST program is to:



“Preserve lands that define and enhance the unique mountain character of the Town of Breckenridge, with the objective of maintaining our community’s quality of life for present and future generations.”

In the 25 years since its adoption, the Town’s OST program has acquired more than 5,100 acres of property through purchases, land trades, dedications, and joint purchases with Summit County Government. Most of these conserved acres are located in the Upper Blue River Watershed outside of the Town limits.

Additionally, the OST program manages over 68 miles of mostly multi-use trails throughout the Upper Blue River Watershed. The Town also maintains approximately 500 portals, or trail access points, within the Town limits, ensuring that more than 90% of homes in Breckenridge are located within ¼ mile of trail access.

SUPPORTING + PREVIOUS PLANS

Many plans serve as the foundation of the 2022 Open Space & Trails Master Plan.

2002 Vision Plan

The [Breckenridge 2002 Vision Plan](#) established a Vision Statement about Natural Resources “*where the actions of the community ensure that wildlife and its habitat are protected, that views from Town to the surrounding mountains are maintained, that both air and water quality are clean and improved, and that accessible open space, trails, and backcountry are preserved.*”

2007 Open Space Plan

The [2007 Open Space Plan](#) provided a strategic framework for the OST program that included priority conservation values for lands to be protected, and stewardship principles including the process through which stewardship actions are selected.

2009 Trails Plan

The [2009 Trails Plan](#) described existing and proposed trail alignments, many of which have been constructed since that time. This was also extensively used by ToB planners in evaluating development proposals.

2019 Breckenridge Destination Management Plan

Designed in 2019, the [Breckenridge Destination Management Plan](#) helps ensure economic sustainability for the community while preserving the quality of life for residents and quality of place for visitors. The plan includes four strategic goals:

- » Deliver a balanced year-round economy driven by destination tourism by 2024.
- » Elevate and fiercely protect Breckenridge’s authentic character and brand – our hometown feel and friendly atmosphere.
- » More boots and bikes, less cars.
- » Establish Breckenridge at the leading edge in mountain environmental stewardship and sustainable practices.

The OST Program Facts

2021 Breckenridge Expectations Survey

The [2021 Breckenridge Expectations Survey](#) is a tourism survey through the Breckenridge Tourism Office that received about 1,500 responses. In this survey, and from an open space and trails point of view, outdoor recreation and access to the outdoors rated as one of the highest priorities. Respondents expressed a desire for harmony between management and attracting new visitors. Some expressed frustrations around crowding and congestion.



Owns and manages 5,130 acres.

Constructed and maintains 68 miles of multi-use trails.



Provides 500 trail portals.

More than 90% of Breck homes are within 1/4 mile of trail access.



2022 OPEN SPACE & TRAILS MASTER PLAN

Purpose

Replace the 2009 Trails Plan and 2007 Open Space Plan with one comprehensive Plan to guide the OST program for the future.

Objective

Create a strategic framework for future decision-making about various open space and trails-related projects and topics.

Approach

Capture the importance of conservation and the philosophy of trail building, and produce a decision-making framework with a suite of tools for open space conservation and new trails.

While OST service area covers the entire Upper Blue River Watershed, there is a mosaic of public ownership. Our intent with the OST Master Plan is to manage this landscape in a boundary-less approach.

The Plan resulted in a Decision-Making Framework and four strategic goals each with their own strategic initiatives and identified opportunities and challenges.



ENGAGEMENT AT A GLANCE

31,500 Website Views

4,500 Unique Website Visitors

1,000+ Survey Responses

73 On-Trail Public Engagement & Conversations

47 Focus Group Attendees

7 People Interviewed

DECISION-MAKING FRAMEWORK

The Decision-Making Framework is succinctly illustrated by a decision-making flow chart. Decisions about open space conservation and trail development are filtered through criteria of habitat sensitivity and management zone compatibility, and directed by trail and stewardship guidelines.





STRATEGIC GOALS



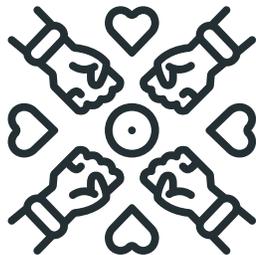
CONSERVATION

We value conservation as the foundation for protection of open space and natural resources.



RECREATION

We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.



ACCESS & INCLUSION

We are committed to facilitating the inclusion of all groups of people (both residents and visitors) with access to the OST system to enjoy recreation while learning about conservation.



STEWARDSHIP

We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence to do the same.



STRATEGIC GOAL #1: CONSERVATION



WHAT IS OPEN SPACE?

For the Breckenridge community, Open Space is defined as land that is acquired for conservation of natural resources and habitats, and protection from development. The use of Open Space includes the conservation of natural resources, wildlife habitat and movement corridors, rare, threatened, and endangered species, high quality fauna and flora communities, view corridors and scenic views, unique geologic features, and cultural resources, as well as responsible recreation with a limited footprint.

Open Space in Breckenridge includes parcels that are owned and managed by the Town of Breckenridge (ToB) or are jointly owned and managed in partnership with Summit County. The ToB's service area includes the entire Upper Blue River Watershed which surrounds the Town of Breckenridge.

Conservation is a key driver for the community of Breckenridge and a primary goal of the Master Plan. These lands require care and protection so that the character and natural resources of the Upper Blue River Watershed are preserved for future generations.

Open Space Conservation Values

Natural Resources

Wildlife Habitat & Movement Corridors

Rare, Threatened & Endangered Species

High Quality Fauna & Flora Communities

View Corridors & Scenic Views

Unique Geologic Features

Historic & Cultural Resources

STRATEGIC INITIATIVES

Focus Conservation Areas

This Master Plan identifies ten geographic areas with high conservation values as “focus areas” for future land acquisition and protection. These areas were selected based on their location or status as generally undeveloped, private land and their adherence to the open space conservation criteria.

These areas will be dynamic as conservation priorities and land availability changes and can be refined or enhanced over time.

See **Figure 1** for the Focus Conservation Areas map on the following [page](#).

Habitat Sensitivity

An analysis of existing natural resource and wildlife habitat data was conducted to inform the recommendations of this Master Plan and ongoing decision-making about open space conservation, trail development, and stewardship. The Habitat Sensitivity map is an overlay of wildlife habitat data (from CPW, USFS, CNHP, and Summit County) representing critical habitats for species of concern.

Mapping of habitat sensitivity illustrates areas with higher sensitivity (darker shade of purple) where the focus should be on conservation efforts and protective management practices, while areas with lower sensitivity values (lighter shades of purple) are more suitable for trails and recreation infrastructure and may provide opportunities for habitat restoration. This habitat mapping can be used over time to evaluate area-specific conservation and recreation decisions within the context of habitat needs, while also considering trail development guidelines and management zones.

See **Figure 2** for the Habitat Sensitivity Map on [page 13](#).



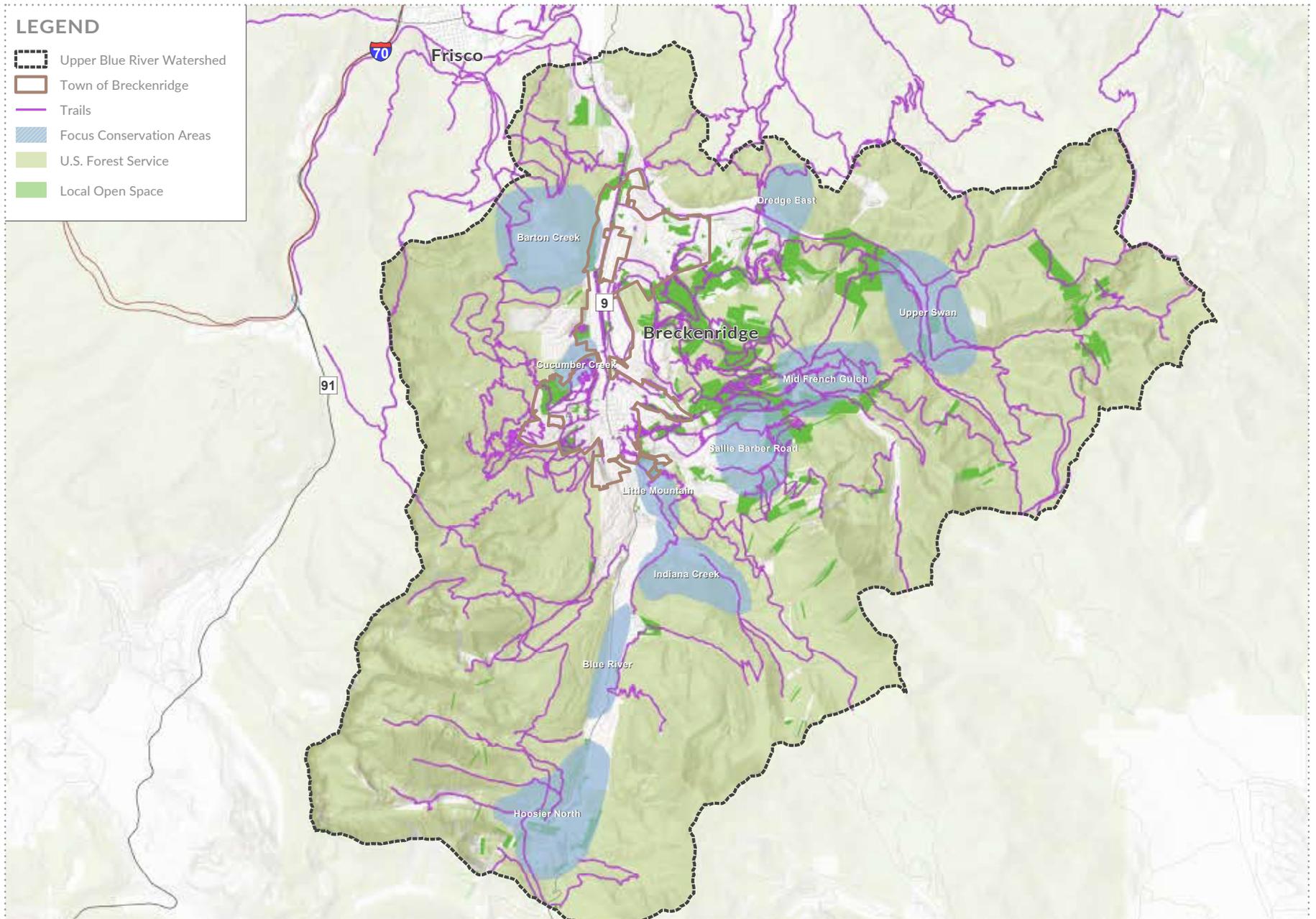


Figure 1: Mapping of Focus Conservation Areas

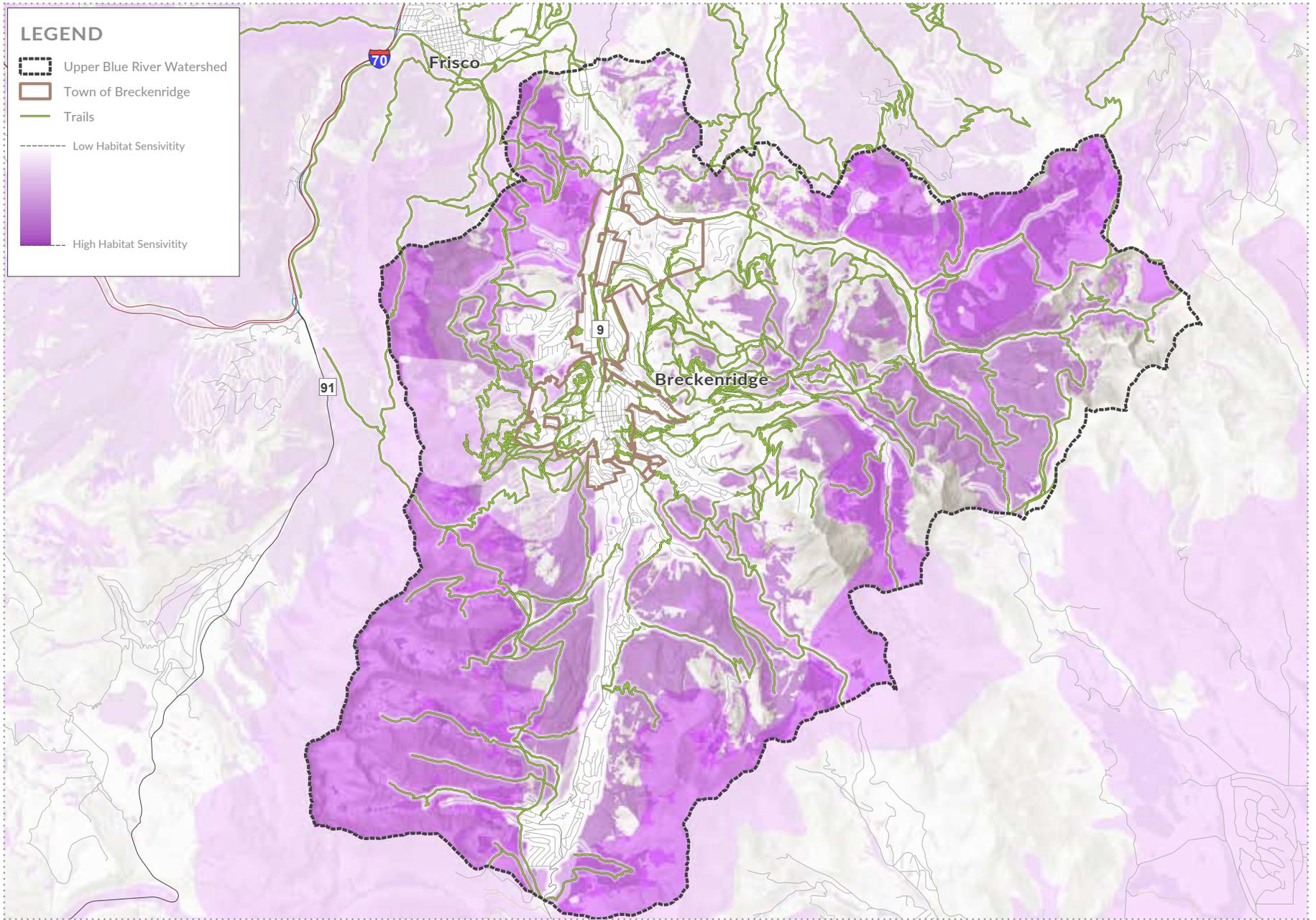


Figure 2: Habitat Sensitivity Map

OPEN SPACE CONSERVATION GUIDELINES



CONSERVATION VALUES

Wetland and riparian features, including wetlands, streams and rivers

Wildlife habitat sensitivity, referencing the greatest concentration of sensitive wildlife habitat and movement corridors

Sensitive vegetation communities that are rare, unique, and/or significant



LAND USE VALUES

Public lands adjacency, including existing open space and USFS lands

Housing and lodging adjacency, including workforce housing

Land development potential, based on existing zoning, surrounding land uses, and zoning designations

Management zone, in terms of Front, Mid, and Backcountry designation



RECREATION VALUES

Recreation access potential, to establish or improve trails and other public access

Interesting and unique natural features, offering a rewarding destination for recreation users

Infrastructure potential, for road access, parking, restrooms, and interpretive signage



CULTURAL VALUES

Historical resources, including historical sites, structures, or artifacts

Scenic value of undisturbed and/or iconic viewsheds

Sense of place, emphasizing what is quintessential Breckenridge

CHALLENGES & OPPORTUNITIES

Availability & Price of Land

Acquisition is the most straightforward method of protecting lands in and around the ToB. Owning a property outright allows the ToB to manage for the various needs of open space or conservation. The ToB has a longstanding partnership with Summit County to share the cost of open space acquisitions through joint ownership.

Market prices for undeveloped lands continue to rise and are often prohibitive for direct purchase by the ToB. For this reason, other land protection tools are recommended in addition to acquisition to leverage the financial resources of the OST program.

The ToB is faced with a shrinking supply of undeveloped private land in the Upper Blue River Watershed, which increases the need for various strategies when properties suited for open space or conservation become available. Land protection tools such as acquisition and public or private partnerships can be used to help the ToB employ the most efficient financial strategy. These tools can be used collectively across the study area to ensure that the most lands with the greatest conservation value (e.g., wildlife or scenic value) are protected.

Restoration & Land Management Potential

Open space acquisition must consider the condition of the land in regards to its natural systems, previous disturbance, and forest health. The cost and ability to restore the landscape to a healthy system is an important consideration. Additionally, the long-term management strategy for each parcel should be taken into account during the evaluation of the acquisition.





Partnership Opportunities

Public partnerships are a useful tool for reducing the financial and management burden of property ownership, while also meeting other community objectives. The ToB has partnered with Summit County Government and the US Forest Service in the past to purchase and maintain properties for conservation and open space purposes. Grants are another partnership tool which allow the ToB to achieve goals for purchasing, restoring, or maintaining a property.

In addition to partnering with organizations outside of the ToB, it may be beneficial to coordinate with other ToB departments to assess how separate programmatic objectives can be achieved simultaneously.

Private partnerships are another tool which can be used to meet conservation and outdoor recreation goals on a case-by-case basis. For example, access or trail easements and long-term leases with private landowners can allow the ToB to secure tracts of land, which contribute to the broader trail and open space system.





STRATEGIC GOAL #2: RECREATION

TRAIL PHILOSOPHY

The OST program's overall philosophy with trails is to provide for a variety of responsible recreational uses across the OST's extensive network of trails.

From planning to construction, the philosophy with trail development is to achieve three equally important objectives:

1. Provide critical connections and access to existing trails, various points of interest, neighborhoods, other areas of Town, and throughout the Upper Blue River Watershed;
2. Limit impacts on natural resources, while focusing on sustainability; and,
3. Resolve conflict and create a variety of experiences for multiple user groups in all seasons.

Responsible recreation requires a purposeful approach to planning our use of the natural environment in the Breckenridge community. The management zones create guidelines for the study area that support decision-making for how these zones can support recreational uses.



MANAGEMENT ZONES

Defined as the three zones – **Frontcountry**, **Midcountry**, and **Backcountry** – these designations are based on their environmental setting, levels of infrastructure and trail development, and intensity or need for trail management and maintenance.

- » **Frontcountry** - Accessible areas and trail systems with higher levels of development and use, and moderate to high levels of interaction with other trail users.
- » **Midcountry** - Areas and trail systems that are moderately accessible, with low to moderate levels of development, use, and interaction with other trail users.
- » **Backcountry** - Areas and trail systems that are difficult to access and have low levels of development, use, and interaction with other trail users.

A fourth zone – **Conservation Overlay** – is focused on areas with high natural resource values, and where habitat conservation and resource protection are the priority for management. Conservation Overlay areas were developed to correspond with the high-value areas identified in the Habitat Sensitivity Map, areas that contain large areas of undeveloped/unfragmented land, and/or are known to contain significant natural resources.

The purpose of the management zone designations is to set common expectations about the recreation setting and experience in different areas, and to inform decisions about the type and extent of trail development and visitor use management.

See **Figure 3** for the OST Management Zone Maps on the following [page](#).

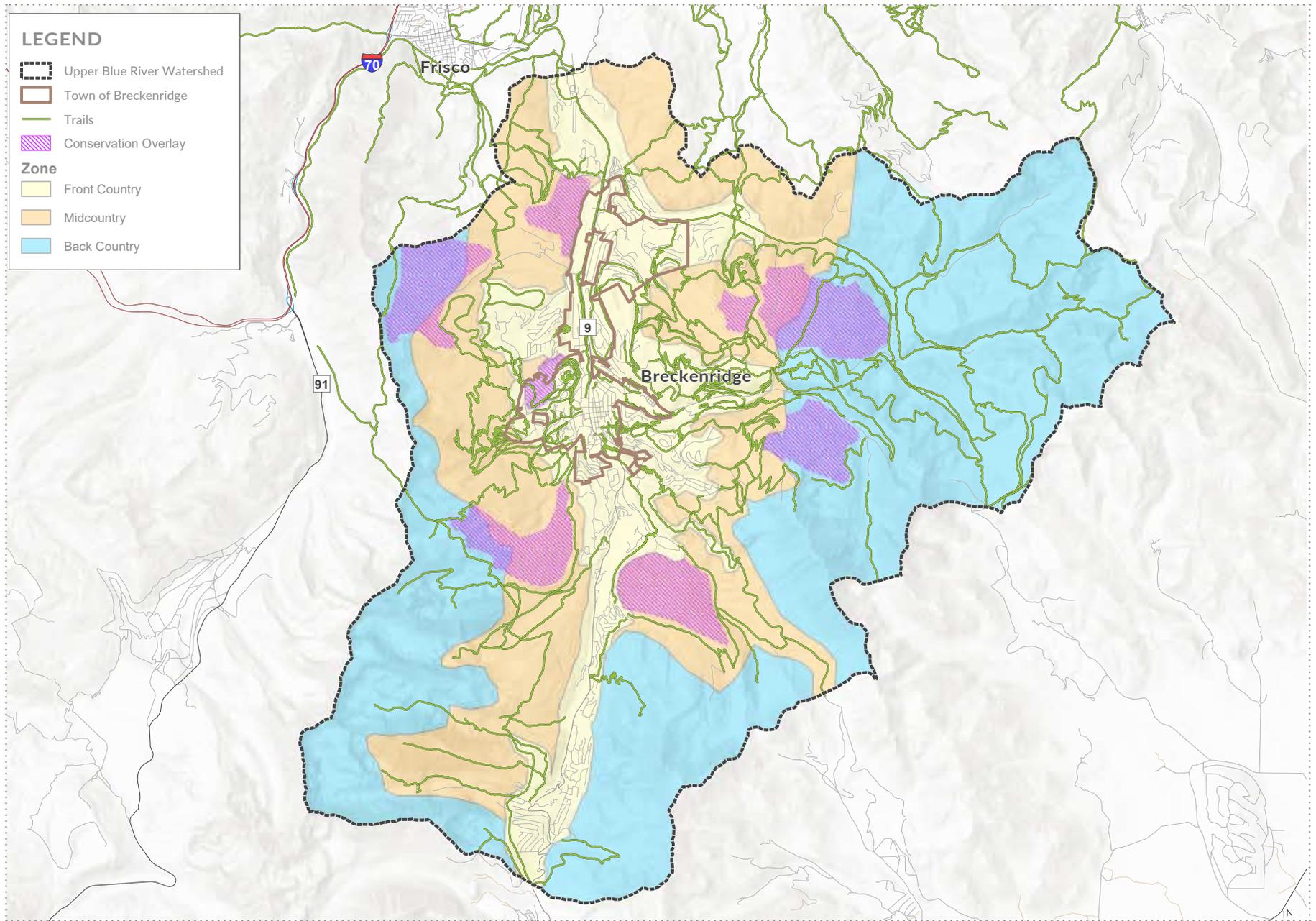


Figure 3: OST Management Zones Map

DESCRIPTION	FRONTCOUNTRY	MIDCOUNTRY	BACKCOUNTRY	CONSERVATION OVERLAY
<i>Setting</i>				
Habitat Sensitivity	Low	Moderate	High	High
Proximity/Remoteness	Close	Intermediate	Distant	Close to Distant
Level of Trail Use/ Interaction	High	Low to Moderate	Low	Low to moderate
<i>Level of Development</i>				
Infrastructure	High	Limited	None	Limited
Trail Type and Density	High	Moderate	Low	Low
Trail Elements	Common	Limited	Limited	Limited
<i>Trail Management</i>				
Management Intensity	High	Moderate	Low	Moderate
Challenge/Risk	Lower	Moderate	Higher	Moderate
Maintenance	High	Moderate	Low	Moderate

Management Zone Descriptions

STRATEGIC INITIATIVES

Trail Planning & Design

NEW CONNECTIONS

New connections may include trails that provide links between existing trails to improve trail user experience and overall circulation, or connecting a neighborhood to the existing trail network.

ROAD CONVERSIONS

Road conversions include reclaiming or converting existing roads, and flumes, where feasible, to serve as trails. This could include road closure and conversion to a trail, closure and construction of a trail within the corridor, or a parallel trail within a road corridor.

SYSTEM-WIDE CONNECTIVITY

Breckenridge currently has a robust trail system. However, the way different trails coincide and/or diverge at various points within the OST trail system can be confusing, especially for out-of-town visitors. This can be rectified by reconfiguring existing trails in trail loops and adding new trail connections to complete potential loops. Trail loops can also serve as a branding and wayfinding tool.

In addition to new connections and trail loops, a better-connected trail system can also be achieved with road and flume conversions.



DESIGN GUIDELINES

Any new trail will be evaluated for habitat impacts and adjusted as needed. Any new trail on USFS land will require surveys for biological and cultural resources, as well as National Environmental Policy Act (NEPA) compliance.

Partnership Opportunities

Consider partnership opportunities for trail planning and design, particularly as many trails are on jointly-owned ToB and County lands that often intersect or cross National Forest. Partnerships allow ToB to leverage resources.

Consider Habitats Impact Early

Survey and evaluate potential new trails for regional-scale habitat impacts and site-level habitat impacts.

Avoid Wetland & Riparian Habitat

Minimize new impacts to streams, wetlands, and riparian habitat.

Avoid Sensitive Wildlife Habitat

Avoid new impacts to sensitive wildlife habitat, including Canada lynx linkages, calving/fawning areas, and critical winter ranges for elk, mule deer, and bighorn sheep, and alpine tundra, and wetlands.

Minimize New Habitat Fragmentation

Avoid new trail routes that fragment large blocks of sensitive or undisturbed habitat.

User Experience

Understand the trail users in all seasons in order to provide the optimal experience.

Consolidate & Cluster Trail Density

Concentrate and cluster shorter, high-use trail loops in Frontcountry areas that already have high levels of existing human disturbance.

Include Habitat Enhancement

With each trail project, seek opportunities to reclaim or enhance habitat within or near the trail corridor.

Avoid Scenic Views & Visual Disturbances

Stay clear from the edge of ridges and cliffs, and minimize disturbance to prevent erosion.

Existing Trail Proximity

As a site-specific design tool, trails in close proximity (but visually hidden) improve trail use/circulation while limiting habitat impacts.

Current & Future Maintenance

Plan and design trails with maintenance in mind; apply maintenance regularly and consistently.

Opportunities for Conservation With Trails

Conservation includes protecting land and habitat from development and stewardship of those areas that are already protected. This must continue to be a central priority of the OST program and a factor in every infrastructure and management decision.

Consequently, it is essential that trails be constructed in a thoughtful and sustainable manner, consistent with the [Habitat Suitability](#), [Trail Development Guidelines](#), [Decision-Making Framework for Trail Development](#), and [Management Zones](#) outlined in this Plan.

For all trail construction, it is recommended to first and foremost apply the principle of “treading lightly on the land”, which implies recognizing and understanding the context of the trail alignment, respecting the existing features of the site, and implementing minimum storm water management tools that cause the least impact on the land.



Parking & Transit Access

The primary goal with parking is to encourage trail users to park at existing parking areas in Town and access the trail system via one of many portals.

Accessing the trail system from the parking areas can be challenging. The small trailheads within the system (such as Reiling Dredge and Carter Park) have limited capacity and are difficult to access. The large parking areas in Town (such as the Recreation Center, Gondola Lot, and Ice Rink) are easy to find and have more capacity, but can be difficult to access the greater trail system.

This plan recommends additional coordination, infrastructure, and information/branding to encourage trail users to park at existing areas in Town, while also making it easier for them to access the trails from Town.

Related to parking is public transit, as it is an important tool to alleviate the need for parking. To be effective, it needs to be easily accessible, visually noticeable, and transit stops located conveniently.

Many transit stops are currently located along trail portals and trailheads. It is recommended to continue partnering with the ToB and Summit County to increase public transit system support of trailheads and portals to encourage the use of public transportation through Breck Free Ride and the Summit Stage.

Trail access is particularly challenging for winter use due to the inability to access trails without driving for many users. It is important to consider seasonal parking and snow removal for winter use to address this issue.

TRAIL DEVELOPMENT GUIDELINES



CONSERVATION

DOES THE PROPOSED TRAIL:

- Avoid sensitive habitat and areas of high quality natural resources?
- Minimize new fragmentation of habitat blocks?
- Utilize existing roads or disturbance corridors?
- Provide an opportunity to decommission roads or other disturbances?



USER EXPERIENCE

DOES THE PROPOSED TRAIL:

- Provide new or unique experiences?
- Provide an experience that the would benefit and empower individuals with disabilities in open space?
- Provide trail access and open space experiences for all age groups?
- Improve user experience and circulation?
- Reduce potential for user conflict?
- Support distribution of users to minimize hot zones?



COMMUNITY CONTEXT

DOES THE PROPOSED TRAIL:

- Impact the surrounding area either positively and/or negatively?
- Provide access to underserved communities?
- Create a needed community connection?



MANAGEMENT

CONSTRUCTION, MAINTENANCE, AND MANAGEMENT:

- How feasible is construction?
- How intense will the maintenance be?
- Is the proposed trail compatible with the Management Zone in which it falls?



CHALLENGES & OPPORTUNITIES

Trail Congestion

Trail congestion is a growing concern in Breckenridge and is affecting the experience of guests and residents. There are several management tools for minimizing the effects of the growing population of trail users. These include:

- » Distributed trail usage
- » Identifiable trail loops
- » Directional trails
- » Single-use trails
- » Wayfinding signage
- » User communication regarding etiquette
- » New trail construction

Single vs. Multi-use Trails

Most trails are designated for shared use by multiple user types. This model works in most trail scenarios and gives trail users the autonomy to explore trail routes. In areas of high user conflict or congestion, consider creating single-use trails.

Single-use trails can also be appropriate where the terrain elements or destinations are more suitable for certain trail use types or experiences.

Implementation of single-use trails in existing, mature trail systems like Breckenridge can be difficult. People are already accustomed to existing use patterns, so changing the management will inherently displace some trail users. This displacement may be overcome by providing a similar (or better) trail experience for the displaced group through new, alternative trails.

Within the Breckenridge trail system, it is recommended that more single-use trails be explored in the Frontcountry zone where the potential for high use/conflict is typically greater. This type of management is more appropriate, considering the level of trail density and environmental disturbance that comes with additional trails. Seasonal conditions are another criterium when considering the need and/or relevancy of decisions about single-use trails.

