



Memo

To: Town Council
From: Rick Holman, Project Manager
Laurie Best, Assistant Community Development Director, Housing
Date: 11/6/2024 (for 11/12/2024 work session)
Subject: Revised Proposal for Overflow Skier Parking

Town Council Goals

- Leading Environmental Stewardship
- Hometown Feel & Authentic Character

Summary

The Town is currently planning for the Runway housing development on the undeveloped portion of the Block 11 parcel located off Airport Road. The proposed housing development, if approved, will be located just south of the existing Ullr apartments. The neighborhood will take up the entirety of the remaining available, undeveloped land. As a result, the existing overflow skier parking has been proposed to move to a Town-owned parcel of land on the McCain property. This memo proposes a revised plan for skier parking on the McCain property and requests Council feedback on the other parking uses currently on Block 11.

Background

At the July 23, 2024 work session, the Town Council discussed a proposal to move the required 500 spaces for overflow skier parking to the southeast corner of the McCain parcel to free up the current location for a new workforce housing development. At the meeting, the majority of Town Council supported continuing to design and develop a plan to move the skier parking to the McCain parcel while addressing some specific concerns that were raised. Those concerns included:

- Size of the parking lot for something that experiences minimal use most of the time
- Visibility of the parking from Highway 9 and neighborhoods to the east
- Disturbance and removal of historic dredge rock

The revised site, which is attached to this memorandum, should help minimize the previously expressed concerns. The revised proposal moves the skier parking further to the north and utilizes an area on the east side of the new roadway that was previously master planned for snow storage. Because this area is currently developed and prepped with crushed rock, very little additional work would need to be done other than curb cuts for the transit turnaround and creating a small area for people to load onto buses.

This newly proposed location is smaller than the original and would only hold approximately 350 vehicles which would more than meet the current need on most days. Breckenridge Ski Resort (BSR) is currently in discussions with Colorado Mountain College (CMC) to park additional overflow vehicles on busy days. This proposal creates a smaller parking lot footprint which addresses some of the previously expressed concerns. Staff has engaged in discussions with the ski area to shift the usage of this lot so that it becomes true overflow, used only on the busiest days. BSR will slowly be testing and implementing changes to carpooling discounts, potential on-demand changes to pricing in the South Gondola lot once the North lot fills, and reservations. If successful, these efforts will allow for overflow parking to be utilized less often and will then eliminate the need to run a free shuttle on weekdays for only a small number of cars.

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

In addition, the newly proposed location to the north is better buffered by standing trees making it less visible to passersby on Highway 9 and no dredge rock would be touched for this location to work.

It would be expected that vehicles exiting this proposed parking site at the end of the day would have the option to exit either the north or the south. Having some vehicles exit to the north and enter the Fairview roundabout from the west side would help reduce the dominance and speeds of the north and southbound traffic using the roundabout.

Staff seeks Council feedback on a couple of other guest parking conditions.

- 1) We will need an additional parking solution for Snow Sculptures and exceptionally busy ski days (this rarely happens), when we park more than 1,000 extra vehicles. The proposed location would work well because a temporary overflow parking area can be created on an adjoining snow storage lot. Generally, with Snow Sculptures occurring in January, there is available space on snow storage lots because they haven't filled with transported snow by that time.
- 2) The Runway development will eliminate the large area currently used for year-round overnight vehicle and RV parking, which is limited to 2 weeks per vehicle, per year, and summertime construction staging.
 - a. If approved by Council, the proposed winter skier parking area on the McCain property could be used in the summer for limited RV/camper short-term parking and construction staging.
 - b. Staff has not been able to identify a suitable alternative location for overnight parking that is largely utilized by lodging guests.

Public outreach/engagement

Staff and Council heard from many community members who reside in neighborhoods east of the McCain property. The feedback was taken into consideration with the current proposal.

Financial Implications

Staff expects approximately \$5,000 will need to be spent on improvements to the entrance to the gravel area proposed for parking, as well as regulatory signage. Staff recommends retaining the area as gravel.

Parking on the snow storage area will require preparation to smooth the area as it is currently very rocky. Staff has proposed utilizing existing rental income from McCain to cover this expense of approximately \$25,000. As BSR handles plowing for the overflow skier parking, the Town should not incur any plowing costs.

