July 31, 2023

Kelly Douglas
City of Steamboat Springs, Planning & Community Development

2023-06-29 DRT Submittal #2 – 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. The Ski Inn Condominiums parking lot needs to show snow storage and replacement of existing landscaping.

   Response: See updated sheet C3 Snow Storage, which shows the snow storage around the Ski Inn Condominium parking lot as well as sheet LP-3 Landscape Plan which shows the proposed landscape around the Ski Inn Condominiums parking lot.

2. It is unclear whether all elevations of building 1 meet the RR-2 75' overall height maximum. Retaining walls 10A-C also appear to be part of the building. The proposed grade is shown (thank you) however, measurements are not taken from it on all elevations. Example below for reference. Please clarify.

   Response: Please see updated exterior elevations for Building 1 on the attached updated sheets DP-3.1 and DP-3.2. The retaining walls around Building 1 have been modified to be less than six feet in height with offsets of at least three feet as required in section 418 of the CDC. These retaining walls outline proposed grade around Building 1. The updated elevation sheets show how the height of 75' is being achieved. This height question at Building 1 and the proposed retaining wall revisions were also reviewed with Kelly Douglas at Planning during a virtual meeting on 7/18 @ 11:15 am.

3. Landscaping is needed to buffer the Ski Inn Condominiums parking lot.

   Response: See updated sheet LP-3 Landscape Plan which shows the proposed landscape at the Ski Inn Condominiums parking lot.

4. Please add landscaping on the south and east sides of Building 5 and 6.

   Response: See updated sheets LB-1 and LP-3 Landscape Plans which show additional landscape around Buildings 5 & 6.

5. Phase I should include the stairs connection from building 7 down to Gondola Ln per 413.C.3.b.

   Response: It has been indicated to us that the exterior stairs being requested to be installed east of Building 2-3 and are being asked to be installed during Phase 1 to allow access from Building 7 residents to the Pool Building after Phase 1 is completed. Please note that the Pool Building is not proposed to be built during Phase 1. This is

because of its location on the site, which is much lower on the site compared to Building 7 and it is also further in-board along the proposed Gondola Lane. Construction will be on-going between Building 7 and the Pool Building for the duration of the project. Access down the slope and across the construction site will be difficult to navigate and dangerous for residents of Building 7. In lieu of providing this connection in Phase 1, it is the intent of the project to provide access to amenities for Building 7 residents at the Bear Claw II facility and an agreement is in place to allow that. The stairs connecting Building 7 to Gondola Lane are proposed to be constructed during Phase 4 as noted on the Phase Plans. This timing allows these exterior stairs to go in at the same time as Building 2-3. That way there is less potential of damage during the construction of Building 2-3 due to their close proximity of the stairs to the building.

6. 413.C.2.c requires perimeter landscaping be included with phase 1. Please show the plantings to be included with phase 1. Please also show which specific plantings are to be included with each subsequent phase.

   Response: See updated Landscape Plan sheets (LP-1, LP-2 and LP-3). These show the full extent of the landscaping, including at the perimeter. Also see updated Phasing Plans (DP-1.2a, DP-1.2b, DP-1.2c and DP-1.2d) which now include all of the landscape areas across the entire site.

7. Per 413.C.3.d, the pool amenity space needs to be included with phase I.

   Response: The Pool and Amenity Building is located adjacent to and in the center of the construction zone for Phase 2, 3 and 4 of this project (see phasing sheets DP-1.2a, DP-1.2b, DP-1.2c and DP-1.2d). Even if this amenity structure could be built during Phase 1, there would not be a safe way to access it for residents (as it will continue to be in the center of a construction zone). An agreement has been put in place between the developer of Astrid and the Bear Claw II that allows the use of Bear Claw II amenities until the Astrid Pool and Amenity Building can be built.

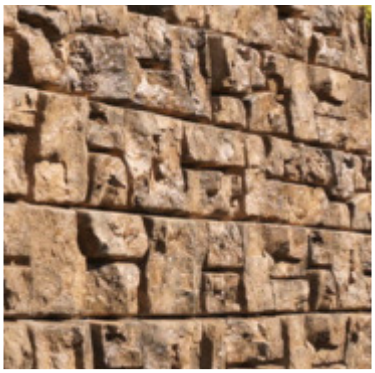
8. Thank you for the updated justification, model and renderings provided. They are all very helpful. However, Staff has outstanding concerns and questions that need resolution before a recommendation can be made:

   a. Please elaborate on the acceptable alternative justification provided. How are walls that exceed 6' in setback areas and exceed 11' within the building envelope equal to or better than walls that meet the standard i.e. are 6' in setback areas and 11' within the building envelope? Also, all walls may not have the same justification to support a Major Variance.

      Response: See updated sheet C4 Wall Schedule and updated Narrative Retaining Wall Variance Request section for more information on revised retaining wall.

   b. In order to fully understand the proposal, it's important to know what type of wall is proposed and how it will look. Please provide additional information.

      Response: The retaining walls proposed at the Astrid project are to be Redi-Rock, Ledgestone. https://www.redi-rock.com/textures/ledgestone-retaining-walls



c. It is evident that the height and ability to step some walls per 418.C.3 is related to access, however other walls, particularly those that abut pedestrian connections, appear very large. For example, wall 11 is 19' tall, abuts a 6' wide sidewalk, and is 10'-11' from building 2-3. This creates a narrow, somewhat confined feeling space for an important pedestrian connection between buildings 2-3 and 7, and the Base Area. It seems the height of some walls, such as wall 11, could potentially be minimized with stepped vertical segments. Please adjust the design, or help staff better understand why there are walls that appear they can be stepped or otherwise minimized yet are not proposed to be, as well as the assessed impacts that are being minimized or mitigated with the design proposed.