Directional Trails

Directional trails reduce user conflict and sense of congestion. They are not specific to certain user groups, but can be applied to types of users whether bikers, hikers, snowshoers, or skiers. Directional trails are most appropriate in the Frontcountry zone, in areas with high use/conflict, and coupled with the construction of new/alternative trails or loops.

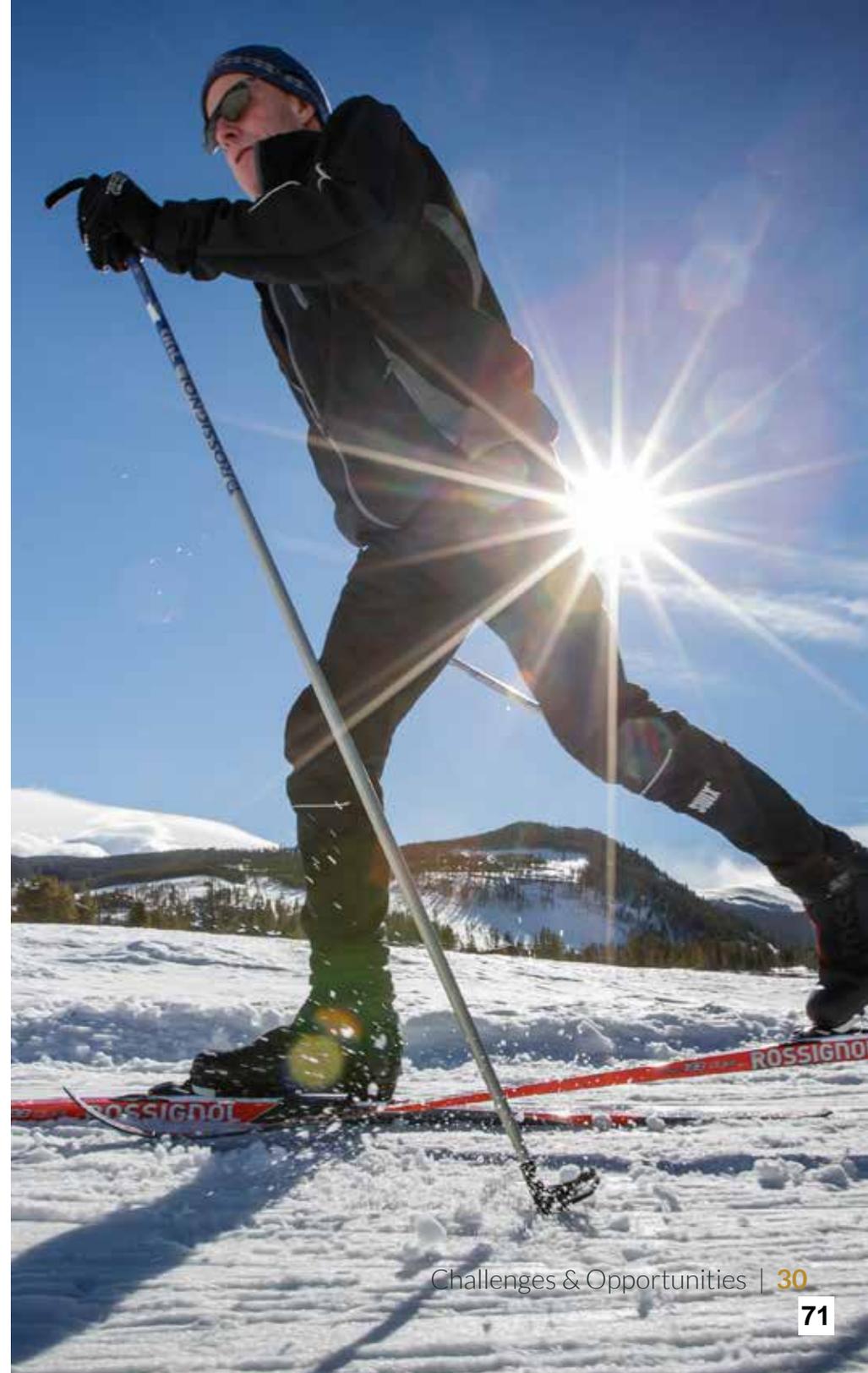


Winter Trail Use

The OST program facilitates all types of allowable winter recreational uses, including fat biking, cross-country or Nordic skiing, backcountry skiing, snowshoeing, etc. Winter trail use has unique considerations due to changing weather and snowfall, limited stopping speeds, reduced usable trail widths, and trail access.

Trail user conflicts can be minimized with increased outreach and education efforts regarding winter-specific etiquette. It may be appropriate to designate winter uses along specific trails, if, and only if, there are alternative trails or loops, so no users are displaced.

Consider strategies to facilitate trail access in a manner that is compatible with road closures and snowplow requirements. This may include coordinating snow removal and storage operations to allow sufficient parking in certain high-use areas, or deliberately plowing small pull-offs where legally permissible areas and parking spots are in low-use areas to facilitate winter trail access.



eBikes & Other Emerging Technologies

eBike users are recognized as a growing group nationwide and subsequently, the demand for e-bike trail access is increasing. According to their most recent directive about eBikes, USFS defers to local entities for making decisions at the local level.

ToB allows Class 1 eBikes on the paved rec path and all classes of eBikes on streets, roads, and designated motorized trails. The USFS has an extensive motorized trail network surrounding Breckenridge, on which eBikes are also allowed. It is important that the OST program coordinates with USFS and Summit County on future policies and continues to keep up to date on eBikes and other emerging technologies.

Trails Workplan

Consider developing a separate Trails Workplan as a living document that identifies community needs for specific trail connection opportunities, access and parking, and allowed trail uses. The Trails Workplan should be reviewed at least annually and updated as trails are constructed, new uses or community needs are identified, and/or land ownership or availability changes. The workplan can also help to identify specific signage needs.







STRATEGIC GOAL #3: ACCESS & INCLUSION



AN INCLUSIVE COMMUNITY

Inclusion & Equity

Since the beginning of the OST program, access has been a priority. As the trail network grew, work was done to ensure that more than 90% of homes in Breckenridge are located within ¼ mile of trail access. However, with ToB's renewed commitment to equity and increased scrutiny on how we define access and inclusion, ToB has recognized that more can be done.

The ToB believes in creating equitable access and inclusion to OST lands, trails, and programs. We hope to share our prized natural environment with everyone in Breckenridge and the Upper Blue River Watershed. The ToB will continue to consider inclusive and equitable practices in its OST program by minimizing barriers and actively seeking opportunities to increase access for users from a variety of backgrounds and needs.



STRATEGIC INITIATIVES

Underserved Communities

ToB will work with members of underserved communities to identify opportunities to better serve our community as a whole with our OST lands, trails, and programs. Consider ways and means to encourage increased enjoyment and learning about nature, the outdoors, and the open space and trails system of Breckenridge.

Continue and expand coordination with regional and local organizations to create a system of collaboration that focuses on underserved communities.

EVENTS AND CONCESSIONAIRES

The ToB partners with several independent commercial and nonprofit organizations that provide opportunities for accessing and learning about the trails and lands in Breckenridge. The program will continue to pursue partners that share the values of inclusion and responsible recreation.

EXISTING PARTNERS AND ORGANIZATIONS

Connect and partner with existing programs and organizations that can help to increase inclusivity and accessibility. Summit County is home to many trusted local organizations that are run by, and serve, community members from diverse backgrounds. We should learn from these organizations and work together collaboratively to improve equity in OST lands, trails, and programs.

REMOVING BARRIERS

Listen to, and work with, members of underserved communities to create programs that remove systematic challenges and increase opportunities for everyone to enjoy the physical and mental benefits of connecting to nature and open space.



Trail Access

Access is a critical element of equity. The ToB remains committed to ensuring that more than 90% of homes in Breckenridge are located within a ¼ mile of trail access, especially as development continues.

Continue to grow and provide trail portals that allow access to the system across the entire community and ensure access to workforce housing neighborhoods.

Coordinate with the Breck Free Ride and the Summit County transit program to provide free access to area trailheads from key transit areas.

PARKING SOLUTIONS

Continue to promote parking in Town and accessing trails from nearby portals. An additional consideration could include the construction of a pedestrian bridge over Hwy 9 at a key location, e.g., associated with the Recreation Center, with the goal to centralize parking and access from Town; and, improve trail connectivity and wayfinding between the

main parking lots and the trail system.

Specific parking strategies may be considered for winter use due to the number of users driving to trailheads. This could include opening up winter-only parking in small clusters or other seasonal specific solutions, where feasible.

Communication

Develop and refine clear communication strategies for messaging to the general public, including underserved communities. Communications may include social media, trailhead kiosk and trail signage, mapping, trail etiquette, and outreach, with consideration of duo or multiple languages. Particular attention should be paid to methods of communications and how information is disseminated. It's important to meet people where they are.

Accessibility

Find opportunities in the trail system to create trails that accommodate a variety of accessible considerations. Refer to the USDA's [Accessibility Guidebook for Outdoor Recreation and Trails](#) for a variety of techniques to address more accessible trail design.

ACCESSIBLE TRAILS

Strive to design and implement a range of accessible trails and trail loops, which may include a variety of different trail distances. Accessible trails should address a variety of mobility challenges, and include specific considerations for grade, surface, and obstacles in their design.

Ambassadors & Friends of... Groups

Employ OST ambassadors within communities that historically were not included to learn from their insight and experience and share information at events in multiple languages, including passing out trail maps.

OST FRIENDS GROUPS

Continue to foster Friends of Open Space and/or Trails Groups established around a common interest and promote inclusivity within those groups.



CHALLENGES & OPPORTUNITIES

Inequity in our Breckenridge community can affect the access to OST lands, trails, and programs. ToB must consider input directly from a diversity of community members and involve individuals in planning any programs impacting them. The following should be contemplated in the planning and design of the future system:

- » People of different backgrounds and economic circumstance have unique needs in utilizing open spaces, trails, and programs.
- » Public outreach must consider the variety of audiences, access to technology, and means of communications.
- » Acknowledgment of people who came before the mining settlers, specifically indigenous peoples.
- » Where feasible, we provide a range of accessible trails.
- » Evaluate opportunities through partnerships and area organizations to develop a shared gear or equipment library for individuals and groups to borrow outdoor gear equipment with as few barriers as possible.



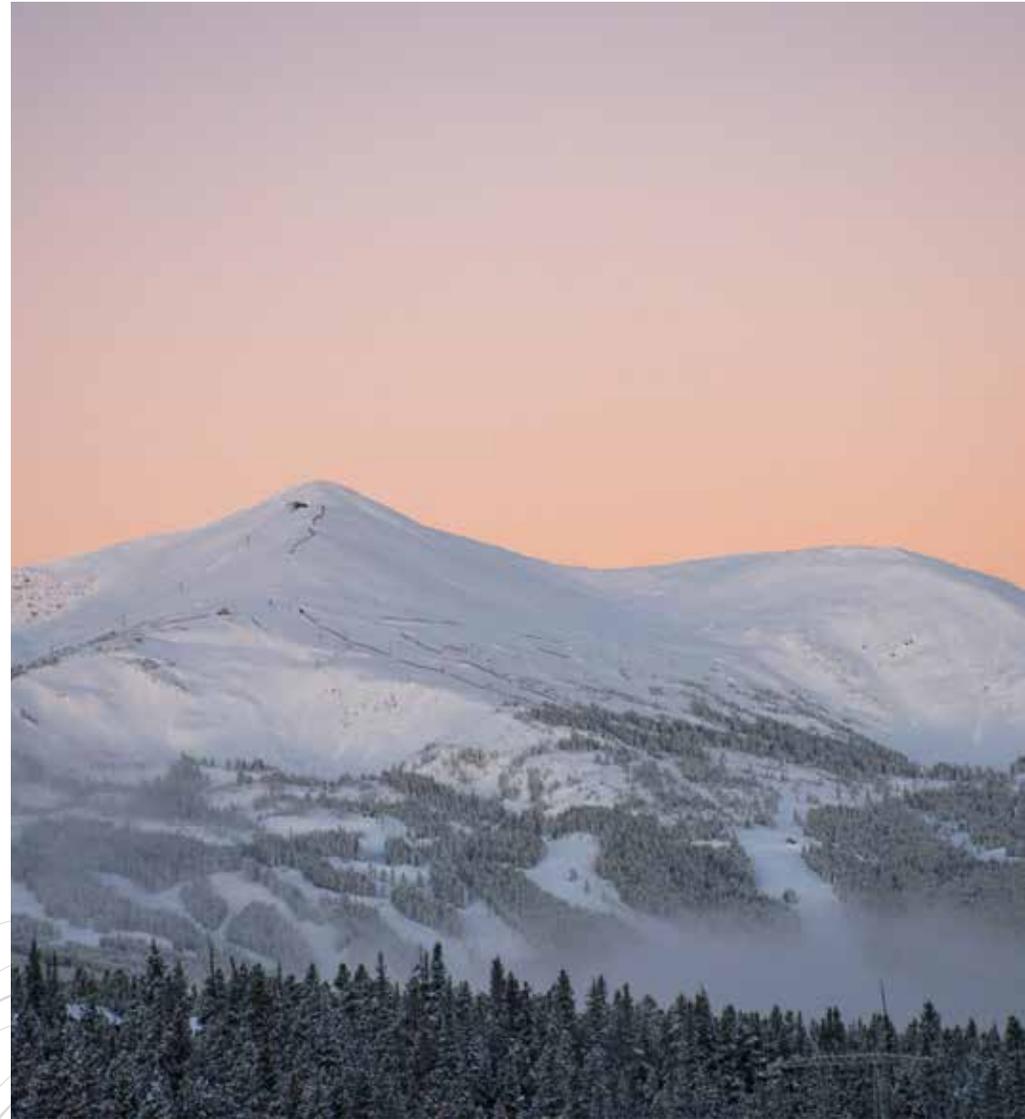


STRATEGIC GOAL #4: STEWARDSHIP

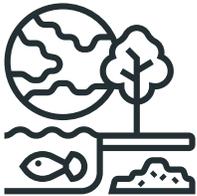


OPEN SPACE STEWARDSHIP

The Town of Breckenridge Open Space program has grown to be a robust system of lands and trails that preserve important ecological and scenic values, while providing world-class opportunities for outdoor recreation. Another important element of the system is the ongoing stewardship of these resources to maintain a resilient natural ecosystem in the face of increasing human pressure and climate volatility.



OPEN SPACE STEWARDSHIP (CONT.)



HABITAT PROTECTION

Wetland and riparian habitat protection

Maintain large blocks of habitat

Integrate ToB open space with other open space systems

Wildlife habitat and movement corridor protection



TRAIL PLANNING & DESIGN

Avoid wetland and riparian habitat

Avoid sensitive wildlife habitat and corridors

Minimize new habitat fragmentation

Consolidate and cluster trail density

Include habitat enhancement

Avoid viewsheds and visual disturbance



STREAM RESTORATION & ENHANCEMENT

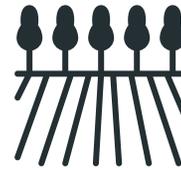
Large-scale river restoration

Small-scale stream restoration

Closure and removal of roads and trails

Wetland enhancement and mitigation

Restore floodplains and riparian corridors



MINE RECLAMATION

Partners with Summit County, USFS, Colorado

Division of Reclamation, Mining and Safety

Identify and close mines shafts, adits, and pits in close proximity to trails



MANAGEMENT & MONITORING

Ecological Management

Ecological Monitoring

Land Management

Forest Health

Invasive Species Control

Wildlife Surveying and Monitoring

Groundwater Monitoring



STRATEGIC INITIATIVES

Habitat Protection

Habitat Protection is a critical part of the OST program. This includes wetland, river, and forest habitats that are important to a variety of plants and wildlife. Any restoration and enhancement efforts should consider the historical context and resources in the area; they should be planned to protect, maintain, and enhance ecological values, with due consideration of the historical context of the area.

Trail Planning & Design

The trail design and development framework integrates stewardship into the considerations for all new and existing trails.

Stream Restoration & Enhancement

Ranging from historic mining practices to recent developments, the legacy of human use and development on the landscape is evident, and in some cases, has left streams and riparian habitat in an impaired condition. However, natural systems can be resilient, and can be restored to improve their ecological function.

Seize opportunities for the restoration and enhancement of degraded streams and riparian habitat.

Mine Reclamation

Work with partners at Summit County, USFS, Colorado Division of Reclamation, Mining and Safety, and others on efforts to identify and clean up mine-impacted areas and exposed mine shafts and adits, particularly near public trails where safety and environmental health are top priorities.

Management & Monitoring

The forests around Breckenridge require active management to mitigate future impacts of fires, habitat loss, and loss of forest health. Invasive species, including noxious weeds and forest pathogens, can become a significant problem when there are new ground disturbances, including trails, roads, and forest management projects.

Proactive prevention of weed establishment is the most successful and cost-effective weed management tool. This effort must be continued during any trail or forest health project that creates disturbance.

ECOLOGICAL MONITORING

Proper stewardship of natural and cultural resources on open space requires routine and ongoing monitoring and the development of parcel- or area-specific management plans.

Ecological management plans should identify specific resource values of an area, potential threats to those values, and specific management measures that can be taken to protect values and mitigate the threats.

Ecological monitoring can be accomplished by open space staff, partner organizations, contractors, and volunteers, but needs to be well-organized and designed to collect the right information at the right times in the right locations to be effective. Ecological monitoring should continue to be a priority for the open space program and should be increased over time to manage a healthy and resilient ecosystem in the face of many outside pressures.



FOREST HEALTH

Continue to work closely with key partners, including Summit County, local fire districts, Colorado State Forest Service, and the USFS to plan and implement coordinated forest mitigation projects on open space and public lands adjacent to existing communities. While the primary objective is wildfire mitigation and fuels reduction, these projects should also be designed to maximize open space benefits, including improvements in wildlife habitat diversity, watershed protection, and recreation opportunities.

INVASIVE SPECIES

Noxious and invasive weeds are a significant problem where there are new ground disturbances, including trails, roads, or forest management projects. Utilize an integrated weed management program (strategically using any combination of mechanical, cultural, biological, and chemical controls, as appropriate) to reduce the opportunities for noxious and invasive weed establishment and dispersal throughout the system.

Partnerships

With OST staff striving for seamless management of Breckenridge landscapes and trails with Summit County and the USFS, the value of partners in open space stewardship cannot be overstated. The ToB has a long and important partnership with Summit County, guided by two inter-governmental agreements (IGAs) for land acquisitions and trails. Through that partnership, the ToB has been able to leverage resources and preserve lands and trails on a scale that would not have been possible otherwise.

The ToB has long-standing partnerships not only with Summit County, but also the USFS. There is a mosaic of public ownership within the Upper Blue River Watershed. Together with Summit County and the USFS, the ToB partners on land management activities within the Golden Horseshoe area east of Breckenridge. Additionally, partners include the Colorado State Forest Service (CSFS) and Colorado Parks and Wildlife (CPW) as part of the Golden Horseshoe Oversight Committee, and are directed, in part, by the [2012 Golden Horseshoe Management Plan](#).

Cucumber Gulch Preserve

In its unique geological and ecological setting, and its diversity of forested, meadow, shrubland, and wetland habitats, Cucumber Gulch Preserve is home to a diverse assemblage of species. The Preserve encompasses 139 acres total, with 57 acres of wetlands and 82 acres of upland.

Several types of wetlands are present, including globally rare ferns and ecologically valuable beaver meiers. Upland areas are dominated by spruce and pine forests but also include shrubland and meadow lands. It is not a single habitat type that makes the Preserve such a biodiversity hotspot, but the mosaic of habitat intermix throughout.

Considering the importance to the ecosystem, community, and OST program, Cucumber Gulch Preserve should be managed as its own Stewardship program. Stewardship efforts should include ongoing monitoring and research of wildlife; wetlands, groundwater monitoring; human disturbance; outreach and education programs; and management of trail users and visitors to reduce human impacts.



CHALLENGES & OPPORTUNITIES

High Use Areas

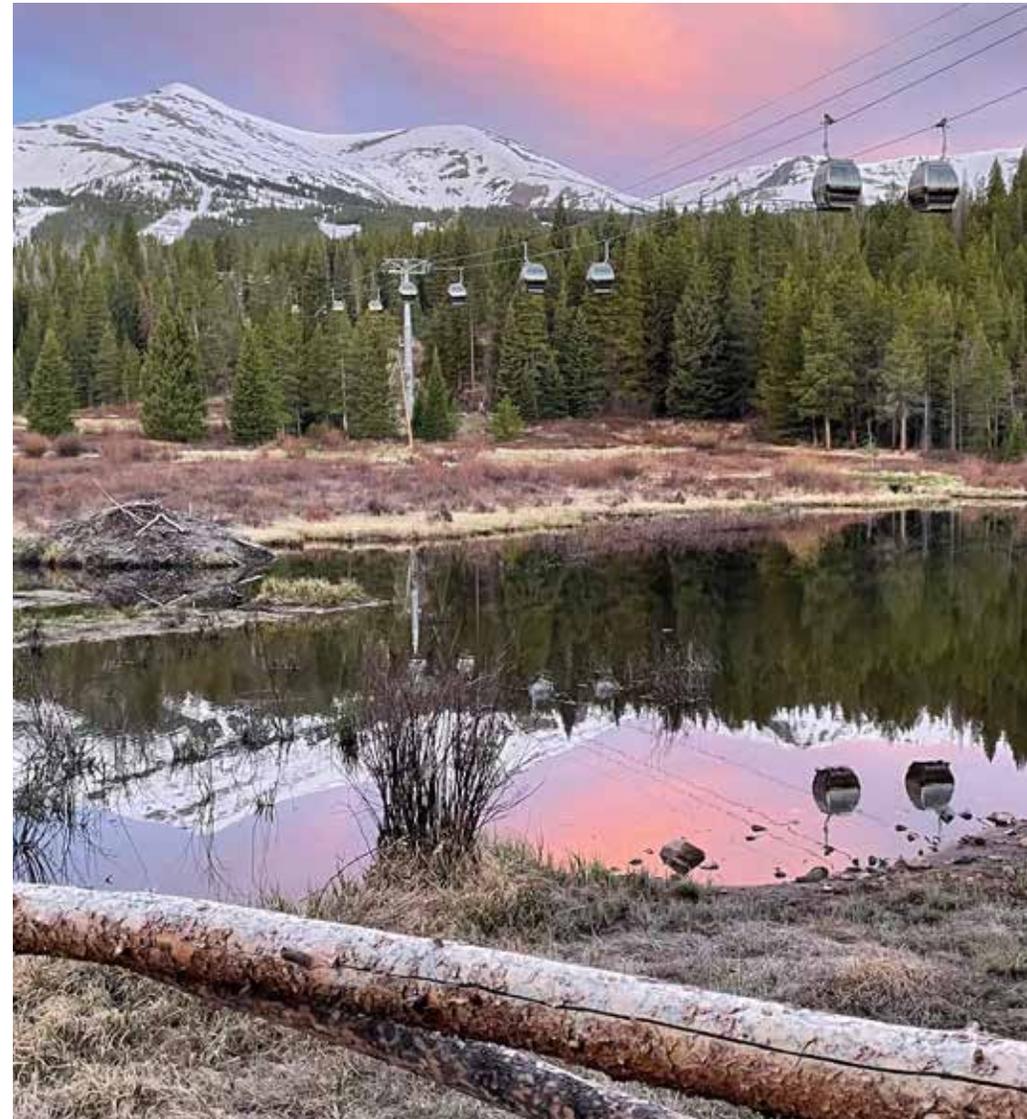
Stewardship is particularly challenged in high use areas. The OST program will minimize the impacts of these areas through dispersed use strategies, trailhead amenities, restoration techniques, and communication strategies.

Forest & Watershed Health

The forests and watersheds within and around the OST program area are challenged in many ways due to aging/dense forests, climate change, invasive species, and disease impacts. The program must consider these dynamic elements in its approach to caring for the lands within the Upper Blue River Watershed.

Partnerships

The OST program relies on many partnerships to maintain a high level of stewardship, including Summit County, USFS, and several volunteer organizations. The costs and efforts of maintaining the OST program are shared across these key partners.





KEY COMPONENTS



COMMUNICATION

The dissemination of information about open space and trails can take many forms, from online mapping, media in many forms, and signage. A successful communication strategy is critical to improve trail etiquette, wayfinding, trail use distribution, and overall user experience.

Wayfinding & Signage

One of the biggest challenges with the existing trails is that it is difficult for trail users to access and find their way through the trails system. This contributes to overcrowding in certain areas and the informal creation of unauthorized social trails.

Improved wayfinding and signage are essential to make it easier for all trail users to understand the trail system, identify their location, and make choices about easy-to-find routes, preferred loops, and intended experiences.

Trail users typically do not differentiate between Town, County, or USFS managed lands. Coordination and consistency of signage across these lands is essential to ensure a seamless experience for the users.



Signage Guidelines

TRAIL ENTRY

A consistent design and “look” of the signs is visually attractive and is inviting to trail system visitors. Address key issues of loop trail mapping, loop identification, and trail etiquette. Consider the use of multiple languages and universal icons.

TRAIL INTERSECTIONS

Signs need to be simple but informative, and should minimize visual clutter. Most visitors will only scan the signs for a few seconds before heading down the trail.

As the trail system is updated and new trails are built, work to consolidate and minimize the number and frequency of trail intersections, thereby reducing visitor confusion and the need for signage.

ORIENTATION/WAYMARK SIGNS

Consider using simple colors or icons to indicate major routes or loops to provide visitors on those routes a simple way to identify and continue along the correct trail.

DIFFICULTY RATING

Difficulty ratings may be used to provide visitors with options that are consistent with their skills and expectations (most commonly used for technical bike trails or difficult hiking trails). Include estimated time for routes to better inform visitors on the trail difficulty.

TRAFFIC

Evaluate potential users, as well as interactions with other users and seasonal traffic patterns on trails. Speed and rights-of-way are important considerations to include in signage.



Digital Communication

Largely due to the popularity of trails, many websites and third-party apps that help inform users about trails are available within the marketplace (mtbproject.com, trailforks.com, alltrails.com, etc.). For a multitude of trails across the nation, they provide information such as level of difficulty, length, single or double track, highest and lowest elevation, the number feet up and down, and average and maximum grade.

It is suggested that the ToB embraces this type of technology by either partnering with third party entities, or creating and managing its own social media channels that are controlled by OST staff.

An effective digital tool is the use of QR codes at signage locations. It provides the user with quick access to information that is often too lengthy to present in print form on a sign or even a map. QR codes can be limiting due to cell coverage, access to technology on trail, and time it takes to utilize the cell phone at an intersection.



Etiquette & Education

Trail etiquette is respectful behavior, being considerate towards other trail users, and understanding common trail rights-of-way. Continued and proactive communication about trail etiquette is essential and an ongoing endeavor.

Educating the public about various aspects associated with the use of trails is very important. The experience and knowledge base of users are vastly diverse, especially between visitors that may come from very different places with different conditions, first time visitors, and residents that have grown up with trails for most of their lives.

An Ambassador for OST can be a powerful tool to help convey and educate people about the natural environment as well as proper etiquette and respectful behavior. Ambassadors would not be an enforcement measure, rather a friendly face on the trail that can help improve user experience through kind interactions and helpful tips regarding etiquette on the trail.

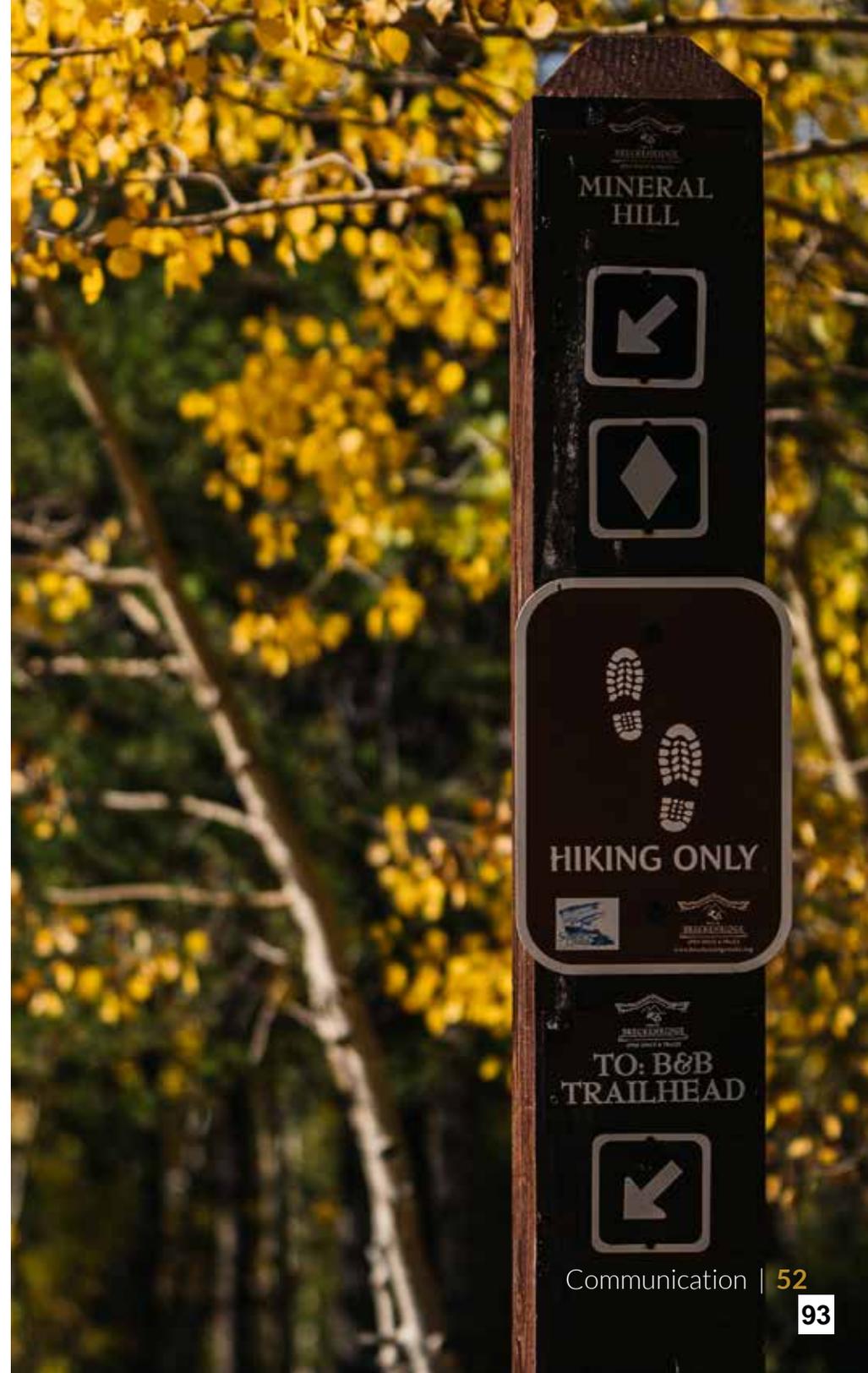
OST Rangers may be considered if trail use and etiquette needs a more enforcement-based approach in the future. Rangers would have authority to issue warnings and citations regarding inappropriate use, littering, etc.



