

1965 SKI TIME SQUARE DRIVE

DEVELOPMENT PLAN - DETAILED NARRATIVE

STEAMBOAT SPRINGS, CO | 2024.10.04





INTRODUCTION & BACKGROUND

On behalf of Thunderhead Beach LLC, we are submitting this development plan for the redevelopment of what is commonly known as the “Thunderhead Condo” site located at 1965 Ski Time Square Drive in Steamboat Springs, Colorado. This site is located at the base of the Steamboat Ski area, just east of Torian Plum condominiums and west of Christy Club condominiums.

This proposal aims to transform this vacant site into an energetic condominium and hotel resort, offering additional amenities to the community and a continued extension of the base area of the resort. This development continues the extension of the URA promenade and is in alignment with the objectives outlined in the Mountain Area Master Plan (MAMP). The project comes at the east end of the Ski Time Square improvement project. Construction on this development is slated to begin after the street Ski Time Square improvements are completed summer (2025).

APPLICANT

Exchange Hotels Management LLC or an affiliate.

Exchange Hotels Management LLC is active in the development and management of hotels and mixed-use entertainment in Fort Worth, TX and Las Vegas, NV including Hyatt branded hotels and the award-winning Hotel Drover-Autograph Collection in Fort Worth, TX.

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PROJECT VISION

Nestled in the breathtaking Rocky Mountains of Colorado, Steamboat Springs is a charming blend of western heritage and outdoor adventure. Its legendary ski resort, renowned for its 3,000 acres of pristine terrain and abundant snowfall, draws enthusiasts worldwide.

But Steamboat is more than just skiing. It's a sanctuary of natural hot springs, where visitors rejuvenate amidst stunning mountain vistas. Beyond the slopes, the town pulses with vibrant arts, culture, and culinary delights, offering a truly immersive experience.

Imagine a new hotel/condo development at the resort's base, seamlessly integrating luxury with adventure. This project not only enhances the visitor experience but also celebrates Steamboat's unique spirit and ensures its legacy for generations to come.



North of the base area at Mt Werner, sits Ski Time Square. Historically a place where locals would gather and shop. The new development will offer residents and guests a mix of modern amenities and Western Style that has become unique to Steamboat. Creating a sense of place as a new icon on the north side of the new Wild Blue gondola, the project will provide guests with easy access to the slopes and an active dining experience. Locals and visitors will co-mingle bringing together both new and old traditions. The improvements planned for Ski Time Square Drive will activate the north side of the development. The continuation of the promenade on the south side of the project will bring direct ski in/ski out access to the resort with amenities to enhance pedestrian connectivity along all sides.

The project's design drivers include key words that help shape the approach to the architecture and experience: Layers, Uniquely Steamboat, Unexpected and an Elevated Experience. When threaded together, these concepts define the modern Steamboat lifestyle and give the uniquely crafted development its identity.

PROPERTY DESCRIPTION

Occupying the former site of the demolished Thunderhead Condominiums, the project spans across a 2.48-acre site adjacent to the Steamboat ski area, positioned north of the parcel currently owned by Alterra Mountain Company along the Right-O-Way Ski Run. Majestic collaborated closely with Alterra to extend the south property line to the northern border of the ski easement, currently under review as outlined in the submitted Preliminary Plat Submittal. This extension of the south property line will, in turn, elongate the Mountain Base Promenade from Torian Plum. As a result, it will offer supplementary public amenities, providing direct access to mountain users during both summer and winter seasons.

Site Description:	1965 Ski Time Square Drive property is located immediately adjacent to the Steamboat ski area. Ski Time Square Drive borders the property on the north, the Torian residential and commercial condominiums border the property to the west, and a partially vacant parcel (home to "Tbar") known as "Parcel B" borders the property to the east. Historically, the site contained the 56-room Thunderhead Lodge and the 75-unit Inn at Thunderhead Condominiums, both of which were removed in 2008. The site has been vacant since.
Size:	Approximately 2.48 acres (This area reflects the proposed Lot 1 per the companion Preliminary Plat)
Existing Use:	Vacant land (formerly residential, lodging, and restaurant)
Zoning:	Gondola-2 (G-2)
Easements:	Refer to Preliminary Plat submittal

PLANS AND REGULATIONS

The proposed project is guided by the following plans and regulations:

- Community Development Code | Steamboat Springs Municipal Code | CDC Version 26-6
- Mountain Area Master Plan | City of Steamboat Springs, Colorado | November 2022
- Steamboat Springs Area Community Plan
- Ski Time Square Drive Turnaround & Complete Street Improvements Bid Documents | Sheet C7 | February 8, 2023
- 2021 International Building Code (IBC)
- 2021 International Fire Code (IFC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fuel And Gas Code (IFGC)
- 2021 International Energy Conservation Code (IECC)
- 2021 ICC/ANSI A117.1, 2009
- 2023 National Electrical Code (NEC)



SKI TIMES SQUARE IMPROVEMENTS

The development will be a crucial contribution to the continued efforts to activate the base area and will serve as a destination along Ski Time Square Drive, in alignment with the URA and MAMP Ski Time Square improvements vision.

