

Development Review Team Memo

FROM: Kelly Douglas AICP, Senior Planner

DATE: 08/27/2024

RE: PL20240125 1965 Ski Time Square Drive Development Plan, Conditional Use & Major Variance Submittal #2

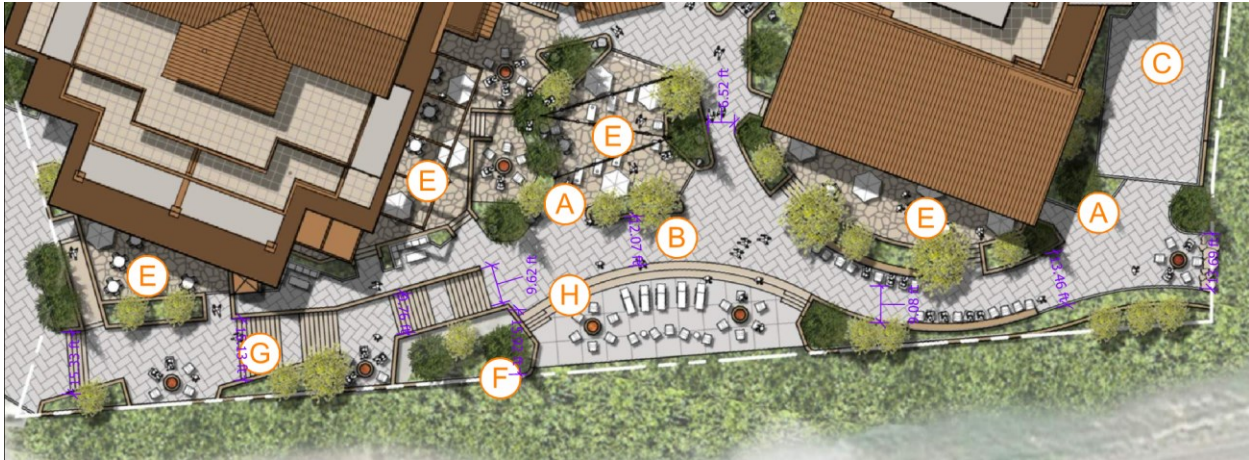
412 Critical Improvements

1. New Draft Condition of Approval: South promenade improvements are considered a critical improvement and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion.
 - a. It is acknowledged that this a new condition of approval drafted with submittal #2. It has been developed in an effort to clarify subdivision critical improvements from development critical improvements. Apologies.

414 Multi-Mode Facilities / Complete Streets

2. Per 414.D.1.f, multi-mode facilities are to be provided in accordance with the Mountain Area Master Plan (MAMP). In addition, 440.C.1.d requires that all developments with property along the ski mountain edge or along public gathering areas designated in the MAMP provide public areas for gathering, sitting, recreation, entertainment, or other like activities. MAMP identifies both the Ski Time Square frontage as well as the promenade along the western and southern edge of the property as priorities. Based on the direction provided in MAMP, staff has the following feedback:
 - a. Ski Time Square
 - i. Staff supports the proposed Ski Time Square frontage design. The grade change is easier on pedestrians, and bike parking, vehicular parking, crosswalks, seating, and the wide pedestrian thru area are all great improvements that will serve this area well.
 - b. West Promenade Extension
 - i. Staff appreciates the increased width, delineated pedestrian path and minimized retaining wall heights shown with submittal 2. However, the proposal lacks consistency with the level of street furnishings typical of the surrounding promenade context. Public areas for gathering, sitting, recreation, entertainment, or other like activities are required. Understanding Fire standards require a 20' wide access clear of obstructions, Staff encourages the applicant to incorporate street furniture such as seating, trash/recycling, access to the creek etc. inside the proposed 20' easement or within an expanded easement.
 - ii. With respect to Burgess Creek, it is understood a wall is needed to support the Promenade and Staff appreciates minimizing grade disturbance. However, interaction with the creek is constrained. Are there modifications that can be made to allow some access to the creek below?
 - c. South Promenade Extension
 - i. Staff is concerned with the width of the south promenade extension. The promenade is proposed to narrow, expand, and narrow again as pedestrians move west to east. In addition, the configuration of the landscaping proposed seems to further narrow the circulation area, giving this public space a somewhat

private feel. The promenade is required to be a public area for gathering, sitting, recreation, entertainment, or other like activities, as well as a primary pedestrian access. Please consider how greater promenade width for circulation may be achieved in a balance with seating, landscaping, etc.



418 Retaining Walls

3. Please consider exploring an acceptable alternative variance justification.

440 Base Area Design Standards

440.C Building Placement and Orientation

4. Thank you for the 440.C.b amenity calculations in the narrative. Please show what areas inside and outside the building make up the proposed 53,930 sf of amenity space.

440.E Building Massing

5. Please consider exploring an acceptable alternative variance justification.

440.F Roof Forms

6. Please consider exploring an acceptable alternative variance justification.

General

7. Considering development is proposed on Ski Hill Subdivision Parcel B in connection with this application, it is therefore also party to this application. Thank you for the document signed by Ski Hill Subdivision Parcel B adjacent property owner See Snow LLC however a standard property owner signature form is required. Please upload.
8. A revocable may be required for Ski Time Square encroachments.