OST Program Branding

As part the planning process for the OST Master Plan, a brand was developed to create greater awareness, more participation, and pride within the community. The goal was to develop an identity that could be used not only for the master planning process, but that could live on and serve as the OST program identity. The next phase of this branding will be to implement OST branding into signage and other communications.

Similar to all types of branding, an important principle to follow with branding the OST trails is consistency in terms of graphics, messaging, and application. From a trail design point of view, trail loops can be very effective as a tool to brand the OST trail system. This is especially so with descriptive trail loop names and being highlighted distinctively on maps and signage.



OST FUNDING

Background

In 1996, a Town sales tax measure was proposed to generate revenue to purchase open space and protect one of the Town's most precious assets: its open spaces and mountain vistas. The 0.5% permanent sales tax was approved by voters and the Town's OST program was founded the following year in 1997.

The ToB's early investments in open spaces and trails have generated large dividends for its residents, visitors, and businesses. Access to open spaces and trails improves opportunities to recreate, promotes physical fitness, builds social connection, promotes education and awareness, and improves connection with the natural environment. These impacts to quality of life are an important factor in people's decisions to live in Breckenridge. According to the results of the Breckenridge Expectations 2021 community survey, access to parks, trails, and open space should be the highest priority for the Town, followed closely by maintaining recreation opportunities.¹

¹ RRC Associates and Town of Breckenridge. 2021. *Breckenridge Expectations 2021 Survey*.

SUMMARY OF OST CAPITAL BUDGETS

Highlights investment needs that exceed the program's financial capacity so that other funding strategies can be developed, usually as part of a capital investment plan (CIP).

Updated annually and takes a five- to ten-year view that includes information on every planned investment that physically improves the program's portfolio of open space and trails. Realizes increasing real estate, employment and materials costs in planning.

Capital projects can be prioritized based on the OST Master Plan, feedback from BOSAC, the Town Council, the community, and the public.



Other Funding Opportunities

MAINTAIN AND DEVELOP STRATEGIC PARTNERSHIPS

The OST program can make its existing resources go farther with strategic partnerships. The program already manages several important strategic partnerships for activities like land acquisition, land management, and habitat and stream restoration. Continuing these partnerships and establishing new ones will help further leverage existing financial resources.

Maintain and enhance partnerships with local, state, Federal, and other strategic partners to better leverage existing funds.

Explore new partnerships with groups and organizations with missions that are aligned to the OST program.

DIVERSIFY FUNDING SOURCES

While there is a strong linkage between the use of the ToB's open space and sales tax revenue received by the OST program, it is still important to diversify funding streams when it is reasonable to do so.

STATE AND FEDERAL RESOURCES

Colorado has many state-level funds available for open spaces and trails, including [Great Outdoors Colorado](#) (GOCO), the [Colorado Water Conservation Board](#) (CWCB), [Colorado Parks and Wildlife](#) (CPW), and others.

Federal grants are also available for a variety of open space and trail projects.

TRAIL CONCESSIONAIRE PROGRAM

The Trail Concessionaire Program, administered by OST staff, involves both commercial entities and nonprofits who secure license agreements with the ToB for use of OS&T, which excludes joint County trails or lands.

DEDICATION ORDINANCE

The ToB's Park Lands, Open Space, and Recreational Sites Dedication Ordinance requires developers of new developments to dedicate land for purposes of recreation and conservation. The specific acreage requirement needs regular review and updates to ensure it is aligned with current levels of service, and designed to dedicate adequate open space or payments in lieu to offset new development's impacts.

This type of ordinance is typically administrated by a town's Planning Department for the benefit of the OST program. It is essential to ensure coordination between OST and other ToB departments about proposed land dedication that may result in OST having to manage and maintain the land.





STAFFING & ADMINISTRATION

Operations Objective

The objective of the staffing and organizational model for the OST program is to fulfill the program's mission of preserving lands that define and enhance the unique mountain character of the Town while maintaining quality of life for current and future generations. To achieve this objective, the program has a manager and staff that oversee its day-to-day and long-term operations. In addition, the program is supported on strategic and operational issues by BOSAC and the Town Council as discussed in more detail, below.

TOWN COUNCIL

The Town Council assumes all the powers vested in the Town. As a result, the seven-member council performs a wide range of roles and duties, which include setting policy, enacting legislation, approving department plans and annual department budgets, approving municipal borrowing, and overseeing department operations. The Town Council receives feedback from the BOSAC as well as the OST program.

BOSAC

The Breckenridge Open Space Advisory Commission (BOSAC) is a six-member citizen advisory commission appointed by the Town Council. In addition, a Town Council member is appointed annually as the seventh member to serve as the Town Council liaison. In essence, BOSAC represents the Breckenridge community and serves as a sounding board for OST program activities.

BOSAC receives regular updates about the OST program and advises Town Council on expenditures of open space funds, including matters of open space and trails acquisitions, protection, and management. During the BOSAC meetings, OST staff provides a summary of activities and participates in discussions. BOSAC members must be Town residents or elected officials.



OST MANAGER

The program's day-to-day operations are managed by the OST Manager, who oversees the entire program. The OST Manager performs complex open space and trail planning, land acquisition, and land management duties in accordance with the Town's guiding documents.

OST COORDINATOR

The OST Coordinator conducts professional and administrative level duties, including designing and implementing natural resource preservation and protection projects, coordinating management plans, site planning, and natural resource efforts with staff, contractors, partners, and regulatory agencies.

OST OPERATIONS SUPERVISOR

The OST Operations Supervisor conducts field-based duties and oversees the technical operations of trail design, construction, and maintenance projects.

OST OPERATIONS LEAD

The OST Operations Lead is responsible for the design, implementation, oversight of OST field projects and services, including the leadership and oversight of Open Space Technicians and volunteers.

OST TECHNICIANS

OST Technicians are seasonal staff responsible for a variety of tasks, including general trails construction and maintenance, monitoring and inventorying natural resources and public use of open space and trails, installing and maintaining signs, fences, and boundary markers; overseeing volunteers on restoration and trail improvement projects; and maintaining tools and equipment.

OST NATURALISTS

The OST Naturalists are seasonal staff who lead guided hikes, staff interpretive stations, observe wildlife, and gather data, with a particular focus on Cucumber Gulch Preserve. Hikes are generally offered once per day during the summer months. The Naturalists also focus on ambassadorship on trails where user conflicts are possible. In addition, they compile end-of-season data on Cucumber Gulch Preserve.

VOLUNTEERS

Volunteers also provide support to the OST program through work-day and adopt-a-trail opportunities. Individuals, organizations, and businesses can volunteer to assist with open space and trail projects through single work-day opportunities. The Friends of Breckenridge Trails is the OST's active volunteer program.



OST Headquarters

Managing an open space and trails program as extensive as that of Breckenridge can only benefit from an administrative and operations headquarters center. This is largely due to the OST program's growing need for physical space for operations. For that reason, it is suggested to begin considering plans for a dedicated OST headquarters building complex to contain staff, vehicles, and tools.

Included in such a building should be meeting space and places to interact with the public. In fact, as the OST program grows, and as staffing increases, there is an incredible opportunity to be more forward-facing with the public. Consequently, relevant ideas to explore as part of an OST headquarters center are a front desk/information center, interpretive and interactive displays, as well as a gathering space for presentations.





ACKNOWLEDGEMENTS



Thank you to numerous members of the community that participated in the Breckenridge Open Space & Trails (OST) Master Plan through interviews, participation in a focus group, attending a public meeting, and/or completing a survey. This planning effort would not have been possible without the leadership and guidance provided by Breckenridge Town Council, the Breckenridge Open Space Advisory Commission (BOSAC), and Town staff. More specifically, the following individuals are acknowledged for their time and energy allocated to this Master Plan.

Town Council Members

Mayor Eric Mamula, Mayor
Jeffrey Bergeron, Mayor Pro Tem
Erin Gigliello
Dick Carleton
Kelly Owens
Dennis Kuhn
Carol Saade
Jay Beckerman (2022 newly elected)
Todd Rankin (2022 newly elected)



Staff

Anne Lowe, Open Space & Trails Manager
Scott Reid, Director of Recreation
Zara Hickman, Open Space & Trails Coordinator
Tony Overlock, Open Space & Trails Operations Supervisor
Joel Dukes, Open Space & Trails Operations Lead

BOSAC Members

Duke Barlow, Chair
Nikki LaRochelle, Vice Chair
Matt Powers
Ian Hamilton
David Rossi
Chris Tennial
Erin Gigliello (Town Council Liaison 2021 - 2022)
Krysten Joyce (2022 newly appointed)
Bobbie Zanca (2022 newly appointed)
Jeffrey Bergeron (Town Council Liaison 2022 - 2023)

Prime Consultant

DTJ DESIGN

Bill Campie, Principal in Charge
Francois de Kock, Project Manager

Subconsultants

Ryan Short, CivicBrand
Bill Mangle, ERO Resources
Michael Verdone, BBC Research





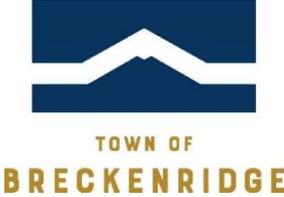
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OPEN SPACE & TRAILS



Memo

To: Breckenridge Town Council Members
From: Town Staff
Date: 3/23/2023
Subject: Public Projects Update



Fiber 9600

In 2022, we built upon the Town’s fiber network to ensure the community’s future communication needs. We brought fiber infrastructure from Valley Brook Road north to the new Highlands Riverfront development near Tiger Road. We served workforce housing at Alta Verde I, Ullr Flats, Blue 52, and the Valley Brook neighborhood. We were able to connect many Town buildings including the Tennis Center, North Water Treatment Plant, Carter Park, and the new Open Space and Trails office in the Gateway building. We also connected to the RWB North Fire Station, Timberline Learning Center, and many businesses along Airport Road. We wired the following multi-dwelling units (MDU’s) in 2022: French Ridge (24 residential units plus 4 businesses), Alpenrose (18 units), Edelweiss (30 units), Falcon (12 units). Some of these buildings and HOA’s (French Ridge, Alpenrose, and Edelweiss) have signed up for bulk internet agreements. We completed 126 fiber drops to buildings in 2022. At the end of December, Allo reported having 578 Breckenridge customers.

In the 2022 construction season, we placed more than 28,600 linear feet of fiber and conduit. This link will show a map of where we have installed fiber in town:

<https://summittownela.maps.arcgis.com/apps/instant/basic/index.html?appid=763a60800fb641d6820c1e79c96c99e9>

Looking forward to 2023 construction, we plan to bring fiber up Ski Hill Road from Park Ave to the Fire Station at the base of Peak 7. Depending on construction costs, we would like to extend the Ski Hill fiber lines into Grandview Dr., 4 O’Clock Run Rd., and other high-density areas. We also plan to extend the existing fiber to the east across HWY 9 at Tiger Rd so that we can connect to the workforce housing at the Loge and bring fiber from Carter Park to the Ice Rink. Workforce housing continues to be a priority for the fiber program, and we plan on having this infrastructure available to Alta Verde II, Justice Center, and Stables Village.

We plan to wire the following MDU’s in 2023 and expect to add more: Sky Park (14 units plus 7 businesses), Weisshorn (7 units), Blazing Saddles, and Pinewood I and II.

We are working with Allo to develop a long-term strategy to ensure robust marketing and sign up in areas where service is available and on how to bring fiber to more parts of Town. The Town and Allo continue to identify buildings and HOA’s that may want bulk internet agreements, and then work with them to get the buildings set up for service. We are submitting a DOLA EIAF grant for middle-mile fiber broadband service and have submitted a Letter of Intent to apply for grant funding through the Colorado Broadband Office. We are also looking at NTIA Middle Mile grants to help support these future construction efforts. We continue to monitor other funding opportunities and will apply for grants when we qualify.

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

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

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

Project Funding	
2022 Capital Prior Spending Authority	\$1,874,219
2023 CIP	\$3,000,000
DOLA Grant (applications due April 3)	\$1,000,000
TOTAL	\$5,874,219



2022 Construction - Fiber Infrastructure from Valley Brook Road to Coyne Valley Road.

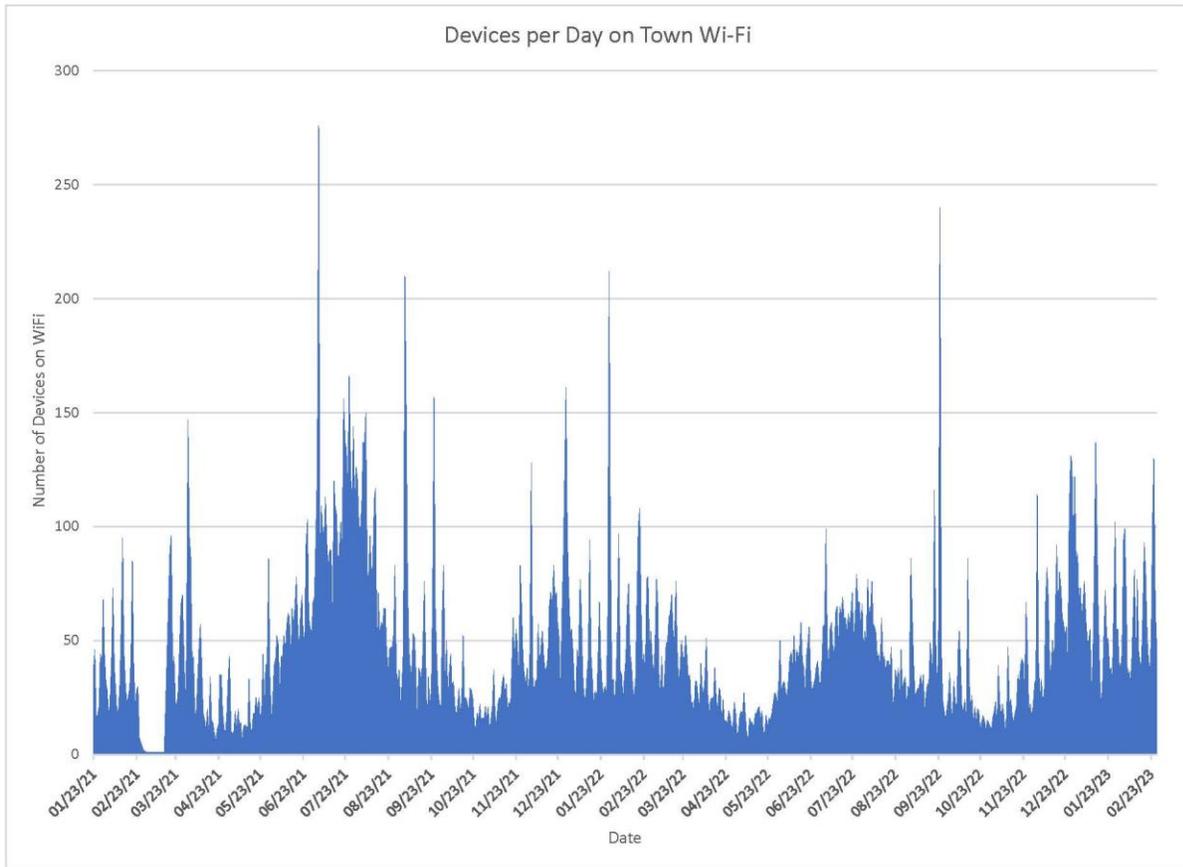
Town Wi-Fi Network:

In January 2021, the Town expanded Wi-Fi coverage inside and surrounding Town-owned buildings to leverage the capabilities of the Fiber9600 Project. Seventy-one Wi-Fi access points were installed across 19 sites, and over 36,000 devices have logged into the Breck Free Wi-Fi network. We see the most usage in locations where people congregate. In the winter, the most usage is around the Parking Structure, Transit Center, and Recreation Center. In the summer, the most usage is around the Riverwalk Center, Welcome Center, and the Arts District. Please see the attached chart for device use by date.

The below bullets respond to questions previously asked by Town Council.

- The “Breck Free Wi-Fi” was disabled in the Recreation Center Pool area at the request of the Aquatics Staff. Staff was having trouble with parents not watching their children while they were in the pool area because they were distracted by their devices.
- Mobile devices automatically connect to Wi-Fi networks that they have connected to in the past. However, the Town’s public network requires users to rejoin every 90 days. It is the industry standard for public Wi-Fi network users to accept the network’s terms and agreements for liability reasons. This service is managed for the Town by Beambox, which also collects usage data and user information. The maximum time frame that can be set is 90 days.
- Creating a single map of Wi-Fi service areas is challenging because the areas are dispersed. Staff has attempted to utilize Google Maps to create a comprehensive view of the Town Wi-Fi network, but labels like business names, roads, etc. make the product too busy. Staff does keep eight maps of Town sites with Wi-Fi. This is currently the best visual representation we have of coverage areas. If Council would like a more comprehensive single map staff will research alternative mapping solutions.

Chris Luberto will be available during the work session to answer questions.



Watson Ave Roundabout

The Watson Ave Roundabout was completed in fall 2022 and has been functioning well through the winter. However, Staff has noted concerns with the southbound lane striping on Park Ave near Ski Hill Road. Staff has created a new striping plan to improve the geometry of the lanes and ease the concerns with the southbound lane drop. Staff is currently soliciting bids for the striping work and will update Council when a schedule is established. Park Ave will not be closed for the work, but delays are expected when the striping work occurs.

Goose Pasture Dam Rehabilitation

Season 3 work is underway at the dam. Crews have re-established the cofferdam to support work on the low-level outlet works. The cured-in-place pipe (CIPP) lining of the existing outlet pipe is the next big task for the coming weeks. Additional work to be completed includes earthwork and walls on the west side of the dam, electrical work for the new control house, and final grading.

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

Blue River Rebuild Project & Coyne Valley Road

The Blue River rebuild project reconstructed the failed river segment along the McCain parcel in conjunction with replacement of the undersized culverts that pass the river under Coyne Valley Road. The remaining work on the project for 2023 includes installation of the planting materials along the river and Open Space parcel and completion of the updated floodplain mapping. A schedule has not been established with the contractor for this season's work.

Coyne Valley Road was substantially completed in fall 2022, but several items were not completed due to winter weather conditions. The Contractor, Naranjo Civil Constructors, will return this spring to complete revegetation, pavement striping, and stone veneer work on the columns. Additionally, landscaping will be planted near the river culvert in conjunction with the Blue River Rebuild project.

Budget:

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

Upper Flume Drainage Repair

Bids for the Upper Flume Drainage Repair project were opened and a contract was awarded to the low bidder, Naranjo Civil Constructors, for \$174,977. The awarded bid was well below the engineer's estimate and will allow the project to be constructed within the project budget. Construction is scheduled to begin in July and be complete by September 2023.

Budget:

Project Funding	
2023 CIP	\$350,000
TOTAL	\$350,000

Sidewalk Master Plan: Broken Lance Sidewalk

The Broken Lance Sidewalk project, which will add 525 linear feet of sidewalk to Broken Lance Drive, was bid and awarded to Columbine Hills Construction. Construction is scheduled to begin in early May and be completed by July 2023. The roadway will remain open during construction, but short delays should be expected when work is occurring.

Budget:

Project Funding	
2022 CIP	\$250,000
2023 CIP	\$30,000
2023 CIP Supp. Appropriation	\$213,000
TOTAL	\$493,000

Asphalt Overlay and Concrete Replacement

Concrete replacement is scheduled to begin mid-April and will require single lane and/or parking closures. Asphalt paving is scheduled to begin with single block road closures and detours on April 24th. Both projects will begin in the core of Town in order to complete these areas during the shoulder season. The work on Ski Hill Road is currently scheduled for fall.

The asphalt overlay project includes replacement, patching, and overlay at the following locations:

- Main Street (Watson Ave to City Market Roundabout)
- Lincoln Ave (Main Street to High Street)
- Four O’Clock Road (Park Ave to End of Road)
- Tiger Road (Clubhouse Drive to Gold Run Road)
- Ski Hill Road (Pedestrian Bridge to Boulder Circle)

The concrete replacement project will replace damaged concrete curb, valley pan, driveways, and sidewalk at the following locations:

- Main Street
- Ski Hill Road
- Lincoln Ave
- Four O’clock Road
- La Cima frontage
- Post Office frontage
- Town Hall
- E. Adams
- Other locations as determined by Staff
-

Budget:

Project Funding	
2023 Capital Fund (Overlay & Concrete)	\$3,800,000
2021/2022 Remaining Balance	\$ 170,647
French Street Intersection Improvements	\$ 100,000
TOTAL:	\$4,070,647



Memo

To: Town Council
From: Mobility Staff
Date: 3/21/2023
Subject: Mobility Update

Parking:

- Working with BSR on adjusting South Gondola Lot to Free after 3pm, to be effective as soon as possible.
 - o The revenue loss for this change is minimal.
 - o The change would allow for residents, workforce, and visitors to know there is free and available parking near Main Street in the afternoons instead of causing traffic while circling on Main Street and in our town core lots.

Free Ride Updates:

- Summer Route Plan – April 16th switchover
 - o Current 4 Gray buses will go to 3 Gray buses, making for 20-minute service.
 - o Trolley will be discontinued until May 27th.
 - o Will keep Green(Alta Verde) route as it is currently to gather a full year of ridership data before looking to make changes.

Traffic Counts:

- Traffic counts at the EJ Tunnel set a record high for the month of February. Hwy 9/Tiger Rd traffic counts were on-par (but down slightly) compared to February 2022. The Blue River traffic counts were down compared to the same month counts from the previous two years.

CDOT Eisenhower Tunnel, Average Daily Total Traffic Counts (EB & WB)

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	37290	39671										
2022	35851	38394	38795	30636	29665	37365	41946	39936	39582	32790	30145	34528
2021	34470	35126	37618	31250	31204	39513	41774	35557	38799	32166	31015	34600
2020	37669	35303	23910	11390	21442	33539	40756	34938	36790	33901	26787	32224
2019	38244	36034	38436	31567	30318	37402	44100	41526	38335	33214	29141	34553
2018	36771	36596	38333	29045	29940	38818	43998	40649	38010	29761	30153	36008
2017	33269	36718	39162	31483	N/A	40217	44022	39719	35614	30216	29087	32690

CDOT Hwy 9 & Tiger Rd, Average Daily Total Traffic Counts (NB & SB)

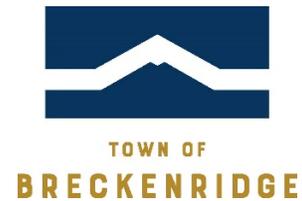
	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	25561	26129										
2022	25343	26314	25528	19385	17755	22419	25576	25157	23340	20126	19542	23392
2021	23613	23681	24455	19981	18729	23885	26569	24052	22303	19357	19779	23740
2020	26091	24334	16206	8459	12873	20096	25398	24184	23870	21272	18851	22557
2019	26864	25558	25043	19475	17420	19707	22715	25287	23769	18932	19522	23106
2018	24454	23112	23746	17638	16681	21491	25586	23805	21848	17993	19613	24572
2017	22314	22238	22640	16863	15739	20133	23872	22365	20694	17736	17914	22213

Hwy 9/River Park Drive CDOT Average Daily Total Traffic Counts (NB & SB)

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	9677	9770										
2022	Not Available			6692	6947	9358	11132	10272	9763	7034	7525	9217

Hwy 9/Blue River Town Hall, Average Daily Total Traffic Counts (Northbound Traffic Only)

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>
2023	2919	2381										
2022	3055	3151	3068	2336	2290	3091	3728	3310	3241	2674	2400	3027
2021	3063	2942	2678	2447	2548	3549	4232	3554	3427	2777	2540	2834
2020	Data Missing						4169	3901	3855	3078	2522	3107
2019	2936	2300	N/A	2210	2327	3213	4040	3773	3427	Data Missing		
2018	2966	2561	2995	2259	2389	3308	3961	3563	3366	2494	2605	3131
2017	2547	2650	2842	2219	N/A	3138	3816	3439	3145	2254	2420	2902



Memo

To: Breckenridge Town Council Members

From: Matt Hulseley, Assistant Public Works Director, Mobility & Sustainability
Anne Lowe, Open Space and Trails Manager
Shannon Haynes, Deputy Town Manager

Date: 3/23/2023

Subject: Quandary Peak and McCullough Gulch Summer 2023 Parking & Shuttle Program

Overview

Town staff has been working with representatives from Summit County Open Space and Trails (SCOST) on their development of a parking and shuttle program for Quandary Peak and McCullough Gulch. This has been a priority for the Board of County Commissioners (BOCC) after parking became a safety issue in the area. For the past two seasons Town staff provided input specific to parking management. Also, on behalf of the County, the Town entered into an agreement with Interstate Parking to provide parking management at the Quandary trailhead (Town Open Space has joint ownership in the property). Based on the agreement, Interstate Parking remitted a portion of parking fees and citation revenue to the Town, and it was passed, in whole, to the County.

In planning for the 2023 season Town staff have taken a more active role in partnering with County staff. Staff believes that a successful rollout of the program will reduce vehicle traffic coming in and out of Breckenridge, may be replicated in other areas, and may serve as a model for utilizing transit for trailhead access. Success will further Town sustainability and mobility goals.

Overview

In January SCOST staff, with involvement from Town staff, discussed recommendations for the 2023 Quandary Peak shuttle and parking program, with the BOCC. The BOCC directed SCOST staff to issue a Request for Proposals (RFP) for both parking and shuttle services for the 2023 summer season.

SCOST staff, with input from Town staff, developed an RFP and worked diligently to contact various parking and shuttle service providers to encourage proposal submissions. Bids were received from three potential contractors. After review of all three proposals, SCOST and Town staff have developed a series of recommendations for the BOCC to consider during an executive session scheduled for Tuesday, March 28th. During your work session on the same date, staff will provide a general overview of the recommendations accepted by the BOCC. Depending on the BOCC's decisions, staff will request Council feedback on:

- 1) Providing free parking for the Quandary Shuttle operations in the South Gondola lot; and
- 2) Splitting the subsidy cost with Summit County Government

Staff will be available at the March 28th work session to provide additional detail and answer any questions.



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 3/28/23
Subject: Sustainability Update

PAYT Marketing – HC3 has the lead on marketing, paid for through Strong Future funding. Town Staff will be supplementing information through the website and social channels focusing on messages to Recycle Right and How to Downsize and Save in addition to promoting free drop of centers and depots for those food scrap and glass streams. Creative assets including ads, copy, and graphics have been shared with towns and haulers for community-wide promotion. Hauler communications to customers are being developed and are supplemental to the information provided below. The focus through October 2023 is on the residential roll out for PAYT. Universal Recycling and paid commercial outreach and education will begin immediately after the residential campaign wraps up. Staff is fielding questions and providing technical assistance as it's requested.

March 17-April 5

Marketing for in-person forums: during this time, the focus is on driving attendance to the in-person forums (Thursday, April 6 for Breckenridge). Using Strong Future dollars, HC3 will run marketing/ads including: print (started 3/22/23, 8 ads total), radio (started 3/17/23) and social media ads (March 27-April 5).

Message: Say hello to Pay as You Throw / Join us for a forum to learn more about the changes coming to curbside trash and recycling.

Estimated April 24-May 11

Marketing for virtual forum: Using Strong Future dollars, HC3 will run marketing/ads to drive attendance to the virtual forum on May 11. Marketing will include print, radio and social, and all creative assets will be shared with towns and haulers for community-wide promotion. Session will be recorded and posted to Town website for additional viewing opportunities.

Message: Say hello to Pay as You Throw / Join us for a forum to learn more about the changes coming to curbside trash and recycling.

April 10 – estimated late June

General marketing of PAYT: Using Strong Future funding, HC3 will run a larger informational/awareness campaign encouraging people to learn more about the program and downsize their trash. The call to action is visiting HC3's website, which links to town/hauler sites, recycling guidelines, universal recycling info and more. Outreach channels include:

- High-performing marketing channels including social, print, radio, digital display. Appropriate channels (radio, flyers) will be bilingual English-Spanish.
- Awareness messaging such as Summit Stage bus ads, television/Comcast digital.
- Direct outreach to community groups (example: Summit County Rotary and Breckenridge Rotary presentations scheduled for March 28).

Message: Small Bin for the Win / We're kicking trash to curb with a whole new way to think about curbside collection.

Estimated June – September

Recycle right marketing: Throughout summer, HC3 will use Strong Future Funding to run a more targeted campaign encouraging proper recycling. As more people gain access to recycling, continued messaging to prevent contamination (trash in recycling) will be critical. Outreach/messages will include:

- Oops Tagging, which involves HC3 staff inspecting curbside recycling bins and leaving friendly, individualized notes about what each household recycled properly or improperly. Tags (not the personalized notes) will be bilingual English-Spanish.
- Paid social/digital/print/radio marketing to encourage opportunities such as food scraps, cartons, etc. Appropriate channels (radio, flyers) will be bilingual English-Spanish.
- Paid social/digital/print/radio marketing directed at “problem” items (contaminants) such as non-recyclable plastics

Late summer, dates TBD

General PAYT Marketing: As needed based on the timing of hauler communications with their customers, HC3 will continue running general Pay as You Throw messaging encouraging people to learn more about the program and downsize their trash.

Fall-winter

Recycle Right Marketing: Similar to the summer campaign, HC3 will identify and market recycling opportunities and specific contaminants in order to encourage proper recycling. As haulers reach full compliance under PAYT and more businesses add recycling in anticipation of Universal Recycling deadlines, HC3 will also promote proper recycling in general. This could include recycling guidelines in in-room magazines and/or the Summit Daily (especially during peak visitation), bus ads, etc.

