

November 06, 2023
City of Steamboat Springs Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE:

City of Steamboat Springs Development Review Team (DRT) comment responses for:

The Amble – Development Plan Application

Thank you for the comments on our Development Plan Application, dated March 22nd, 2023. We have considered the questions and comments and have modified our submittal. We have noted our responses to the questions below. We have also supplemented the submittal with a “change narrative” that documents what has changed from the previous submittal and in some instances, highlights areas of compliance. The intent of this supplemental change narrative is to be clear about what has changed during review.

Planning Review – Reviewed by Toby Stauffer, AICP

1. **(19) – CDC Section 440.C.1.c: Community amenities are required for this project. The potential Metro District and any involvement this project has with it is separate from this requirement. The project shall either:**
 - a. **Provide on-site community amenities in an amount equal to one percent of the construction valuation; or**
 - b. **Provide a contribution for community amenities in an amount equal to one percent of the construction value; or**
 - c. **Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.**

The next submittal should show onsite amenities or indicate the proposed contribution. Contribution for community amenities is due prior to building permit issuance.

- **Response:** *The Amble will be contributing its 1% of construction valuation to community amenities by promoting pedestrian activity that encourages and supports transit by creating new and improving existing pedestrian pathways in the surrounding area. Such improvements may include, subject to approval from planning staff, benches, lighting, public art, and canopy structures. The end goal of these improvements is to reinforce pedestrian activity and create a “sense of place” around the pedestrian zones adjacent to the GTC. We will work with planning to approve the design of these community amenities to meet the goal of this requirement between development plan approval and permit issuance. If planning does not approve our final design prior to issuance of a building permit or if our approved improvements do not meet or exceed 1% of construction valuation, we will pay a fee in lieu in an amount to meet the difference between the costs of the approved improvements and 1% of construction valuation at the time of building permit.*
2. **(31) – Show no build areas and access easement for the Grand, access easement for Amble, and any other applicable easements on the site plan.**
 - **Response:** *Please review A0.02 in the updated submittal. No build areas and access easements are now highlighted as noted.*

Utilities – Mount Werner Review – Reviewed by Frank Alfone

1. **Label – “PR Hydrant” on Sheet C.200 (not currently labeled) and confirmed that this is the only new hydrant proposed. Add/label – “PR. Private Water Line” note with arrow near the new 8” valve just upstream of the proposed new hydrant. Add – Air Relief Valve to be installed per MWW Specifications. The existing 8” water main stubbed to the property on the east side (near the GTC) must be utilized or**

abandoned. New proposed 8" water main replacing the existing 8" private water main must remain "private". If a redundant water main is installed, the new water main will also be a "private" main.

- **Response:** *Please review the updated civil package. These comments have been picked up, and were also picked up in the approved final plat which was reviewed by Frank Alfone.*

2. **Miscellaneous Corrections: Label – "PR Hydrant" on Sheet C.200 (not currently labeled) and confirm that this is the only new hydrant proposed. Add/label – "PR. Private Water Line" note with arrow near the new 8" valve just upstream of the proposed new hydrant. Add – Air Relief Valve to be installed per MWW Specifications.**

- **Response:** *Please review the updated civil package. These comments have been picked up, and were also picked up in the approved final plat which was reviewed by Frank Alfone.*

Other Notes:

1.

- **The Allowable Building Area Total Calculation appears to have not included Level 5, this is presented as a 5-story building above and assume you will want to add the 5th story. This is an informational comment for future permit submittal.**
 - **Response:** *Noted. The "Level 05" referenced is now referred to as the "Dormer Level" in the architectural drawing set. The areas are calculated in the GSF and NSF plans and tables provided on G0.30 and G0.31 of the architectural set.*
- **Please note, per other development applications I have been reviewing on this new lot being created, you will want to review the setback distance from the original existing Grand Building to your new proposed property line, as you appear to close unless you have fire resistant rated exterior walls, but also check all exhaust and intakes for distances as well on the existing building. Another option if you don't want to move the property line if it is too close for any code related items, you can offer us a no build easement on the new lot to meet any required setbacks.**
 - **Response:** *Please review A0.02, no-build areas have been added to the site plan. The proposed building meets code requirements for exterior wall design as well as mechanical intake and exhaust locations. The no-build area provided between the existing Grand and the proposed Amble buildings will ensure that these code requirements are maintained.*

This comment was provided in the first round of comments for the plat. This response was provide and the comment was closed.

2. **The owner shall pay Pant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.**

- **Response:** *Noted. Ownership will pay the requested fees at the time of permitting.*

3. **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:** *The design will obtain certification from a third party, as required by CDC Section 440.L. We are currently considering DOE ZERH and Energy Star.*

A sample checklist has been included with the revised submittal for reference.

4. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
 - Entry Access drive, driveway, and parking areas
 - Fire Access Drive
 - Sidewalk improvements
 - Trail improvements
 - All pedestrian and ADA connections shown on approved plans (sheet L-4.01)
 - Response: *Noted by ownership.*
5. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
 - Response: *Noted by ownership.*
6. CDC Section 440.C.1.c: Community amenities are required for this project. The project shall:
 - Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
 - Provide a contribution for community amenities in an amount equal to one percent of the construction value; or
 - Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.

Any contribution for community amenities is due prior to issuance of any construction permit.

 - Response: *See response above regarding CDC Section 440.C.1.c.*
7. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Pine Grove Road intersection, calculated at 3.33% of current cost basis \$TBD (indexed to CDOT CCI) or \$x,xxx.
 - Response: *Noted by ownership.*
8. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Mt. Werner Circle intersection, calculated at 3.65% of current cost basis \$TBD (indexed to CDOT CCI) or \$x,xxx.
 - Response: *Noted by ownership.*
9. Prior to issuance of construction permit provide a final Traffic Impact Study stamped by a Colorado Professional Engineer.
 - Response: *Noted by ownership.*

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful consideration.

On behalf of the Applicant,

Sincerely,

A stylized, handwritten signature in dark ink, appearing to be the initials 'WH' or a similar monogram.

Will Hentschel

359 Design, LLC