

February 15, 2023

City of Steamboat Springs Planning Department

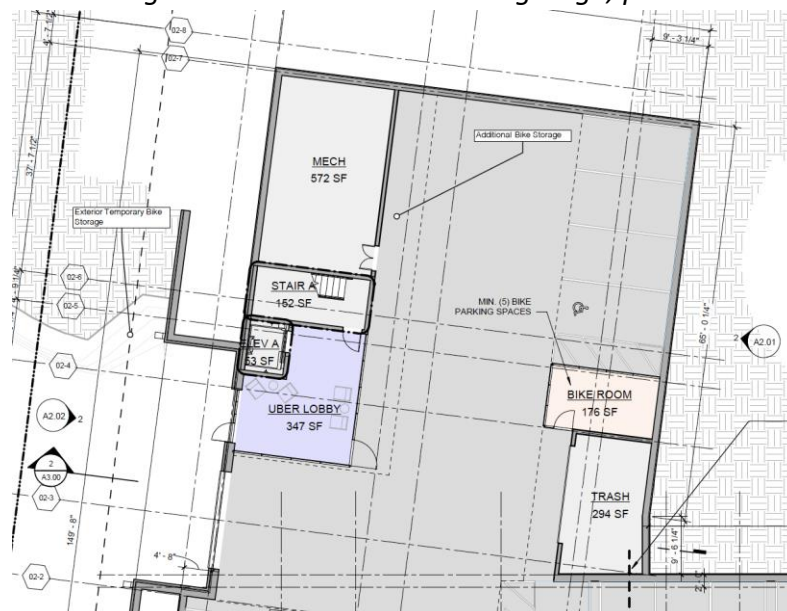
City of Steamboat Springs Development Review Team (DRT) Comment Response for:

The Amble – Development Plan Application

Thank you for the comments on our Development Plan Application Dated December 16, 2023. We have considered the questions and comments and have modified our submittal. We have noted our responses to the questions below. We have also supplemented our in some instances to

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.**
 - **Response:** *Please refer to the Preliminary Plat Application (PL20220479).*
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.**
 - **Response:** *Please refer to the updated project narrative as well as G0.00 and A1.00. A minimum of (5) bicycle parking spaces will be provided per CDC Section 406.C.7 and Table 406-4. Further bike spaces will be on racks within the garage and on a few racks outside of the ground level waiting area.*
 - *Bike Storage will be located inside the garage, per Sk-1 below.*



SK-1 Planning DRT Question 2, from page A1.00

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.**
 - **Response:** *Please refer to the Preliminary Plat Application (PL20220479)*
4. **Site Plan: Amend subdivision such that the lot line includes or excludes these structures.**
 - **Response:** *Please refer to the Preliminary Plat Application (PL20220479)*
5. **Site Plan: Consider providing a stair connection in this area to avoid future erosion/ social trails.**
 - **Response:** *Please see updated plan. We are now providing a connection to the existing stair at the Steamboat Grand as well as an ADA compliant route down to Mt Werner Cir and on to the transit center. Please refer to Trails Plan Exhibit, Sheet L4.01, for more information.*
6. **Site Plan: Replace the existing pedestrian connection with a new one.**
 - **Response:** *Please see updated plan. We are now providing a connection to the existing stair at the Steamboat Grand as well as an ADA compliant route down to Mt Werner Cir and on to the transit center. Please refer to Trails Plan Exhibit, Sheet L4.01, for more information.*
7. **G.0- confirm consistency with preliminary plat.**
 - **Response:** *Plan has been updated and coordinated with Preliminary Plat Application (PL20220479)*
8. **Section 402: Additional landscaping required, see document markups.**
 - **Response:** *Please see tables on sheet L1.02 Landscape Standards, for updated provided landscape quantities.*

- See excerpt for L1.02 below, use L1.02 - 2/09/2023 Planning Resubmittal for Reference.