Plastic Pollution Outreach - Staff presented the plastic bottle prohibition to the Social Equity Advisory Commission on March 20, 2023. Feedback was positive with some specific considerations related to additional recycling education for certain populations. There were no suggested changes, and the group was generally supportive of extending the prohibition to other bottle types, but staff will plan to go back to BSEAC for additional input if legislation on other bottle types was to move forward.

Material Management – A reminder to all users in the shared commercial enclosure program was issued last week. Tweaks to the accounts are ongoing and payments are slowly being received. The deadline for payment is April 1, 2023. Staff continues to answer questions related to the fee. If payment has not been received, one additional follow-up communication to specific users will be issued prior to deactivating keycards on May 1, 2023.

Breck E-Ride – At the 3/14 work session, Council gave direction to lower the pricing for the locals-only monthly and season pass options. Town and Drop Mobility staff are now proposing locals pass pricing that is 20% lower than what was initially recommended, see updated *Table 1* below. In addition, we would like to offer “early bird” discounts to anyone that purchases a monthly or season pass by Father’s Day (June 18th).

Table 1.

	Initial Price	Additional per min fee
Pay As You Go	\$3 to unlock, includes 30 minutes of ride time.	\$0.50/min after
Monthly Pass <i>(only available to locals, must live or work in Breckenridge)</i>	\$20/month. Includes 60 minutes of ride time per day, no unlock fees. <i>(EARLY BIRD PROMO: Purchase by Father's Day 6/18 for \$15)</i>	\$0.15/min after
Season Pass <i>(only available to locals, must live or work in Breckenridge)</i>	\$80/season. Includes 60 minutes of ride time per day, no unlock fees. <i>(EARLY BIRD PROMO: Purchase by Father's Day 6/18 for \$50)</i>	\$0.15/min after
Equity Pass <i>(must provide documentation showing 60% AMI or less)</i>	50% discount on monthly or season memberships listed above. Same benefit: Includes 60 mins of ride time per day, no unlock fees.	\$0.15/min after

Not listed on the table above, is a “Staff Pass” that Drop Mobility has offered as a free season pass for any employees of the Town of Breckenridge that sign-up using their @townofbreckenridge.com email address.

Council had also asked about how we would verify that only locals can purchase the Monthly/Season Pass options. The verification process will be that anyone with an 80424 billing zip code will automatically be able to purchase the monthly/season pass options, and anyone with a different zip code will be contacted by Drop Mobility to request additional documentation demonstrating that they live or work in Breckenridge.

The last thing to mention is that Town staff will be hosting an info session specifically for local bike shops on Tuesday April 11th, to listen to their input and provide an overview of the program. An email outreach has already been sent out directly to local bike shops, store owners/managers may register to attend [here](#). Drop Mobility will be sending staff out to support the bike shop outreach, as well as present a comprehensive overview of the program to Council at the April 11 work session.

Mayor’s Challenge – The final Mayor’s Challenge prize week for the season has concluded, with 13 unique entries received for March. Over the course of this winter, we received 66 different photos and stories submitted by community members documenting their alternative commutes. From walkers, carpoolers, bike riders, bus riders, to even a ski-commute to work, there were many great ways the community used to around without using a car. At council’s direction, staff is now researching some trip-tracking technology platforms that can help us refine and evolve the next iteration of alternative commute challenge, which we will bring back to Council at a future meeting.

HOUSING COMMITTEE MEETING MINUTES

3/14/2023
10:00 – Noon

AGENDA

- Stables Village
- Housing Resale Lottery Options / Cash Sales, Older Deed Restrictions
- Grants and Bills Review/Prop 123
- Valley Brook Rental Request
- Buy Down Update
- Other Items
 - Block 11
 - Alta Verde

NOTE: Committee Comments / Minutes from the 3/14/2023 meeting are highlighted in a text box on pertinent slides. Attendees – Dick Carlton, Todd Rankin, Shannon Haynes, Kirsten Crawford, Mark Truckey, Laurie Best and Melanie Leas

STABLES VILLAGE UPDATE

Goal is to review the terms of the Agreement as outlined in the Council Packet and address Committee questions if any.

And, more in-depth review of financials/budget:

Note that the budget will continue to evolve and change over the next 3 years. To minimize risk the budget will be reviewed by both parties prior to the start of each vertical phase of development.

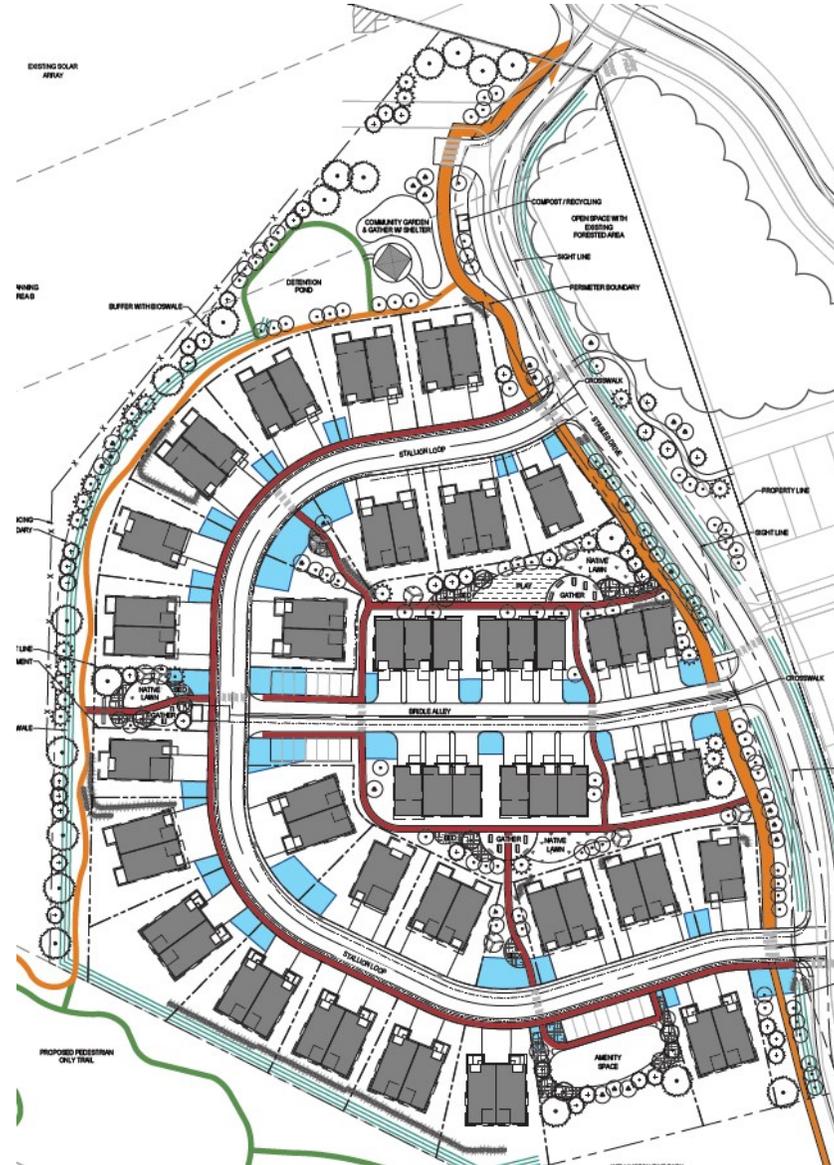
Note, the current budget includes a 3.5% developer fee (contract/goal is closer to the max allowed which is 6.5%). With the revenue from the proposed pricing (80-140%AMI), and with the UBSD fee waiver, and without any grant revenue, the project is approximately \$200k in the black. This gap could change to the better or worse based on potential grants, price increases, cost savings, etc. Prior to execution of the Agreement in mid- April we should have additional information including a decision from DOLA on the \$3m grant and the updated 2023 AMI's which should be higher.

Staff's recommendation is to seek a balance budget prior to the start of each phase that:

- Includes an acceptable fee to developer (not to exceed 6.5%)

- Utilizes grants to reduce the Town's subsidy

- Maintains price points (ideally within 3% of the initial 2022 prices unless both parties agree that higher prices are appropriate given AMI increase, market demand, interest rates, etc.)



The Committee discussed resale RE commission being set at 1% and appreciation being set at 3%. Blue52 is the most recent neighborhood sale and it is a 2% RE commission and a 2% appreciation cap. We received a grant of \$1.5M so far. It does come with some strings (income test the Town Homes at 140% AMI per grant). The Committee agreed to a 5% developer fee with a flex up to 7% for the contract. Allowing rental if not sold is ok per the Committee. Supportive of the UBSD deal. Sale prices are set at 2022 AMI numbers. New prices will not be considered (except for the max of 4% over 2 years just on initial sale). Presales will be starting before July and outreach needs to be started. No upgrades in this project.

LOTTERIES???

<https://www.cbsnews.com/colorado/news/breckenridge-considers-housing-regulations-after-rumors/>

Newer deed restrictions and adopted Rules and Regulations give the Town the **option** to require that properties be sold via a lottery process and/or thru the SCHA. Town has 10 days to decide after receiving a notice/intent to sell. Another option to lotteries is waitlists.

Next Steps/Issues:

- Applicability of the Rules and Regulations to the existing covenants. The majority of the covenants point to the Rules and Regulation, so the Town should be able to require lotteries for units in those neighborhoods. Considerations include:
 - Outreach-New procedural requirement imposed on current owner - requires considerable outreach.
 - Fair, equitable, and consistent lottery process with criteria to be developed.
 - Always require lottery? Only for appreciation capped units? (Silverthorne requires lottery if there are multiple offers)
 - Will this solve the concern about 'outside deals and additional consideration to sellers'?
 - SCHA/Town capacity to manage lotteries without slowing down the sale process?
- Some older covenants do not reference the Rules and Regulations.
 - Option is to modify the deed restriction, or
 - pursue voluntary upgrades to deed restriction (owners opt into the newer version in order to benefit from other changes such as the maintenance incentive)

Note- it has been mentioned that cash sales are a significant concern-perhaps more than sellers choosing buyers

The Committee is genuinely supportive of an enforced lottery situation with new neighborhoods. Lists and lotteries seem to be the only effective way to preserve the integrity of the program and negate overpriced outside deals. The lottery would need parameters set up to deal with contract extensions or inability to gain appropriate financing. We can design a program to facilitate lotteries in the future, but it may require it to be done by the Town which would result in more staffing in Housing. This will be discussed with staff and consider options. Kirsten stated we could amend the actual code to reflect the lottery requirement. Shannon recommended doing a focus group with a homeowners to discuss the option of a lottery. The lottery solves so many issues but is also invasive. If lottery is enforced, there could be an exception for immediate family (sell to child).



GRANTS

Grants and Bills	(in process/to do)
<u>Proposition 123-State Affordable Housing Fund-voter approved Nov 2022-\$135m allocated 2022-2023</u>	
Created State Official Affordable Housing Fund- .1% state income tax	
	grants for land banking
	equity to buy down rental rates
	debt financing for rentals
	dpa
	grants for local government for fast track processing
	homelessness
	<i>affordable is 60% AMI rentals and 100% for sale</i>
steps:	by November 1 2023 local governments need to file a commitment plan to Fast Track projects and increase housing by 3% annually thru 2026
	baseline determined by American Community Survey
<u>HB 22-1304-Transformational Affordable Housing-Strong Communities-\$69m allocated to rural resort in 2023 (covid)-signed bill June 2022 sponsored by Dylan Roberts</u>	
Investment Grants up to 140% AMI (new construction, repair, acquisition)	
Infrastructure Grants up to 160% AMI	
opened in Dec/by February the funding was over allocated- not likely to accept any further requests/timing not good for Stables	
<u>HB 1271-IHOI Innovative Affordable Housing Strategy-STATE money</u>	
Planning Grant Program (codes and plans)	
Incentive Grants (projects)	
	must meet qualifying strategies (expedited review, use of vacant land, dedicated local funding, low parking requirements, etc.)
	<i>affordable is 80% AMI-rentals and 140% home ownership</i>
requires 20% cash match	
Received \$2m for Justice Center-Summit County applied)	
steps:	submitted to DOLA for \$3m for Stables (January) 2023-grant is pending-Melanie/TC reso 2/14
<u>MIAF-DOLA</u>	
Received \$650K for Alta Verde (Jessie)	
Awarded \$750K for Alta Verde 2 (Jessie/Melanie)	
steps:	apply for \$750K for Stables-Fall 2023 (Melanie)
<u>HB 22-1282 IHIP Innovative Housing Incentive Program- not for Town</u>	
Supports businesses producing factory built, panelization, 3D-etc.	

Staff will continue to evaluate opportunities and report regularly to the committee. The Stables project was awarded 1.5 Million under the HB 1271-IHOI which requires income testing for the triplex units at 140% AMI. Committee supported the acceptance of the grant.

BILLS, ETC.

Congressionally Directed Spending- Federal \$/AMI caps/Davis Bacon/ Minority Owned Businesses

Bill to allow jurisdictions the Right of First Refusal for MF properties-on house floor (CMC supports)

Bill to Eliminate Rent Control-passed house, in senate (sent to CAST board for position)

AMI Bill-Neguse (best part is review of HUD methodology and impacts)

Governors Land Use Bill

Middle Income Housing Authority-financing option for rental/alternative to LIHTC

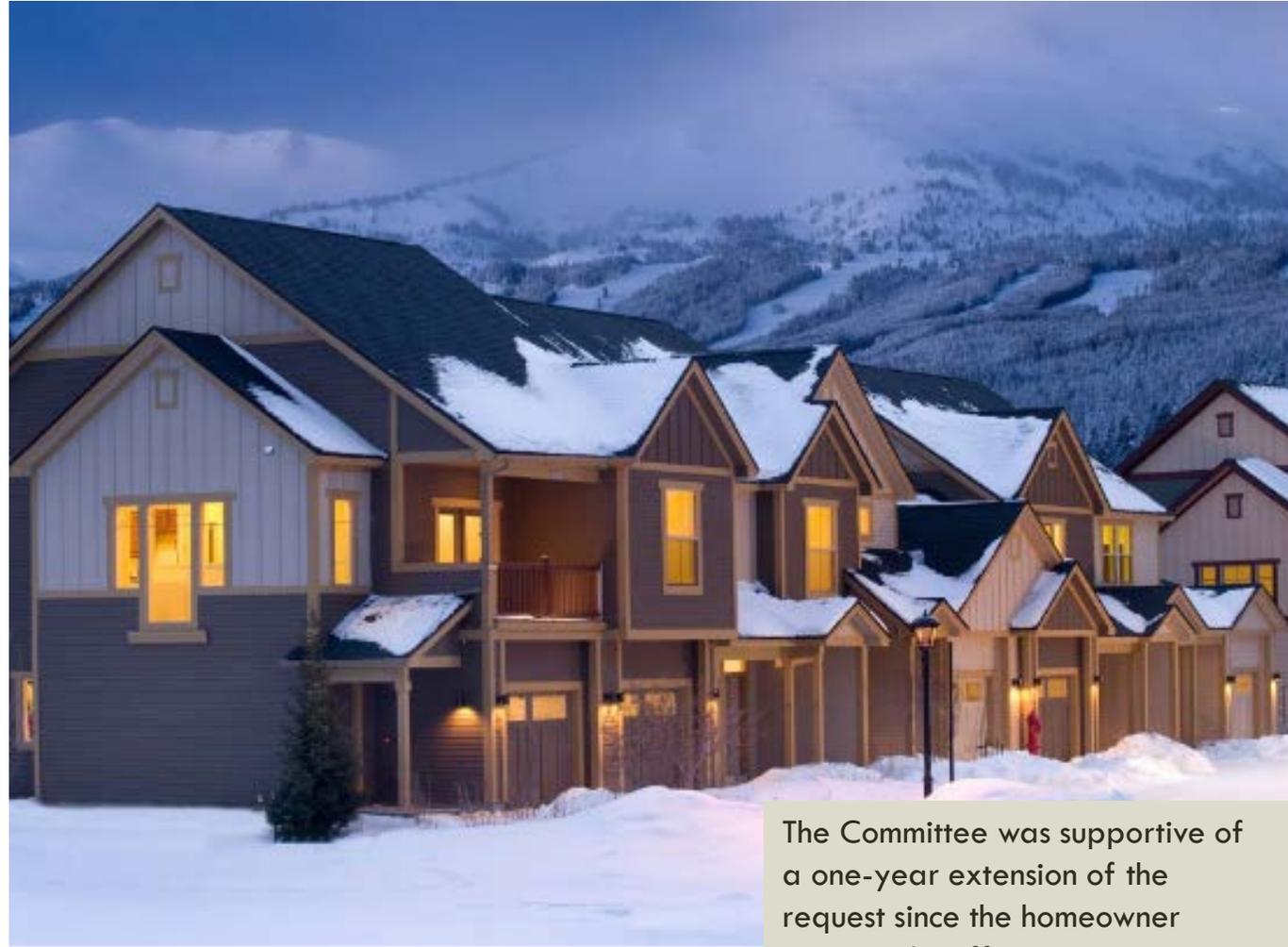
The concern with federal funding is that the funds generally are tied to Davis Bacon and lower AMI caps that will not work in our County. Staff will continue to monitor new bills and financing opportunities. HUD to complete an analysis of how to calculate AMI methodology, which could help financing for Summit County.

VALLEY BROOK RENTAL EXTENSION REQUEST

A homeowner in the Valley Brook Neighborhood has requested an extension to the 1-year rental allowance to rent for an additional year. The Community Developer Director has authority to grant special exceptions but would like the Committee to weigh in.

Background

*This is an original owner at Valley Brook and unfortunately recently divorced and remarried. The homeowner has moved to BV and rented the unit to a local working couple that recently had a baby. The homeowner's child is a Summit High student and wishes to go to CMC (potentially), so they would like to keep the home for another year as the child decides what happens after high school. The lease and rental rate was approved by the Town and started 6/1/2022. Staff will be available to present/discuss additional details



The Committee was supportive of a one-year extension of the request since the homeowner contacted staff to request an exemption. Lease will expire 6/1/2024 – after this date, the home will need to be occupied by the current homeowner or sold to a qualified occupant.

BUY DOWN PROPERTY UPDATE

BOLD = under contract										
BLUE = expensed asset										
2023 Projected Sales	Purchase Date	Purchase Price	Projected Date	Projected Price	Beds	Bath	Total Cost of Buy Down	Cost per bedroom		Activity Code
High Tor #9*	6/3/2022	\$725,000	3/1/2023	\$422,518.80	2	2	-\$302,481	-\$151,241	-41.72%	709281039
58 Magnum Bonum	10/3/2022	\$820,000	1/10/2023	\$532,475.94	3	2	-\$287,524	-\$95,841	-35.06%	709281047
Highland Greens 309*	3/30/2022	\$400,000	2023	\$420,000	1	1	\$20,000	\$20,000	5.00%	709281014
Grandview B10	10/4/1991	\$0	2023	\$445,000	1	1	\$445,000	\$445,000		?
Grandview B9*	3/31/2022	\$636,000	2023	\$385,000	1	1	-\$251,000	-\$251,000	-39.47%	709281030
Tannhauser II, Unit 10	4/25/2022	\$650,000	3/22/2023	\$350,000	1	1	-\$300,000	-\$300,000	-46.15%	709281032
Wildflower A110*	5/5/2022	\$550,000	3/29/2023	\$312,000	1	1	-\$238,000	-\$238,000	-43.27%	709281038
Blazing Saddles*	5/13/2022	\$519,000	2023	\$363,000	1	1	-\$156,000	-\$156,000	-30.06%	709282041
Grandview C3*	4/22/2022	\$810,000	2023	\$555,000	2	2	-\$255,000	-\$127,500	-31.48%	709281034
Val d'Iserre 109	4/9/2008	\$0	2023	\$300,000	1	1	\$300,000	\$300,000		?
Val d'Iserre 111	6/26/2019	\$335,000	2023	\$300,000	1	1	-\$35,000	-\$35,000	-10.45%	709281005
Val d'Iserre 207	4/23/2021	\$425,000	2023	\$350,000	1	1	-\$75,000	-\$75,000	-17.65%	?
Val d'Iserre 308	8/18/2008	\$0	2023	\$300,000	1	1	\$300,000	\$300,000		?
Sky Park 207	6/12/2021	\$420,000	2023	\$300,000	1	1	-\$120,000	-\$120,000	-28.57%	709281015
Highland Greens 205*	3/27/2020	\$400,000	2023	\$420,000	1	1	\$20,000	\$20,000	5.00%	709281013
Peak 8 Village E42	10/18/2021	\$735,000	2023	\$550,000	2	1	-\$185,000	-\$92,500	-25.17%	709281023
Ptarmigan 305	4/22/2008	\$0	2023	\$300,000	1	1	\$300,000	\$300,000		?
Gold Camp A48	4/29/2022	\$815,000	2/24/2023	\$503,824.87	2	2	-\$311,175	-\$155,588	-38.18%	709281033
		\$8,240,000		\$7,108,820	24		-\$1,131,180	-\$47,133	-26.95%	
* currently for sale										
2023 Acquisitions	Purchase Date	Purchase Price	Sale Date	Sale Price	Beds	Bath	Cost of Buy Dov	Cost per Bedroom		Activity Code
Forest Haus 201	5/3/2023	\$699,000	2023	\$525,000.00	2	1	-\$174,000	-\$87,000	-24.89%	709281049
Remaining In Assets										
Held for Sale	Purchase Date	Purchase Price								
Blue 52	2/21/2018	\$408,000		Berlin Placer 9						
Kingdom Park 850	10/14/2021	\$849,000		Berlin Placer 10						
McAdoo	6/30/2022	\$1,223,633.84	expensed	Block 11 (27 apartments)						
Schoonover	11/1/1987	\$100,000		Wayside						
Valley Brook Bldg										
Gold Camp C66	12/3/2021	\$650,000	2023	\$500,000	2	1	-\$150,000	-\$75,000	-23.08%	709281026

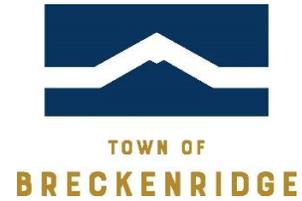
OTHER ITEMS

ALTA VERDE LEASE UP

BLOCK 11 LEASE UP

Alta Verde is expected to have 42 units occupied by the end of the week with 35 units in process. There is still opportunity for 1–2-bedroom units at 60% and lower AMIs.

Two of the three building at Block 11 are occupied (18 out of 27 units occupied). The last building will likely open in the next couple of week



Memo

To: Breckenridge Town Council Members
From: Helen Cospolich, Town Clerk
Date: 3/23/2023
Subject: Committee Reports

- Breckenridge Social Equity Advisory Commission Minutes Attached

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

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



TOWN OF
BRECKENRIDGE

Breckenridge Social Equity Advisory Commission

March 20, 2022, **7:30am**

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

I. Required Meeting Items (7:30-7:35)

a. *Call to Order, Roll Call*

*Present: Jason Smith, Laurie Moroco, June Walters, Jordan Burns, Tahja Grier,
Silvia Vicuna*

Zoom: Joyce De La Torre

Absent: Carol Saade, Andrew Brotzman (Andrew submitted his resignation)

b. *Discussion/Approval of Agenda*

No changes

c. *Discussion/Approval of the Minutes*

Approved

II. Public Comment (Non-Agenda Items) (7:35-8:10)

a. *Lana Huizar, Director of Equity for Summit School District Introduction*

i. *Lana has been in the position for 4 months now and her primary scope of work currently is on addressing chronic absenteeism (37% at the high school)- concerns around how students of color are more likely to be absent than white students.*

ii. *She is formed a task force to conduct an equity audit at the school district then looking to develop strategies for the community that addresses the root causes. Lana opened the opportunity for BSEAC to be involved.*

- *Tahja Grier and Mack Russo will join.*

b. *Tessa Breder, BTO's Community Advisory Group (CAS)*

i. *Tessa spoke on the Community Affairs Advisory committee with the BTO. This is a diverse committee comprised of multi-industry sectors (hospitality, breck create, service, etc.) that currently meets quarterly with expectations this will become monthly.*

ii. *The goal of this committee is to enhance the Breckenridge experience and the economic vitality of Breck.*

iii. *Opportunity for involvement for BSEAC:*

- *Carol Saade recently joined*

c. *Plastic Pollution presented by Jessie Burley*

i. <https://www.sustainablebreck.com/post/plastic-pollution-considerations>

ii. *Jessie presented on the plastic bottle ban (water only), she asked for BSEAC insight on disparities or other challenges that have not been considered that this ban may pose on community members.*

iii. *BSEAC inquired on if there will be added free water-refill stations, and opportunities to distribute reusable water bottles?*

iv. *BSEAC supports this and encouraged Jessie to "do more" on restricting plastic to preserve our environment and be leaders of change.*

III. **Agenda Items (8:10-8:20)**

a. *Celebrate Diversity Videos*

i. *March - [Women's History Month](#)*

- *Engagement recap:*

a. *Instagram:*

Engagement: 38 (rate: 3.64%)

Likes: 34

Plays 1,147

Reach 1,044

Facebook:

Engagement: 6.29%

Impressions: 528

Reach: 493

Disability Awareness Month

- *Filmed at the Sawmill Revoir trail, with Anne Lowe to speak on the handicap access of that trail and the new trail with BOEC at Griffith lodge. Video will be posted 3/26*

ii. *April - Celebrate Diversity Month*

- *Would like pictures of each commissioners to introduce them during diversity month.*
- *Jason Smith suggested creating a video on Tolerance for April. Commissioners supported this.
Jason Smith will be in the video.*

iii. *May - Mental Health Awareness*

- *Interview with Building Hope on how to take care of your mental health.
Jason Smith will be in the video.*

iv. *June - Pride*

- *June 1st we will post the events of Pride.*
 - a. *June 9th*
 - i. *DEI workshop with Mountain Pride*
 - ii. *Drag Queen Fireside Chat (Dean)*
 - b. *June 10th*
 - i. *Community Gathering*
 - 1. *Picnic lunches 12-1*
 - 2. *Music 1-4*
 - 3. *Bike decorating (Breck Create)*
 - 4. *Booths*
 - a. *Mountain Pride*
 - b. *Summit high School*
 - ii. *Cruiser Ride (4-5)*
- *Video will be a recap of the events post Pride.
No Commissioner directly needed for the video.*

v. *August – Hispanic Heritage*

- *We will need to determine what story we want to tell for Hispanic Heritage. Initial vote was for Food and Music, but Jason Smith voiced concerned it is too simple.*
- *Commissioners will submit ideas on April 5th , vote will be April 7th*
 - a. *Timeline:*
 - April-May, Artist Call for Banners*
 - June, Commissioners vote.*
 - July, Finalize with Artist*
 - August, Banners to print.*

September post.

IV. Equity Lens Presentation (8:20-8:45, Mack Russo)

Tabled till next meeting.

V. Staff Summary & Upcoming Council Items (8:45-8:50)

Meeting Schedules, times, and structure

VI. Other Matters (8:50-9:00)

VII. Adjournment

Motion to adjourn: Jordan Burns, Seconded: Jason Smith

Notes:

Upcoming Agenda Topics

Discussion with TOB HR Director regarding job opportunity outreach

Discussion on Town Council

Building Hope on Mental Health Awareness Month (May)

Upcoming Council Discussions for BSEAC

March 28

Legislative Items

Stables Development Contract (1st Reading) – *Contract between TOB and developer for Stables Village, for-sale housing development.*

Single Use Plastics Ordinance (2nd Reading) – *A similar bill was previously presented to council with a prohibition on “plastic beverage containers” under a half gallon. The bill failed on 2nd Reading. Staff brought back a new bill removing the prohibition on all plastic beverage containers and adding a prohibition on single use water bottles. As noted previously the highlights are listed below with a note that some of the legislation does not take effect until July 1, 2024.*

- *Requires customers opt-in to single-use plastic service ware and condiments at retail food establishments until July 1, 2024 at which time they are prohibited.*

- *Raises the recycled carryout bag fee to 25 cents and requires carryout bags to be 100% recycled content.*

- *Immediately bans all single use water bottles in any Town facility, park, or special event permitted by the Town.*

- *Establishes a ban on polystyrene containers in retail food establishments beginning January 1, 2024 and other plastic carryout containers beginning July 1, 2024.*

- *Prohibits all businesses from selling single use water bottles less than a gallon in size, as well as offering plastic service ware beginning July 1, 2024.*

NOTE: *Town staff are conducting forums with local businesses and will bring this discussion to the BSEAC in April.*

Open Space and Trails Master Plan Adoption (Resolution)

Concealed Carry (1st Reading) – *Staff will likely bring an ordinance to Town Council that will prohibit the concealed carry of a firearm in Town facilities and on some Town property, with some limited exception (e.g., law enforcement).*

Planning/Discussion items

Analysis of potential impacts of Dark Sky legislation

Discussion on 2023 Trailhead plan – *This plan describes proposed changes to three trailhead locations. The Reiling Dredge trailhead parking and changes to make the trail wheelchair accessible will be part of this discussion.*

Presentation of the Equity Blueprint and Equity Lens

Strategy Presentation from Breckenridge Creative Arts

2023 proposed changes to Quandary Trailhead parking and shuttle operations



TOWN OF
BRECKENRIDGE

February 28, 2023

Department of Finance



Executive Summary

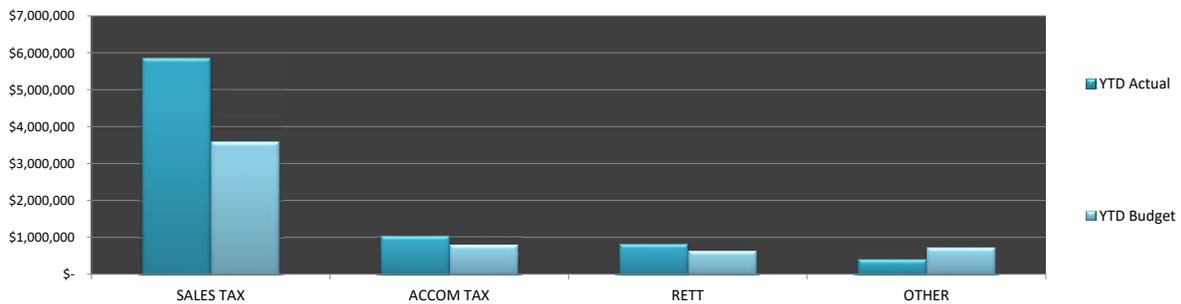
February 28, 2023

This report covers the 2 months of 2023. February is largely reflective of January tax collections.

