



April 25, 2023

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: Holiday Inn Express - Development Plan at 307800001, PL20230056**

**Dear Walter Magill,**

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 or a decision being made.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 with any questions or concerns.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

1. Employee rooms are classified as multiple-family residential and require 1.5 parking spaces per room (14 required) and conditional use approval to be in the pedestrian active frontage of Stone Lane. The units could be deed restricted as workforce units and parking requirements would be reduced to 9 required spaces, conditional use approval still required. Include a narrative for the Conditional use approval in addition to the narrative for the hotel.

Update narrative to correct number of employee units.



2. 89 parking spaces are provided for the Holiday Inn Express, with 9 encumbered by snow, please update plans and narrative.

14 parking spaces required for MF housing- please update plans and narrative

Holiday Inn Express: 104 spaces are required, 80 are provided year round- hotel and MF use short 24 spaces- acknowledge how that will be managed/ addressed for the project

178 parking spaces are required for both hotels and the MF residential use, 162 are provided- please update plans and narrative

3. Site plan and other plans inconsistent regarding parking spaces and interaction with bus turnaround on Stone Lane. Revise plans and indicate if turnaround will be amended or if parking stalls will be inadequate until turn around removed. include variance or request to amend turn around as needed.

4. Sec. 406: 8' wide parallel parking spaces require a variance.

5. Informational comment CDC Section 416: Outdoor storage is not shown or approved with this development plan.

6. CDC Section 402: Stone Lane requires frontage landscaping- additional plantings required, or request variance

Interior landscaping: 17 plantings shown, plans list 26 provided, please clarify and revise,

Additional plantings required, or request variance

interior parking lot landscaping: fewer plants shown than listed, additional shrubs required, or request variance

7. CDC Section 438.G: to further support the variance, the design of the hotel entrances along the frontage road could be more prominent to be consistent with 438.D and 438.H.

The narrative indicates : "the stated purpose of the design standards includes (2) Organize and design the siting of buildings to create vibrant and pedestrian-active spaces..." "These design purposes are achieved with the proposed design. The inclusion of parallel parking along the frontage access road and the associated pedestrian connections to the proposed hotel entries will activate the street in the ways that the Engineering Standards for complete street design intends. This approach will integrate the street with the hotel development bringing it into the active site rather than simply having a pass-by circulation route to the adjacent property. Additionally, the presence of parallel parking between vehicular lanes and a sidewalk serves to provide for a more comfortable experience for pedestrians"

The design of entrances along the west side of the buildings could be more prominent or thoughtful to activate the street and better integrate the parallel parking with the design of the building and the rest of the site. The applicant may want to plan for use of the parking spaces and use of the entrances by guests checking in as a regular part of operations, rather than an afterthought (as it appears now) as this is the first entrance and parking they will see and people may not travel around to the east entrance.



8. Provide realistic image of stone veneer "cathedral gray". the material may not meet primary color design standards.

Hotel B does not meet primary color standards in CDC.

9. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording final plat

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

1. See Preliminary Plat (PL20230055) corrections.
2. Engineering agrees that a discussion in regard to the Walton Creek Floodplain H&H would be beneficial to have at DRT and then take offline if needed.

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

1. Miscellaneous Corrections:

Plant Investment Fees (PIF) are due prior to approval of the Building Permit. Please submit a PIF form (on MWW Website) to MWW for review and approval.

**External Agency Review**

See comments from the Division of Wildlife in Documents and Images titled " Application Number PL 2023056 Holiday Inn Express Development Plan"

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

1. Plant Investment Fees (PIF) are due prior to approval of the Building Permit. Please submit a PIF form (on MWW Website) to MWW for review and approval.
2. Prior to issuance of a construction permit an address shall be approved by City GIS.
3. Prior to Building Permit or Grade and Fill Permit issuance, the owner shall receive approval of a Floodplain Development Permit.
4. Prior to approval of Civil Construction Plans, an approved CDOT access permit shall be submitted to the City.
5. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
7. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
8. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at abc @ xyz intersection, calculated at 0.TBD% of current cost basis \$TBD (indexed to CDOT CCI) or \$x,000.

9. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
  - Access drive, driveway, and parking areas
  - Sidewalk
  - Drainage improvements
  - Permanent storm water quality treatment facilities
10. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
11. Prior to approval of any Building Permit for a building that is to be located within the FEMA Special Flood Hazard Area, the applicant shall demonstrate compliance with CDC Section 419, Flood Damage Prevention, by way of a complete "construction drawings" FEMA Elevation Certificate.
12. An approved Army Corps permit for wetland removal is required prior to building permit issuance.
13. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording final plat
14. Encroaching dumpster enclosure on north property line shall be removed prior to building permit issuance.

Sincerely,



Toby Stauffer, AICP  
Senior Planner