



September 07, 2023

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

Re: Astrid Condominiums at 156399201

Dear ERIC SMITH ASSOCIATES,

This letter shall serve as the Development Review Team letter (DRT) for PL20220662 Submittal #3. 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 hearing(s).

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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

Please feel free to contact me at (970) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Engineering Review (Reviewed By: Kelly Douglas)

2. Please see the document titled "PL20220662 Planning Review Memo Submittal 3"

Engineering Review No response at this time

Staff will follow up with a response.

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.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas
Senior Planner