

Development Review Team Memo

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

DATE: August 22, 2024

RE: PL20240125, 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.

New comments from URA:

1. The project shall use the new URA light standard that is owned and maintained by Yampa Valley Electric Association for the lighting standards placed within right of way along Ski Time Square Drive. The lights should be situated so that the arm overhangs the sidewalk from the south. The lights could be incorporated into the seat walls near the entry to the building so the arm is projecting out in the north direction over the sidewalk. The light situated closest to the mid-block crossing on Ski Time Square Drive should be rotated so that the arm provides sufficient lighting (1.2fc min) for the mid-block crossing.
2. Will the restrooms within the building be open to the public or is someone going to have to be a patron of the lobby bar or restaurant to use them? The URA encourages the restrooms to be situated in a location where they can be readily accessible from either the west or south promenade.
3. The west promenade should be considered a critical improvement and be constructed in advance of building construction.
4. A temporary and/or permanent easement should be obtained from the owner of Parcel B.

Outstanding comments from original submittal:

1. The south promenade is still too narrow and should be wider. While stairs may be unavoidable, they should be reduced to the greatest extent practical.
2. The western promenade has been widened to 20-ft but there still is no room for placemaking elements (e.g. benches, seat walls, landscaping, wayfinding, etc.) due to room required for service and emergency vehicles. The design should be modified, or the promenade should be made wider, so that some placemaking elements can exist. The design should emphasize the promenade extensions as primarily for pedestrian use but balance the needs of emergency and service vehicles. Some impediments could double as a safety/security feature to prevent unpermitted private vehicles from accessing the area.
3. It still is not clear where the existing gate near Slopeside will be relocated to. Who will control access and how will it be managed? An operations plan should be developed for how this will be managed if the area is relied on for emergency and service vehicles to turnaround. Vehicles backing in or out of driveways onto Ski Time Square Drive should not be allowed.