



January 09, 2023

Nikki Erbele
1815 Central Park Drive Suite 110 – PMB 114
c/o East West Partners
Steamboat Springs, CO 80487

Re: Steamboat Amble Development, LLC at 218177001, PL20220623

Dear Nikki Erbele,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearings.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. As the subdivision changes ensure that the current proposed lot layout is shown on plans for this project. Consider a simplified lot line for the property line adjacent to the Grand to allow space for maintenance and egress to the Grand.
2. 406.C.7: How much bike parking will be provided in the bike storage area? a minimum of 4 bike parking spaces is required.
3. All proposed improvements necessary for this development (including the access) that are not located on the Amble property shall have easements shown on preliminary plat PL20220479.

See document mark-ups

4. Site Plan: amend subdivision such that the lot line includes or excludes these structures.
5. Site Plan: consider providing a stair connection in this area to avoid future erosion/ social trails
6. Site Plan: replace the existing pedestrian connection with a new one
7. G.O- confirm consistency with preliminary plat
8. Section 402: additional landscaping required, see document markups.
9. L4 and G0: update total to be accurate, should also be consistent with coverpage
10. Additional interior plantings required, see document markups. Trees plantings are minimums required, too many shrub substitutions provided, revise to achieve tree planting minimums, remaining plantings can be trees or shrubs. Otherwise, request a variance.
11. CDC Sec. 440.C.1.b: It looks like the project is providing the required amenities, however, provide calculations of amenity spaces to demonstrate the project meets this standard. Indicate which amenity spaces are included in the calculations through a diagram.
12. CDC Section 440.C.1.c: it's unclear if or how community amenities are being provided for this project. Provide information that demonstrates community amenities are being provided consistent with this requirement or request a variance.
13. CDC Sec.440.D.1.c: Primary building entrances are not clearly distinguished or prominent. Revise the project or request a variance.
14. CDC 440.E.1.c: demonstrate how the building complies with this standard. it appears that there are many walls of unbroken height and no step backs. Comply with the standard or request a variance.
15. CDC 440.H.3.a: The west elevation does not appear to meet the minimum glazing standard. Revise or request a variance.
16. CDC Sec. 440.J.1: it's unclear which colors apply to which parts of the building, provide labels on the building. It appears the primary colors are not consistent with colors required by Appendix B. It appears that the predominant colors on the building are grays or whites, there is a discrepancy between the elevations and the perspectives, provide consistency on the next submittal. It also appears that accent colors are shown on the roof which does not meet the standard. It appears that most of the building is accent colors and not primary colors. Demonstrate compliance with the section or request a variance.

17. Informational: 440.K: no mechanical equipment is shown exterior to the building or on the site. The building should be built this way, consistent with the development plans, or a substantial conformance request or additional development plan review will be required.
18. Informational: 440.K: no accessory structures are shown exterior to the building or on the site. The site should be developed this way, consistent with the development plans, or a substantial conformance request or additional development plan review will be required.
19. CDC 440.L: Provide documentation to the City about the proposed program the project will comply with.
20. Sec. 421: show dedicated open space, should be consistent with previous plat, current plat, and subdivision requirements and preliminary plat plans.
21. To have a sign for the development at the access road entrance, the development plan and plat will need to include an off premises sign easement and location.
22. Critical improvements: Some improvements for this development will be required with the subdivision and others with the development plan. As both project progress we will clarify what is required for the plat, the building permit and CO.
23. Sidewalk connections: sidewalk connections will be required from this development to existing connections and proposed connections required by the plat. Coordinate required sidewalk connections for this development with those required for the subdivision. In general this development should have a connection to Mt Werner Road and the Gondola Transit Center.

Engineering Review (Reviewed By: Emrick Soltis, P.E.)

1. C.300: Calculate the velocity in the roadside ditch.
2. C.300: Where is this drainage being conveyed?
3. C.300: It appears that a swale may be needed for the uphill side of the trail to prevent water from sheeting across.
4. Traffic Study: The Existing Conditions Base Area Transportation Traffic Study by Consor, dated Oct 24, 2022, is currently being reviewed by a 3rd party consultant contracted/coordinated by the City and URA. Upon approval of the Existing Conditions Base Area Transportation Traffic Study, a resubmittal of the Amble Traffic Study may be warranted. Engineering will defer reviewing The Amble's traffic study until that time.

Public Works Review (Reviewed By: Danny Paul)

1. See comments in documents and images.

Utilities-Mount Werner Review (Reviewed By: Frank Alfone)

1. The existing 8" water main stubbed to the property on the east side (near the GTC) must be utilized or abandoned
New proposed 8" water main replacing the existing 8" private water main must remain "private"



If a redundant water main is installed, the new water main will also be a "private" main

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- 1. The Allowable Building Area Total Calculation appears to have not included Level 5, this is presented as a 5-story building above and assume you will want to add the 5th story. This is informational comment for future permit submittal.
- 2. Please note, per other development applications I have been reviewing on this new lot being created, you will want to review the setback distance from the original existing Grand Building to your new proposed property line, as you appear to close unless you have fire resistant rated exterior walls, but also check all exhaust and intakes for distances as well on the existing building. Another option if you don't want to move the property line if it is too close for any code related items, you can offer us a no build easement on the new lot to meet any required setbacks.
- The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.
- Outstanding fees are required to be paid.
- 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint circular official stamp.

Toby Stauffer, AICP
Senior Planner