



May 19, 2023

Kelly Douglas

City of Steamboat Springs, Planning & Community Development

2023-03-31 DRT Submittal #1 – Response Letter

PL20220662 (ESA No. 22014.00)

The Astrid (Parcel No's. 178455931, 163789889 & 416899992)

Planning Department Comments are noted in BLACK.

Responses have been included below each comment in BLUE.

General – Kelly Douglas

1. Show the Ski Inn Condominiums parking lot clearly on the existing conditions plan as it is, and how it is to be reconstructed on the site plan. This parking lot may be required to comply with CDC standards such as RR-1 parking lot setback, parking lot standards, snow storage, and retaining wall standards.

Response: The Ski Inn Condominium parking lot has been added to the Existing Conditions Plan.

The Ski Inn Condos parking lot is being revised to remove a section on the north side of the lot that currently extends into the Gondola Lane 50' right-of-way. There are no other changes being proposed to the existing parking lot.

The Astrid project is resolving a neighbor's issue by removing an existing built surface from out of a public right-of-way. In doing so, the Astrid is replacing the removed parking spaces by providing a retaining wall. The amount of pavement removed will be similar to the amount of new pavement proposed to be added, therefore the existing snow storage will not vary significantly. Landscaping will be replaced in kind around the modified parking lot and added retaining walls.

The added retaining walls will allow for pedestrian movement (from the parking lot to the residential units and from the residential units to the ski access) via the proposed stairs and sidewalk on the northwest side of the Ski Inn Condominiums (Lot 2). The retaining wall location was set to avoid the Ski Inn Condominiums existing foundations. Ski Inn has reviewed the proposed design and has provided a letter of support for the proposed work.

2. Propose a name for the access drive for the purposes of addressing.

Response: The access drive shall be named Gondola Lane.

3. Provide an exhibit that shows lot lines, improvements, and easements for clarity.

Response: This requested exhibit is being submitted as part of the Final Plat-Replat by Baseline Engineering.

4. There are several easement areas impacted by the proposed development. Each encroachment may require multiple and separate actions in order to move forward, such as written consent, vacation, and/or rededication. Please consider each encroachment individually. This may not be a complete list.

- a. Building 7 east side improvements appear to encroach into the snow storage easement at reception no 767927.

Response: The stairs along the east side of Building 7 have been removed from the project. The retaining walls are no longer within the referenced snow storage easement. Baseline Engineering's Final Plat-Replat will clarify the easements for vacation and dedication.

- b. Building 6 appears to be proposed within the easement agreement at reception no. 731769.

Response: Steamboat Ski & Resort Corporation (SSRC) has been notified of the easement 731769 issue. They have provided a letter stating that they are working with the Astrid team to vacate the easement and relocate it to the Gondola Lane road once the road has been built to provide access to the existing gondola tower. Please see attached letter from SSRC for reference.

- c. Building 5 has a balcony that encroaches into the 25' wide pedestrian, vehicular, and skier ingress and egress easement at reception no. 675271.

Response: Easement 675271 is being vacated per a signed agreement with the grantees of the 25' wide pedestrian, vehicular and skier ingress and egress easement. A copy of the agreement is attached to this DRT #1 Response for reference. Building 5 and its balconies on the south side meet the setback requirements.

- d. Building 4 appears to encroach into the snow storage easement at reception no. 767927.

Response: Based on the easement reception number noted which is at the northeast corner of the property, it is our understanding that this comment was intended for Building 7 instead of Building 4. Building 7 has been redesigned and is now outside of the referenced snow storage easement at the northeast corner of the property.

- e. Building 4 appears to encroach into the water and sewer line easement at reception no. 694323.

Response: Building 4 has been removed from the project.

- f. The corner of pool and stairs encroach into the Easement Agreement at reception no. 731769.

Response: Steamboat Ski & Resort Corporation (SSRC) has been notified of the easement 731769 issue. They have provided a letter stating that they are working with the Astrid team to vacate the easement and relocate it to the Gondola Lane road once the road has been built to provide the access to the existing gondola tower. Please see attached letter from SSRC for reference.

- g. It seems like additional access easement is needed from adjacent Edgemont Building A to accommodate the proposed location of access to Building 7.

