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24B 5th Street

Steamboat Springs, CO 80487

RIVERVIEW PARCEL B DP RESPONSE TO COMMENTS

November 16, 2023

Kelly Douglas, Senior Planner
City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Development Plan Application Narrative
Riverview PUD Parcel B (PL20230274)
Steamboat Springs, CO 80487

General

1. Sheet A1.10B – It looks like there are 28 tandem spaces on level P1, not 30. Please correct the label.

Applicant Response: See revised plans for detailed parking counts

PUD-17-03 Subzone B Dimensional Standards

2. Please add and label existing and finished grade to all elevations.

Applicant Response: Existing and finish grade has been added and tagged in all elevations.

3. Please provide a section/massing displaying lot lines and setbacks to demonstrate compliance with front and side street setbacks. Please show that the portion of the principal structure over 28' along the front is setback a min of 37' for 50% of the frontage.

Applicant Response: Site Plans and Building Sections have been included to demonstrate compliance.

Article 3 Use Definitions and Standards,

Section 406 Off-Street Parking

4. Please provide a parking analysis in the narrative.

Applicant Response: See revised drawings and narrative for detailed parking calculations and counts

5. Please demonstrate bicycle parking standards in 406.C07 are met.

Applicant Response: See Narrative and landscape plans for bicycle parking calculations and provided spaces. Bike racks are designed to accommodate (2) bicycles per rack.

Section 402 Landscaping

6. It appears perhaps a layer is missing from the landscape plans? Calculations meet standards however I was not able to see the location of the plantings proposed.

Applicant Response: Information has been added to Landscape plans.

Section 413 Phasing

7. Informational Comment: PL20230274 and PL20230275 are separate projects on separate properties. There is no shared infrastructure. It does not appear phasing standards are applicable.

Applicant Response: Noted. The Phasing Plans are not included in the revised submittal.

PUD-17-03 Subzone B & Section 443 Commercial Yampa Two Design Standards

8. Per PUD-17-03, "the Development and Design Standards contained in Article 4 ... of the CDC shall apply to all property within the PUD except as modified." Please update the narrative to include an analysis of the applicable standards in Section 443 Commercial Yampa-Two Design Standards and PUD-17-03.

Applicant Response: The Narrative has been revised to include detail analysis of meeting standards of section 443.

443.C Building Placement and Orientation

9. It is unclear whether the proposal complies with 443.C.1.a, the full width of the front building façade shall be built to the minimum front setback. Please clarify.

Applicant Response: The building has been modified so the front façade is continuous along the front setback. Site Plans have been included to demonstrate compliance.

443.E Building Massing

10. 443.E.1.a requires building massing to reflect the traditional pattern of lot widths Downtown through the expression of 25' increments in building massing, structural bay, and fenestration patterns. It does not appear this standard is met on all facades. Please address.

Applicant Response: The building design has been revised to reflect the 25' expressions and elevations have been graphically diagrammed.

11. 443.E.1.c requires building facades greater than two stories be differentiated through architectural variation such as a prominent belt course, change of materials, or change of fenestration pattern. It does not appear this standard is met on all facades. Please address.

Applicant Response: Lot B has been revised to reflect the architectural variation and elevations have been graphically diagrammed.

12. Please add ground floor height to coversheet and include section(s) with scale to demonstrate compliance with 443.E.1.d.

Applicant Response: Ground floor height has been added to cover sheet. A sectional exhibit has been added showing conformance with this standard

443.G.2 Structured Parking Standards

13. See comment #8 above. Regarding 443.G.2.e. be sure to include information about which three or more architectural features the portion of the building that cannot be wrapped with active uses along the alley incorporates.

Applicant Response: The narrative and building elevations have been updated to identify which 3 of 5 architectural features are used one each applicable façade.

443.H Building Scale, Variation and Fenestration

14. See comment #8 above. Regarding 443.H.1.a. be sure to include information about which scaling features, detailing, and fenestration patterns are incorporated.

Applicant Response: The narrative and building elevations have been updated to identify how scaling features, detailing, and fenestration patterns are incorporated.



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15. Please provide glazing calculations to demonstrate compliance 443.H.3.a. See WI-20-05 for guidance on how to measure.

Applicant Response: Elevations have been updated to show compliance.

443.K Mechanical Service and Accessory Structures

16. Show roof top equipment and screening on the roof plan and elevations to confirm compliance with 443.K.1.a and 443.K.1.b.

- **Applicant Response: Building Sections have been included to demonstrate that rooftop equipment is not visible from nearby public and private properties.**

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