

# **Gondola Transit Center Project Concept Review Application Specific Questions for Feedback 12/22/23**

## **Questions Related to Permitting and Approvals:**

1. Please confirm which applications will be required for the project. Preliminarily, the following applications are anticipated to be required:

**Development Plan** – Public Hearing, Conditional Use, Major Variance

**Easement Vacation** - Several easements on the SSRC-owned GTC parcel will likely need to be vacated

### **Substantial Conformance:**

- Wildhorse Gondola removal - Would this be an administrative approval?
  - What will be required to remove the One Steamboat Place drop-off parking?
  - What will be required to relocate access to Gondola Square Garage?
  - Others?
2. Is Transit Station the proper use to request? Will that use cover the entire GTC project?
  3. There are no designs or specific plans yet available to share for the project's potential geothermal system or consolidated shuttle system. At this early stage, are there any specific expectations for additional required City permits or approvals for those aspects of the project?

## **Design-Related Questions:**

4. The project team hasn't fully studied the concept of adding an ADA shuttle berth to the Sheraton driveway. Any feedback Staff may be able to offer on this would be appreciated.
5. The project team requests feedback on the proposed Lot G (Gondola Square Garage) access relocation.
6. Does Staff have any input on the alternate project design that includes a median on the north leg of Mount Werner Circle?
7. Does Staff have input on parking management strategies and mitigating skier drop-off congestion caused by the proposed short term public parking in front of the Steamboat Grand?
8. Does Staff have input on the location of the top terminal of the gondola and whether the setback distance from the edge of curb appear adequate to support comfortable pedestrian circulation?

## **Questions on Development Standards in Article 4:**

9. The project team requests guidance for how the landscaping requirements under *402: Landscaping* will be applied to the GTC project. How will the project extents be determined?
10. The project team requests guidance on how *403: Buffering, Screening, and Fencing* will apply to the project.

11. If any trees are found larger than 12" caliper within the project boundaries, will this project be subject to the Tree Preservation criteria in Table 404-1? The most likely place for large tree removal would be in front of the Gondola Square Garage, to accommodate utility relocation and to improve visibility for the proposed relocated access to that property.
12. Under 405: *Exterior Lighting* and were otherwise applicable, will there be any lighting requirements or limits for this project beyond a typical road improvement project?
13. 407: *Off-Street Loading*: This is a more general question, but this was a good place to ask it: Because the GTC project will extend onto other properties and those properties may become joint applicants for the project, will this project trigger reconsideration of how those properties currently function? For example, if the project applicants include One Steamboat Place, will consideration of OSP's off-street loading come under review, even though it comes from Apres Ski Way and is unassociated with the GTC project? Or, what about the Sheraton's deliveries, which sometimes include trucks that back out into the ROW?
14. 411.C.2: *Streets and Circulation*: The project team requests guidance on whether the street classification for Mount Werner Circle will change due to this project. Will any variance be required due to such a change?
15. 412: *Critical Improvements*: The project team requests guidance on whether Staff anticipates any critical improvements will be required prior to opening the project, operating the gondola, or otherwise.
16. 413: *Phasing*: - Is a full Phasing plan required or just a construction phasing plan given these are largely public improvements and publicly funded?
17. 415: *Clear Vision Setbacks*: The project team requests input on how and where this standard will be applied. For example, will pedestrian crossings, bike path intersections, etc. also be subject to this standard?
18. 418: *Retaining Walls*: Does Staff have any input or specific concerns with the proposed over-height retaining wall proposed along the Sheraton driveway
19. 420: *Accessory Buildings and Structures*: Will any of the proposed structures be subject to this standard? (Top terminal of the gondola, shade structures, reconstructed pedestrian bridge to Gondola Square Condos, signage, others?)
20. 421: *Open Space*: The project team requests input on whether the project will be exempt from this requirement due to the surrounding zoning.
21. 438: *Commercial and Mixed-Use Building Design Standards*: The project team requests guidance on whether this standard will apply to the reconstruction of the bridge to the Gondola Square Condos.
22. 440: *Base Area Design Standards*: Will the design standards apply to the potential accessory structures proposed with the project?