

# Development Review Team Memo

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

**DATE:** October 29, 2024

**RE:** PL20240125, Ski Hill Subdivision Replat of Parcel D, Lot 2 (1965 Ski Time Square Drive)

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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.

## Condition of Approval:

1. The "PP1" light shown on the photometric plan is not the correct fixture for the current URA light that will be provided by Yampa Valley Electric Association. As a condition of approval, the project shall be required to use the new URA light standard and fixture for the lighting standards placed within right of way along Ski Time Square Drive and used for lighting the public sidewalk.

## Outstanding Comments from Previous Submittals:

1. The western promenade has been widened to 20-ft but there are no proposed placemaking elements (e.g. benches, seat walls, landscaping, wayfinding, etc.). 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.
2. The proposed access control gate located near Slopeside can now be found but the location is an issue. The gate is not required but is allowed. If a gate is included in the proposal, it should be moved closer to Ski Time Square Drive to prevent unauthorized vehicles from driving down the promenade. If a gate is included in the plan the applicant should develop an operations and management plan for how this will be managed for emergency and service vehicles to turnaround. Vehicles backing in or out of driveways onto Ski Time Square Drive should not be allowed. The operations and management plan could be developed in conjunction with the Promenade Improvements agreement as a condition of approval. The operations and management plan should consider who the allowed users are, how access will be regulated and enforced, how the gate is managed, signage, etc.