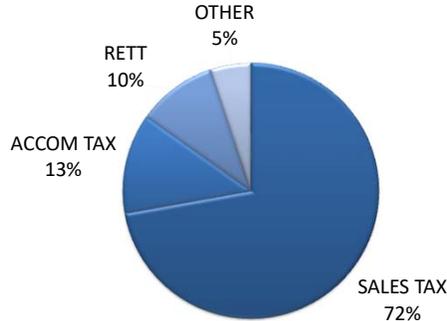
Overall, we are approximately \$2.3M over 2023 budgeted revenues in the Excise fund. Sales tax is currently \$2.2M over YTD budget, and \$1.3M ahead of prior year. Accommodations tax is \$.2M over budget, and \$.01M behind from last year. Real Estate Transfer Tax is \$.1M above budget, and \$.3M behind prior year.

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

Excise YTD Actual vs. Budget - by Source



YTD Actual Revenues - Excise



	YTD Actual	YTD Budget	% of Budget	Annual Budget	Prior YTD Actual	Prior Annual Actual
SALES TAX	\$ 5,847,582	\$ 3,593,244	163%	\$ 32,551,152	\$ 4,506,081	\$ 34,470,250
ACCOMMODATIONS TAX	1,024,259	804,904	127%	5,476,500	1,035,053	6,224,551
REAL ESTATE TRANSFER	812,307	640,919	127%	5,405,283	841,562	6,872,481
OTHER*	416,616	729,681	57%	4,962,055	194,041	1,024,037
TOTAL	\$ 8,100,764	\$ 5,768,748	140%	\$ 48,394,990	\$ 6,576,737	\$ 48,591,318

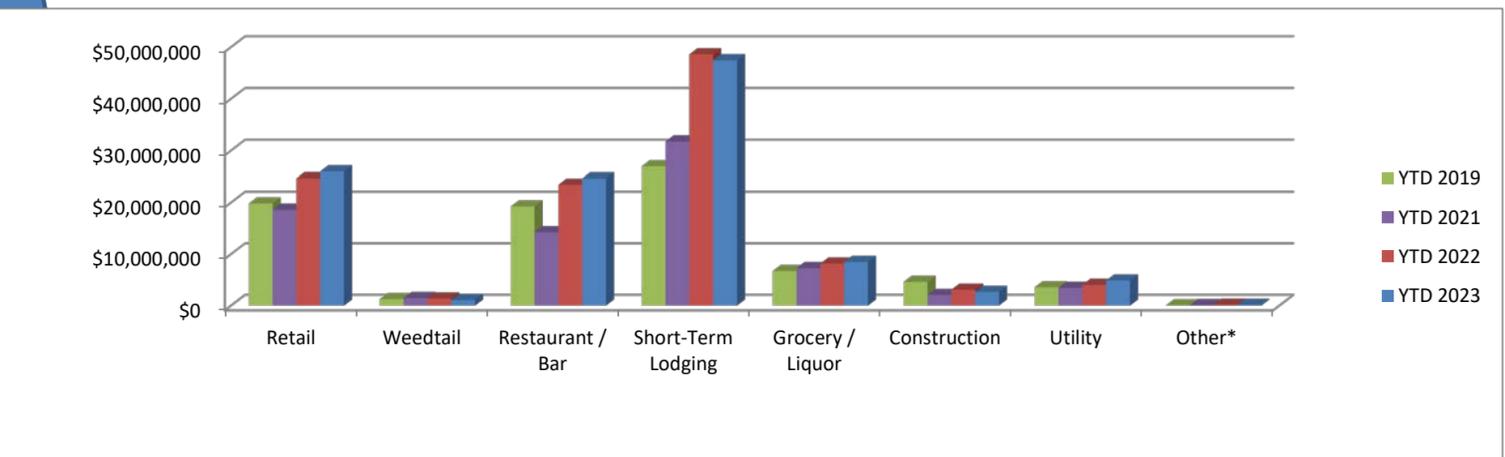
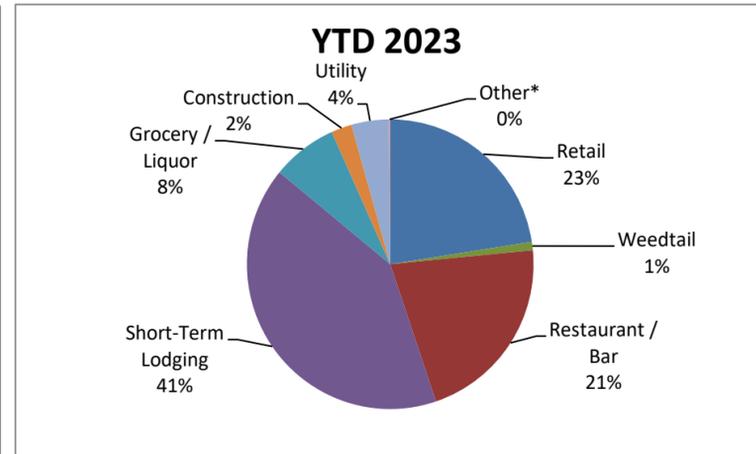
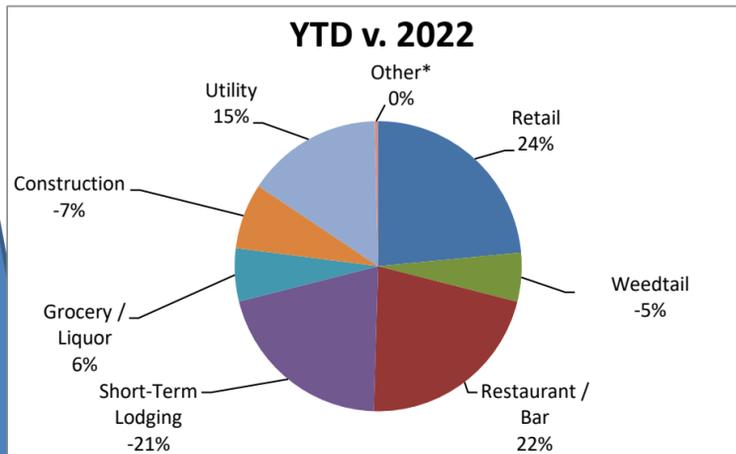
* Other includes Franchise Fees (Telephone, Public Service and Cable), Cigarette Tax, and Investment Income

The Tax Basics: January 2023

Net Taxable Sales by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022		2022/2023		2023
				% of Total	YTD 2023	\$ Change	% Change	% of Total
Retail	\$19,838,133	\$18,635,274	\$24,680,499	21.72%	\$25,994,962	\$1,314,463	5.33%	22.52%
Weedtail	\$1,278,628	\$1,478,465	\$1,390,691	1.22%	\$1,085,499	(\$305,192)	-21.95%	0.94%
Restaurant / Bar	\$19,257,344	\$14,265,167	\$23,452,482	20.64%	\$24,657,815	\$1,205,333	5.14%	21.36%
Short-Term Lodging	\$26,972,450	\$31,752,506	\$48,613,697	42.79%	\$47,461,399	(\$1,152,298)	-2.37%	41.12%
Grocery / Liquor	\$6,728,312	\$7,287,839	\$8,170,578	7.19%	\$8,501,373	\$330,795	4.05%	7.37%
Construction	\$4,622,124	\$2,068,745	\$3,087,979	2.72%	\$2,678,688	(\$409,291)	-13.25%	2.32%
Utility	\$3,576,029	\$3,442,900	\$4,037,668	3.55%	\$4,891,618	\$853,950	21.15%	4.24%
Other*	\$49,423	\$96,405	\$175,018	0.15%	\$151,318	(\$23,700)	-13.54%	0.13%
Total	\$82,322,443	\$79,027,302	\$113,608,612	100.00%	\$115,422,672	\$1,814,060	1.60%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



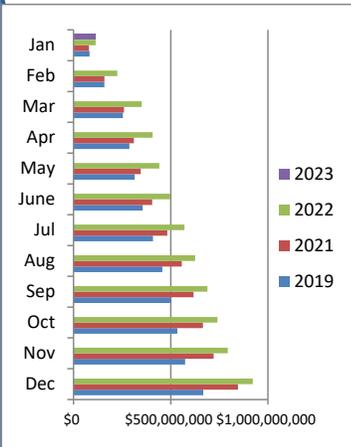
New Items of Note:

- January net taxable sales are currently ahead of January 2022 by 1.60%.
- For January 2023, there were increases in Retail (5.33%), Restaurant/Bar (5.14%) and Grocery/Liquor (4.05%), Utilities (21.15%) and Weedtail decline (-21.95%), Short-Term Lodging (-2.37%), Construction (-13.25%), compared to January, 2022.
- January 2022 is ahead of January 2019 by 39.25%.

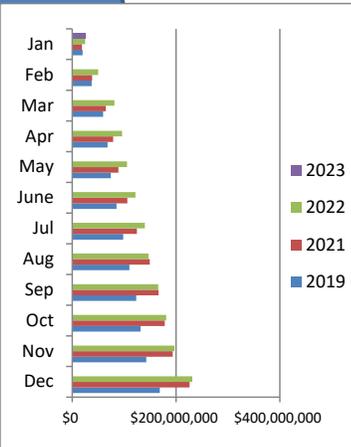
Historical Notes:

- Due to COVID-19, on March 16th, 2020 Town-Wide business closures/operating limitations went into effect. On November 22, 2020 indoor dining closed due to Summit County entering level red on the State COVID 19 dial dashboard on November 20th. Restaurants started reopening for indoor dining on December 18, 2020 through the five star certification program.
- By executive order, Town bag fees were waived for large grocers during the COVID-19 pandemic March 27, 2020 - September 9, 2020, and again November 19, 2020 - April 28, 2021.
- Short Term Lodging taxes are generally remitted based on reservation date.
- In 2014, a new category was added to the Sales by Sector pages for the Weedtail sector. The category encompasses all legal marijuana sales, regardless of medical or recreational designation.
- A section on Disposable Bag Fees was added in 2014.
- A section on Short Term Rentals was added in 2018.
- Taxes collected from the customer by the vendor are remitted to the Town on the 20th of the following month.
- Quarterly taxes are reported in the last month of the period. For example, taxes collected in the first quarter of the year (January – March), are included on the report for the period of March.
- Net Taxable Sales are continually updated as late tax returns are submitted to the Town of Breckenridge. Therefore, you may notice slight changes in prior months, in addition to the reporting for the current month.
- "Other" sales relate to returns that have yet to be classified. Much of this category will be reclassified to other sectors as more information becomes available.

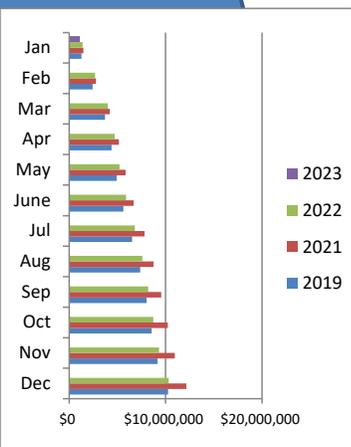
Net Taxable Sales by Sector-Town of Breckenridge Tax Base



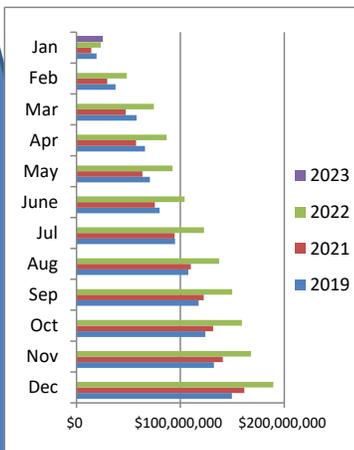
Total Net Taxable Sales						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$82,322,443	\$79,027,302	\$113,608,612	\$115,422,672	1.60%	40.21%
Feb	\$75,811,953	\$79,756,522	\$111,338,870	\$0	n/a	n/a
Mar	\$95,183,824	\$100,237,930	\$125,587,884	\$0	n/a	n/a
Apr	\$33,989,000	\$50,827,804	\$56,511,686	\$0	n/a	n/a
May	\$26,568,743	\$35,688,712	\$34,435,517	\$0	n/a	n/a
Jun	\$41,037,437	\$58,729,745	\$56,169,825	\$0	n/a	n/a
Jul	\$53,771,241	\$77,769,054	\$72,781,327	\$0	n/a	n/a
Aug	\$48,091,755	\$74,668,803	\$55,668,876	\$0	n/a	n/a
Sep	\$44,889,082	\$60,882,595	\$62,955,628	\$0	n/a	n/a
Oct	\$32,300,192	\$48,306,167	\$51,377,291	\$0	n/a	n/a
Nov	\$39,932,842	\$55,263,944	\$53,661,832	\$0	n/a	n/a
Dec	\$93,944,588	\$124,734,867	\$128,664,680	\$0	n/a	n/a
Total	\$667,843,100	\$845,893,445	\$922,762,029	\$115,422,672	-87.49%	-82.72%



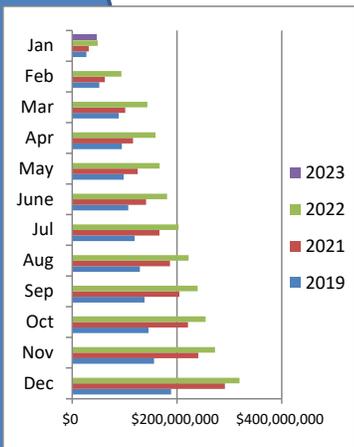
Retail						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$19,838,133	\$18,635,274	\$24,680,499	\$25,994,962	5.33%	31.04%
Feb	\$17,584,501	\$19,530,622	\$25,208,444	\$0	n/a	n/a
Mar	\$21,862,501	\$26,484,002	\$31,406,226	\$0	n/a	n/a
Apr	\$8,627,095	\$14,010,364	\$14,734,915	\$0	n/a	n/a
May	\$6,390,081	\$10,203,147	\$9,367,951	\$0	n/a	n/a
Jun	\$10,884,927	\$17,206,925	\$16,445,309	\$0	n/a	n/a
Jul	\$12,872,629	\$18,335,939	\$17,991,346	\$0	n/a	n/a
Aug	\$12,092,310	\$24,784,606	\$7,027,007	\$0	n/a	n/a
Sep	\$13,084,071	\$16,927,047	\$18,867,993	\$0	n/a	n/a
Oct	\$8,231,221	\$11,925,682	\$15,327,724	\$0	n/a	n/a
Nov	\$11,083,104	\$15,424,478	\$15,812,395	\$0	n/a	n/a
Dec	\$25,978,511	\$32,669,512	\$34,326,066	\$0	n/a	n/a
Total	\$168,529,084	\$226,137,597	\$231,195,875	\$25,994,962	-88.76%	-84.58%



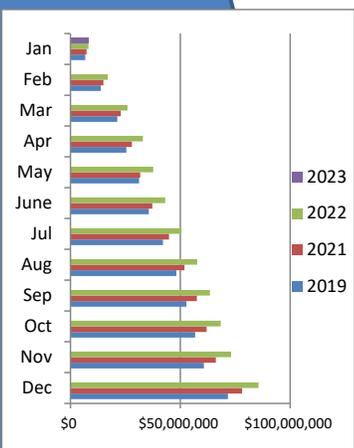
Weedtail						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$1,278,628	\$1,478,465	\$1,390,691	\$1,085,499	-21.95%	-15.10%
Feb	\$1,143,834	\$1,294,638	\$1,290,570	\$0	n/a	n/a
Mar	\$1,291,752	\$1,441,196	\$1,310,491	\$0	n/a	n/a
Apr	\$682,583	\$942,276	\$732,968	\$0	n/a	n/a
May	\$525,557	\$695,750	\$499,512	\$0	n/a	n/a
Jun	\$691,544	\$841,867	\$670,484	\$0	n/a	n/a
Jul	\$905,548	\$1,116,858	\$912,870	\$0	n/a	n/a
Aug	\$845,682	\$936,140	\$777,363	\$0	n/a	n/a
Sep	\$658,693	\$802,336	\$611,456	\$0	n/a	n/a
Oct	\$536,078	\$665,889	\$529,983	\$0	n/a	n/a
Nov	\$605,820	\$737,780	\$581,583	\$0	n/a	n/a
Dec	\$1,088,987	\$1,195,620	\$1,014,636	\$0	n/a	n/a
Total	\$10,254,704	\$12,148,814	\$10,322,606	\$1,085,499	-89.48%	-89.41%



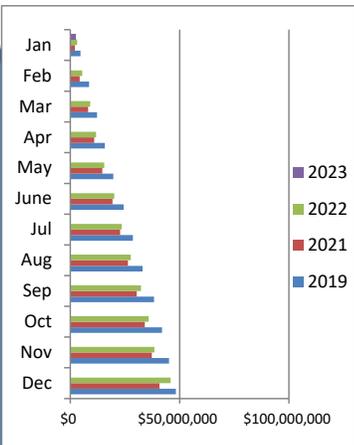
Restaurant / Bar						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$19,257,344	\$14,265,167	\$23,452,482	\$24,657,815	5.14%	28.04%
Feb	\$18,251,145	\$15,231,130	\$24,836,435	\$0	n/a	n/a
Mar	\$20,276,191	\$17,872,767	\$26,133,430	\$0	n/a	n/a
Apr	\$8,183,550	\$10,007,940	\$12,343,598	\$0	n/a	n/a
May	\$4,752,756	\$5,998,876	\$5,620,508	\$0	n/a	n/a
Jun	\$9,334,516	\$11,999,909	\$11,730,926	\$0	n/a	n/a
Jul	\$14,827,380	\$18,982,309	\$18,596,356	\$0	n/a	n/a
Aug	\$12,693,004	\$15,655,116	\$14,664,609	\$0	n/a	n/a
Sep	\$10,012,989	\$12,481,403	\$12,587,294	\$0	n/a	n/a
Oct	\$6,463,032	\$8,998,455	\$9,245,706	\$0	n/a	n/a
Nov	\$8,198,131	\$9,366,522	\$8,794,915	\$0	n/a	n/a
Dec	\$17,310,078	\$20,785,966	\$21,508,931	\$0	n/a	n/a
Total	\$149,560,115	\$161,645,561	\$189,515,188	\$24,657,815	-86.99%	-83.51%



Short-Term Lodging						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$26,972,450	\$31,752,506	\$48,613,697	\$47,461,399	-2.37%	75.96%
Feb	\$24,828,849	\$30,607,518	\$45,169,344	\$0	n/a	n/a
Mar	\$37,084,360	\$38,833,031	\$49,654,941	\$0	n/a	n/a
Apr	\$6,084,075	\$14,797,935	\$15,604,892	\$0	n/a	n/a
May	\$3,269,759	\$8,839,478	\$7,736,666	\$0	n/a	n/a
Jun	\$8,616,999	\$16,110,696	\$14,454,476	\$0	n/a	n/a
Jul	\$12,277,101	\$25,496,064	\$21,720,310	\$0	n/a	n/a
Aug	\$10,003,552	\$20,237,448	\$19,219,232	\$0	n/a	n/a
Sep	\$8,761,172	\$17,984,049	\$17,234,547	\$0	n/a	n/a
Oct	\$7,656,277	\$16,267,787	\$15,303,928	\$0	n/a	n/a
Nov	\$10,643,615	\$19,659,292	\$18,013,772	\$0	n/a	n/a
Dec	\$32,413,202	\$50,715,608	\$46,749,461	\$0	n/a	n/a
Total	\$188,611,410	\$291,301,413	\$319,475,265	\$47,461,399	-85.14%	-74.84%



Grocery / Liquor						
	2019	2021	2022	2023	% change from PY	% change from '19
Jan	\$6,728,312	\$7,287,839	\$8,170,578	\$8,501,373	4.05%	26.35%
Feb	\$6,986,584	\$7,698,418	\$8,753,193	\$0	n/a	n/a
Mar	\$7,555,406	\$7,875,044	\$9,019,659	\$0	n/a	n/a
Apr	\$4,143,198	\$5,116,542	\$6,998,996	\$0	n/a	n/a
May	\$5,770,430	\$3,756,571	\$4,696,309	\$0	n/a	n/a
Jun	\$4,477,840	\$5,487,526	\$5,436,849	\$0	n/a	n/a
Jul	\$6,441,916	\$7,596,984	\$7,431,072	\$0	n/a	n/a
Aug	\$6,036,270	\$7,082,310	\$7,177,335	\$0	n/a	n/a
Sep	\$4,599,869	\$5,595,731	\$5,816,776	\$0	n/a	n/a
Oct	\$3,956,333	\$4,452,681	\$4,906,694	\$0	n/a	n/a
Nov	\$3,980,326	\$4,209,254	\$4,692,648	\$0	n/a	n/a
Dec	\$10,973,358	\$11,964,748	\$12,449,426	\$0	n/a	n/a
Total	\$71,649,842	\$78,123,650	\$85,549,534	\$8,501,373	-90.06%	-88.13%

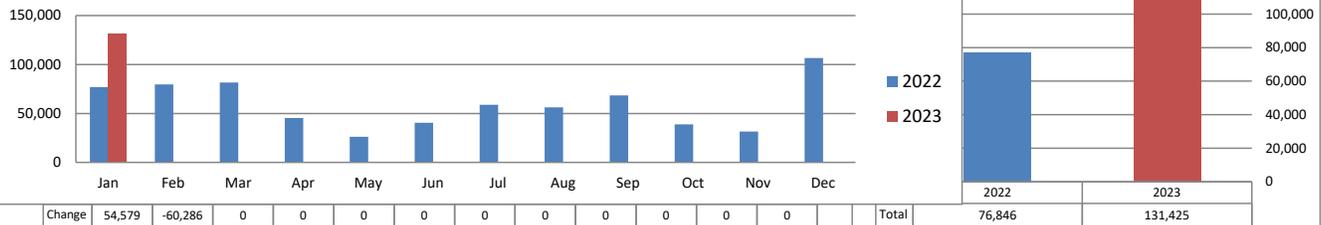


Construction							
	2019	2021	2022	2023	% change from PY	% change from '19	
Jan	\$4,622,124	\$2,068,745	\$3,087,979	\$2,678,688	-13.25%	-42.05%	
Feb	\$3,928,370	\$2,195,750	\$2,329,985	\$0	n/a	n/a	
Mar	\$3,639,371	\$3,880,970	\$3,659,430	\$0	n/a	n/a	
Apr	\$3,600,032	\$2,801,202	\$2,689,995	\$0	n/a	n/a	
May	\$3,855,082	\$3,695,521	\$3,753,221	\$0	n/a	n/a	
Jun	\$4,754,187	\$4,674,905	\$4,564,515	\$0	n/a	n/a	
Jul	\$4,235,249	\$3,429,834	\$3,420,384	\$0	n/a	n/a	
Aug	\$4,394,398	\$3,568,255	\$4,155,216	\$0	n/a	n/a	
Sep	\$5,281,990	\$4,018,919	\$4,670,892	\$0	n/a	n/a	
Oct	\$3,589,597	\$3,704,289	\$3,476,544	\$0	n/a	n/a	
Nov	\$3,210,703	\$3,262,427	\$2,663,371	\$0	n/a	n/a	
Dec	\$3,172,007	\$3,497,187	\$7,427,341	\$0	n/a	n/a	
Total	\$48,283,109	\$40,798,005	\$45,898,875	\$2,678,688	-94.16%	-94.45%	

Disposable Bag Fees

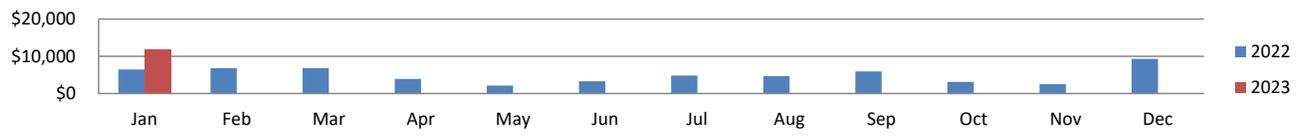
The Town adopted an ordinance April 9, 2013 (effective October 15, 2013) to discourage the use of disposable bags, achieving a goal of the SustainableBreck Plan. The \$.10 fee applies to most plastic and paper bags given out at retail and grocery stores in Breckenridge. The program is intended to encourage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

of Disposable Bags Reported by Month



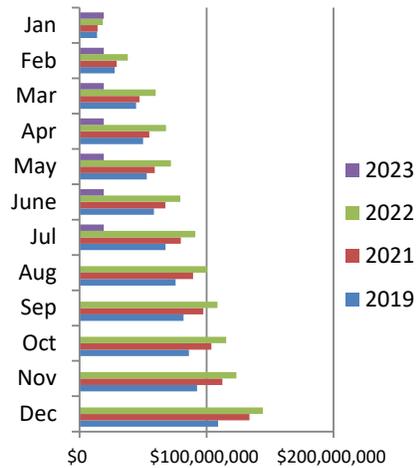
Bag Fees Remitted by Month

Net of Retained Percentage*

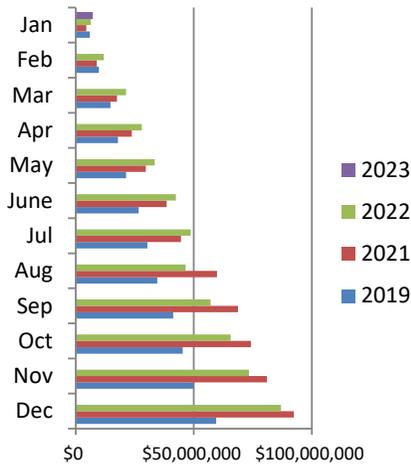


*Retailers are permitted to retain 50% of the fee (up to a maximum of \$1000/month through October 31, 2014; changing to a maximum of \$100/month beginning November 1, 2014) in order to offset expenses incurred related to the program. The retained percent may be used by the retail store to provide educational information to customers; provide required signage; train staff; alter infrastructure; fee administration; develop/display informational signage; encourage the use of reusable bags or promote recycling of disposable bags; and improve infrastructure to increase disposable bag recycling.

The Tax Basics: Retail Sales Sector Analysis

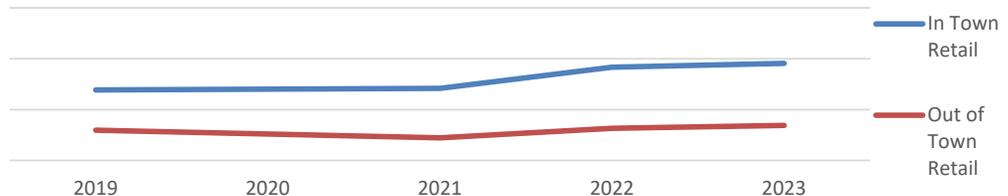


Retail: In-Town					
	2019	2021	2022	2023	% change
					2023 from PY
Jan	\$13,874,223	\$14,184,347	\$18,348,762	\$19,099,313	4.09%
Feb	\$13,755,726	\$15,039,976	\$19,675,561	\$0	n/a
Mar	\$16,905,640	\$17,968,090	\$21,933,024	\$0	n/a
Apr	\$5,471,956	\$7,736,099	\$8,097,878	\$0	n/a
May	\$2,941,690	\$4,231,386	\$3,882,312	\$0	n/a
Jun	\$5,600,801	\$8,404,400	\$7,492,442	\$0	n/a
Jul	\$9,136,287	\$12,238,779	\$11,699,272	\$0	n/a
Aug	\$7,911,724	\$9,575,276	\$9,213,957	\$0	n/a
Sep	\$6,331,984	\$7,994,838	\$8,267,319	\$0	n/a
Oct	\$4,203,590	\$6,485,159	\$6,834,268	\$0	n/a
Nov	\$6,421,375	\$8,629,524	\$8,034,738	\$0	n/a
Dec	\$16,458,003	\$21,244,252	\$20,806,518	\$0	n/a
Total	\$109,012,999	\$133,732,126	\$144,286,052	\$19,099,313	



Retail: Out-of-Town					
	2019	2021	2022	2023	% change
					2023 from PY
Jan	\$5,961,807	\$4,450,927	\$6,331,737	\$6,895,994	8.91%
Feb	\$3,827,525	\$4,490,646	\$5,532,883	\$0	n/a
Mar	\$4,955,611	\$8,515,913	\$9,473,138	\$0	n/a
Apr	\$3,153,889	\$6,274,265	\$6,637,037	\$0	n/a
May	\$3,448,391	\$5,971,760	\$5,485,638	\$0	n/a
Jun	\$5,284,126	\$8,802,524	\$8,952,822	\$0	n/a
Jul	\$3,736,342	\$6,097,160	\$6,292,029	\$0	n/a
Aug	\$4,180,586	\$15,209,330	-\$2,186,950	\$0	n/a
Sep	\$6,752,087	\$8,921,001	\$10,600,674	\$0	n/a
Oct	\$4,027,631	\$5,440,523	\$8,493,456	\$0	n/a
Nov	\$4,661,729	\$6,794,954	\$7,777,657	\$0	n/a
Dec	\$9,520,508	\$11,423,660	\$13,519,548	\$0	n/a
Total	\$59,510,232	\$92,392,664	\$86,909,669	\$6,895,994	

January Trending Retail Sales



New Items of Note:

- Starting in March 2019, the Finance Department has split the Retail sector into two categories, In-Town Retail sales and Out-of-Town Retail sales. In-Town Retail sales comprise businesses that are in Town limits, the sector had an overall increase of 4.09% in 2023 as compared to 2022. The Out-of-Town Retail Sales had a overall increase in sales of 8.91% for 2023 compared to 2022.

