



November 16, 2023

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

RE: Decision Notification for Development Plan to Astrid Condominiums (PL20220662)

Dear ERIC SMITH ASSOCIATES,

On November 14, 2023, the City Council Approved w/Conditions Development Plan and Major Variance application number PL20220662 for a phased, 63-unit base area development in seven buildings, as well as a pool/amenity building. The approval is subject to the following conditions:

- The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion:
 - a. Water and Sewer infrastructure
 - b. Private Street infrastructure
 - c. Access drive, driveway, and parking areas
 - d. Drainage improvements
 - e. Permanent storm water quality treatment facilities
 - f. Sidewalk improvements
 - i. Ski Trail Ln north side sidewalk
 - g. Trail improvements
- The owner shall pay Plant Investment Fess to MWW prior to issuance of any Building Permit.
- The applicant shall pay the required 1% for community amenities per CDC Section 440.C.1.c prior to issuance of a building permit. As a phased development, contributions shall be assessed based on construction valuation for each individual building permit being applied for.
- Per 413.C.2, a development agreement shall be recorded to document phasing and terms of off-site amenities prior to issuance of a building permit.
- Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
- Prior to Certificate of Occupancy/Completion, an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.



- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Final review / approval of Utility Plan by MWW to occur after final utility plan is submitted
- CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
- Prior to issuance of a construction permit, an agreement between the property owner and Bear Claw II shall be provided to the City. Said agreement shall provide access to off-site amenities in perpetuity, or until:
 - Issuance of Certificates of Occupancy/Approval for all buildings included with PL20220662 Phase II is complete, or
 - A future approved Development Plan provides amenities on-site in accordance with CDC Section 440.C.1.b.

This application was processed in accordance with the applicable provisions of Article 7 of the Community Development Code.

If you have any questions or concerns, please do not hesitate to contact me at (970) 871-8245 or via email at kdouglas@steamboatsprings.net.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas
Senior Planner