INTERIOR LANDSCAPING TABLE - AREA A (WITHIN PROPERTY LINE)

Standards	Requirements	Required	Proposed	Variance
Interior Landscaping Cat.	B (402-3*)	Property Boundary Area: 71,174 SF		
	Number of Plantings	Building Area Level 1: 21,566 SF		
	1/500 sf min.	Interior Landscape Area: 48,668 SF		
	Mix/Plantings:	Required Plantings: 99	Proposed Plantings	Shrub Replacements: (Required Trees - Proposed Trees) x 3
	Evergreen > 10': 10%	10	10	0
	Evergreen 8-9': 15%	15	10	15
	Evergreen 6-7': 10%	10	8	6
	Deciduous (2.5"): 20%	20	20	0
	Ornamental: 15%	15	15	0
	Shrubs (5 gallon): 15%	29	50	
	Plant Totals:	99	113	21
	Ground Cover: 60%			
	Grass seed, turf, sod: 60% min	60% Minimum Native, Sod, Turf	2,794SF (6%) Sod, 3,173 SF (7%) Native, 15,031 SF (31%) Landscape Bed	

9. L4 and G0: update total to be accurate, should also be consistent with cover page.

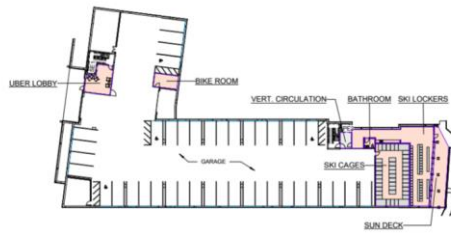
- **Response:** G0.00 has been updated to refer to the landscape drawings for snow storage requirements and conformance. Please see sheet L4.00 for Snow Storage Plan and Tables showing requirements and conformance.

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.

- **Response:** Shrub substitutions have been reduced, and trees added where feasible to meet minimum requirements. Please see tables on sheet L1.02 Landscape Standards, for updated provided tree quantities.

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.

- **Response:** The overall net amenity area is 18.9%. Please use Drawing Sheet G1.00 for the area breakdown. Excerpts from G1.00 Can be found below.



Garage Level Amenity Plan

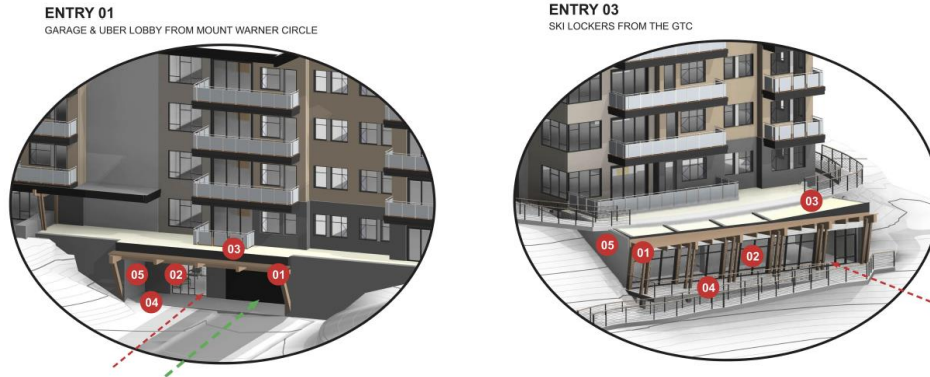
1st Floor Level Amenity Plan

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.

- **Response:** Please refer to the project narrative. The following response was provided in response to CDC Section 440.C.1.c:
 - The proposed development is contemplated to be within the boundaries of the proposed Steamboat Metropolitan District. The Steamboat Metropolitan District was submitted to the City Manager on 11/22/2022 and is being formed for the purpose of providing a funding mechanism for design, construction, and maintenance of community amenities needed in the areas surrounding the proposed development including road, pedestrian, and transportation improvements.

13. CDC Sec.440. D.1.c: Primary building entrances are not clearly distinguished or prominent. Revise the project or request a variance.

- **Response:** Please refer to sheet A6.02, amended to the Submittal set. The building entries are designed in a manner that is unique to the rest of the building and works to highlight the entry locations in a distinguished and prominent manner. Noted by use of timber, enhanced glazing and interior – indoor/outdoor treatment that denotes a warm and inviting place for the building's residents, users and guests. This language is different from the remainder of the building along the ground level where any entry points are for single residents to patio and not for the general public. See Excerpt Snapshots from Below and refer to A6.02 of the resubmittal.