SUSTAINABILITY & ENERGY GOALS

The project team, comprising owners, Alterra, Majestic, and the design team, is placing an emphasis on sustainability goals to enhance building efficiency and ensure compliance with the Community Development Code (440.L Sustainability). The project will be a certified Bronze level sustainable building through NGBS (National Green Building Society), a nationally recognized program. The sustainability objectives of the project align closely with the City of Steamboat's goals, as well as with Alterra and OZ's initiatives, both of which are focused on achieving their respective 2030 commitments.

Alterra, Majestic and OZ are united in their commitment to sustainability. Alterra's 2030 commitment centers on significant reductions in carbon emissions, the adoption of 100% renewable energy sources, and attaining carbon neutrality through operational enhancements and carbon offset programs. OZ Architecture's AIA 2030 commitment further underscores their dedication to environmental stewardship, integrating energy efficiency, renewable resources, and green building strategies into their projects to minimize greenhouse gas emissions associated with buildings.

Furthermore, in response to recent developments, our project is actively ensuring compliance with the city council's mandate for snowmelt systems to exclusively use renewable resources. We are open to collaborating with the City of Steamboat to address the challenges posed by the ban on fossil fuels for snowmelt systems. Through this collaborative approach and dedication to sustainability principles, our project aims to promote environmental stewardship and contribute positively to the community of Steamboat Springs.

PROJECT DESCRIPTION

1965 Ski Time Square Drive redevelopment is proposed as a mixed-use project approximately 440,000 gross square feet (see Proposed Use Table), with two partially underground parking levels (due to the sloping site). The project is planned to be a luxury, five-star hotel and residence. It will include approximately 230,000 net square feet of sellable residential space in a total of approximately 203 keys for whole ownership and 41 hotel keys for guests. The interior and exterior amenities include a pool deck with multiple pool/hot tub options for residents and guests. The project is anticipated to be managed by a hotel flag with owner lock-offs to allow full condo units to be included in the rental pool. Access to the project is accommodated by an access drive off Ski Time Square Drive (prior to the roundabout proposed in the improvements plan) along the east side of the property. This drive has access to the parking garage and a Porte Cochere with access to the front door.

The project will provide area for active commercial storefront accommodating a retail luxury spa, slopeside 3-meal restaurant and bar, grand lobby bar and an outdoor amenity space to connect to the extended mountain base ski hill promenade. The grounds will be comprised of public gathering spaces to enhance the pedestrian connectivity and visual connections from Ski Time Square Drive to the ski edge. The site will provide a welcoming opportunity to extend the slope side promenade to help liven the ski base area allowing summer and winter mountain use amenities.



PROPOSED USES

Please refer to Arch Plan Sheet for location of proposed uses. Refer to summary tables below for program gross square footage, dwelling unit, hotel, and parking breakdowns.

DP - PROPOSED USES		
ENTITLEMENT USE TYPE		GROSS AREA
		313 SF
BUILDING SERVICES (BACK OF HOUSE, CIRCULATION, SERVICE, ETC)		82,771 SF
COMMERCIAL - RETAIL		24,415 SF
HOTEL		21,959 SF
HOTEL/RESIDENTIAL AMENITY		6,782 SF
PARKING GARAGE		82,878 SF
SELLABLE RESIDENTIAL (SEE BREAKDOWN)		234,814 SF
GROSS TOTAL SQUARE FEET		453,931 SF

DP - EXTERIOR RESIDENTIAL AMENITY CDC 440.C.B		
ENTITLEMENT USE TYPE		GROSS AREA
EXTERIOR HOTEL/RESIDENTIAL AMENITY		66,887 SF
GROSS TOTAL SQUARE FEET		66,887 SF

DP - DWELLING UNIT SCHEDULE		
UNIT TYPE	# OF KEYS	
1 BED	13	
2 BED	56	
3 BED	34	
4 BED	13	
LOCKOFF	67	
STUDIO	21	
Grand total	204	

DP - HOTEL UNIT SCHEDULE		
NAME	# OF UNITS	
HOTEL	41	
Grand total	41	

DP - PARKING BREAKDOWN		
LEVEL	TYPE	PARKING SPACES
LEVEL P2	STANDARD	84
LEVEL P2	TANDEM	8
LEVEL P1.5	ACCESSIBLE	3
LEVEL P1.5	STANDARD	65
LEVEL 1	ACCESSIBLE	3
LEVEL 1	EV+VAN ACCESSIBLE	1
LEVEL 1	STANDARD	40
LEVEL 1	VAN ACCESSIBLE	1
		205

NUMBER OF DWELLING UNITS
Refer to DWELLING UNIT SCHEDULE table above.

