

Steamboat Gondola Relocation – Status of Improvements



November 8, 2022

Landmark Job No. 1012-047

Mr. Emrick Stoltis, PE
City of Steamboat Springs Public Works Department
PO Box 775088
Steamboat Springs, CO 80477

**RE: Steamboat Gondola Relocation (DPA-20-08)
Steamboat Springs, Colorado
Status of Improvements**

Dear Emrick,

This letter summarizes the status of the private improvements for the Steamboat Gondola Relocation development on a portion of Lot 2, Parcel D, Ski Hill Subdivision (PIN 320200002) as of November 3, 2022. This project was approved as a Development Plan – Administrative (DPA-20-08) and substantially constructed last year prior to opening day of the Steamboat Ski Area's 21/22 Season.

The following is a courtesy update on the individual italicized conditions of approval as outlined in the City of Steamboat Springs' (City) March 22, 2021 approval letter. We included our original responses in **RED** and the updates are shown in **BLUE**:

- 1. At time of Building Permit application, a grading and drainage plan prepared/signed/sealed by a Colorado P.E. is required to be provided to the City by the applicant.*

Completed and approved as part of the Building Permit review.

No change.

- 2. Prior to project completion or Certificate of Occupancy, the applicant shall record a drainage easement to cover the water quality treatment facility and access to it from the public street.*

Although the water quality treatment facility is substantially complete, it is Landmark Consultants, Inc. (Landmark) recommendation that the system be reviewed after the ski season to ensure that it continues to function as intended prior to the preparation of the legal description. The Applicant understands that this is a requirement prior to Certificate of Occupancy.

As described in our original response, Landmark observed that the sand filter installed last year required maintenance as a result of the site stabilization progress. Using survey data and field observations, Landmark prepared a corrective action plan that has since been performed by the Contractor. This work will be reflected on the final O&M plan. This will be included as part of the Certificate of Occupancy process in 2023.

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- a. *The listed items are considered critical improvements and must be constructed by the owner and approved by the city prior to issuance of Certificate of Occupancy: Site drainage and storm water quality features*

As stated above, the water quality treatment facility is substantially complete. The site grading was performed and the drainage system installed consistent with the approved plans. Landmark recommends that the constructed improvements be reviewed after the ski season to ensure that they continue to function as intended and necessary maintenance performed prior to the City's review. The Applicant understands that this is a requirement prior to Certificate of Occupancy.

Landmark prepared a corrective action plan that has since been performed by the Contractor. This work will be reflected on the final O&M plan. This will be included as part of the Certificate of Occupancy process in 2023.

3. *An Ownership & Maintenance Agreement for the Stormwater Quality Treatment Facility shall be recorded by the applicant prior to Certificate of Occupancy. The Ownership and Maintenance Agreement shall include an as-built survey of the water quality treatment facility by a Colorado Professional Land Surveyor.*

As stated above, the water quality treatment facility is substantially complete and shall be reviewed after the ski season to ensure that it continues to function as intended. The O&M shall be reviewed and finalized based on the system's performance and the surveyed as-built (also necessary for the legal description). The Applicant understands that this is a requirement prior to Certificate of Occupancy.

The easements, including those for Wild Blue Gondola (PL20210048) and Christie Peak Relocation (PL20210153), have been drafted and being finalized. A copy of the recorded easements will be provided to the City. Landmark has draft copies of the O&M prepared and has circulated them among the Applicant's various Team. Upon completion of the necessary improvements, these will be updated and submitted for review, approval, and recording. This is anticipated to occur in 2023 will be included as part of the Certificate of Occupancy process.

4. *All disturbance and subsequent reconstruction of the SSRA promenade and creek shall be reconstructed by the applicant in substantial conformance with the original design plans.*

The Applicant will review with the City when site conditions allow.

As construction will continue in 2023, this condition has not been completed. The Applicant will coordinate with the City accordingly.

5. *Prior to Building Permit approval, the construction site management plan shall address*

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impacts to the public promenade and provide a detour plan as necessary.

Completed and approved as part of the Building Permit review.

No change.

Private Improvements

Landmark performed, or supervised, limited construction observation during construction of the private improvements and conducted a recent site review on November 3, 2022, to compare the visible surficial improvements with the approved Landmark civil drawings. Based on these observations, the following private improvements have not been completed prior to winter conditions. Please refer to the included Exhibit for general locations and scope:

- Removal of Construction BMPs and conversion to permanent facilities
- Restoration of Burgess Creek/Promenade disturbances

Landmark does not provide a guarantee or warranty of the work. Further, the observations described herein do not relieve the Contractor from compliance with the requirements of the plans and specifications.

This letter does not constitute a guarantee or acceptance either expressed or implied of work not in compliance with the approved documents or work not properly maintained. Nor is this a release of the Owner's or Contractor's obligation to complete work in accordance with the same or provide proper maintenance of the work.

As normal with any site, future and on-going maintenance will be required for the site improvements by the existing and future property owners or ownerships.

If you have any questions, please do not hesitate to contact us.

Sincerely,
Landmark Consultants, Inc.

Erik Griepentrog, P.E.



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