Response: The private access easement 694325 includes both the Edgemont Condominium property and the "Expansion Property" which is the piece of property that Building 7 is to be placed on.

- h. Please confirm Is the subject property (EXPANSION PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, EDMONT CONDOMINIUM - BUILDING A TOTAL: 3.266 ACS) is entitled to access through the easement at reception no 691485.

Response: There is existing access to this site. This project does not propose to change the access already existing.

- i. Provide consent from all parties impacted by the proposed cluster box relocation.

Response: Baseline met with the Post Master on May 8, 2023. He had no problems with the relocation. He also had the local carrier review it and he too had no problems with the relocation. The Post Office indicated that they will not require documentation that impacted residences consent to the change because the relocation is in the same general location as the existing Cluster Mailbox. The Post Office will post a notice on the existing Cluster Mailbox with a drawing to alert users of this relocation. An 8.5x11 mailbox location exhibit is included as part of this DRT #1 response.

5. Permission from Ski Trail Condos and wall design is required to be included with the development. Please include with next submittal.

Response: The proposed retaining wall along the east side of the Ski Trail Condominiums has been reviewed with the Ski Trail Condo HOA. A support letter for this work from Ski Trail Condominiums has been attached to this re-submittal. The proposed retaining wall is indicated on sheet C4 Site Wall Schedule, which is included in this DRT #1 Response.

6. It seems a Preliminary Plat and Final Plat may be needed to modify aspects of the subdivision such as the plat note #2 at reception no. 006718, dedications and vacations, and potentially consolidation of property.

Response: Baseline Engineering's Final Plat-Replat will clarify the easements for vacation and dedication.

7. Please provide an analysis of RR-2 zone district dimensional standards, a table is recommended.

Response: An analysis table of the RR-2 Zone District dimensional standards has been added to sheet DP-1 the Development Plan Coversheet.

8. Building 4 does not comply with RR-2 front setbacks. Please amend the design or request a Major Variance. A Major Variance requires an updated variance narrative and additional Major Variance fee.

Response: Building 4 has been removed from the project.

9. Building 4 appears to cross the southern front lot line. This is prohibited per 200.F.5. Please revise.

Response: Building 4 has been removed from the project.

10. Building 5 has a balcony over 30" that does not comply with RR-2 front setbacks. It also appears to encroach into the 25' wide pedestrian, vehicular, and skier ingress and egress easement at reception no. 675271.

Response: Easement 675271 is being vacated per a signed agreement with the Grantees of the 25' wide pedestrian, vehicular and skier ingress and egress easement. A copy of the agreement is attached to this DRT # Response for reference. Building 5 and its balconies on the south side meet the setback requirements.

11. Building 7 does not comply with RR-2 side setbacks on the north side. Please amend the design or request a Major Variance. A Major Variance requires an updated variance narrative and additional Major Variance fee.

Response: Building 7 has been redesigned and is now outside of the RR-2 side lot line setback along the north side.

12. Overall height in the RR zone district is measured from the nearest adjacent proposed finished grade per 801.O.1.b. Please include/identify the nearest adjacent proposed finished grade on all elevations.

Response: As allowed by the SBS CDC for Zoned District RR-2, all building height elevations are based off of proposed grades. Building elevations have been provided for each building on the site which are noted with the overall building height. The proposed grades have been indicated on the elevation sheets.

13. Please provide separate elevations for each building. Adjacent proposed finished grade is not typically identical for buildings in different locations.

- a. The west and south elevations of building 6 do not appear correct.

Response: The elevations for both Buildings 5 & 6 have been updated. Separate elevations have been provided for each of the two buildings.

- b. Floorplans and elevations for building 2, 3, 4 don't seem to match up with floorplans.

Response: Building 4 has been removed from the project. Buildings 2 & 3 have been moved together on the site creating Building 2-3. The floor plans & elevations have been updated to reflect the combined building.

14. From the narrative, it seems some buildings may exceed the RR-2 overall height maximum. If so, please amend the design or request a Major Variance. A Major Variance requires an updated variance narrative and additional Major Variance fee.

Response: As allowed by the SBS CDC for Zoned District RR-2, all building height elevations are based off of proposed grades. Building elevations have been provided for each building on the site which are noted with the overall building height. The tallest building is No. 1 at 74'-10" above proposed grade.

