



March 30, 2022

Adam Ambro
1225 17th Street, Suite 150
Denver, CO 80202

RE: Decision Notification for Development Plan - Public Hearing to Base Area Plaza Improvements - Plaza Building (PL20210078)

Dear Adam Ambro,

On March 24, 2022, the Planning Commission Approved w/Conditions application number PL20210078.

The approval is subject to the following conditions:

- Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
- CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
- Prior to issuance of a construction permit, the applicant shall provide a Final Draft to the City of the Steamboat Comprehensive Transportation Impact Analysis by McDowell Engineering that adequately address City Engineering review comments (from the first round of the Wild Blue Gondola Development Plan review comments), to the satisfaction of the City Engineer.
- The applicant shall enter into an agreement, acceptable to the City, to identify contribution and timing (or a timeline for determination) for the identified mitigation strategies included in the Steamboat Comprehensive Transportation Impact Analysis which may include but is not limited to the following items. The agreement shall be recorded at the Routt County Clerk and Recorder prior to issuance of a construction permit.



- a. Improvements to GTC to serve necessary hourly service arrivals
- b. Transit service operational expansion
- c. Improvement to Mount Werner/Mount Werner intersection
- d. Parking Management way finding, ITS, and operational improvements implementation
- e. High Speed Gondola from Meadows Parking lot to replace shuttle operation
- f. Apres Ski Way/Mount Werner intersection
- g. JD Hays/US40 intersection
- h. Pine Grove/Mount Werner intersection
- i. Pedestrian improvements to the base area
- j. Bicycle improvements to the base area

This decision is effective upon expiration of ten days after the date of the Planning Commission resolution approving the application. Please be advised that this decision could be subject to appeal per Section 729 or Call Up per Section 702, as applicable. See applicable application type in Article 7 for Term and Effect of Approval.

If you have any questions or concerns, please do not hesitate to contact me at (970) 871-8260 or via email at bkeenan@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob L. Keenan".

Bob Keenan, AICP
Principal Planner