

Development Review Team Memo

FROM: Kelly Douglas AICP, Senior Planner

DATE: 10/30/2024

RE: PL20240125 1965 Ski Time Square Drive Development Plan, Conditional Use & Major Variance Submittal #3

414 Multi-Mode Facilities / Complete Streets

1. *Outstanding/Updated:* 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. 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.
 1. *It is noted a bench was added along Ski Time Square Drive with submittal #3, thank you. However, this additional bench is not enough to conclude the West Promenade Extension provides amenities consistent with the surrounding promenade context or that public areas for gathering, sitting, recreation, entertainment, or other like activities are provided.*
 - ii. *Outstanding/Updated:* 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 *or interaction* to the creek below?

General

2. Informational: Offsite construction staging may require additional review and approval per Article 7 of the CDC.
3. *Outstanding/Updated:* There is development proposed on adjacent property, Ski Hill Subdivision Parcel B. A complete signature requirement form or recorded easement with the property owner is needed in order to demonstrate the required qualifications of the applicant per 702.B (below for reference) are met.

702.B Qualifications of Applicant

An applicant for a development approval must either be the owner or have the right to possess the land for which the development approval is sought, or submit documents to the Planning Department that provide evidence that the applicant will become the owner of the land subsequent to the approval of a development or have the right to possession of the land. No development approval shall be issued to any applicant who does not possess the land or have a right to possession of the land. If the holder of an easement on the land for which the development approval is sought objects to such development, that person must seek relief in a court of competent jurisdiction.