Article 3 Use Definitions and Standards – Kelly Douglas

15. Please address Article 3 in the narrative.

- a. Identify the proposed use(s).

Response: Residential condominiums for the individual unit owners, rentals controlled by the management company hired by the community HOA. Private pool & pool building, gathering areas on the 6th floor of Bldg. 1, gathering area (Bldg. 1 Main Level) for skiing and slope activities for use by the unit owners and/or renters within the development.

- b. Address use standards as applicable.

Response: The primary use for this development is Multi-Family Residential which is considered a By-Right Use within this zone district. The Multi-Family condos are in compliance with CDC Residential Principal Uses for Household Living Category as noted in Section 301.B.2.

Per the STR Overlay Zone Map, this property is within Zone A. Per the SBS CDC Section 238.D.2.a Zone A (Standards), short term rentals are considered a By-Right Use. Some of the condos may be open to short

term rentals as allowed in this zone district. These will be offered by the individual unit owners on a unit-by-unit basis and operated by a management company hired by the HOA.

All amenities provided are not open to the public, they are for private use by the individual unit owners and their guests and for any of the individual unit renters. The amenities include but are not limited to a private pool, hot tubs & pool building, gathering areas on the 6th floor of Bldg. 1, gathering areas for skiing and slope activities (Building 1, Main Level).

- c. Demonstrate parking standards are met.

Response:

Parking Required (Per SBS CDC per Table 300-1 (RR-2)) :

Above ground parking: 1 per Dwelling Unit (DU)

Underground parking: 0.5 per Dwelling Unit (DU)

Parking Provided:

Above ground parking: 2 surface parking spaces between near the southeast side of Bldg. 2-3

Underground parking: Bldg. 1 – 41 units / 54 parking spaces.

Bldg. 2-3 – 12 units / 12 parking spaces

Bldg. 5 – 6 units / 6 parking spaces

Bldg. 6 – 6 units / 6 parking spaces

Bldg. 7 – 4 units / 8 parking spaces (garages)

Unit Total = 69

Parking Required (Underground) = 34.5

Parking Provided = 86 + 2 (underground / surface)

16. What is the Sherman Club proposed within Building 1? Is it a commercial use? Amenity space?

Response: The Sherman Club is now called the Astrid Sky Club. It is not intended for public commercial use, but rather private use by the unit owners and/or renters of a unit within the development.

17. Please show designated parking spaces inside garage for building 7.

Response: Cars have been added to the Building 7 garage layout to represent the two garage parking spaces provided per unit. See sheet DP-2.9 Floor Plans – Building 7 and Pool Building.

Section 402 Landscaping – Kelly Douglas

18. Please use hatching, colors, and/or polygons to indicate which landscaping standards are applied to which areas, and which plantings are meant to meet which standard.

Response: The Landscaping Plans have been revised. Given the non-standard lot configuration it is difficult to interpret the standards and continued discussions will occur with City Staff.

Section 409 Snow Storage – Kelly Douglas

19. It's a bit difficult to discern snow storage and the areas where snow melt is proposed on the site plan. Could a separate sheet please be provided?

Response: See sheet C3 Snow Storage Plan which has been added to the set.

20. Please clarify the snow storage calculations provided. An adjustment is included but it's not clear if it's a reduction, addition, or both. What is the average slope being utilized for these calculations?

Response: This information has been clarified on sheet C3 Snow Storage Plan which has been added to the set.

Section 412 Critical Improvements – Kelly Douglas

21. Draft Condition of Approval: The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion:

- a. Water and Sewer infrastructure
- b. Private Street infrastructure
- c. Access drive, driveway, and parking areas
- d. Drainage improvements
- e. Permanent storm water quality treatment facilities
- f. Sidewalk improvements
 - i. Ski Trail Ln north side sidewalk
- g. Trail improvements

Response: Acknowledged

Section 413 Phasing – Kelly Douglas

22. Draft Condition of Approval: Per 413.C.2, a development agreement shall be recorded to document phasing prior to building permit approval.

Response: Acknowledged

23. The phasing plan provided is a good index, however additional detail is needed.

- a. Please address 413.C.3 and provide a phasing plan that includes all applicable improvements in the first phase.

Response: Please see expanded Phasing Plans (sheets DP-1.2a, DP-1.2b, DP-1.2c and DP1.2c) that have been added to the set.

