

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

RE: Development Plan Application PL20220623
PropertyAddress: 2300 Mt Werner Cir

Attn: Toby Stauffer

04.09.24

SUSTAINABILITY NARRATIVE

Dear Toby

In response to condition numbers 2 and 9 as noted in the January 8th, 2024 Decision Notification for Development Plan to Steamboat Amble Development, LLC we are submitting this narrative and associated NGBD certification scoring sheet for your consideration.

The referenced conditions state:

- 2. 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.*
- 9. 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 Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.*

The section from the development code 440.L Sustainability states:

- 1. Standards*
New buildings shall obtain certification from a third party of the use of sustainable building materials and construction techniques via program completion is required. Standards and programs for sustainable building that may be utilized can include but are not limited to:
 - a. US Green Building Council's LEED (Leadership in Energy and Environmental Design) program for commercial (including lodging), multi-family, and existing buildings; or*
 - b. Green Globes; or*
 - c. Built Green Colorado for single-family residential buildings; or*
 - d. Any other nationally recognized and accepted program that is equal to or greater than the above listed programs in terms of sustainable qualities.*
- 2. Sustainability Guideline*
New buildings should consider opportunities to employ sustainable design, materials and technology to reduce operational and maintenance costs as well as short and long term impacts on the environment.

Per our prior conversations, The Amble will be satisfying condition number 2 from the Decision Notification via section 440.L.1.d from the development code by pursuing the nationally recognized National Green Building Standard (NGBS) Green Multifamily & Mixed-Use Building Certification from Home Innovations Research Lab. Details of the certification can be found at the website below.

https://www.homeinnovation.com/services/certification/green_homes/multifamily_certification

The Amble is committed to providing, at a minimum, a Bronze level certification to meet the requirement of section 440.L. However, it is our goal to pursue the highest level of certification possible under the NGBS program. The attached draft scoring sheet outlines a potential path to an Emerald level certification. The exact point totals are still in flux as we continue to refine the list of potential points and explore ways to improve the score. The project has engaged a certified NGBS rater and is working with NGBS as we progress to the start of construction.

We hope that this narrative and associated draft NGBS certification scoring sheet provides the information you need to resolve condition number 2 from the Decision Notification. Once the project is complete and our NGBS certification is received, we will submit the certificate of certification to resolve condition number 9 from the Decision Notification. Please let us know if you have any additional questions or concerns.

Best Regards,

Jamie Schwarz
East West Partners

Summary of Results of the Design Phase

Project Name: The Amble

Location: 2300 Mt Werner Cir, Steamboat Springs, Colorado 80487

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices
	Bronze	Silver	Gold	Emerald		
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	125	✓
Chapter 6: Resource Efficiency	43	59	89	119	131	✓
Chapter 7: Energy Efficiency	30	45	60	70	121	✓
Chapter 8: Water Efficiency	25	39	67	92	112	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	102	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	28	✓
Additional Points required	50	75	100	100		
Additional points required due to SF over 4000 (601.1)	0	0	0	0		
Total points required	231	334	489	611	619	
Additional Points Claimed	438	360	230	108		
Overall Level Achieved for Design	Emerald					



January 08, 2024

Jamie Schwarz
1865 SKI TIME SQUARE DR
STEAMBOAT SPRINGS, CO 80487

RE: Decision Notification for Development Plan to Steamboat Amble Development, LLC
(PL20220623)

Jamie Schwarz,

On December 28, 2023, the Planning Commission Approved application number PL20220623. This letter is to confirm Planning Commission's decision as final as well as notify you that the appeal and call up period has ended.

The approval is subject to the following conditions:

1. The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.
2. 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.
3. 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)
4. 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.
5. Prior to issuance of any construction permit the project shall comply with CDC Section 440.C.1.c:
 - i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
 - ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
 - iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.



Amenities shall be approved by the City when, at least the minimum, code requirements for development of this property have been met and the amenities are located within a public easement.

6. 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 \$4,000,330.00 (indexed to CDOT CCI) or \$133,211.00.
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 @ Mt. Werner Circle intersection, calculated at 3.65% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$146,012.00.
8. Prior to issuance of construction permit provide a final Traffic Impact Study stamped by a Colorado Professional Engineer.
9. 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 Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
10. A final plat consistent with PL20220479 shall be recorded prior to issuance of a building permit.
11. See vested conditions on PL20220479 due prior to building permit issuance, final plat recording and certificate of occupancy.

This application was processed in accordance with the applicable provisions of Article 7 of the Community Development Code. If you have questions or concerns, you may contact me at (970) 871-8280 or via email at tstauffer@steamboatsprings.net.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint circular official stamp.

Toby Stauffer, AICP
Senior Planner