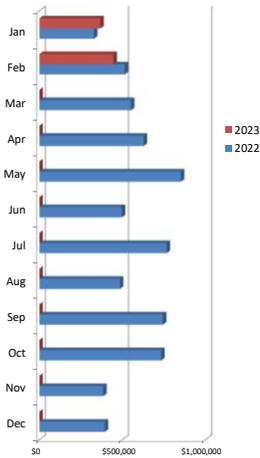
Real Estate Transfer Tax

New Items of Note:

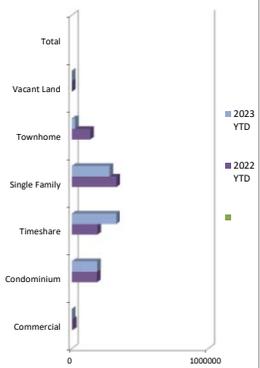
- Revenue February YTD is ahead of the budget by \$.2M and below the prior year by \$.3M.
- Timeshare sales account for the majority of the sales (40.08%), with Single Family sales in the second position of highest sales (34.09%) subject to the tax. Timeshare sales are higher YTD by 73.94% and Single Family sales are lower YTD by -15.24%. Condominium activity is representing 22.82% of the activity.
- February 2023 churn was 24.72% below February 2022.

Continuing Items of Note:

- 2023 Real Estate Transfer Tax budget is based upon a 5 year historical budget phasing.



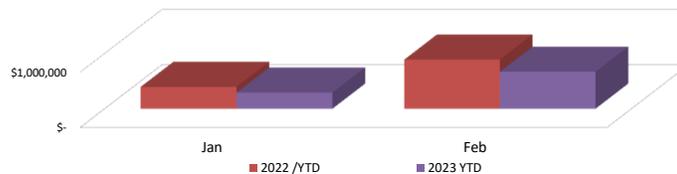
Total RETT								
	2019	2021	2022	2023	% change	2023 budget	+/- Budget	
Jan	\$536,802	\$394,201	\$328,719	\$366,761	11.57%	\$298,205	\$68,556	
Feb	\$441,411	\$493,987	\$512,843	\$445,546	-13.12%	\$342,714	\$102,832	
Mar	\$454,470	\$813,726	\$551,693	\$0	n/a	\$382,978	n/a	
Apr	\$674,070	\$946,247	\$627,842	\$0	n/a	\$433,275	n/a	
May	\$781,528	\$743,447	\$851,657	\$0	n/a	\$454,505	n/a	
Jun	\$480,111	\$1,052,494	\$495,925	\$0	n/a	\$386,322	n/a	
Jul	\$510,302	\$841,992	\$765,641	\$0	n/a	\$441,027	n/a	
Aug	\$784,245	\$1,024,008	\$484,573	\$0	n/a	\$558,753	n/a	
Sep	\$684,950	\$1,027,878	\$742,908	\$0	n/a	\$674,590	n/a	
Oct	\$561,093	\$2,446,257	\$732,723	\$0	n/a	\$748,951	n/a	
Nov	\$604,298	\$579,469	\$384,336	\$0	n/a	\$365,827	n/a	
Dec	\$653,338	\$674,950	\$393,620	\$0	n/a	\$318,136	n/a	
Total	\$7,166,618	\$11,038,657	\$6,872,481	\$812,307		\$5,405,283		



by Category						
Description	2022 YTD	2023 YTD	\$ change	% change	% of Total	
Commercial	\$ 7,850	\$ -	\$ (7,850)	n/a	0.00%	
Condominium	\$ 184,499	\$ 185,342	\$ 843	0.46%	22.82%	
Timeshare	\$ 187,177	\$ 325,567	\$ 138,390	73.94%	40.08%	
Single Family	\$ 326,701	\$ 276,897	\$ (49,804)	-15.24%	34.09%	
Townhome	\$ 135,285	\$ 24,000	\$ (111,285)	-82.26%	2.95%	
Vacant Land	\$ 50	\$ 500	\$ 450	900.00%	0.06%	
Total	\$ 841,562	\$ 812,307	\$ (29,255)	-3.48%	100.00%	

\$0

YTD Churn Analysis

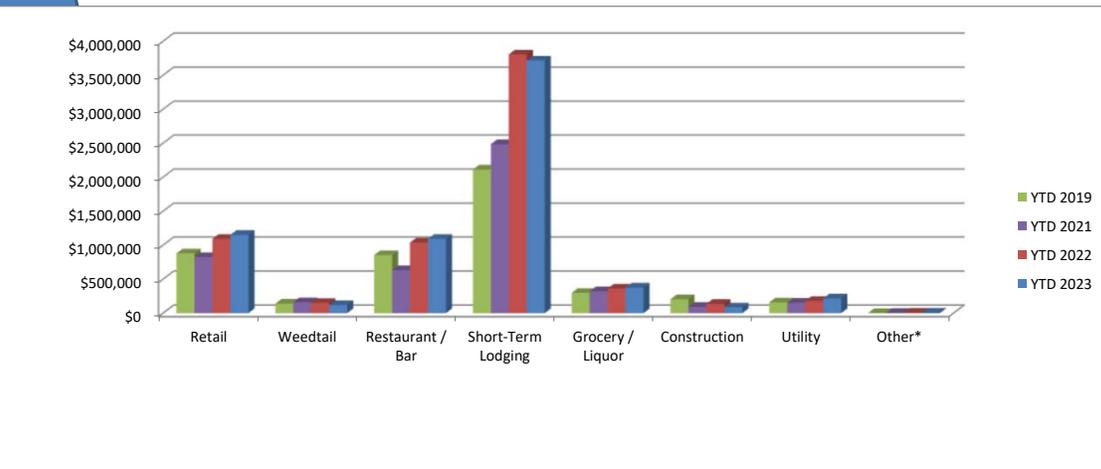
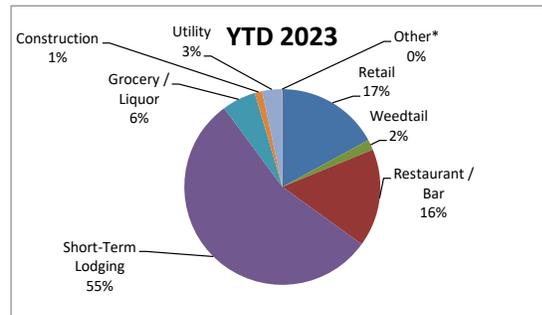
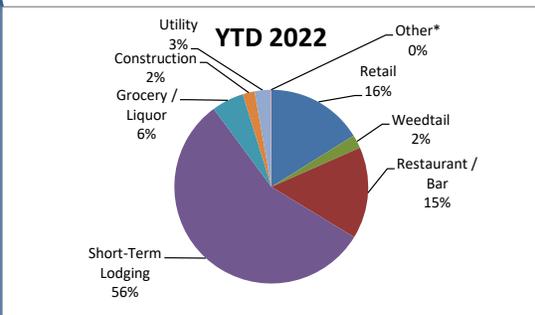


TAXES DUE - SALES, ACCOMMODATIONS, AND MARIJUANA TAXES

Tax Due by Industry-YTD

Description	YTD 2019	YTD 2021	YTD 2022	2022		2022/2023		2023
				% of Total	YTD 2023	\$ Change	% Change	% of Total
Retail	\$878,829	\$825,543	\$1,093,346	16.14%	\$1,151,592	\$58,246	5.33%	17.03%
Weedtail	\$139,754	\$161,596	\$152,003	2.24%	\$118,645	(\$33,358)	-21.95%	1.75%
Restaurant / Bar	\$853,100	\$631,947	\$1,038,945	15.33%	\$1,092,341	\$53,396	5.14%	16.15%
Short-Term Lodging	\$2,111,943	\$2,486,221	\$3,806,452	56.17%	\$3,716,228	(\$90,225)	-2.37%	54.95%
Grocery / Liquor	\$298,064	\$322,851	\$361,957	5.34%	\$376,611	\$14,654	4.05%	5.57%
Construction	\$204,760	\$91,645	\$136,797	2.02%	\$83,791	(\$53,006)	-38.75%	1.24%
Utility	\$158,418	\$152,520	\$178,869	2.64%	\$216,699	\$37,830	21.15%	3.20%
Other*	\$2,189	\$4,271	\$7,753	0.11%	\$6,703	(\$1,050)	-13.54%	0.10%
Total	\$4,647,058	\$4,676,595	\$6,776,122	100.00%	\$6,762,610	(\$13,512)	-0.20%	100.00%

* Other includes activities in Automobiles and Undefined Sales.



Items of Note:

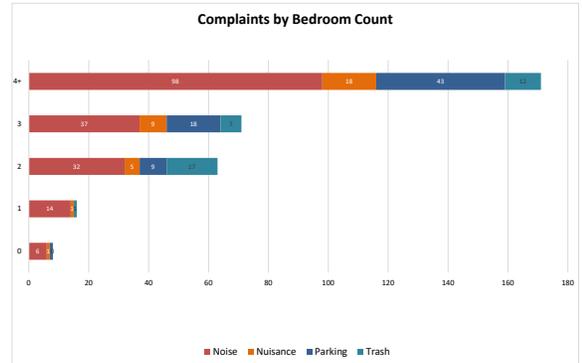
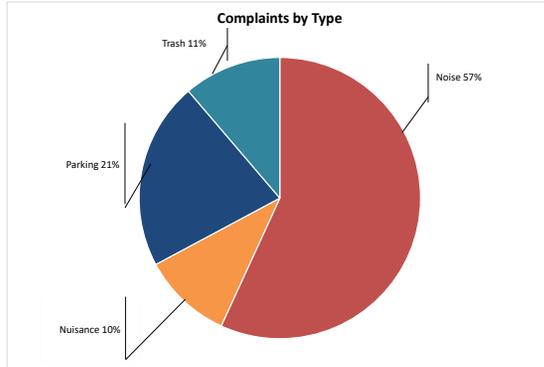
- The general sales tax rate includes the 2.5% Town sales tax + 1.93% County sales tax distributed to the Town.
- The Short -Term Lodging sector includes an additional 3.4% accommodation tax.
- Weedtail includes an additional 5% marijuana tax (recreational and medical). The 1.5% distribution from the State is also included in this category. While the State distribution is only due on recreational sales, the majority of weedtail sales are recreational and the distribution has been applied to the entire sector.
- Report assumptions include: applying tax specific to a sector to the entire sector, as well as assuming the same tax base across the State, County, and Town taxes due. As a result, the numbers indicated above are a rough picture of taxes due to the Town and not an exact representation. Additionally, the data is representative of taxes due to the Town and not necessarily taxes collected year to date.

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

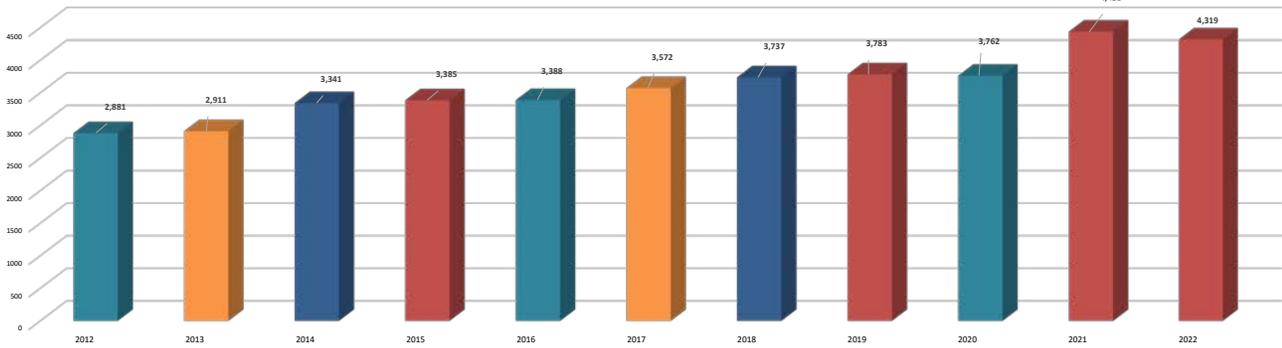
	BUDGET FY23	YTD			VARIANCE EXPLANATION
		ACTUAL FY23 YTD	BUDGET FY23 YTD	ACTUAL vs BUDGET FY23 YTD	
FUND BALANCE, JANUARY 1, 2023	\$ 270,268,166	\$ 270,268,166	\$ 270,268,166		
REVENUE BY FUND					
GENERAL FUND	\$ 29,779,984	\$ 4,844,164	\$ 4,709,280	\$ 134,884	RECREATION CENTER FEES
UTILITY FUND	\$ 15,724,895	\$ 1,206,645	\$ 1,635,570	\$ (428,925)	BUDGET PHASING
CAPITAL FUND	\$ 11,675,112	\$ 2,912,003	\$ 2,833,955	\$ 78,048	ACCOMODATION TAX
MARKETING FUND	\$ 4,588,917	\$ 901,722	\$ 764,790	\$ 136,932	BUDGET PHASING
GOLF COURSE FUND	\$ 3,875,671	\$ 42,178	\$ 1,678	\$ 40,500	
EXCISE TAX FUND	\$ 48,398,990	\$ 8,100,774	\$ 5,770,248	\$ 2,330,526	
HOUSING FUND	\$ 27,151,777	\$ 9,892,724	\$ 9,866,923	\$ 25,801	
OPEN SPACE ACQUISITION FUND	\$ 3,609,967	\$ 634,418	\$ 594,970	\$ 39,448	
CONSERVATION TRUST FUND	\$ 55,000	\$ 63	\$ -	\$ 63	
GARAGE SERVICES FUND	\$ 7,105,991	\$ 813,047	\$ 766,672	\$ 46,375	INVESTMENTALLOCATION
INFORMATION TECHNOLOGY FUND	\$ 1,661,777	\$ 280,369	\$ 276,952	\$ 3,417	
FACILITIES MAINTENANCE FUND	\$ 1,117,311	\$ 214,311	\$ 186,206	\$ 28,105	INVESTMENTALLOCATION
SPECIAL PROJECTS FUND	\$ 4,741,263	\$ 792,393	\$ 790,178	\$ 2,215	
MARIJUANA FUND	\$ 650,000	\$ 129,810	\$ 88,624	\$ 41,186	BUDGET PHASING
CEMETERY FUND	\$ 15,605	\$ 728	\$ 2,600	\$ (1,872)	
CHILD CARE FUND	\$ 2,034,000	\$ 342,849	\$ 328,988	\$ 13,861	
PARKING & TRANSPORTATION FUND	\$ 8,380,158	\$ 3,525,690	\$ 1,891,572	\$ 1,634,118	SOUTH GONDOLA LOT (\$857K); LIFT TICKET TAX (\$806K-phasing)
HEALTH BENEFITS FUND	\$ 5,235,499	\$ 869,073	\$ 863,852	\$ 5,221	
SUSTAINABILITY FUND	\$ 2,877,921	\$ 523,211	\$ 468,524	\$ 54,687	E-BIKE GRANT
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,720,004	\$ 415,227	\$ 366,392	\$ 48,835	ACCOMODATION REGULATORY FEES
TOTAL REVENUE BY PROGRAM	\$ 186,399,842	\$ 36,441,398	\$ 32,207,974	\$ 4,233,424	
EXPENDITURES BY CATEGORY					
PERSONNEL	\$ 34,804,395	\$ 4,174,923	\$ 5,311,328	\$ 1,136,405	
MATERIALS & SUPPLIES	\$ 3,649,489	\$ 476,418	\$ 518,899	\$ 42,481	
CHARGES FOR SERVICES	\$ 34,620,745	\$ 5,008,996	\$ 5,435,181	\$ 426,185	
MINOR CAPITAL	\$ 54,409,811	\$ 5,879,722	\$ 7,438,454	\$ 1,558,732	
FIXED CHARGES	\$ 711,219	\$ 812,641	\$ 672,788	\$ (139,853)	
DEBT SERVICES	\$ 7,301,112	\$ 75,672	\$ 1,881,588	\$ 1,805,916	
GRANTS/CONTINGENCIES	\$ 3,708,851	\$ 846,595	\$ 861,664	\$ 15,069	
ALLOCATION	\$ 6,963,699	\$ 1,160,617	\$ 1,160,570	\$ (47)	
TRANSFERS	\$ 56,703,535	\$ 18,238,536	\$ 18,476,889	\$ 238,353	
TOTAL EXPENDITURES BY CATEGORY	\$ 202,872,856	\$ 36,674,121	\$ 41,757,361	\$ 5,083,240	
EXPENDITURES BY PROGRAM					
GENERAL FUND	\$ 33,496,207	\$ 4,218,979	\$ 5,405,296	\$ 1,186,317	REDUCED COMPENSATION DUE TO MERIT INCREASE TIMING(\$670K); CHARGES FOR SERVICES (\$547K -BUDGET PHASING) DEBT SERVICES (BUDGET PHASING)
UTILITY FUND	\$ 11,357,465	\$ 570,950	\$ 1,010,424	\$ 439,474	BUDGET PHASING
CAPITAL FUND	\$ 26,320,495	\$ 577,488	\$ 3,108,126	\$ 2,530,638	
MARKETING FUND	\$ 4,835,755	\$ 1,192,277	\$ 1,199,405	\$ 7,128	
GOLF COURSE FUND	\$ 3,533,097	\$ 191,102	\$ 361,628	\$ 170,526	IRRIGATION PROJECT (BUDGET PHASING)
EXCISE TAX FUND	\$ 42,779,884	\$ 15,200,736	\$ 15,200,534	\$ (202)	
HOUSING FUND	\$ 35,078,834	\$ 7,530,464	\$ 7,743,326	\$ 212,862	
OPEN SPACE ACQUISITION FUND	\$ 2,717,631	\$ 266,481	\$ 430,773	\$ 164,292	LAND ACQUISITION (BUDGET PHASING)
CONSERVATION TRUST FUND	\$ 55,000	\$ 9,167	\$ 9,166	\$ (1)	
GARAGE SERVICES FUND	\$ 4,375,972	\$ 1,009,627	\$ 737,729	\$ (271,898)	PLOW TRUCK (\$215K)
INFORMATION TECHNOLOGY FUND	\$ 1,535,003	\$ 189,547	\$ 254,199	\$ 64,652	
FACILITIES MAINTENANCE FUND	\$ 821,976	\$ 50,326	\$ 140,168	\$ 89,842	
SPECIAL PROJECTS FUND	\$ 4,698,763	\$ 983,500	\$ 1,175,612	\$ 192,112	BRECK HISTORY BUDGET PHASING
MARIJUANA FUND	\$ 909,292	\$ 135,355	\$ 152,677	\$ 17,322	STAFFING TIMING
CEMETERY FUND	\$ 18,586	\$ 79	\$ 3,170	\$ 3,091	
CHILD CARE FUND	\$ 1,904,644	\$ 159,059	\$ 387,125	\$ 228,066	BUDGET PHASING
PARKING & TRANSPORTATION FUND	\$ 14,087,778	\$ 1,969,789	\$ 2,074,240	\$ 104,451	REDUCED COMPENSATION DUE TO MERIT INCREASE TIMING
HEALTH BENEFITS FUND	\$ 4,500,000	\$ 689,205	\$ 709,608	\$ 20,403	
SUSTAINABILITY FUND	\$ 2,927,776	\$ 483,921	\$ 493,884	\$ 9,963	
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,918,698	\$ 1,246,069	\$ 1,160,271	\$ (85,798)	CREDIT CARD PROCESSING FEES; MUNI REVS
TOTAL EXPENDITURES BY PROGRAM	\$ 202,872,856	\$ 36,674,121	\$ 41,757,361	\$ 5,083,240	

The Short Term Rental Basics												
Complaints Made by Type												
Complaint Type	2021				2022				2023		Total Calls 01/2021-02/2023	Percentage
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	JANUARY	FEBRUARY		
Noise	35	15	28	15	39	15	20	5	10	5	187	57%
Nuisance	11	2	4	2	4	2	3	4	1	1	34	10%
Parking	5	3	9	5	24	4	10	6	2	3	71	22%
Trash	5	0	4	7	7	4	3	3	2	2	37	11%
Total	56	20	45	29	74	25	36	18	15	11	329	100%

* "Nuisance" includes complaints not concerning Parking, Trash, or Noise.

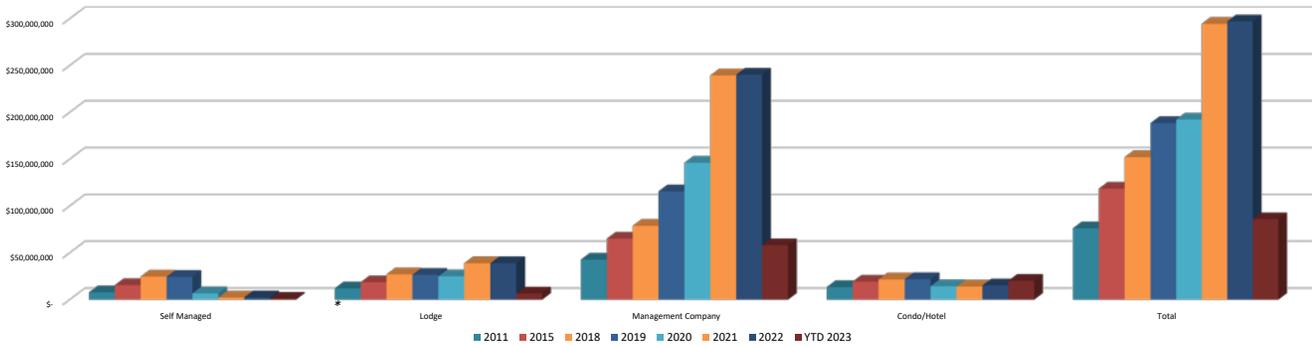


Number of Short Term Rental Licenses by Year



* In 2014, a change in licensing of timeshares changed causing a spike.

Taxable Sales by Management Type



Continuing Items of Note:

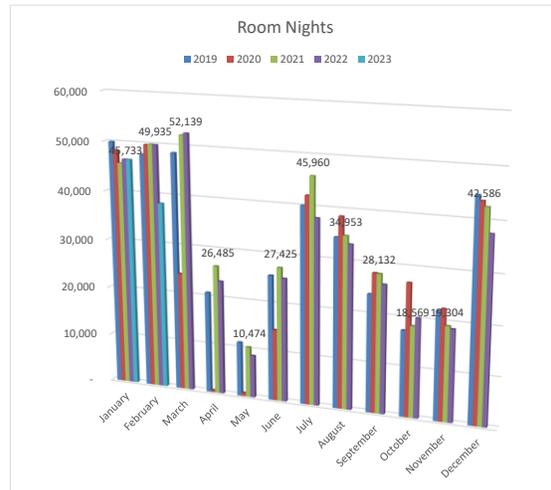
- Renewals for the 2023 STR were available from 11/15/2022 to 12/31/2022
- The regulatory fee for 2023 is \$756 per bedroom
- An ordinance defining 4 STR zones in town went into effect 09/27/2022
- New licensing software Munirevs was implemented and went live as of October 2021
- VRBO began collecting and remitting Breckenridge sales and accommodations tax for hosts on January 1, 2020.
- Airbnb began collecting and remitting Breckenridge sales and accommodations tax for hosts on October 1, 2019.
- Airbnb sales fall into all management categories.
- The number to lodge a complaint against a short term rental is 970-423-5334.
- This report will be provided to Town Council on a monthly basis.



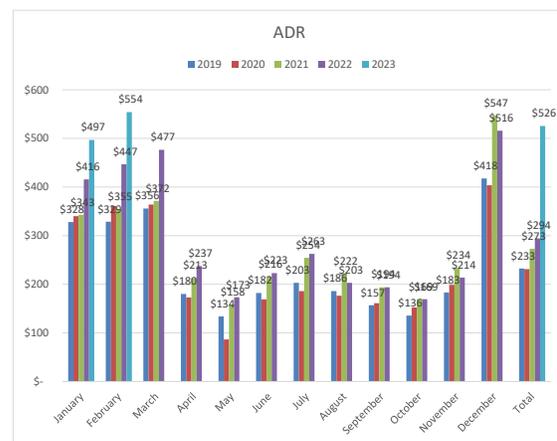
Breckenridge - Source DMX RAO

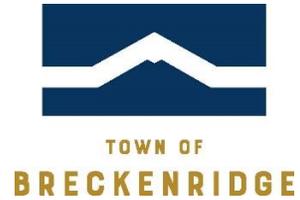
Occupied Room

Nights	DMX	DMX	DMX	DMX	Key Data
	2019	2020	2021	2022	
January	49,948	48,246	45,733	46,576	46,576
February	47,850	49,813	49,935	49,887	38,224
March	48,554	24,202	52,139	52,571	
April	20,895	350	26,485	23,454	
May	11,274	637	10,474	8,763	
June	25,696	14,696	27,425	25,328	
July	40,131	42,162	45,960	37,893	
August	34,515	38,623	34,953	33,341	
September	23,973	28,205	28,132	26,125	
October	17,516	26,959	18,569	20,214	
November	22,132	22,574	19,304	18,795	
December	44,693	43,650	42,586	37,665	
Total	387,177	340,117	401,695	380,612	84,800



ADR	DMX	DMX	DMX	DMX	Key Data
	2019	2020	2021	2022	
January	\$ 328	\$ 340	\$ 343	\$ 416	\$ 497
February	\$ 329	\$ 361	\$ 355	\$ 447	\$ 554
March	\$ 356	\$ 364	\$ 372	\$ 477	
April	\$ 180	\$ 173	\$ 213	\$ 237	
May	\$ 134	\$ 87	\$ 158	\$ 173	
June	\$ 182	\$ 169	\$ 216	\$ 223	
July	\$ 203	\$ 186	\$ 254	\$ 263	
August	\$ 186	\$ 177	\$ 222	\$ 203	
September	\$ 157	\$ 161	\$ 194	\$ 194	
October	\$ 136	\$ 152	\$ 169	\$ 169	
November	\$ 183	\$ 199	\$ 234	\$ 214	
December	\$ 418	\$ 404	\$ 547	\$ 516	
Total	\$ 233	\$ 231	\$ 273	\$ 294	\$ 526





Memo

To: Breckenridge Town Council
From: Dana Laverdiere, Director Human Resources
Date: 3/23/2023
Subject: Town of Breckenridge Staffing Analytics

Introduction: One of Town Council’s goals is to attract and retain employees to serve the community and visitors. As a way to measure the Town of Breckenridge’s ability to attract and retain top talent, it is important to monitor and evaluate data. The below information is a 2022 Q4 overview of the Town’s Staffing and People Analytics. The data will measure recruitment efforts, and our ability to retain Full Time / Year-Round (FTYR) employees.

Information:

TOB FTYR Total turnover in Q4 declined overall from Q1 to Q4.

2022 FTYR Separation Data - Town of Breckenridge							
Q1 2022		Q2 2022		Q3 2022		Q4 2022	
Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary	Voluntary	Involuntary
10	1	13	1	7	0	5	1
Q1 Turnover Rate		Q2 Turnover Rate		Q3 Turnover Rate		Q4 Turnover Rate	
6.3%		8.0%		3.9%		3.4%	

Turnover by Department

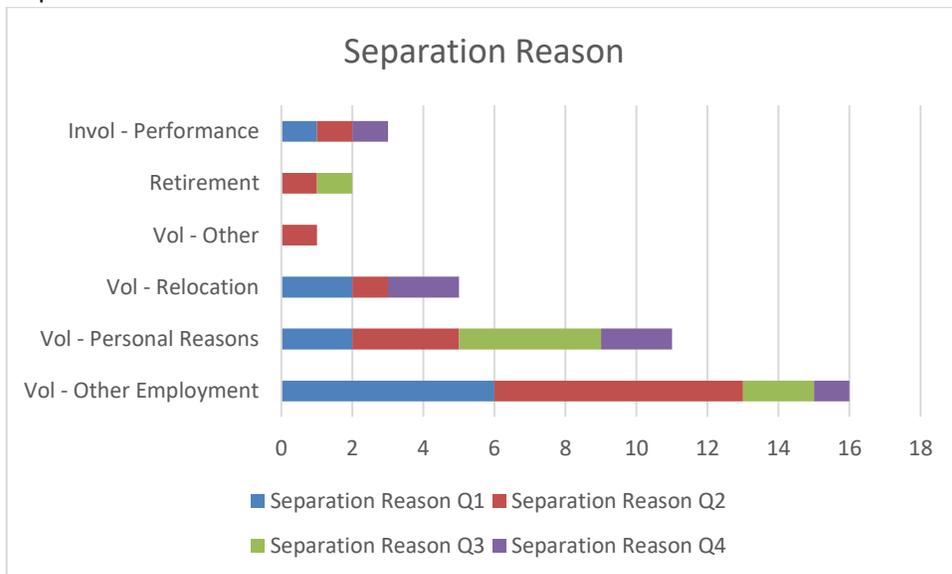
Separations by Department								
	Q1		Q2		Q3		Q4	
	Turnover	Turnover Rate						
Public Works	5	6.2%	5	6.2%	3	3.7%	4	5.10%
Police	4	17.4%	4	18.6%	1	4.5%	1	5%
Recreation	1	2.7%	3	9.1%	1	2.9%	0	0%
Comm Dev	0	0.0%	2	13.3%	1	5.8%	0	0%
Municipal Services	1	25.0%	0	0.0%	0	0.0%	0	0%

Finance	0	0.0%	0	0.0%	1	11.0%	0	0%
Human Resources	0	0.0%	0	0.0%	0	0.0%	1	20%

Town of Breckenridge total turnover is trending at 20.77%. Historical turnover data since 2017 is displayed in the graph below.