- b. What is the proposed sequencing/timing?

Response: Please see expanded Phasing Plans (sheets DP-1.2a, DP-1.2b, DP-1.2c and DP1.2c) that have been added to the set. These sheets include estimated proposed timing and sequencing information.

- c. It seems phase 3 is missing.

Response: Please see expanded Phasing Plans (sheets DP-1.2a, DP-1.2b, DP-1.2c and DP1.2c) that have been added to the set. These Phasing Plans have been corrected to include Phase 3.

- d. Provide a sheet for each phase identifying what improvements, plantings, etc. will be included.

Response: Please see expanded Phasing Plans (sheets DP-1.2a, DP-1.2b, DP-1.2c and DP1.2c) that have been added to the set. These sheets include additional information on proposed improvements.

Section 417 Internal Sidewalks – Kelly Douglas

24. To be consistent with 417.C.1, the sidewalk along the internal access drive should connect past the pool and to the trail that brings pedestrians and skiers north to the base area.

Response: The sidewalk has been updated to include these connections

Section 418 Retaining Walls – Kelly Douglas

25. Building 1 east and west side retaining walls are in easement agreement areas (rec no. 731769 and 767924). A Revocable License is required.

Response: Steamboat Ski & Resort Corporation (SSRC) has been notified of the easement 731769 issue. They have provided a letter stating that they are working with the Astrid team to vacate the easement and relocate it to the Gondola Lane road once the road has been built to provide the access to the existing gondola tower. Please see attached letter from SSRC for reference.

26. Please provide an analysis of how each wall meets or does not meet the standards in Section 418. The variance analysis needs to explicitly identify areas on nonconformity for each wall.

Response: See additional sheet C4 Site Wall Schedule that has been added to the set.

27. Please provide a 3D model of the development as a whole. It would be very helpful to get a sense of what it will look and feel like, and how it relates to the topography. Will it be a canyon? How will the walls be stepped? What materials will be utilized?

Response: Snapshots of 3D model have been provided in the updated set and a link to an interactive 3D model is provided below. <https://autode.sk/3WgFMUt>

28. The variance analysis for 719.D.2 needs to identify direction and policies outlined in the Community Plan and other applicable adopted plans the requested variance is compatible with.

Response: Please see updated Project Narrative provided with this DRT #1 Response.

29. Staff suggesting exploring an acceptable alternative based variance justification, rather than a hardship justification for criteria #3.

Response: Please see updated Project Narrative provided with this DRT #1 Response.

Section 421 Open Space – Kelly Douglas

30. Please address open space standards more thoroughly.
- Show/designate location(s) of open space.
 - See 421.D.2, open space shall be generally contiguous.
 - Make findings for the Directors to consider per 421.D.6 in order to incorporate setback areas.

Response: See sheet DP-1.3 Open Space Plan that has been added to the set. Based on Parcel 1-A, the project exceeds the SBS CDC Open Space requirements.

Section 440 Base Area Design Standards – Kelly Douglas

440.C Building Placement and Orientation

31. Confirm compliance with 440.C.1.b, that the area dedicated to amenities is a minimum of ten percent of the net floor area.

Response: Amenities provided within this community include but are not limited to the Ski Lounge and Ski Locker area, Fitness Center, the Astrid Sky Lounge with indoor / outdoor gathering areas, bar & hot tubs, dog wash, and dog park. This is all within Bldg. 1 but is intended for use by all unit Owners and renters within this development. The provided amenities also include a stand-alone pool, hot tub & pool building for the use of the entire development.

The approximate net floor area for multi-family development consists of the individual units' areas = 136,873 sf. The minimum 10% amenities area = 13,687.3 sf. The provided amenities area = 19,722.10 sf. (+/-14.41%).

32. Draft Condition of Approval: The applicant shall pay the required 1% for community amenities per CDC Section 440.C.1. prior to approval of a building permit.

Response: Acknowledged

440.D Access

33. The north and south elevations of building 2, 3, 4, and the north elevations of building 5, 6 need greater emphasis on the entrances.

Response: The elevations to Buildings 2-3, 5 & 6 have been updated with a greater emphasis on the entrances. Please see updated sheets DP-3.3 and DP-3.4 for Exterior Elevations for 21-3 and 5 & 6. Building 4 has been removed from the project.