- **Per 440.D Access 1. Standards**

- a. Buildings shall prioritize orientation of primary entries to predominant public and private streets, pedestrian circulation, and gathering areas. -
 - ***The building has 3 public entry points.***
 - ***The Ground level Uber Lobby is oriented to the main entry road and is the first opportunity for an entry point upon arriving at the building from the west.***
 - ***The Ground Level Ski Exchange is the most eastward point on the building and addresses Mt Werner East.***
 - ***The Level On Amenity Space on the 1st level is the public entry point on that level with all paths leading to it.***
- b. Each individual nonresidential space with exterior frontage on the ground floor of a multi-tenant building shall have individual public access from the outside.
 - ***The building has 3 public entry points into non-residential space, all are cited above.***
- c. Primary building entrances shall be clearly distinguished and prominent.
 - ***As noted above all entry points have the same architectural vocabulary and fenestration that are different than the rest of the building vocabulary. Pedestrians will be able to be led to these points and denoted even without signage.***

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. 440.E.1.c Building Massing Building walls that exceed three stories or 45 feet of unbroken height, as measured from finished grade to the underside of the eaves or top of parapet, shall provide step backs at least eight feet in depth and between 12 feet and 45 feet above finished grade depending on the height of the structure and the surrounding development context.

- ***Response:*** Please refer to sheet A6.03, added to the set with the exhibits for the step backs on the exterior façade. The building is designed to maintain a consistent modern form while stepping back at certain facades of the building.

We have four step backs around the building on the north (1) at the top level of the building, at the east (2) at the first level above the locker room and at the top level of the building, and the southwest corner (1) at the top level of the building. Further, across all facades the building horizontally undulates in or out to break up the vertical mass.

15. CDC 440.H.3.a: The west elevation does not appear to meet the minimum glazing standard. Revise or request a variance.

- **Response:** CDC Section 440.H.3.a states that “a minimum of 25 percent of the wall area of all facades shall be transparent glazing, including glazed doors.” We have interpreted this requirement to request that the building façade collectively meets the 25 percent requirement with the overall Glazing as 29.60%. Currently No façade is below 25.1%. It should also be noted, that while we are in compliance with the standard, this is counter intuitive to many of the sustainable metrics that we are faced with on this building. Particularly on the West Elevations. Please refer to A2.20 for a review of glazing percentages per facade and in the overall. An Excerpt from A2.20 is found below.

<u>Material SF Legend:</u>			
Elevation Name	Overall Elevation SF	Elevation Glazing SF	Elevation Glazing %
North Elevation 1	8,608.09 SF	2,159.43 SF	25.1%
North Elevation 2	3,230.02 SF	976.07 SF	30.22%
East Elevation 1	3,706.32 SF	1,060.69 SF	28.6%
East Elevation 2	3,845.90 SF	1,531.55 SF	39.8%
South Elevation	11,813.41 SF	3,819.97 SF	32.3%
West Elevation	8,407.01 SF	2,167.31 SF	25.8%
Total:	39,610.75 SF	11,715.02 SF	29.6%

- We believe this table and design satisfies **CDC 440.H.3.a** and no variance is required.

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.

- **Response:** Please refer to sheet A6.04, added to the set. Sheet A6.04 was added to the set to help clarify where proposed materials are being used, how they are being organized from a design standpoint, and to highlight their use as primary or secondary materials. To clarify, the material building elevations are intended to organize the materials but not necessarily be perfectly representative of the proposed materials. Please refer to the material images provided for reference on intended material finishes. The materials are designed to meet the requirements listed in the CDC Appendix B and uses allowed per Appendix C. See Additional



Sheet A6.04

- *Per Appendix B1.c - Browns, sepias, and tans or variations of the above colors that result from natural weathering or oxidation process (rusts, grays, etc.) From above. the primary façade colors are browns (Finish #03 & #04 Wood Texture) with accent wall colors of Grey Blue (Finish #02 Wood Texture) & Greys and Dark Grey (Finish #01 Board Form Concrete & 08 Fascia)*
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.**
- **Response:** The Building is designed using all electrical mechanical systems for living environment control. All mechanical systems are inside the building hidden from exterior view.
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.**
- **Response:** Noted.
19. **CDC 440.L: Provide documentation to the city about the proposed program the project will comply with.**

- **Response:** *The design will obtain certification from a third party, as required by CDC Section 440.L. We are currently considering USGBC LEED certification, Green Globe certification, Zero Energy certification, or Passive House Certification.*

20. Sec. 421: show dedicated open space, should be consistent with previous plat, current plat, and subdivision requirements and preliminary plat plans.