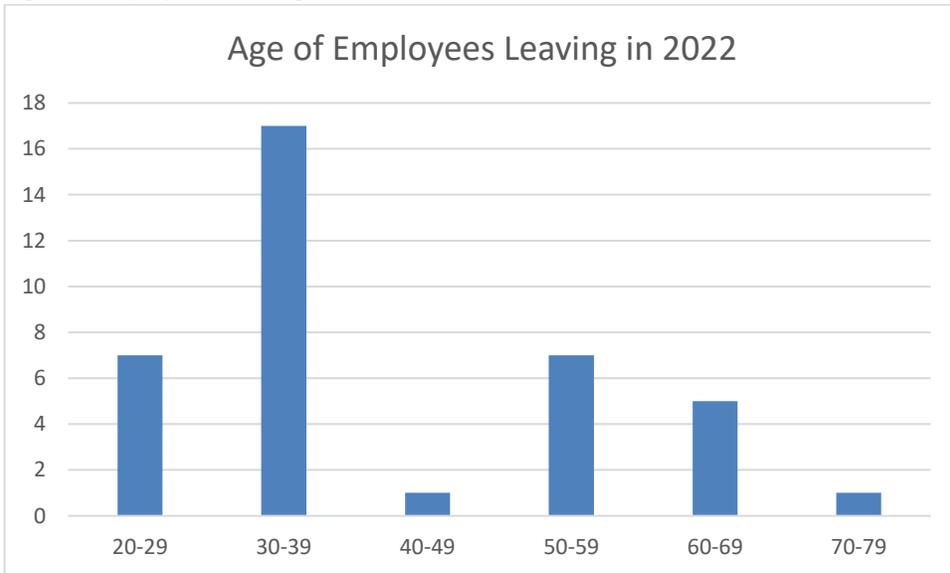


Separation Reasons in 2022

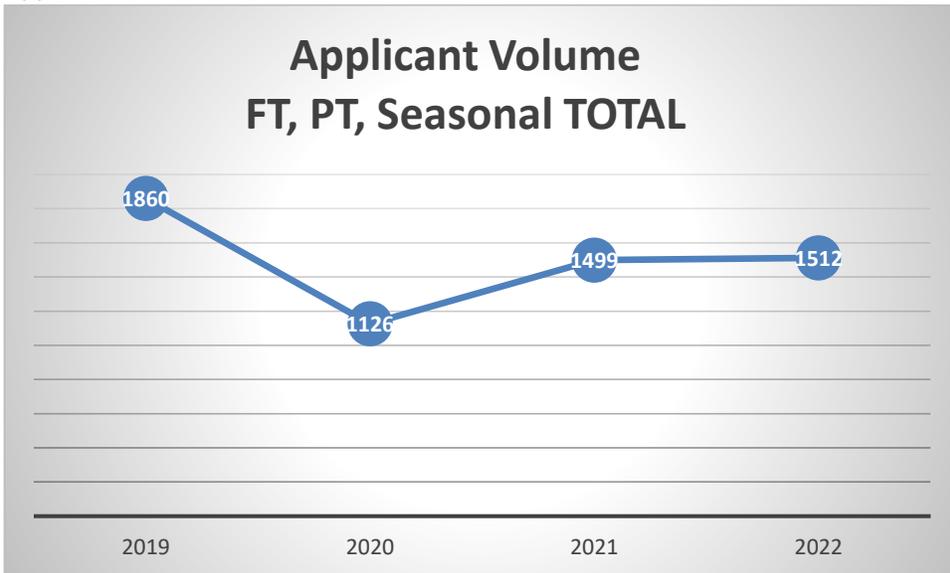


In Q4 the Town had fewer employees leave employment for other employment. A higher percentage of employees left due to personal reasons and relocation. The average tenure of current FTYR employees is 5.94 years.

Age of Employee Leaving



Application Volume



The volume of applications is slowly rebounding, but not yet at pre-pandemic levels.

The Town's vacancy rate dropped from 13.3% to 11.4% in Q4, based on budgeted FTE versus actual employee headcount. The Town of Breckenridge is beginning to receive more qualified candidates, and fill positions as the labor market shifts slightly. The current unemployment rate in Summit County, CO is 1.70%. Historically, unemployment rate in Summit County reached a record high of 26.9% in May of 2020.

Summary: In summary, the Town continues to stay focused on only hiring the best and most qualified candidates, and retaining current employees through competitive pay, competitive benefits, housing options, and leadership.

Staff will be available during the work session on March 28, 2022, to answer any questions.



Memo

To: Town Council
From: Jessie Burley, Sustainability + Parking Manager
Date: 3/28/23
Subject: Renewable Energy Mitigation Program

On January 25, 2023, Staff provided an update and overview of the Renewable Energy Mitigation Program (REMP) to Town Council during the work session. During the discussion, Council gave direction to further refine three concepts related to 1) snowmelt systems, 2) permanent natural gas appliances, 3) points in Policy 33R, and 4) owner communications. The first was to look at capping a total allowable amount of snowmelt square footage for residential and commercial projects regardless of mitigation requirements, and the second was to look at increasing the offset requirement of natural gas firepits and providing a total cap for the number of appliances.

Based on Council's desire for the owner of a project to be more involved, Staff will require the owner to be involved with, understanding of, and sign off on all outdoor energy system designs and calculations for projects where the Renewable Energy Mitigation Program (REMP) is being applied. Owner attendance in person or remote is required for the REMP portion of the Planning Department's required Pre-Application Meeting with designers and contractors. Plus, in person or remote attendance is required at the Building Department's Pre-Submittal Meeting, where final REMP calculations will be reviewed for the owner's sign off.

In addition to this input, Staff presented REMP to the Planning Commission on February 21, 2023. The discussion was well received with a few minor follow-up points for consideration. These items included heat tape control concerns, multi-zone snowmelt systems and efficiency calculations, and public safety allowances.

Based on the follow-up with Resource Engineering Group and industry professionals, Staff feels the considerations mentioned by the Planning Commission have been adequately addressed and are seeking direction from Council on four final policy questions. These questions were shared directly with the Outdoor Energy Building Sub-Committee on March 16, 2023 for their input. We received one comment back that there were no concerns.

Snowmelt – Snowmelt systems vary widely in size. Staff pulled a history of snowmelt projects since 2019 that were referenced in planning documents or mechanical permits to better inform a potential cap on total allowable snowmelt by residential and commercial applications. There's no precedent for capping snowmelt in REMP programs across the state. Only Pitkin County has a cap on snowmelt for residential systems at 6,000 square feet. There are no commercial caps. Staff is hesitant to recommend a total allowable snowmelt because every project and its needs are different and there is a lack of precedent for that decision. Rather, Staff is proposing to use Policy 33R to assess additional negative points as systems get larger, thereby further discouraging large systems but still allowing for some programming choice. We believe that based on our local precedent, the majority of applicants will try to avoid the increased accumulation of negative points in the development code and utilize only necessary snowmelt for projects.

Residential

100 square feet is proposed as allowed by right – Staff is proposing 100% REMP mitigation requirements apply from 101 square feet up to 1,500 square feet after which negative points are also assessed under Policy 33R, increasing per 500 square foot increments.

Does Council agree or would they like to see a total cap on snowmelt?

Commercial

100 square feet per emergency egress is proposed as allowed by right – Staff is proposing 100% REMP mitigation requirement apply up to 5,000 square feet after which negative points are also assessed under Policy 33R per 500 square foot increments.

Does Council agree or would they like to see a total cap on snowmelt?

Gas Appliances – The discussion with Council has largely been around natural gas firepits, but there are several types of “permanent natural gas appliances” that require a permit to install. These might include fireplaces, firetables, ranges, grills, or other gas heating elements. Research with appliance manufacturers and local businesses yield some common energy intensities. Staff is proposing a baseline allowable BTU to be applied to any natural gas appliance at 10% REMP mitigation offset. Any additional BTU increments would require a 100% mitigation offset and would be assessed negative points under Policy 33R. This allows for choice in design and application while still discouraging multiple appliances.

Residential

Commonly installed residential outdoor gas appliances in Breckenridge and Summit County are 200,000 BTU in size or lower. To allow for choice, Staff is recommending a 200,000 BTU appliance budget at the 10% mitigation requirement. Anything over 200,000 BTU would be subject to both 100% REMP offset and negative points under Policy 33R (per 50,000 BTU increments).

Does Council agree or would they like to see a total cap on number of gas appliances?

Commercial

Commonly installed commercial outdoor gas appliances in Breckenridge and Summit County are 350,000 BTU in size or lower. To allow for choice, Staff is recommending a 350,000 BTU appliance budget at the 10% mitigation requirement. Anything over 350,000 BTU would be subject to both 100% REMP offset and negative points under Policy 33R (per 50,000 BTU increments).

Does Council agree or would they like to see a total cap on number of gas appliances?

Staff is looking for direction on these four policy questions after which a draft ordinance can be presented for consideration.

BRECK CREATE

MEMO

TO Breckenridge Town Council; Shannon Haynes, Rick Holman

FROM Tamara Nuzzaci Park

DATE March 22, 2023

SUBJECT Preliminary Outcomes + Highlights of Planning Process

EXECUTIVE SUMMARY

Breck Create is excited to share the preliminary outcomes and highlights of our recent planning process. Please review the summary that follows, which is intended to inform the organization's strategic direction for the next two years. Our goal for the March 28 Work Session is to answer your questions; understand what, if anything, is missing; and get Council's general feedback to further refine the plan.

ORGANIZATIONAL POSITIONING IN 2023

Breck Create supports and serves our residents, artists, musicians, creatives, cultural enthusiasts, visitors, and the community at large through a unique private/public partnership with the Town of Breckenridge.

As Breckenridge and Summit County continue to evolve, Breck Create is at a pivotal moment and poised to reinvigorate our community's authentic character as a cultural destination and home. We produce and present a year-round schedule of performances, exhibitions, screenings, classes, workshops, and other engagement opportunities within the cultural facilities we manage and operate, providing world-class cultural opportunities to locals and visitors.

TODAY'S OPPORTUNITY

Like the community we serve, Breck Create has endured several challenges over the past three years, managing through the pandemic as the organization is its administrative infancy, finding our footing as a partner to the Town of Breckenridge and independent non-profit with a clear mission and vision, while navigating a merger and a company reorganization.

By turning obstacles into opportunities, and by focusing resources and human capital on the programs that serve our community, Breck Create has emerged stronger, and with renewed energy for our purpose: to deliver inspiring creative experiences that enrich the quality of life for residents and quality of place for visitors.

ADVANCING FROM FORMATIVE PHASE OF ORGANIZATIONAL DEVELOPMENT

Breck Create has advanced from the formative phase of our organizational development to the tactical. As we move from foundational questions of mission, values and goals to specific refinement of programs and planning, 2023 marks the first full “normal” year of operations since 2019. As such, the Board of Directors and staff determined it best to go slow and chart a new two-year plan to allow the organization to settle into this new reality, as opposed to diving into long-term visioning and strategic planning for growth. In addressing this task, Breck Create is committed to:

- Affirm its core values and purpose (Appendix A)
- Review accomplishments
- Assess the current state of Breck Create
- Review financial results as compared to FY19
- Consider responses to critical needs and trends in the community
- Developing a two-year operating plan informed by major stakeholders

To guide this next phase of organizational progression, The Board of Directors established a Special Purpose Task Force (SPTF) and engaged long-time partner Robert Swaney Consulting (RSC) to facilitate the planning process. RSC was reengaged due to their deep expertise in developing revenue-generating pathways for arts organizations. From December 2022 through February 2023, the SPTF and staff held a series of separate meetings to discuss key priorities, strategy and key operating priorities. The outcomes of those meetings were reviewed and refined with the Board of Directors at a retreat on February 24, 2023.

This executive summary is intended to give a high-level view of what we’ve learned over the last two years and provide an idea of where we can go for the next two. We will share this draft plan to get a final layer of feedback from major external stakeholders, such as the Town of Breckenridge.

KEY FINDINGS OF THE PROCESS

1. **Breck Create is delivering services in an efficient and financially prudent way via a professionally managed organization.** Comparative data FY19 vs FY22 suggests the merger produced a more efficient organization to deliver on strategy. One-time federal pandemic funds are being used to offset losses while the organization settles into its first “normal” year since 2019.

Costs have largely been contained through a staff reorganization to fund stronger capability in revenue driving functions (i.e. development, marketing) as well as a shift in program strategy, all with significant inflation and a 10% decrease in Town subsidy, after adjusting for inflation and the elimination of WAVE. Investment in high visibility large-scale, free public visual/performance art has been minimized and market-responsive ticketed programs have been optimized in the base case program model.

2. **Breck Create is delivering relevant and expanded programming.** The core base case programs of Breck Create are thriving (Appendix A). Contrary to national trends, participation in ticketed and registered events is up 27% since 2019. Overall earned revenue is up 8% largely due to an increase in market-driven popular music offerings and a 13% increase in Riverwalk facility usage in the winter.

Nearly half of Breck Create's patron base are primary residents in Breckenridge and Summit County, which is high compared to other user profiles of Audience View ticketing system. Breck Create's strongest pipeline of engaged website users are age 35-54. Marketing dollars are currently being used to drive \$1.4 revenue annually with a primary target of visitors who are already here.

3. **Breck Create is aligned with a thriving, post pandemic ski community, committed to sustainability and serving the entirety of our community.** As the Arts District cuts through the center of town, Breck Create's programs and services serve as a tangible signal of the community's values. Innovative new initiatives are under development in response to critical community needs, such as childcare, as well as local-generated narratives of climate, land-use and culture, all while **remaining within the current financial footprint.**
4. **Breck Create is growing philanthropy.** Over the past year, Breck Create has developed overall messaging for philanthropy with a core messaging of, "The Town supports cultural facilities and philanthropy helps to bring programs to life" and this is resonating with our supporters and audience. Breck Music's major donors who still maintain a residence in Summit County have largely been retained. BIFA is a specific interest of our donor community, as well as education program and programs with county-wide reach such as AirStage.
5. **Breck Create is deeply engaged in supporting our resident companies and partners.** The investment and direct costs necessary to operate the Town's cultural facilities in a Community Access Model need to be further assessed and understood. The effect of this model is that Resident Company and community non-profit facility users are prioritized in scheduling, limiting opportunities revenue driving Breck Create programs and facility rentals. This is a matter of precedent and honoring the long-time partnership with local arts producers, contrary to some peer venues. In fact, 83% of the Town's investment in Breck Create's facility and ticketing operations is spent servicing other community users.
6. **Breck Create's Riverwalk Center programming is optimized in the Community Access Model.** A multipronged approach is deployed to remain relevant, competitive and responsive to the increasingly crowded music market in Summit County. Since 2019, Breck Create has increased its talent buying power through Z2 Entertainment who manages a network of other Colorado venues and strengthened our regional block

booking network as a way of influencing routing in the Rocky Mountain region. Opportunity exists to share off-season venue availability with commercial promoters to increase facility rentals.

If the Town wants to continue or elevate pop music as a part of Breckenridge's cultural fabric in the long term, continued, if not increased, subsidies from public and private sources will be required in order for Riverwalk Center to remain relevant as a venue.

WHAT DOES THIS MEAN FOR BRECK CREATE?

The next two years offer Breck Create the opportunity to settle into its role as an independent, community-supported non-profit. This much-needed time has been bought by one-time pandemic funds, which will be drawn down over the next 2-3 years. The situation mandates laser focus on priorities and actions to close the projected financial gap by 2025.

To that end, the summary below highlights organizational priorities, strategies and a handful of tactics from the full work plan (available upon request).

KEY PRIORITIES

1. To build community participation and ownership in the creative arts experience
2. To increase earned and contributed revenue streams
3. To provide and maintain the best possible cultural facilities and guest services
4. To fortify an organization that delivers independent and TOB-Funded programming

KEY STRATEGIES

- A. Nourishing relationships with major partners. Build trust.
- B. Prioritizing private fundraising program, grants and earned revenue
- C. Evolving base case programming to meet the critical needs, interests and values of the community
- D. Building organizational capability by implementing planning, leadership and employee development and fundraising infrastructure

PLAN HIGHLIGHTS

1. Response to Critical Community Need

Objective: Leverage Breck Create resources to serve the educational and childcare needs of local families through mission-aligned, high-caliber initiatives. Key Result: Expanded youth summer offerings. *Priority 1 | Supporting Strategies A + C*

FY23 Tactic: Pilot week-long summer art camp in June and July, BIFA art camp August 14-16 (pending school calendar) utilizing Artist-in-Residence program and current instructors for teaching. Offer to local families first. Co-promote with Rec Center.

2. Align and Reflect Community Goals + Values

Objective: Launch Precious Plastic and establish it as a robust branch of Arts District programming. Cultivate participation and sense of ownership among individuals, municipal departments, and partner organizations. Key Result: Weekly Precious Plastic workshops and open studios beginning fall semester. *Priority 1 / Supporting Strategies A + C*

FY23 Tactic: Develop a curriculum, safety checklist, and instructor proficiency with studio equipment. Train staff + instructors. Solicit program proposals from instructors by June 1st.

Objective: Improve accessibility and access to creative arts experiences for everyone. Key Result: A community that celebrates and learns together. *Priority 1, 3, 4 / Supporting Strategies A, C, D*

FY23 Tactic: Develop infrastructure for a Dual Language website and highlight existing content for Spanish speakers.

FY23 Tactic: Scope work, identify a qualified arts-based consultant and deliver DEI training for staff.

Objective: Launch the AirStage Après on Ridge Street Arts Square and establish it as a weekly amenity during the summer. Key Result: Increased local awareness of and participation in Arts District offerings. Increased plastic collection. *Priority 1, 2, 3 / Supporting Strategies A, C, D*

FY23 Tactic: Apply for liquor license and SEPA, work with major partners to identify regular schedule. Train second AirStage production team.

Objective: Leverage BIFA to engage Resident Companies in high-caliber, rotating interdisciplinary program partnerships based in themes of adventure, creativity, play and environment. Key Result: Alignment on Breckenridge arts brand. Trusting work relationships. *Priority 3 / Supporting Strategies A*

FY23 Tactic: Partner with the NRO on one concert and multiple activation activities to transition production of contemporary classical offerings.

Objective: Eliminate single use plastics from Breck Create's operations. Key Result: Guests are satisfied with concessions and cultural venue experience. *Priority 3 / Supporting Strategies A, C*

FY23 Tactic: Assess needs and develop plans for event operations, capital improvements and patron communications.

3. Revenue Generating Initiatives

Objective: Leverage Breck Create resources to launch a December Holiday Series in the Riverwalk Center. Key Result: \$10,000 net revenue+ *Priority 1, 2 / Supporting Strategies B, C*

FY23 Tactic: Produce 1-2 holiday-themed performances in late December. Evaluate for growth potential

Objective: Leverage physical facilities and ticket services to generate income to be reinvested in programming. Key Result: \$30,000 net revenue+ *Priority 2 / Supporting Strategy B*

FY23 Tactic: Benchmark Breck Create staffing, facility usage/specs, rental and ticket service fees with other peer venues. Determine plan to raise fees to industry standard over 3 years.

Objective: Refine and deliver an integrated fundraising program. Key Result: 30 households making renewable gifts of \$1,000+ | 3-5 new corporate/sponsorship of \$5,000+ | 3-5 new foundation or federal/state government grants *Priority 2, 4 / Supporting Strategy B, D*

FY23 Tactics:

1. Produce a Riverwalk 30 Anniversary Party to inspire participation of second homeowners, businesses and residents in Breck Create's annual signature fundraising event.
2. Expand Development Committee's role in individual giving through cultivation at Breck Create events and performances
3. Engage corporate community in expanded season and performance offerings, including proposed Holiday Series
4. Begin research and proposal development to grow foundation giving, focusing on local and regional granting opportunities

Other

Objective: Refine financial reports, income/expense allocations, workflows and systems. Key result: Clarity and consensus among stakeholders on facilities vs. programming cost. *Priority 4 / Supporting Strategy D*

FY23 Tactic: Update current control document. Engage outside firm to assess current financial reporting capability and provide recommendations for improvement.

BRECK CREATE - APPENDIX A

The **Vision** of BCA is to see Breckenridge as a dynamic year-round creative community.

The **Mission** of Breckenridge Creative Arts is to deliver inspiring creative experiences that enrich the quality of life for residents and quality of place for visitors. We deliver on our mission by:

- Maintaining and managing Breckenridge’s exceptional arts facilities and public art assets
- Supporting and collaborating with local artists, organizations, and businesses to foster mutually beneficial, complimentary relationships
- Presenting high-quality contemporary performing arts events and visual arts exhibitions
- Providing education and community engagement opportunities with a focus on art-making and creative play experiences
- Curating and organizing public art projects, studio visits, and residency programs.
- Cultivating community, intercultural harmony and understanding of climate change through performing and visual art programs

VALUES:

Excellence and relevance
 Engagement and interactivity
 Diversity and inclusion
 Collaboration, cooperation and communication
 Respect for our natural and cultural environment

AUDIENCES:

Full-time Residents of Breckenridge and Summit County
 Part-time Residents of Breckenridge and Summit County
 Visitors who have already chosen Breckenridge
 The Philanthropic community, including regional/national funders and prior visitors.
 Mission-aligned resident companies and community partners

BASE CASE PROGRAMS:

ARTS DISTRICT ANIMATION:	Fine Art + Craft Curriculum/Precious Plastics Workspace
	BCA Curates: Exhibitions
	Artist in Residence (AIR)
	Special Events: Jul 4, AirStage Apres, Handmade Holiday, Town Party
	BCA Presents: Music, Literary, Comedy, Dance, Other
EDUCATION/ COMMUNITY:	Partner Event Support/Facilities Management
	In-School + After School Programs
	Neighborhood Block Parties
FESTIVALS:	Breckenridge International Festival of Arts (BIFA)
	Día de Muertos
PUBLIC ART:	Tours/Maintenance

Memo

To: Breckenridge Town Council Members
From: Mack Russo, Community Engagement & Outreach Liaison
Date: 3/21/2023
Subject: Equity Blueprint and Lens Presentation

The purpose of this memo is to provide an overview of the Equity Blueprint and Lens implementation plan.

To address racial and social inequity in Breckenridge, post-George Floyd and the respective movement ignited by his death, the Town of Breckenridge, in partnership with the Equity Project prepared an Equity Blueprint and Lens to identify inequity within our policies and practices and remedy them in future decision-making.

The Equity Blueprint will guide the strategies and practices for both internal and community-oriented interventions. An equity committee comprised of Town of Breckenridge employees will be formed to create goals, address challenges, and offer support on the internal side of the blueprint. The Breckenridge Social Equity Advisory Commission (BSEAC), led by community members who are advocates for equity, will focus primarily on community-based initiatives. Their goals have been established as:

- **Celebrate Diversity:** The Breckenridge Social Equity Advisory Commission will work with community partners to celebrate our broad community culture including recognition and celebration of diversity.
- **Community Influence & Education:** The Breckenridge Social Equity Advisory Commission will work with community partners to develop a robust and comprehensive educational program around Diversity, Equity and Inclusion designed to facilitate sustainable and enduring change in the community.
- **Community Outreach & Engagement:** The Breckenridge Social Equity Advisory Commission will promote space for marginalized community members to initiate and advance equity-promoting sustainable change for our community.
- **Immigration Right & Advocacy:** The Town of Breckenridge will work to make Town programs, resources, and services more equitable in serving our immigrant community members, as well as advocate for these community members with other organizations and businesses.
- **Civic Engagement & Social Responsibility:** The Town of Breckenridge Social Equity Advisory Commission will collaborate with the Town Council to best address social challenges within our community. By creating sustainable, enduring policies aligning with modern DEI initiatives, we can more effectively create a positive impact in a traditionally underrepresented aspect of the Breckenridge populace.

The Blueprint will be published on the BSEAC webpage and contain a progress and impact report to foster greater accountability and transparency for our community. This will be the catalyst for a comprehensive tool kit. Staff will return with a full rollout of the blueprint once finalized.

The second component is the Equity Lens. The adoption of the lens will serve as a critical thinking tool aimed to reshape decisions across all departments and programs with a long-term goal of integrating it into day-to-day operations. Applying this lens to decision making and policy building efforts will build an

understanding that disproportionate representation exists in our community and establish actions that solidify our commitment to mitigating the factors that lead to inequitable outcomes. In the next few months, the Community Engagement and Outreach Liaison will connect with each department to establish equity priorities and teach staff how to utilize the Equity Lens. The lens will be tailored for each department and will use a feedback-action loop to enhance the training opportunities for staff, collect data, and provide revision.

The implementation plan and equity lens are attached.

Staff will be available at the March 28th work session to answer questions.

OBJECTIVE

The purposes of this Equity and Inclusivity Lens are to a) provide a protocol for evaluating policies, programs, practices, and decisions for equity and inclusivity and (b) produce policies, programs, practices, and decisions that result in more equitable and inclusive outcomes when dealing with issues that may implicate the interests of historically underrepresented groups.

PROCEDURE

For any policy, program, practice, or decision, consider the following questions:

EQUITY & INCLUSIVITY LENS

WHO

Who are the groups affected? Have we also considered other untapped groups and groups marginalized by systems who might be affected? What are the potential impacts, benefits, and burdens on these groups? How will the outcome be perceived by these groups?

INTENTION

Have we intentionally involved members of the affected groups? Have we sought to maximize a sense of inclusivity and buy-in in the process, and how do we know whether we have?

IMPACT

Have we identified any known disparities connected with the issue in question, and does this decision improve, ignore, or worsen those disparities? Does the decision produce any unintended or negative consequences? If so, how do we address them?

UPLIFT

Are we uplifting the experiences, knowledge, and contributions of historically underrepresented groups with this decision? How so?

BENEFIT

Have we considered how all groups can benefit? Are there additional opportunities to further the benefits of this decision?

TRUST

Does this build trust within our community and with those visiting out home?

CHECK POINT Based on our responses, what revisions are needed in the decision under discussion? Have we also considered all other groups that are being marginalized or underserved who might be affected? What next step is recommended and how will it be advanced? By when?

NOTE: If you are not able to answer each question affirmatively, ASK yourself and others WHY until you fully understand the root cause and address it.

Project: Implementation Plan for Equity Lens

Project Manager: Mack Russo

- *Timeframe: Project Start: March 20th / Completion: July 1st*
- *Tracking: Microsoft Project*
- *Stakeholders defined: Town Council, BSEAC, TOB Employees, Senior Leadership*

STRATEGIES & TASKS DEFINED

USE EVALUATIVE & ITERATIVE STRATEGIES

- Develop a formal implementation blueprint
 - develop a formal implementation blueprint that includes all goals and strategies; the blueprint should include the following: 1) aim/purpose of the implementation; 2) scope of the change; 3) timeframe and milestones; and 4) appropriate progress measures.
- Stage implementation scale up
 - Phase implementation efforts by starting with small demonstration projects with Senior Leadership and gradually move to system wide rollout
- Reexamine the implementation
 - Monitor progress and adjust implementation strategies to continuously improve and address barriers

TRAIN AND EDUCATE STAKEHOLDERS

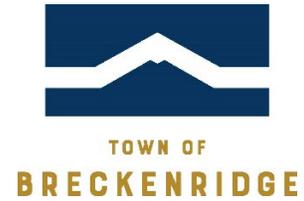
- Conduct educational meetings
 - hold meetings targeted toward different departments to teach them about the equity lens
- Create a learning collaborative
 - Utilize the DEI Employee Committee to foster a collaborative learning environment to improve implementation
- Distribute educational materials
 - Distribute blueprint and equity lens across Town of Breckenridge departments

PROVIDE INTERACTIVE ASSISTANCE

- Develop an implementation glossary
 - Develop and distribute a list of terms describing the equity lens (with BSEAC)
- Facilitation
 - A process of interactive problem solving and support through the BSEAC
- Promote adaptability
 - Identify the ways the Equity Lens can be tailored to meet local needs

CHANGE INFRASTRUCTURE

- Mandate change
 - Have Town of Breckenridge leadership declare the priority of the Equity Lens and their determination to have it implemented
- Facilitate relay to stakeholders
 - Provide monthly data about key measures and progress that promotes use of the Equity Lens as part of the BSEAC meeting packets



Memo

To: Breckenridge Town Council Members
From: Anne Lowe, Open Space & Trails Manager
Date: 3/21/2023
Subject: Proposed 2023 Joint Trailhead Projects

The Town and County Open Space programs are proposing three trailhead projects on jointly-owned open space properties in 2023. The trailhead projects include Brown's Gulch, Larium Trailhead, and Reiling Dredge ADA Trailhead with expenses split between the Town and County.

Enclosed are three proposals using the decision-making framework from the Open Space & Trails Master Plan. BOSAC reviewed the three proposals at its February meeting and approved each one, although the decision was not unanimous for Brown's Gulch. Some commissioners recommended utilizing the motorized recreational vehicle parking further east on Tiger Road instead of constructing a new parking area.

Staff welcomes Council's input on the trailhead proposals and will be present to answer any questions.

Brown's Gulch Trailhead Project

Current Issues & Need:

- First, and most importantly, the Town and County have created a valuable community resource by restoring the Swan River and its associated fishery. Nearly \$4M of public funds have been used to accomplish this work and we have a duty to provide a safe, legal access to this public resource.
- The Swan River is already an attraction for anglers, but access to the site is limited.
- Parking for angling and non-motorized trail access on this section of Tiger Road is inadequate. The Muggins Gulch roadside pull-off fills quickly and can be fully occupied by a single truck and trailer. The small parking area to the Southeast of Rock Island Road is nearly always occupied by trucks and trailers hauling UTVs and ATVs, which leaves little to no room for other users.
- It is not legal to park along County Roads such as Tiger Road. Increasing motorized traffic on Tiger Road creates additional safety concerns without dedicated parking.
- Anglers are an increasing user group and we expect to see large amount of anglers utilizing the Swan River. The County built a trail for specific angling access from the proposed trailhead parking area.

Master Plan Strategic Goals

- *Conservation:* We value conservation as the foundation for protection of open space and natural resources.
- *Recreation:* We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.
- *Access & Inclusion:* We are committed to facilitating the inclusion of all groups of people (both residents and visitors) with access to the OST system to enjoy recreation while learning about conservation.
- *Stewardship:* We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence, to do the same.

BOSAC & Partners: BOSAC's support of this project was not unanimous. Some commissioners recommended utilizing the motorized recreational vehicle parking further east on Tiger Road instead of constructing a new parking area. OSAC unanimously approved the project as presented citing public safety as an important benefit to creating formalized trailhead parking in the is location. Parking at the existing Muggins Gulch roadside pull-off requires crossing Tiger Road on a corner with limited sight lines and no formalized pedestrian crossing. OSAC members also recommended that staff explore decommissioning the existing Muggins Gulch roadside pull off to eliminate the road crossing hazard. Summit County Road and Bridge supports of the proposed parking area and would provide plowing in the winter. Road and Bridge staff also indicated that the Muggins Gulch roadside pull-off is not used for any operations and could be left unplowed in the winter or eliminated.

Staff Recommendation: Create a new trailhead and parking area directly east of the green gate entrance at Brown's Gulch. The new parking area (approximately 100ft x 60ft) accommodates twenty parking spots for non-motorized use. Trailhead improvements include installation of a trailhead kiosk for information on best fishing practices, history of the Swan River, and a waste station for fishing line and hooks.

