



August 29, 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 #2. 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). A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8245 or [kdouglas@steamboatsprings.net](mailto:kdouglas@steamboatsprings.net) to schedule your DRT meeting.

**Planning Review** (Reviewed By: Kelly Douglas, AICP)

2. Please see the document titled "PL20240125 1965 Ski Time Square Dr Planning Review Submittal 2"

**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.
4. Fire must have 20'-24' wide, drivable, year round, fire apparatus access on both the east and west side of the proposed building including access to the pool area. [Mike Middleton @ 08/28/2024 12:15 PM]

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

1. C.003: PLS Stamp?
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. The walkable pedestrian area shall be 20ft wide along the entire length, exclusive of landscaping and street furniture.
11. L.101: Per the Mountain Town Sub Area Plan, the Promenade shall be ADA accessible. The proposal now includes a ADA lift. Will this lift be functional during winter? How will the snow affect functionality? Will wayfinding be provided?
19. Coordination with Torian Plum regarding the proposed retaining wall on the west promenade and impacts related to future maintenance of the bypass culvert is recommended.
20. The street furniture and fire pit located within the east promenade extension shall be removed.
21. A correction carried over from the preliminary plat and relayed verbally during the DRT meeting regarding the existing conditions mentioned in the drainage study has not been addressed. Existing conditions shall be what currently exist on site, modifying the detention requirements.
22. A grading and improvements easement shall be dedicated for the use of Parcel B Ski Hill Subd between the east retaining wall and property line.

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

2. Ensure no construction, structures or improvements encroach or impedes use of sewer easement as intended
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
8. FH to be replaced entirely and not relocated.
9. What is line intended to be?
10. Include valve
11. Include valve and correct line size
12. Confirm wet tap requirements. Generally valve is located at tap location?
13. Line size incorrect

**Public Works Review** (Reviewed By: Danny Paul)

1. Please see the document titled "DRTMemo\_PL20240125\_URA Comments"

**Final Project Manager Review** (Reviewed By: Kelly Douglas, AICP)

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 seim 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 applcation 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: •



- Drainage improvements • Permanent storm water quality treatment facilities • Ski Time Square Frontage improvements • South 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 4.1% of current cost basis \$x,000,000 (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 2.9% of current cost basis \$x,000,000 (indexed to CDOT CCI) or \$x,000.
  - South promenade improvements are considered a critical improvement and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas, AICP  
Senior Planner