440.E Building Massing

34. How is standard 440.E.1.b related to massing and topography being met?

Response: The building massing as proposed is consistent with the existing adjacent properties. Both the Edgemont and Bear Claw II buildings to the northeast are directly adjacent to the ski slope with the same approximate offset as what is proposed for The Astrid Building 1. As Building 1 extends down the slope to the west, it also steps down in stories.

Building 7 is consistent in its massing with the duplexes currently being built to the east. The remaining Buildings 2-3 and 5 & 6 are generally consistent in scale and massing with the adjacent Ski Trail Condos, Ski Inn Condos & Norwegian Log Condos surrounding them.

35. Please demonstrate how standard 440.E.1.c and 440.E.1.d re: step backs are met for each building. Please include the finished grade.

Response: ESA

The Astrid buildings attempt to relate to the context of their surrounding developments as it applies to their building massing. They utilize form, materials and articulation in the decks and roofs to provide variation in their massing.

Building 1 is consistent in massing with the two larger buildings located directly up slope (Edgemont & Bear Claw 2). Both of these buildings have walls over 45 feet high with minimal offsets provided (with the exception of the decks and patios). Building 1 has wall offsets that range between two to nine feet along the ski slope side (north face). The south face of Building 1 has offsets ranging between two to thirty-five feet. There are also decks and patios as well as landscape features (including green roof landscape) that will provide relief on the elevations. Buildings 2-3, 5 & 6 relate in scale and massing to the adjacent Log Condos, Ski Trail Condos, and the Ski Inn Condos. They have offsets that range from two feet to sixteen feet. Building 7 is two stories high immediately adjacent to the private drive shared with Edgemont and Bear Claw, as required by the standard. The rear elevation is four stories and has multiple offsets that vary from two feet to sixteen feet. have wall heights similar to the existing Edgemont building; however, it does have wall offsets along the entire face of the building.

440.F Roof Forms

36. Please provide a roof plan for Building 1 and include calculations to demonstrate 440.F.4 Green Roof Standard is met.

Response: Green roof layouts are on Sheet LGR-1. Roof area calculations are on Sheet DP-2.6.

37. Please provide a roof plan for Building 7.

Response: Building 7's roof plan has been added to Sheet DP-2.9.

38. Does building 1 comply with 440.F.1.d?

Response: We have not added any parapet walls to the flat roofs which are not being used as part of the green roof for the following reasons.

- Adding a 42" minimum parapet to the flat roofs increases the overall building mass without a justifiable reason. This is compared to parapets surrounding the green roofs which have some occupancy on them and therefore act as guardrails.
- A parapet added to the flat roofs would have to be considered an appurtenance and added to the overall area of the appurtenances already on the roofs / green roofs.
- Adding parapets to the flat roofs would further increase the solid wall mass when compared to the glazing percentage potentially requiring far more glazing along the levels below the roof / parapet to account for the added wall area the parapet provides.

39. Per 440.F.3, please confirm the north side of buildings 2, 3, 4 won't shed show onto the sidewalk that abuts.

Response: In addition to gutters & downspout which will include heat trace, snow guards will be placed on the roofs that have the potential of shedding onto a pedestrian active walkway below.

440.H Building Scale, variations, and Fenestration

40. The building 1 slope side entrance could benefit from more emphasis to comply with 440.H.1.a.

Response: Building 1 slope side entrance has been emphasized as shown on sheet DP-3.1.

41. Please confirm all buildings comply with 440.H.1.d, 440.H.1.e, and 440.H.1.f.

Response: Each of the buildings have a stone base that helps to anchor it to the site. The stone is consistent at the bases of the building and columns and wraps the corners. The representation of a base, middle & top is also accomplished using various forms, materials & color.

42. Provide transparency calculations for each façade of each building per 440.H.3.a.

Response: Transparency calculations / tables have been added to the exterior elevations for reference. A variance for transparency is being requested.

440.I Building Materials

43. Please identify what materials are proposed for all buildings to confirm consistency with Appendix C.

Response: A material board has been included for Buildings 1-6 & Pool Building. A separate material board has been included for Building 7 based on the material it was approved with in 2016 by both the Planning Department and City Council.