Estimated Cost: Total estimated cost for trailhead and kiosk is up to \$10,000 split equally between the Town and County.

Habitat Sensitivity

- The new Brown’s Gulch trailhead falls within the low category on the Habitat Sensitivity Map, which is suitable for infrastructure such as trailheads.
- Due to proximity to the road and trail system, the proposed trailhead is in a high disturbance area and outside of any conservation areas.
- The overall project would avoid sensitive habitat and riparian areas and minimize tree removal, as disturbance is on existing roadbed with compacted soils. The disturbed area would be revegetated with native grass seed and monitored for invasive weeds for a minimum of three years.

Management Zone Compatibility

- Proposed trailhead improvement falls within the midcountry management zone. Characteristics include a trail system that is moderately accessible, intermediate proximity and remoteness, limited infrastructure, and moderate management intensity.

Trail Development Guidelines

Staff is working with Summit County Open Space to develop specific trailhead plans.

- Conservation:
 - The trailhead would avoid sensitive habitats and high-quality natural resources.
 - New parking area utilizes an existing disturbed area.
- User Experience:
 - Provides trail users a more secluded and less structured trail experience.
- Community Context:
 - Potential to increase traffic to the Brown’s Gulch area.
 - Creates access for anglers and a variety of trail user groups.
- Management:
 - Construction is feasible with good access and limited grading would need to happen.
 - Long-term maintenance would include:
 - Monitoring and managing drainage and sediment deposits.
 - Repairing and replacing signage.
 - Plowing the trailhead during winter months (Summit County).

Open Space Conservation Guidelines

- Conservation Values: The new parking area avoids wetlands, wildlife habitats, and sensitive vegetation.
- Land Use Values: The property is jointly owned by the Town and County. It is designated midcountry management zone.
- Recreation Values: Improved public access for both summer and winter activities.
- Cultural Values: Improve access to the Swan River, which was recently awarded an Outstanding Ecological Management Program Award from the Colorado Open Space Alliance.

Partnership Opportunities

- Summit County Open Space
- Summit County Open Space Advisory Council (OSAC)

Brown's Gulch Trailhead Improvement



Reiling Dredge Trailhead Project

Current Issues & Need: In summer 2023, The Town is planning to partner with Summit County Open Space to retrofit the existing Reiling Dredge Trail into a wheelchair-friendly trail. The trailhead project goal is to create two accessible parking spaces to Americans with Disabilities Act (ADA) standards that provide safe access to the newly amended trail.

BOSAC & Partners: Staff presented two options to BOSAC, (1) enlarging the Reiling Dredge Trailhead to accommodate two ADA spots, or option (2) which BOSAC recommended, creating a new trailhead on the southside of French Gulch Road. The Breckenridge Social Equity Advisory Commission (BSEAC) recommended two ADA parking spots for the newly amended trail. OSAC is in support of this project as presented. BOEC recommends dedicated ADA parking off the road.

Staff Recommendation: Create designated ADA parking on the south side of French Gulch Road that would accommodate two ADA parking spots. Estimated size is 51'x 18'.

- Southside parking eliminates the need for ADA users to cross French Gulch Road.
- Off-road parking provides a safe loading and unloading zone away from the road meeting ADA standards.
- The southside parking location allows for a smaller ramp construction to the existing trail that is safer and improves user experience.
- The visible signage for ADA parking is easier for a potential user to locate.
- The area is already disturbed and will not be maintained in winter months.

Estimated Cost: Estimated cost of the trailhead parking is \$15,000, with \$15,000 for trail amendments, and \$37,000 for bridge retrofit. Total cost of all components is \$67,000 to be split equally between the Town and County.

Habitat Sensitivity

- A southside ADA Reiling Dredge trailhead parking lot falls within the low category on the Habitat Sensitivity Map, which is suitable for infrastructure such as trailheads.
- Due to proximity to the road and trail system, the proposed trailhead is in a high disturbance area and outside of any conservation areas.
- The project avoids sensitive habitat and riparian areas and minimizes tree removal, as most disturbance occurs on existing roadbed with compacted soils. The disturbed area would be revegetated with native grass seed and monitored for invasive weeds for a minimum of three years.

Management Zone Compatibility

- Proposed trailhead improvement falls within the frontcountry zone.
- Frontcountry zone is more likely to see infrastructure, such as a well-maintained trailhead, signage, and trailhead kiosks.

Master Plan Strategic Goals

- *Conservation:* We value conservation as the foundation for protection of open space and natural resources.
- *Recreation:* We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.
- *Access & Inclusion:* We are committed to facilitating the inclusion of all groups of people (both residents and visitors) with access to the OST system to enjoy recreation while learning about conservation.
- *Stewardship:* We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence, to do the same.

- Frontcountry zone requires a higher level of management and maintenance.

Trail Development Guidelines

To develop plans for the new trailhead, staff will collaborate with joint owners Summit County Open Space, Summit County Road & Bridge, the Town's Engineering Department, Breckenridge Social Equity Advisory Commission, and the Breckenridge Outdoor Education Center (BOEC).

Trail Development Guidelines:

- Conservation:
 - It avoids sensitive habitats and high-quality natural resources.
 - New parking area utilizes an existing disturbed area.
- User Experience:
 - Provides unique experiences for people of different abilities and mobility challenges.
 - Provides trail access and open space experiences for all age groups.
- Community Context:
 - Potential to increase traffic to Reiling Dredge area.
 - Creates equitable access and inclusion on public lands.
- Management:
 - Construction is feasible with good access and materials in stock available.
 - Long-term maintenance to be shared with Summit County include:
 - Resurfacing and repairing potholes.
 - Monitoring and managing drainage and sediment deposits.
 - Repairing and replacing signage.
 - The area would not be maintained during winter months.
 - The proposed trailhead falls within the frontcountry zone and focuses on infrastructure, management, and inclusion and accessibility.

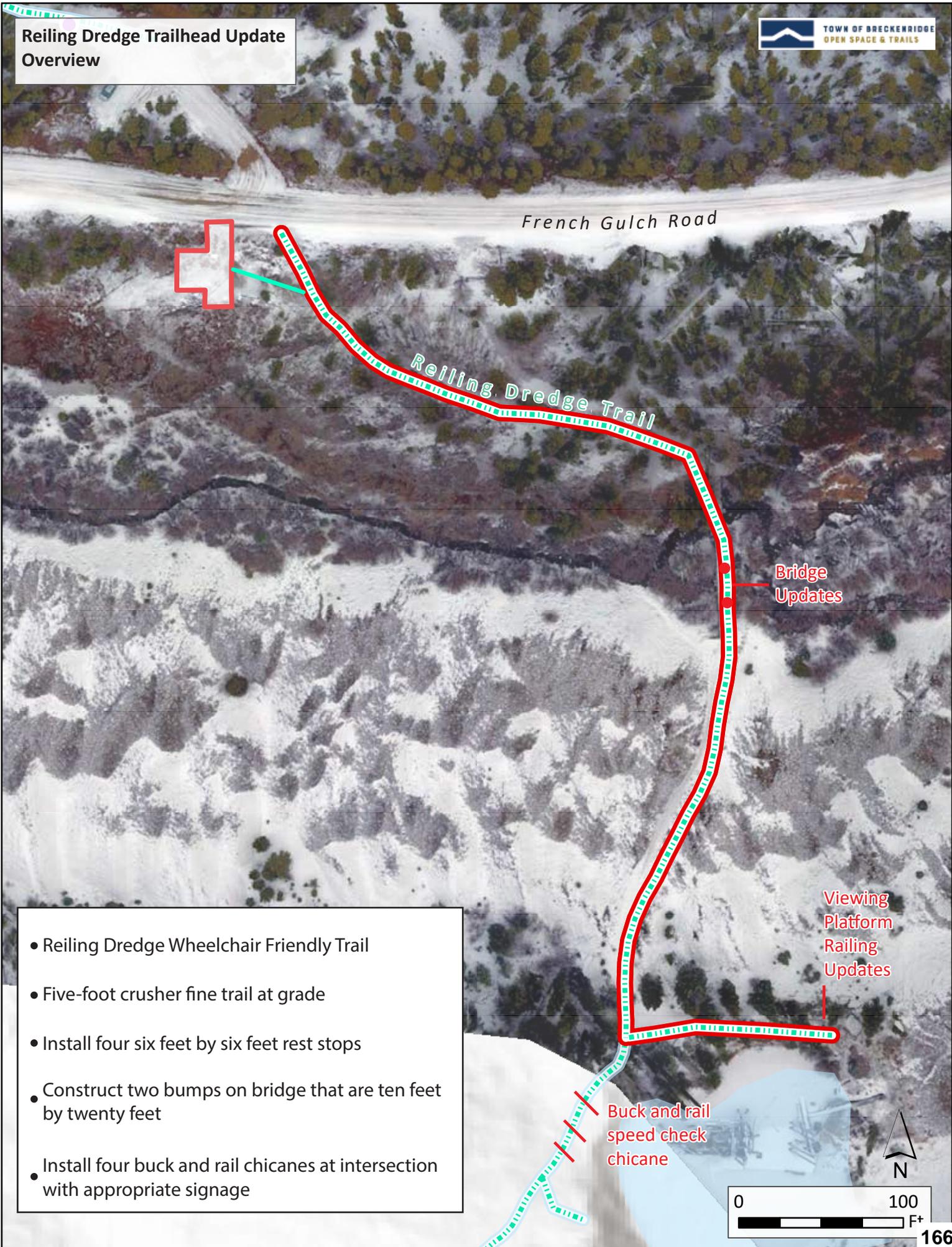
Open Space Conservation Guidelines

- Conservation Values: The new parking area avoids wetlands, wildlife habitats, and sensitive vegetation.
- Land Use Values: The property is jointly owned open space and designated frontcountry management zone.
- Recreation Values: Improved public access offering iconic views and historical mining interpretive signage. The new parking area and wheelchair-friendly trail improvements create a unique multi-use experience while providing equitable access and inclusion on open space lands.
- Cultural Values: Improve equitable access to unique historical sites to the Reiling Dredge, French Creek dredge piles, and boarding houses that reflect Breckenridge's mining history with scenic views.

Partnership Opportunities

- Town of Breckenridge Engineering
- Town of Breckenridge Streets & Parks
- Breckenridge Social Equity Advisory Commission (BSEAC)
- Summit County Open Space
- Summit County Road and Bridge Department
- Breckenridge Outdoor Education Center (BOEC)

Reiling Dredge Trailhead Update Overview

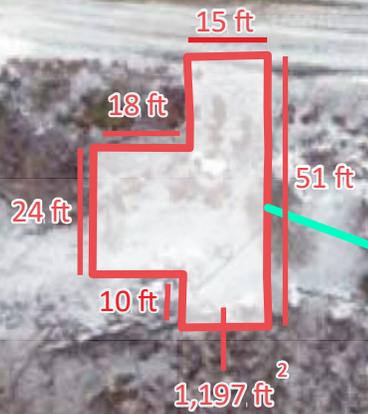


- Reiling Dredge Wheelchair Friendly Trail
- Five-foot crusher fine trail at grade
- Install four six feet by six feet rest stops
- Construct two bumps on bridge that are ten feet by twenty feet
- Install four buck and rail chicanes at intersection with appropriate signage

Reiling Dredge Trailhead Updates

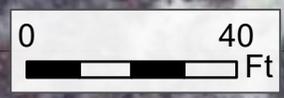
Reiling Dredge Trailhead

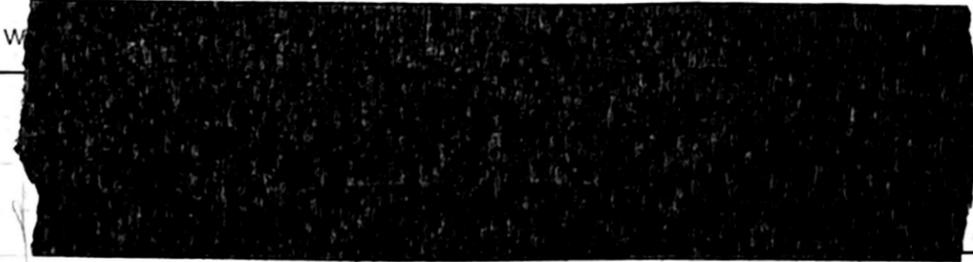
French Gulch Road



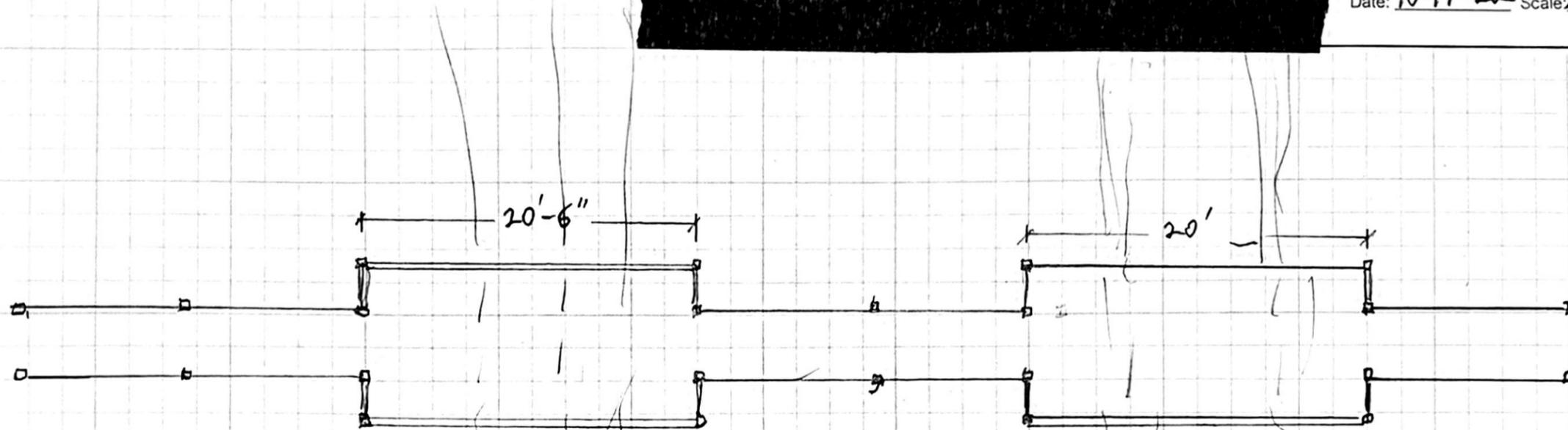
Ramp from ADA Parking area to existing trail

Reiling Dredge Trail



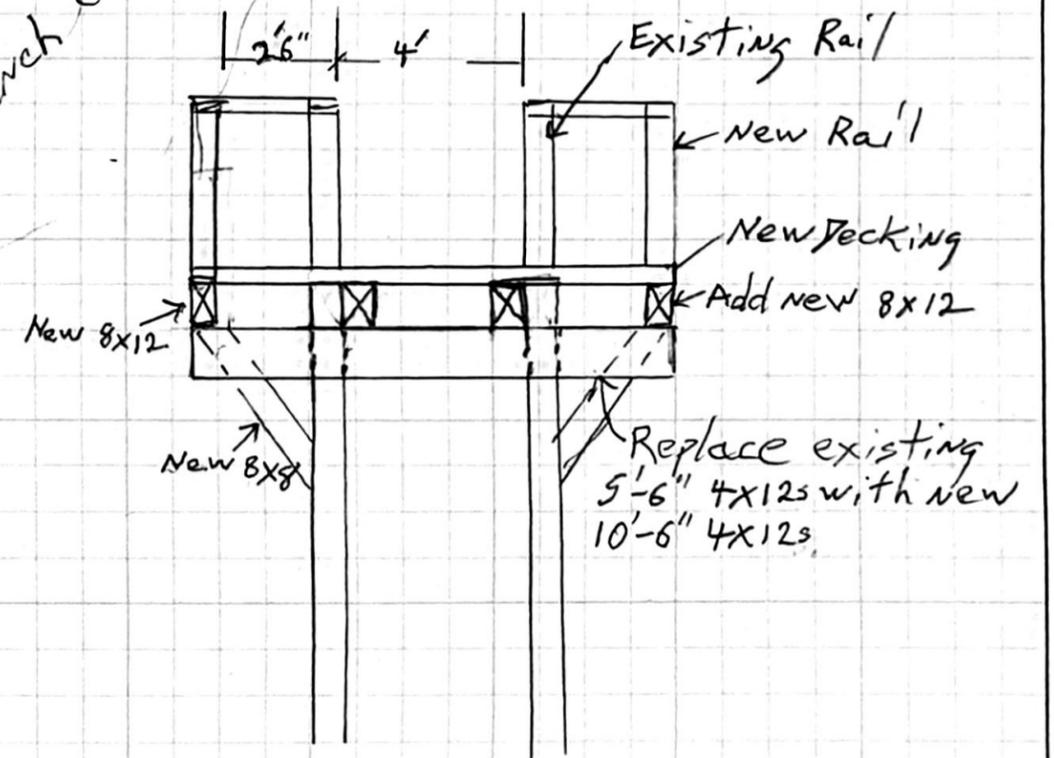


Project: Reiling Trail Bridge
Date: 10-19-22 Scale: 1/8" = 1' Author: Ty



Creek

French creek



Scale: 1/4" = 1'

Laurium Trailhead Project

Current Issues & Need:

- Parking area has a downhill grade of 14% and the east-west grade of 14 %. Steep grades cause inefficient parking, vehicles getting stuck, and damage to vehicles.
- Current parking in the winter reaches maximum capacity on the weekends, which is approximately 15 spots.
- Safety concerns with trailhead parking adjacent to the County Road.
- Overflow parking is illegally occurring on County Road 528.
- Summit County plow truck drivers have had issues with plowing the current parking area due to the steep grades.

BOSAC & Partners: Staff presented two options to BOSAC, (1) regrading existing trailhead or (2) creating new trailhead east of the green gate. Due to the extensive amount of work Option 1 required, both BOSAC and OSAC unanimously decided to move forward with Option 2. Summit County Road & Bridge has expressed significant concerns with existing conditions, particularly during the winter months.

Staff Recommendation: Create a new trailhead directly east of the green gate on Town and Summit County Open Space, with the option to leave the existing trailhead as overflow or reclaim to offset the minor disturbance of the new trailhead. The proposed area was recently disturbed by Summit Public Radio & TV (SPRTV) when they installed their power line.

- The new trailhead would be safer because off-road parking does not require vehicles to back out onto the main road (CR 528). The area is outside of any historic structures and improvements.
- Trailhead would be flatter with a 3% out slope. The parking lot and drainage is outside of the drainage area to the pond. To be extra cautious of drainage, staff plans to pitch the parking to the east and regrade the swale uphill of the walls to the east instead of the west.
- Summit County Open Space recommend creating a 100 ft x 60 ft parking area for approximately 20 parking spaces.
- There is substantially less cost and workload associated with the new parking area compared to regrading the existing parking area, which will block access to SPRTV pedestals.
- Summit County Road and Bridge Department would prefer plowing the new trailhead compared to the existing one.
- Disturbed area would be reseeded with native grass seed mix and monitored for three years for invasive weeds.

Estimated Cost: Estimated cost of the project is \$15,000 split between the Town and County.

Habitat Sensitivity

- The new Laurium Trailhead falls within the low category on the Habitat Sensitivity Map, which is suitable for infrastructure such as trailheads.

Master Plan Strategic Goals

- *Conservation:* We value conservation as the foundation for protection of open space and natural resources.
- *Recreation:* We value access and the responsible use of open space for recreation that is safe, based on sustainable principles, and enhances the experience with proper etiquette and respectful behavior.
- *Access & Inclusion:* We are committed to facilitating the inclusion of all groups of people (both residents and visitors) with access to the OST system to enjoy recreation while learning about conservation.
- *Stewardship:* We take pride in our approach, commitment, and diligence in the conservation and management of open space, hoping to inspire other communities with our leadership and influence, to do the same.

- Due to its proximity to the road and trail system, the proposed trailhead is located in a high disturbance area and outside of any conservation areas.
- The overall project would avoid sensitive habitat and riparian areas, minimize tree removal, as most of the disturbance is occurring on existing roadbed with compacted soils. The disturbed area would be revegetated with native grass seed and monitored for invasive weeds for the a minimum of three years.

Management Zone Compatibility

- Proposed trailhead improvement falls within the frontcountry zone.
- There is a high volume of wintertime use.
- The frontcountry zone is likely to see infrastructure, such as a well-maintained trailhead, signage, and trailhead kiosks.
- The frontcountry zone demands a higher level of management and maintenance, consistent with its current management and maintenance.

Trail Development Guidelines

Staff works closely with joint owners, Summit County Open Space and Road & Bridge, and the Town's Engineering Department. In designing trailheads, staff considers habitat impacts, avoiding wetlands, wildlife impacts, and existing infrastructure.

- Conservation
 - The trailhead would avoid sensitive habitats and high-quality natural resources.
 - New parking area utilizes an existing disturbed area.
- User Experience
 - Provides trail users a safer, more accessible option to the trail network.
- Community Context:
 - Increases safety of access.
 - Creates equitable access and inclusion to open space land.
- Management
 - Construction is feasible with good access and minimal grading.
 - Long-term maintenance to be shared with Summit County include:
 - Repairing and replacing signage.
 - Winter plowing provided by Summit County.

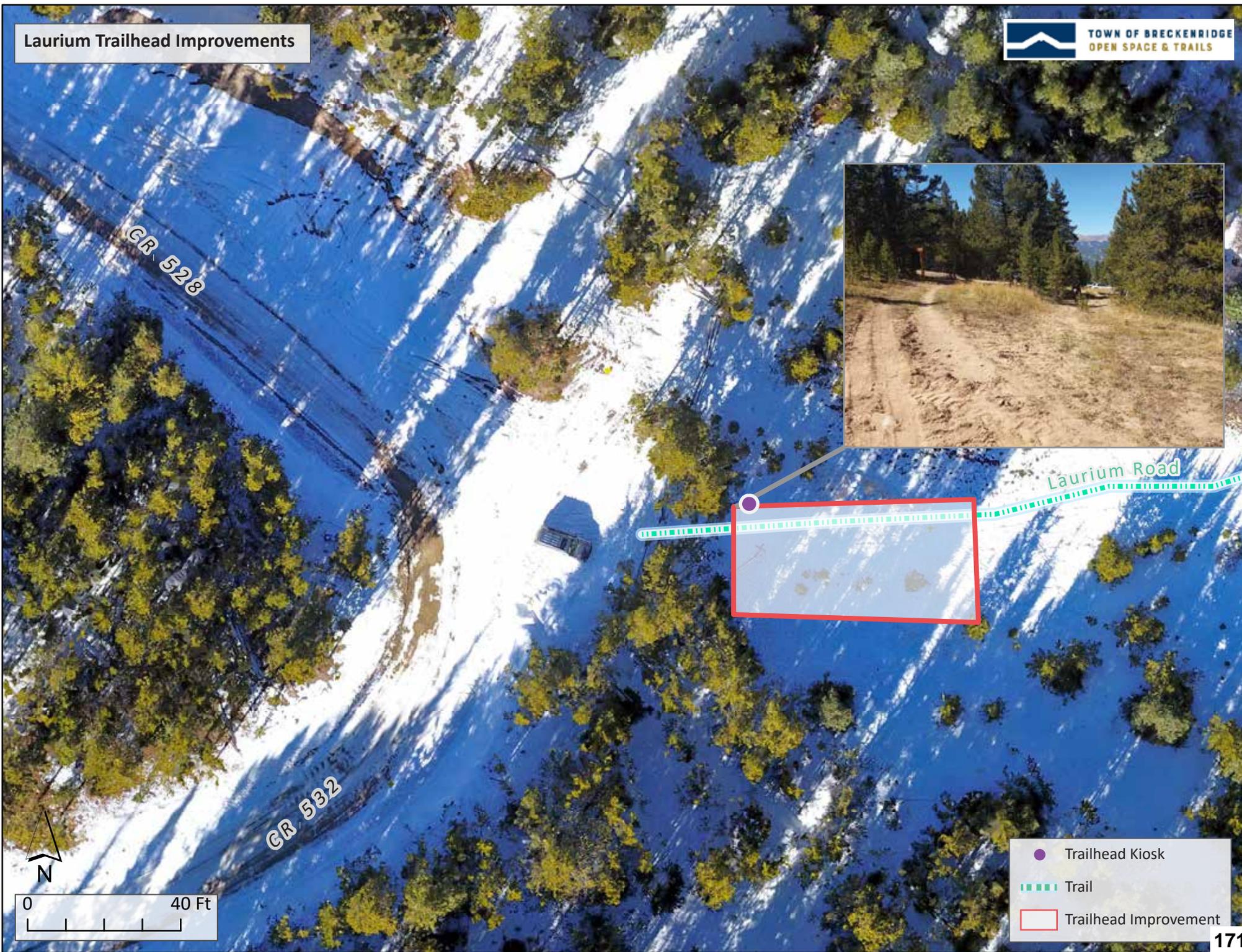
Open Space Conservation Guidelines

- Conservation Values: This project avoids wetlands, wildlife habitat, and sensitive vegetation.
- Land Use Values: The Laurium parcel is jointly-owned with Town and County in a designated frontcountry management zone.
- Recreation Values: Year-round access is improved. SPRTV restoration project to the Laurium Road is in process. Project addresses wintertime parking and safety issues at trailhead.
- Cultural Values: Improve access to unique historical sites such as the historic Nordic Center, Iowa Mill, and the Mountain Pride site.

Partnership Opportunities

- Summit County Open Space will provide financial contribution, as well as management and maintenance contributions, and snow plowing in the winter months.
- Town of Breckenridge Engineering Department
- Summit County Road and Bridge Department will work collaboratively to develop trailhead expansion plans.

Laurium Trailhead Improvements



Laurium Road

GR 528

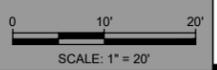
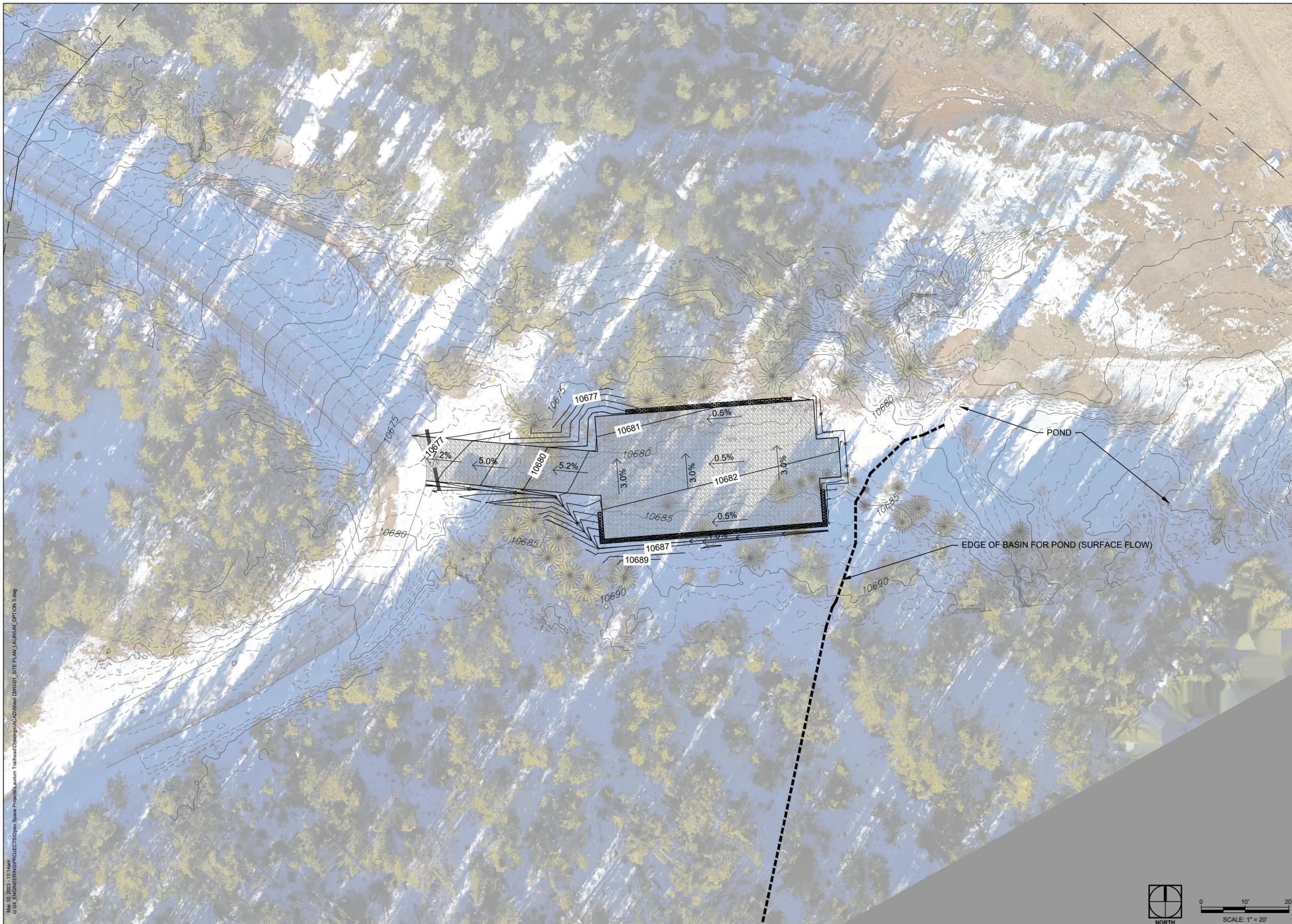
GR 532



0 40 Ft

- Trailhead Kiosk
- Trail
- Trailhead Improvement

Mar 10, 2023 - 11:14am
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ENGINEERING**
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Breckenridge, Colorado 80424
(970) 453-3196
www.townofbreckenridge.com

LAURIUM TRAILHEAD PARKING
TOB PROJ. #XXXXXXXXXX
PROJECT LOCATION (STREET)
TOWN OF BRECKENRIDGE, COLORADO

ISSUE: NOT FOR CONSTRUCTION
ISSUE DATE: 03/02/2023

REVISIONS #	DATE	DESCRIPTION	DRAWN	REVIEWED

PROJECT NUMBER:

SITE PLAN

SHEET NUMBER
CXX

