

September 11, 2023

Project: Central Park Hotel, Steamboat Springs, Colorado  
1st City Review: Comment Responses

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

1. C.100: Sidewalk offset required to be minimum 10ft from edge of asphalt.  
*Response: The intent of the proposed sidewalk adjacent to the public roads is to provide the offset described in Section 4.4.24.9 Offset in the City's Engineering Standards where possible. Where a detached walk was not practical, a modified 'attached' walk was proposed. This modified 'attached' walk still provided a 4-ft buffer consistent with other recent projects to provide a strip for snow storage. As discussed during the DRT meeting, and at the request of Public Works, this buffer width has been increased to 5-ft and is reflected on the revised plans.*
2. C.100: Public access easement is required for any sidewalks not located within public RoW.  
*Response: Public pedestrian easements will be provided for the sidewalks adjacent to the ROW by separate document and using the City's easement template. Please refer to sheet C.110 for these proposed easements.*
3. C.100: Does this easement allow for public access?  
*Response: The referenced easement is from prior platting and appears to have been intended for widening of Pine Grove Road as well as accommodating buried utilities. Regardless, new public access easements are proposed for the new sidewalk network along the perimeter of the property as shown.*
4. C.100: Owner is required to coordinate future construction efforts with the Pine Grove Reconstruction Project that is currently in design. Bjorn Utu is the Project Manager.  
*Response: Project team has contacted Bjorn Utu regarding coordination between the two projects and the City's future construction efforts. Communication and project coordination will continue. Conversely, we respectfully request that the City also communicate with the Applicant to coordinate before our project construction drawings are approved.*
5. C.100: Sidewalk needs to be aligned with adjacent sidewalk or pork chop reconstructed to provide an aligned crosswalk. Any concerns with snow storage within the pork chop and limited sight distance for peds crossing?  
*Response: Proposed sidewalk has been extended to align with existing, adjacent sidewalk to provide an aligned crosswalk which does not require reconfiguration of the pork chop. With the presence of existing utility obstacles, we have aligned the sidewalk to the best of our abilities, as discussed with the engineering team. Snow removal for the referenced pork chop is the responsibility of the adjacent property owner and is probably also necessary for safe operation of their parking lot.*

6. Drainage Study: Basin D1 should include this area as well.

*Response: Basin D1 has been revised to include the southwest half of Pine Grove Rd. along the project's frontage.*

#### **Utilities Review - MWW (Reviewed By: Frank Alfone)**

1. Provide additional detail about the water service; specifically what is the planned size for the domestic water? The Fire Suppression appears to be 4".

*Response: The size of the separate water services (potable and fire suppression) will be coordinated with the MEP as the project design progresses. We had drawn the potable service in a manner that suggested a typical combined service splitting outside of the building, but the actual materials, sizes and locations will need to reflect both the MEP design when available as well as MWW's requirements. The general location of the water service has been coordinated with the Architect but the sizes have not been determined. We will continue to coordinate with MWW as the project progresses.*

2. Provide additional detail about the new tie in Pine Grove Road – "T", valves etc. As you probably know, Pine Grove Road may be undergoing a major upgrade next year, thus coordination with the City will be beneficial.

*Response: Thank you. Yes, the Applicant is aware of the City's intent to improve Pine Grove Road and will continue to coordinate. The selected location is based on a redundant water supply, minimal conflicts with other utilities and clustering road cuts necessary for the installation of the new line as well as the abandonment of the existing water stub. The sizes of the water services will help inform the connection requirements and additional detail will be reflected on the construction drawings.*

3. Abandonment of the Existing Water Service must adhere to MWW Spec's (again with coordination with the City).

*Response: Absolutely! Landmark will provide additional information on the construction documents regarding the abandonment as well as the coordination with the City's road project. All water and sewer work is subject to MWW requirements and the abandonment is certainly no exception.*

4. MWW and Landmark to inspect MH 7.6.1.2 prior to tie in – to determine/verify existing condition.

*Response: Thank you. Landmark will set up a field review prior to winter conditions and the Construction Documents will reflect necessary requirements learned from the site meeting.*

5. We have concerns about the proposed trees to be planted in the new Sewer Easement – Aspens at the main entry and the various type trees to be planted in the existing sewer easement on the northwest side of the parcel.

*Response: Thank you. The Landscape plan has been revised to reflect proposed trees to be*

*located outside of the utility easements.*

6. We will need to execute the sewer easement with the survey data – map and legal  
*Response: The sewer easement will be recorded using MWW's easement template and will be based on the as-constructed locations as informed by the construction documents.*

## **PLANNING REVIEW: COMMENTS & RESPONSES**

1. Re: Variance request #2. Staff recognizes that while grade challenges exist, the practical difficulty of making up 5' of grade change over 20' does not appear insurmountable to provide some sort of entry accommodation along Pine Grove. Pine Grove is one of the most traveled and visible roads in the community and should not feel as though a side or rear building face is lining the street. In your narrative you mention an 8' sidewalk on Pine Grove to provide pedestrian access "to bus stops and neighboring businesses". This vision for pedestrian access aligns with the direction of the Community Plan therefore making your variance request not supportable by the planning department as proposed.

*Response: Variance request #2 has been removed and a pedestrian entry has been added on the Pine Grove side of the building per our discussions with staff. See updated site plan and exterior elevations.*

2. Variance Request #1 is supportable as proposed.

*Response: Thank you.*

3. Street trees must be provided on Pine Grove and Snapdragon per Engineering Standards. Central Park Drive planting is adequate as designed.