- **Response:** *Please refer to the Preliminary Plat Application (PL20220479)*

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.

- **Response:** *Entry signage to be included as a separate permit per CDC Section 711.*

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.

- **Response:** *Noted.*

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.

- **Response:** *Please note Landscape Sheets L2.00 and L4.01 for a revised sidewalk design has been designed to accommodate a thorough sidewalk design within the property as well as connections 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.

- **Response:** *See the table below demonstrating the Velocity in the roadside ditch. This can also be found on resubmitted sheet PS22-0154_PP_Ditch Velocity. This sheet will be part of the Final Drainage Study.*

Triangular		Highlighted	
Side Slopes (z:1)	= 2.00, 2.00	Depth (ft)	= 0.76
Total Depth (ft)	= 2.00	Q (cfs)	= 5.528
		Area (sqft)	= 1.16
Invert Elev (ft)	= 6925.54	Velocity (ft/s)	= 4.79
Slope (%)	= 7.00	Wetted Perim (ft)	= 3.40
N-Value	= 0.040	Crit Depth, Yc (ft)	= 0.87
		Top Width (ft)	= 3.04
		EGL (ft)	= 1.12
Calculations			
Compute by:	Q vs Depth		
No. Increments	= 50		

2. C.300: Where is this drainage being conveyed?

- **Response:** *See update Sheet C.300: Plan has been updated to include an inlet and 8" drain under walk which will flow into a regraded ditch and inlet and drain under the existing paved trail.*

3. C.300: It appears that a swale may be needed for the uphill side of the trail to prevent water from sheeting across.

- **Response:** *Thank you for the input. We are not proposing the installation of swale on the uphill side of the trail as the existing trail does not currently have a swale on the uphill side and the constraints of the existing topography on the uphill side of the trail (very steep ~2:1 slope) restrict the ability to construct a swale on the side of the trail. Also, there is not to be much grading associated with the repaving and slight realignment of the existing trail.*

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.

- **Response:** *Noted.*

Public Works Review – Reviewed by Danny Paul

1. The URA goals and objectives include enhancing the safety of the visitor and pedestrian experience in the mountain base area in addition to building infrastructure that promotes activity in the base area. Several studies completed under the URA identify desirable pedestrian connections on the interior of Mt. Werner Circle along this project frontage. At time of development plan the applicant should include a public pedestrian connection and other complete street improvements along the property frontage on the interior of Mt. Werner Circle. The URA could in turn pursue the missing segment to complete a connection to the Knoll parking lot.

- **Response:** *Please refer to the Preliminary Plat Application (PL20220479) for sidewalk requirements for the subdivision. The pedestrian connections within the development are shown on the revised landscape plan.*

2. In 2019 the URA relocated the Arnold Barn to this property and part of the development application requirements was to construct a sidewalk connecting the

Steamboat Grand to the Arnold Barn along the northerly leg of Mt. Werner Circle. At the time the Grand HOA was unwilling to allow the sidewalk to be paved and the City/URA struck an agreement to settle with a soft surface trail that would be maintained seasonally. With creation of this new lot and eventual development project the URA supports the applicant to pave the soft surface trail so it can be maintained and used year-round.

- **Response:** *Please refer to the Preliminary Plat Application (PL20220479) for sidewalk requirements for the subdivision.*
3. The URA has partnered with Alterra, Steamboat Springs Resort Corp and East-West Partners to pursue reconstruction of the existing Gondola Transit Center. The applicant is encouraged to collaborate with the GTC design team to explore opportunities for creating an activated space and street-front on the easterly side of the development adjacent to the GTC.
- **Response:** *Please refer to the Preliminary Plat Application (PL20220479) for sidewalk requirements for the subdivision, including the GTC collaboration with both design teams.*
4. The applicant is encouraged to contact the URA project manager to discuss the opportunity to partner with the URA to construct additional complete street elements that are not required by code, including URA lighting and landscaping.
- **Response:** *Please refer to the Preliminary Plat Application (PL20220479) for sidewalk requirements for the subdivision, including the GTC collaboration with both design teams.*
5. Please provide the anticipated schedule for project construction to help inform URA coordination.
- **Response:** *Ownership hopes to break ground on the project in the summer of 2023 and it is expected the project will take 20-22 months from start to completion of the project.*