440.J Building Color

44. Please identify what colors are proposed for all buildings to confirm consistency with Appendix B.

Response: A material board has been included for Buildings 1-6 & Pool Building. A separate material board has been included for Building 7 based on the material it was approved with in 2016 by both the Planning Department and City Council.

440.K Mechanical, Service, and Accessory Structures

45. Confirm compliance with 440.K.1 Mechanical Equipment Screening Standards for all rooftops.

Response: Building 1: Any mechanical equipment that may be roof deck mounted will be screened in accordance with the CDC. What's not mounted on the roof deck will be within the interior of the building.

Buildings 2-3, 5 & 6: The mechanical systems for these buildings will be internal except for the AC condensers which will be mounted around the perimeter of the buildings. The exterior equipment will be screened via a built structure to match the adjacent buildings exterior.

Building 7: The roof top mounted mechanical equipment is screen from the front & side view is they are recessed within the roof structure.

Pool Building: The mechanical systems for this building will be internal except for the AC condensers which will be mounted around the perimeter of the building. The exterior equipment will be screened via a built structure to match the adjacent buildings exterior.

440.L Sustainability

46. The narrative does not address which third party certification will be sought. Please request a variance if that's the intent.

Response: As noted within the revised narrative, we will be using the Green Globes sustainability standards through the Green Building Initiative.

Mt Werner Water Utilities

1. Easements for both Sewer and Water Mains must be dedicated on the Plat for Public Water and Sewer Mains.

Response: All MWW public water and sewer mains are shown on the Final Plat-Replat submitted by Baseline Engineering

2. Public and Private water and sewer mains to be identified on the final Utility Plan

Response: Public and private water and sewer lines are labeled on the Utility Plan.

3. Provide Mechanical Plans to ensure adequate water pressure is delivered to all floors for all buildings.

Response:

Domestic Cold Water – A new cold-water service will need to be 3" with a 3" distribution line. The main lines can be either copper or PEX with a ¾" stubbed into each unit. And 1" stubbed to the Commercial Spaces. The building will have a booster pump system with buffer tank to provide a minimum of 60 PSI domestic water to all floors.
Fire Sprinkler – The building will have a 6" fire sprinkler system. It is anticipated that the building will require a fire pump.

4. Execute and deliver to MWW - Appendix H Form

Response: Appendix H has been filled out as required and is being submitted as part of this re-submittal

5. Final review / approval of Utility Plan by MWW to occur after final utility plan is submitted - see Condition 13

Response: Acknowledged

Engineering – Emrick Soltis

1. Public Right of Way adjacent to Ski Trail Ln shall be vacated via Preliminary Plat process.

Response: It was determined at the DRT meeting to not vacate the public right-of-way. A revocable permit for private improvements in public ROW application will be submitted.

2. The internal private access shall meet the requirements in Table 4-3.B. Any variances to these standards shall be submitted for review and approval via Engineering Variance Application.

Response: Acknowledged. The Gondola Lane road standards variance based on Table 4-3.B has been attached to this re-submittal.

3. The proposed soft surface trail on the west side of the lot is required to be paved to allow for year-round maintenance.

Response: It was determined during the DRT meeting to leave this as a gravel walk.

4. The lower portion of IPA's drainage is required to be treated prior to discharging offsite.

Response: Acknowledged. Treatment will be provided at the lower portion of the IPA.

5. Provide intersection sight distance analysis at Ski Trail Ln.

Response: Acknowledged. This is provided with the DRT #1 response submittal.

6. The sidewalk adjacent to Ski Trail Ln shall be offset min 10ft from the edge of asphalt and shall extend the full length of the property frontage.

Response: After conferring with Mr. Soltis, it was determined that the sidewalk will connect from Ski Trail Condominiums and connect to the north side of Gondola Lane. It will not extend uphill from the Gondola Lane and Ski Trail Lane intersection. This is outlined in the updated civil drawings.

7. All water quality facilities shall be included within phase 1.

Response: Acknowledged

8. A drainage easement is required to cover the extent of the facilities and access to them from the public Right of Way.

Response: Acknowledged

9. Provide further detail as to how Detention Pond A will be maintained. Access via stairs or ramp may be necessary and will also act as a safety measure.

Response: Acknowledged. This is included in the DRT #1 response submittal.