*Response: Per discussions with the City, we have provided street trees in locations that are not constrained by existing utility conflicts. With this submittal, we have provided street trees on Snapdragon Way but do not have the ability to plant street trees on Pine Grove and Central Park because of utility easements. See Landscape Exhibit 1 for further details on easement constraints.*

4. Note irrigation for required landscaping (402.D.1.b) or include discuss with planning and include low-maintenance landscape approval in your narrative.

*Response: Acknowledged. We have provided a note regarding Irrigation on the Landscape Cover Sheet, LO.1.*

5. Please only show required snow storage so it can be assessed for compliance. Currently snow storage is show that is not within 20' of the area to be served (however, as I'm understanding, it may not be needed). There is also excess snow storage for example along snap dragon that would obviously be in excess of the adjacent area to be served (6' sidewalk).

*Response: Noted and revised. We have provided a separate Snow Storage exhibit with this submittal. We have revised our plans to make sure all areas calculated are within the 20' area served. For the areas outside of the 20' we have designated them as alternative snow storage. We have attached a snow management plan in Exhibit 2 for how we plan to use the alternative snow storage areas. Typical snow storage equipment allows for the use of additional space*

*across the site. We also didn't include the extra volume of the detention pond to stay conservative in our approach.*

6. Re: Variance request #3: Applicant contends the hardship or practical difficulty is a result of meeting design standards. Without a minimum parking standard or minimum development objectives, staff find the hardship is only self-imposed through overdevelopment of the site and therefore do not find this variance supportable as proposed. The additional 20' of setback is beneficial, but not acceptable on its own as an alternative. Please also reference the comment on excess of snow storage provided as this will likely provide latitude for compliance with this standard.

*Response: Variance request #3 has been removed and the parking along Central Park will be screened with landscaping. See revised landscape drawings.*

7. While a variance was requested for frontage landscape on Central Park, it would appear that you are still "short" in provided tree plantings. Also, you have calculated plantings as per Entry Corridor standards. This property is NOT in the entry corridor overlay zone. This will be category C in table 402-3. This will require substantially more evergreen plantings or a variance.

*Response: Noted and revised. We have provided a table for Frontage Landscape (15') on our Landscape Plan. While we are short on tree plantings due to utility easement constraints, we have made up for the shortage with additional shrub plantings throughout the frontage, which we believe will serve the project well, considering the utility easement constraints on this site. With the limited ability to plant frontage trees we have added a substantial number of trees and shrubs to the interior of the project.*

8. Confirm the CMU on the dumpster enclosure is split faced to meet 408.D.3.a.iv

*Response: Dumpster enclosure CMU will be split face CMU. See updated dumpster enclosure details.*

9. Staff find variance request #4 to be supportable.

*Response: Thank you. This has been updated to be variance request #2 in the attached revised variance request letter.*

#### **Miscellaneous drawing updates separate from staff review:**

The dumpster enclosure that was along Central Park has been relocated to the northwest corner of the property to provide better concealment and allow for better snow removal into the snow storage areas.

A small, enclosed storage room has been incorporated into the dumpster enclosure on the northeast side of the property to provide a location to store outdoor maintenance equipment.

A dog wash area has been added to the northeast end of the building for guest use.

The landscape area between the retaining wall and south pool deck has been increased to 6'-0" to provide additional room for landscape plants.

Updated site lighting plan.





Exhibit #2 - Additional information regarding **Section 409: Snow Storage:**

The Applicant has extensive experience owning and operating hotels with significant snow management responsibilities in Colorado mountain towns. As a result of the Applicant's knowledge, the proposed site plan was developed with maintenance, snow management, and snow storage in mind. The project site provides flexibility and capacity to manage snow throughout the site properly.

Given the strong mountain hotel experience of the Applicant, snow removal operations are well understood and can be described as follows:

**Step 1:** A labor crew, outfitted with shovels and snow blowers, clears the snow away from the faces of the buildings and doors or other areas that need detail attention;

**Step 2:** Standard loaders, skid steers, trucks, and utility vehicles with snow implements and buckets are used to move snow down to the end of the aisles;

**Step 3.** The equipment in step 2 will typically push the snow as far away from the end of the road as they can access and reach. These areas slowly fill from removed snow, and the pile expands closer to the road. Loaders and skid steers provide increased to maximize vertical storage.

**Step 4:** For snow removal areas that cannot be bladed, the snow is piled up systematically to allow loaders to scoop it up and take it to where it can be placed, such as the proposed detention area, and put more deeply into the snow storage areas. Numerous storage spaces are noted in addition to the requirement; it is highly unlikely that all these areas will fill, and we should have more than enough space.

This procedure has been successfully used around hotels in high snowfall markets for many years.

The following information is provided by the Applicant and intended to demonstrate further how the criteria described in CDC Section 409.D.2 has been fully met.

- a) *The alternative snow storage area contains enough unencumbered space to accommodate the necessary snow storage:* The snow storage areas shown meet or exceed the minimum calculated area required, and the alternative snow storage areas, which can be accessed using equipment listed above in combination with snow shovels and personnel will be used to relieve pressure on primary snow storage locations.
- b) *The snow storage area is configured to adequately facilitate the proposed snow storage without damage to landscaping, sidewalks, or other site amenities.* The sizes shown are readily accessible and adjacent to the pavements being cleared using the methods detailed in Steps 1-4 above. These areas are generally accessible and expected to be used for snow removal and storage management.
- c) *Snow can be moved on-site to the alternative snow storage area using commonly accessible equipment or machinery.*

Through a combination of on-site equipment and personnel and with third-party snow management services, the Applicant will possess the necessary snow management equipment, including standard loaders, skid steers, trucks, and utility vehicles, with snow implements. Snow blowers and regular employees with shovels will also assist in the snow management effort.