



May 23, 2024

Lorne Bourdo
3003 Larimer Street
Denver, CO 80205

Re: 1965 Ski Time Square Drive at 936223015

Dear Lorne Bourdo,

This letter shall serve as the Development Review Team letter (DRT) for PL20240125 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8245 or by email at kdouglas@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Kelly Douglas, AICP)



1. Please see the document titled "PL20240125 1965 Ski Time Square Dr Planning Review Submittal 1"

Fire Department Review (Reviewed By: Doug Shaffer)

1. The access along the west/burgess creek side is a multipurpose access that up to now has had a 30 foot wide easement and 20 to 24 foot wide paved surface. With it's multipurpose use(Fire, deliveries to multiple businesses, trash and pedestrian) the Fire Department access standards require this access to be 24 feet wide. The access standards do allow a reduction to 20 wide if all structures accessed are fire sprinklered.
2. Fire is concerned about the building overhanging the access on the northeast corner of the building, the retaining wall height and the enormity of the building creating a tunnel effect on the access on the east side and the access being inadequate for the building. Improving the access to the Ski Time Square Drive and ski slope sides of the building would go a long way toward alleviating this concern.
3. The fire flow available form is in the City View documents but I did not see the fire flow demand form that shows type of construction, square footage, hydrants required etc.

Engineering Review (Reviewed By: Emrick Soltis, P.E., CFM)

1. C.003: PLS Stamp?
2. L.100.2: The Promenade should be designed to maintain a consistent section and function throughout the Ski area. This proposed extension appears provide minimal points of access and use to what exist further downhill.
3. L.101: Head-in Angled parking is required along Ski Time Square Dr to maintain consistency with the typical street section and provide additional public parking.
4. L.101: Show the proposed improvements for the Ski Time Sq Reconstruction project as "by others"
5. L.101: ADA curb ramps are required.
6. L.101: ADA curb ramps are required.
7. L.101: Promenade minimum width is 20ft as referenced in the Mountain Town Sub Area Plan which preceded the recently adopted Mountain Area Master Plan which is still applicable to this project.
8. L.101: Promenade minimum width is 20ft as referenced in the Mountain Town Sub Area Plan which preceded the recently adopted Mountain Area Master Plan which is still applicable to this project.
9. L.101: Consider creek access at intermittent locations along this potion of Burgess Creek to activate the area for Promenade users.
10. L.101: CPW shall be consulted to analyze the affects to the natural habitat in the section of Burgess Creek due to proposed lighting and potential light trespass.
11. L.101: Per the Mountain Town Sub Area Plan, the Promenade shall be ADA accessible.
12. L.101: The Promenade shall be stubbed out at this location to provide future connection to the east.
13. L.201: Provide a centerline profile for the northern Promenade extension.

14. L.201: Provide a centerline profile for the east Promenade extension.
15. L.201: Provide a centerline profile for the internal private access.
16. L.201: How will all the existing pass through drainage be conveyed once this retaining all is constructed?
17. Additional detail and information needs to be provided in order to understand how the western portion of the Promenade functions with pedestrians and service vehicles. 16ft shared spaced does not seem adequate for comfort, safety, and vehicle movements.
18. Traffic Study: Include a section or table showing the percent increase from project generated traffic for the intersections Mt. Werner/Mt. Werner and Mt. Werner/Pine Grove. These percent increases will be used to generate the traffic contributions required by this development.

Utilities-Mount Werner Review (Reviewed By: Beau Cahill)

1. As a critical improvement; the portion of sewer main between MH 12.48 and MH12.47 will need to be up sized from 12" to 18" PVC. Further discussion required between applicant and MWW staff
2. Ensure no construction, structures or improvements encroach or impede use of sewer easement as intended
3. Include line size, label all material information, provide specs if available. Weigh proposed line size with tapping information and alignment with new 18" sewer main
4. Will require Fire Department approval
5. Provide more information on this water service stub
6. Provide more information on water service - tapping information, line sizes, materials and label all appurtenances
7. 1) A signed copy of MWW's Request for Water and Sewer Services Form will need to be signed by project owners and returned to MWW for development agreement. This form is located on mwwater.com or reach out directly.
2) Plant Investment Fees will need to be paid in full prior to approval of a building permit

Public Works Review (Reviewed By: Danny Paul)

1. Please see the document titled "DRTMemo_PL20240125_URA Comments"

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

- Mineral Rights Notification: Submit a signed affidavit no later than eight days prior to the required public hearing confirming the required notice has been completed in accordance with Section 703.C.4.
- At this time the Building Department has reviewed the parking plans for ADA compliance, and we agree and understand the total number of ADA spots provided are added on all parking spaces that are not valet spaces. We have not done full ADA review on total number of Type A Vs Type B for the Units, as we assume these are R-2 but are not sure if they will be used as nightly like hotel units or owned by private owners, this



review is TBD. At this point due to the plans being semi conceptual with no Building Code Study's prepare, nor any Life Safety Plans, we have no additional comments. We look forward to working with you as the design work progresses, and would be happy to have meetings as design work moves forward in advance of actual permit application submittal as questions arise.

- 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.
- Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.
- 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 Final Plat, whichever occurs first: • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements • Promenade Extension
- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Prior to Certificate of Occupancy/Completion, an executed Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Rd. @ Mt. Werner Cir. intersection, calculated at 0.TBD% of current cost basis \$4,141,125 (indexed to CDOT CCI) or \$x,000.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Rd. @ Pine Grove Rd. intersection, calculated at 0.TBD% of current cost basis \$1,552,992 (indexed to CDOT CCI) or \$x,000.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas". The signature is fluid and cursive.

Kelly Douglas, AICP



Senior Planner