

# Development Review Team Memo

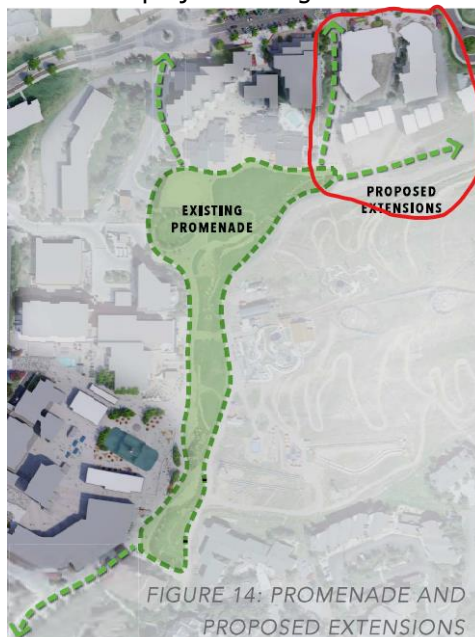
**FROM:** Danny Paul, Civil Engineer  
Gates Gooding, SSRA Project Manager

**DATE:** May 2, 2024

**RE:** PL20240103, Ski Hill Subdivision Replat of Parcel D, Lot 2 (1965 Ski Time Square Drive)

This review has been completed with a primary focus on the proposed project improvements in coordination with the Steamboat Springs Redevelopment Authority (SSRA) mountain plan area's past and current efforts.

1. Some of the existing conditions shown on the Existing Condition Map dated 2023 are currently in the process of being modified via the Steamboat Springs Redevelopment Authority's (SSRA) project to improve the streetscape along Ski Time Square Drive and create a public turnaround at the easterly terminus of the street. As the project moves forward the plans should be updated to reflect the new existing conditions.
2. The existing conditions map identifies tracts F1 and D1 as separate parcels but they are not specifically called out as part of the proposed PP.
3. The URA goals and objectives include enhancing the safety of the visitor and pedestrian experience in the mountain base area. The 2022 Mountain Area Master Plan identifies pedestrian connections between the existing promenade and Ski Time Square Drive in the area of this development parcel (see below). At time of development plan the applicant should include a public pedestrian connection along the Burgess Creek corridor and include dedication language in the final plat. The easement shall be 25-ft minimum and dedicated for public use. The design will be further evaluated as part of the development plan review.
4. The URA has a planning fund intended to be utilized for design coordination with incoming development projects in key areas where SSRA projects are planned. The applicant is encouraged to contact the SSRA project manager to discuss opportunities for partnering.



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5. The proposed easement for the promenade extension to the east to connect to Parcel B does not appear to encompass the underlying trail that is shown. Additional easement dedication is required for the promenade. A 25-ft wide public access easement is of sufficient size for extension of the promenade. This easement shall be dedicated for public use. If the applicant desires, part of the new promenade easement could fall on the ski parcel, so long as both parts together are at least 25-ft in width.
6. The promenade extension and connection to Ski Time Square Drive along Burgess Creek shall be ADA compliant.
7. From the PP Narrative: *Additionally, the Applicants desire to shift the southern boundary of this consolidated parcel to accommodate the proposed extension of the Promenade along the ski area for an eventual continuation to the properties farther east, as shown on the Mountain Area Master Plan. Adjusting this property line will allow the completion of the primary promenade to connect to Ski Time Square Drive as well as the secondary trail extending along the ski edge to the adjacent property; both located on development parcels and not the Ski Parcel.* It is unclear how the southern boundary will be adjusted and how adjusting it will allow the completion of the primary promenade to Ski Time Square Drive- aren't these two separate issues and separate areas?