



September 20, 2023

Kelly Douglas

City of Steamboat Springs, Planning & Community Development

2023-06-29 DRT Submittal #3 – 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

Section 210 RR-2 Zone District

1. The modifications made in between submittals #2 and #3 are in a positive direction and appreciated. However, there are still concerns with the west elevation of building 1.
 - a. Walls & Proposed Grade. There are balconies proposed over a retaining wall. It is unclear what the walls in this area are retaining. It appears they may be proposed in an effort to modify the proposed grade to reduce the height of the building? Please provide additional information.

Response: Retaining walls are being provided to allow for pedestrian walk-out access locations around the building, window wells for residential unit egress and a more graceful transition of landscaping areas around Building 1.

- b. Appurtenances. The stairs are labeled as a 102'-6" appurtenance. The entire staircase is not considered an appurtenance, only the outlet onto the roof is. This measurement is also inconsistent with others provided. It appears the east elevation exceeds the 75' overall height maximum in this area. Please see staff markups on sheet DP-3.1 for clarity.

Response: Please see updated Building 1 Exterior Elevations on sheets DP-3.1 and DP-3.2 which have been revised so the overall height is below 75' and the appurtenance are labeled separately. This is pursuant to this DRT comment as well as the discussion had during the virtual meeting with Kelly and Bob on 9/8/2023.

2. To be consistent with the CDC and other similar measurements provided, please relabel the south elevation 98' appurtenance height. Please show the appurtenance height dimension separately from the building height dimension.

Response: Please see updated Building 1 South Elevation on sheet DP-3.2 with clarified dimensions indicating overall height vs appurtenance height.

Section 413 Phasing

1. 413.C.3.b is not referring to amenities, it's referring to pedestrian connections. As proposed, a variance request is needed. Staff is unlikely to support as an Improvements Agreement is an available option to allow for CO in advance of non-critical improvements, such as these stairs, being complete.

Response: The sidewalk/stairs that create the pedestrian connection in question have been added to the Phase 1 scope of work as requested. Please see updated Phasing Plans for more information.

2. As proposed, a variance request is needed to 413.C.3.d. Amenities are required to be provided on-site.

Response: Please see Variance request for the amenities for Building 7 included in the updated DP Narrative.

Section 418 Retaining Walls

Wall	Site Plan Wall Exhibit	Grading Plan	Correction
7	11'	10'	Wall 11 meets standards but is labeled as 11' on the wall scheduled and 10' on the grading and drainage plan. Please be clarify for consistency.
8A-B	12'	7'	Please label walls 8A-B separately on the grading and drainage plan.

			Wall 8A-B are shown as 12' on the wall schedule and 7' on the grading and drainage plan. Which is correct? Update variance narrative if needed.
9B	5'	9'	Wall 9B meets standards but is labeled as 5' on the wall scheduled and 9' on the grading and drainage plan. Please be clarify for consistency.
10A-C	11'	Wall tiers max height 6'	Please add not to exceed 11' on grading plan.
11	24'	12' only for lower wall	It appears two walls are being grouped together one way on the grading plan and one way on the wall schedule site plan sheet. Please make consistent for clarify. There is a label missing for these walls on both sheets. Please also make sure variance narrative is clear.

Response:

[Wall #7](#) – Wall is 11'. See updated Proposed Wall Schedule & Variance Table sheet C4.

[Wall 8A-B](#) – A separate label has been created for walls 8A, 8B, 8C and 8D in this area and heights have been added to each one on the Grading & Drainage Plan. Wall 8B has been changed to be ~11' on the Grading and Drainage Plan and in the Wall Schedule.

[Wall 9B](#) – Wall is 5'. See updated Grading and Drainage Plan labeled correctly.

[Wall 10A-C](#) – See updated note about not exceeding 11' on Grading and Drainage Plan.

[Wall 11](#) – There are three walls being grouped as the 24' high stepped retaining walls #11. These have been re-labeled on the Grading and Drainage Plan and Wall Schedule sheet.

Engineering Review – No response at this time

Engineering Comment emailed by Kelly Douglas on 9/15/2023:

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 for Gondola Lane 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.](#)