Utilities – Mount Werner Review – Reviewed by Frank Alfone

- **General:** *Thank you for taking the time to carefully review and consider the various water service options for this project with Landmark. It is the Applicant's intent to design, construct and present a water service system that benefits Mount Werner Water, the future project residents, guests and owners, and the emergency service personnel of our community. To that end, we have revised the proposed water system to create an internal loop by connecting the public water main in the GTC to the main along the western project boundary along Mount Werner Circle. This water line is proposed to be 'public' and the service to the future building on Lot 1 as well as the extension to the fire hydrant behind the Grand being privately owned and maintained while still meeting Mount Werner Water requirements and*

specifications. We look forward to further developing the details of the proposed improvements as the design progresses to construction drawings. Thank you again for your support and assistance.

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

- *Response: The drawings have been revised to illustrate this existing service is to be replaced with new pipe in the current location and used for the project.*

2. New proposed 8" water main replacing the 8" private water main must remain "private".

- *Response: As discussed with Landmark, the Applicant proposes to create a loop as shown on the plans. The loop portion, and the new fire hydrant is proposed to be Public while the line to the hydrant behind the Grand as well as the service to Lot 1 shall be 'private'. Please note that the Common Elements (Grand) and the proposed Tram Lot and Lot 1 include a 20-ft wide easement for the water and sewer lines and therefore they have not been graphically depicted. Also note that this 20-ft wide easement 'zone' was carefully coordinated with the Preliminary Plat and the concurrent Development Plan to ensure that conflicts are minimized.*

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

- *Response: As discussed with Landmark, the proposed water system has been modified to include a beneficial 'looped' water main in exchange for MWW's willingness to accept it as 'public'.*

Other Notes

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.

- *Response – Noted. There is no longer a Level 5 referred to within the drawing set*

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.

- *Response - In the current building design, any wall surface is at least 28-30 from a property line offset. The IBC Section M501.3.1 calls for protected walls an*

opening 10' or less from the property line. In relation to the exhaust openings, per section M501.3.1 of the Building Codes, the air is considered "Environmental Air". Per the Colorado [Mechanical Code 2021 of Colorado](#) > [5 Exhaust Systems](#) > [501 General](#) > [501.3 Exhaust Discharge](#) > [501.3.1 Location of Exhaust Outlets](#)

Section 3 :

- *For all environmental air exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all occupancies other than Group U; and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious. Separation is not required between intake air openings and living space exhaust air openings of an individual dwelling unit or sleeping unit where an approved factory-built intake/exhaust combination termination fitting is used to separate the air streams in accordance with the manufacturer's instructions.*
- *The building and all openings are more than 3' from the property line and over 28' from adjacent exhaust vents.*

The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

1. For ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from property lines; 10 feet (3048 mm) from operable openings into buildings; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls and operable openings into buildings that are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.
2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining grade.
3. For all *environmental air* exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all *occupancies* other than Group U; and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious. Separation is not required between intake air openings and living space exhaust air openings of an individual dwelling unit or sleeping unit where an approved factory-built intake/exhaust combination termination fitting is used to separate the air streams in accordance with the manufacturer's instructions.
4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above the elevation required by

ENVIRONMENTAL AIR

Air that is conveyed to or from occupied areas through ducts that are not part of the heating or air-conditioning system, such as ventilation for human usage, domestic kitchen range exhaust, bathroom exhaust, domestic clothes dryer exhaust and parking garage exhaust.

3. The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.

- *Response: Noted. Ownership will pay requested fees at time of permitting*

4. Outstanding fees are required to be paid.

- *Response: Added fees have now been paid.*

5. 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.
- **Response:** *The design will obtain certification from a third party, as required by CDC Section 440.L. We are currently considering USGBC LEED certification, Green Globe certification, Zero Energy certification, or Passive House Certification.*