

## RIVERVIEW PARCEL E DP RESPONSE TO COMMENTS

November 16, 2023

Kelly Douglas, Senior Planner  
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RE: Development Plan Application Narrative  
Riverview PUD Parcel E (PL20230275)  
Steamboat Springs, CO 80487

### General

1. Narrative response to criteria #1 states 104 units are proposed. 32 units are proposed on Lot E. Please be specific to this project for the purposes of clarity.

**Applicant Response: Narrative has been updated to provide building specific unit counts. The 104 units referenced the a total for both parcel B and E.**

2. Please show exterior ingress/egress on floorplans. PUD-20-01 Subzone B Dimensional Standards

**Applicant Response: Exterior ingress/egress locations have been annotated.**

3. Please provide a section/massing displaying lot lines and setbacks to demonstrate compliance with setbacks. Please also label front, rear and side lot lines as this site is unique.

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

4. The waterbody setback/rear setback off the ordinary high watermark is labeled, however please include/label the ordinary high water mark itself on the site plan as well.

**Applicant Response: Landmark added the Waterbody Setback to Sheet C.100 and C.101.**

5. Please add and label existing and finished grade to all elevations in order to confirm compliance with height standards.

**Applicant Response: Elevations have been updated to show existing and finished grade elevations**

6. The Coversheet states lot coverage max is 70%, it is 75%. Please also confirm the lot coverage calculation provided is correct.

**Applicant Response: Lot coverage max has been updated on the coversheet. Calculation provided are accurate.**

7. The Coversheet states FAR max is 2.2, it is 2.5. Please also confirm the FAR calculation provided is correct.  
Article 3 Use Definitions and Standards,

**Applicant Response: FAR max has been updated on the coversheet. FAR calculation is accurate.**

#### **Section 406 Off-Street Parking**

8. Please provide a parking analysis in the narrative.

**Applicant Response: See revised plans for parking calculations.**

9. Demonstrate bicycle parking standards 406.C.7 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 413 Phasing**

10. 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**

11. 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

**Applicant Response: The Narrative and drawings have been revised to include detail analysis of meeting standards of section 443 and PUD Subzone B.**

#### **Standards and PUD-17-03.**

##### **443.C Building Placement and Orientation**

12. 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.**

##### **443.E Building Massing**

13. 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.**

14. 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 E has been revised to reflect the architectural variation and elevations have been graphically diagrammed.**

15. 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**

16. See comment #11 above. Regarding 443.G.2.e. be sure to include information about which three or more architectural features are incorporated if the building cannot be wrapped with active uses.

**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**

17. See comment #11 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.**

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



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**Applicant Response: Elevations have been updated to show compliance.**

#### **443.K Mechanical Service and Accessory Structures**

19. 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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