   Response: See updated sheet C4 Wall Schedule which outlines the revised heights and tiering of the retaining walls. Many of the walls have been reduced to meet requirements in section 418 of the CDC. Walls, particularly along the ski access trail, have been reduced and tiered wherever possible to reduce the narrow or confined feeling referenced in this comment. The assessed impact of each wall and reasoning behind the requested variations have been noted in the updated Variance Request located in the Narrative for the project, included in this DRT #2 response.

9. The response to standard 440.E.1.b emphasizes compatibility with adjacent developments. 440.E.1.b does not recognize a development's compatibility with neighbors, but rather requires structures to be massed to complement the topography by placing the greatest height and mass at the base of a slope and reducing height and mass higher on the slope. Building 1, the largest mass, is proposed high on the slope. It appears a Major Variance request is needed.

   Response: Building 1 has been re-designed to address height from west to east on the north elevation (view from the ski mountain). The west end of the north elevation being the low point and the east end of the north elevation being the high point. In the original design submitted as part of this DP, the density and height of Building 1 on the west side (the lowest point on the north elevation) was the highest (comparatively to the ski slope). The measurement of the heights for this Building was revised pursuant to DRT comment #2 in this response letter. In making the height changes, the density of Building 1 has been reduced, but that was required to meet height requirements. These changes to the height of Building 1 have also created a more complimentary massing of the north elevation of Building 1 compared to both the existing and proposed grades. This also helps to create a scale transition between the existing Elkhorn Townhouse property to the west and Building 1. Keeping the buildings on the lower part of the site shorter creates less shadow impact on the new Gondola Lane access road while the height of Building 1 only creates shadows on the ski area snow side of the building which helps maintain the required snow pillow for the ski in / ski out building access.

10. Standard 440.E.1.c and 440.E.1.d re: step backs do not appear to be met. Please demonstrate compliance for all buildings with walls that exceed three stories or 45', adjust the proposal, or request a Major Variance.

Building 1: This building has substantial steps in the building height from East to West to correspond to the existing grade of the ski area adjoining the building on the North elevation. It also has a covered entry on the North side that projects out 10' from the mass of the building above to create a pedestrian scale entry from the ski area. There are also substantial plane changes to the South side of the structure from the porta cochere entry roof to the 12' setback above level 1 at the lobby and level 3 on the North elevation.

Building 2-3: This building is only 3 stories tall above the under-building parking structure and buried in the ground at the rear of the building with only 1 – 3 stories of building above grade on the rear elevation. The elevator is located on the front street side of the building and provides access directly to the 3 levels of condominium units located on each side of the elevator core. There is a 10' setback to the building façade above the garage entry as well as at the adjoining pedestrian entry roof which provides a pedestrian scale entry from the road directly in front of this building. The units also have 10' deep balconies on the front of the building that provide substantial setback and mass articulation.

Buildings 5 & 6: These buildings are also 3 stories tall above the under-building parking structure and only 3 stories tall from the pedestrian entry along Gondola Lane with roof eaves about 36' above grade at the entry. the parking is buried in the ground at the rear of the building. The elevator is located on the front street side of the building and provides access directly to the 3 levels of condominium units located on each side of the elevator core. There is a 10' setback to the building façade above the garage entry to the unit façade above. The units also have 10' deep balconies on the rear side of the building that provide substantial setback and mass articulation.

Building 7: This building is only 2 stories high above grade on the entry side with substantial variation in the front façade including a 20' setback above the garages at the NE corner of the of the building for the mechanical equipment hidden behind a parapet wall.

Pool Building: This building is only one story high from the road & two stories tall from the pool deck.

11. Thank you for the response, and the appurtenance calculations for building 1. Staff understands there will be rooftop equipment and that it will be screened. Please show appurtenances, equipment, and screening.

    Response: Please see attached sheet DP-2.6 Building 1 Roof Plan for information on the appurtenance calculations.

Engineering Review – Emrick Soltis

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: Engineering Variance was submitted by Baseline Engineering with an approval letter from Emrick Soltis dated 7/26/23 (PL20230212).

Draft Conditions of Approval

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

- 1.0 GENERAL PROVISIONS From the Steamboat Springs Fire Department Fire Access Road Standards Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles.

- 1.1 Where required: Fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- EXCEPTIONS: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

    - 1.1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13), 903.3.1.2 (NFPA 13R) or 903.3.1.3 (NFPA 13D).

    - 1.1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

    - In this case because the dimensions around these building are greater than 150' the fire department will require standpipes with FDC. Two standpipes on the north side of building 1 and another one standpipe located between buildings 3, 4 and 7.

- 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

- The owner shall pay Plant Investment Fess to MWW prior to issuance of any Building Permit.

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

- Per 413.C.2, a development agreement shall be recorded to document phasing prior to building permit approval.

- Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.

- Prior to Certificate of Occupancy/Completion, an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.

- 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.

- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.

- The owner shall pay Plant Investment Fees prior to issuance of any Building Permit.

- Final review / approval of Utility Plan by MWW to occur after final utility plan is 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.

Response: Conditions of approval have been acknowledged.