Equity Lens

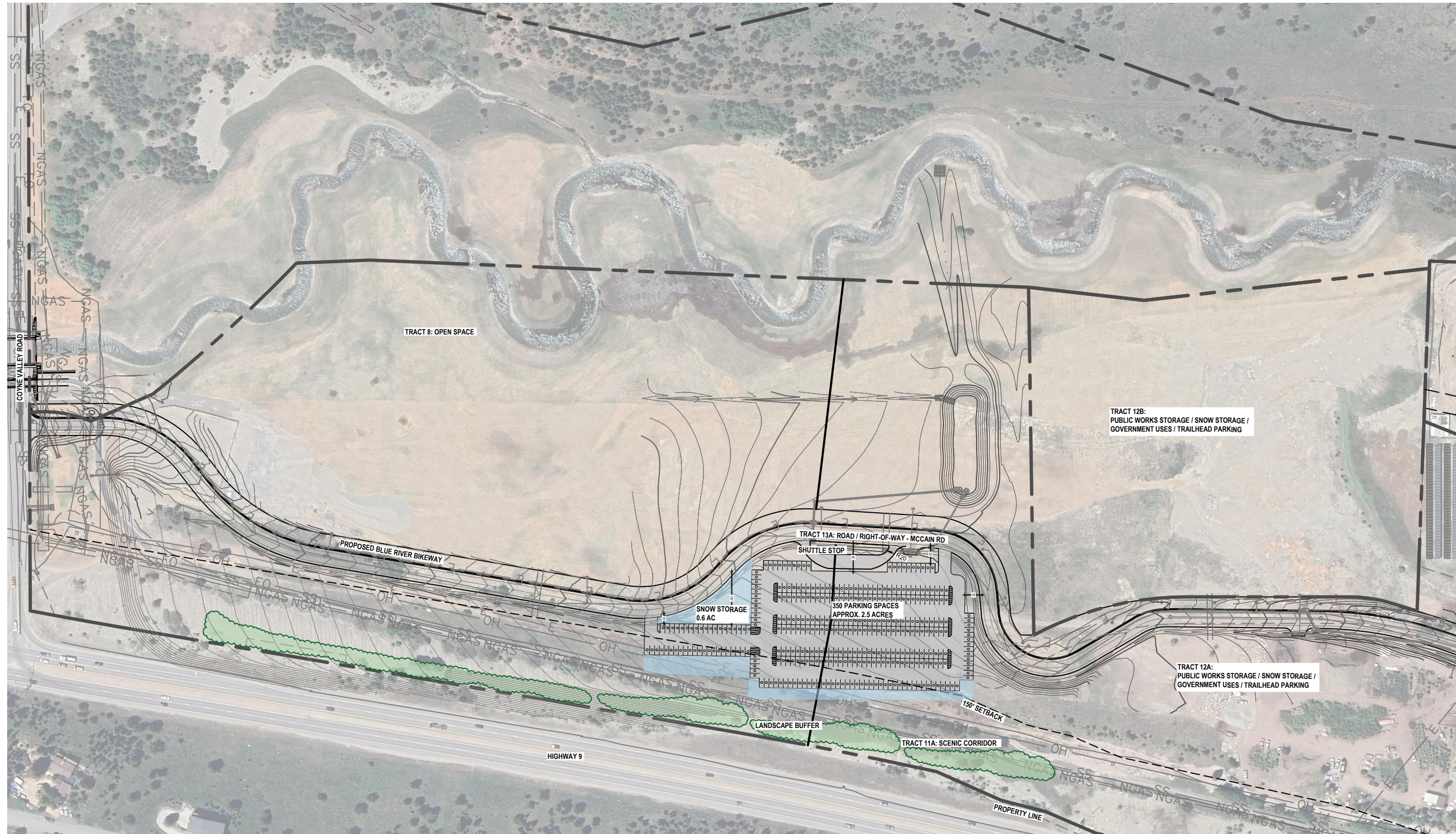
Our Equity Lens was considered in evaluating this proposal. Moving the free, overflow parking farther out of Town will impact users as more time will be spent riding transit getting into Town and back to the lot at the end of the day. This consideration is balanced with the fact that the parking area is being displaced with affordable workforce housing. In addition, the Town is still offering free daytime parking in the Ice Rink lot.

Sustainability

Changes to carpooling incentives will encourage more ski area guests to use single occupant vehicles less often. Further, utilizing the overflow skier parking area as a true overflow lot will reduce the need to run free shuttles to the lot thus reducing emissions.

Staff Recommendation

Staff recommends approval of the proposed McCain parking area for winter use by BSR for overflow parking and for summer use for RV parking (limited to 2 weeks per vehicle, per calendar year) and summertime construction staging. In addition, staff recommends allowing for additional overflow parking on the snow storage parcel adjacent to the overflow parking lot only on days when all other parking has been utilized (e.g., Snow Sculpture weekend).



Plan is conceptual and subject to change.