SPECIFIC AREAS OF NON-COMPLIANCE WITH THE CDC
Retaining Wall Variance - see variance letter.
Primary Roof Slope Variance – see variance letter.
Set Back Variance - see variance

EASEMENT DEDICATIONS
This Development Plan application has been aligned with the Preliminary Plat submitted to the City on April 5, 2024. This plat includes necessary easements for the proposed site improvements, including public access for the completion of the Promenade. Additionally, the forthcoming Condominium map will provide additional clarity on areas such as common elements.



EASEMENT VACATIONS

There are no public easements proposed to be modified for this application.

SITE SPECIFIC INFO

Floodplain, wetlands, other environmentally sensitive areas

There are special flood hazard areas along Burgess Creek per FEMA's Flood Insurance Rate Maps. This is shown on the Existing Conditions Plan and has been carefully protected with the proposed design. The limits of the Floodway create the western boundary of the proposed improvements which have also been designed to introduce interception of untreated runoff from entering Burgess Creek.

Jurisdictional wetlands, as well as the ordinary highwater limit, were delineated by Western Bionomics and surveyed by Landmark. The wetlands coincide with previous construction BMPs and will require a Nationwide 404 Permit prior to disturbance. Obtaining this permit is expected to become a condition of approval for the project.

Previous vested approvals

There are no vested approvals for this property.

Historic structures

N/A



SUMMARY TABLES

Land Use & Site Development Project Summary Table	
Gross Floor Area	453,931 gsf (includes 82,878 gsf parking)
Net Floor Area	422,462 sf
Unit Size	See table
Number of Unit Keys/Hotel Keys	202/41
Zoning (existing and proposed)	G-2
Frontage	N/A for G-2 per 301.B.2.a

Use Breakdown	Description	Square Footage	# of Units
Principal Use - 300.C.1.a - Residential Use (MULTI-FAMILY)	Sellable Residential (Condos are R1 type use)	234,814	184 Units (see breakdown above)
Lodging Accommodations 302.E.3 - Hotel	Hotel	21,959	40 Hotel Keys
Accessory Use(s) 306	Interior Hotel/Residential Amenity (Owners Lounge, Ski Valet, Lobby, Fitness)	6,782	
	Exterior Hotel/Residential Amenity (Owners Lounge Deck, Restaurant Deck, Lobby Bar Deck, Pool Deck, South & West Promenade, East Plaza)	66,887	
	Building Services (Back of House, Admin/Front of House)	82,771	
	Parking Garage	82,878	
Hotel Accessory Use(s) 302.E.3	Commercial-Retail (Restaurant, Spa Retail, Lobby Bar, Coffee Bar, Market)	24,415	

Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Lot Area	None	108,167SF 2.48 Acres	N
Lot Coverage (See Drawing #3 on L.303)	65% MAX	62.34%	N
Floor Area Ratio	No Max	N/A	N
Overall Building Height	105'	105'	N
Front Setback	As Indicated in CDC 216.B "Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors."		
Side Setback	Proposed: See site plans providing public gathering spaces and pedestrian corridors from Ski Time Square to the Ski Base.		
Rear Setback			
Dwelling Units per Lot	No Max	N/A	N
Parking (Table 300-1)	REQUIRED: 149	PROVIDED: 214 self-park* 253 valet* <small>*both valet and self-park calculated to show minimum parking requirements are still met if fully self parked, partially or fully valet parked</small>	N
Multi-Family	0.5 per dwelling unit - underground	Req'd: 140 * 0.5 = 70	N
	1 per dwelling unit -above ground	Req'd: 44 * 1 = 44	
Hotel	0.5 per dwelling unit	Req'd: 40 * 0.5 = 20	N
Restaurant	1 per 900 sf	Req'd: 5,706/900 = 7	N
Retail/Commercial Spa	1 per 900 sf	Req'd: 7,104/900 = 8	N
Accessory Uses	N/A	N/A	N
Bike Parking (406.C.7)	<small>1 per 10 vehicle parking spaces</small> REQUIRED: 26	PROVIDED: 130	N
Community Amenities (440.C.1.c)	Public Amenity 1% of estimated construction cost (\$444,000,000) = \$4,440,000 42,246 sf	PROVIDED: \$7,174,659 (REFER TO 2/L.304)	N
Amenity Space (440.C.1.b)	10% of Net Floor Area	43,234	N



CDC ANALYSIS

ARTICLE 7 – DEVELOPMENT PROCESS | CRITERIA FOR APPROVAL

709 DEVELOPMENT PLAN

709.C Criteria for Approval

Development Plan shall be approved upon finding that the following criteria are met:

709.C.1 The Development Plan is consistent with the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.

In compliance with 709.C.1, the Development Plan for 1965 Ski Time Square aligns with the character of the immediate vicinity. It achieves this by offering a mix of land uses consistent with resort development, including thoughtfully designed public amenities along Ski Time Square Drive and the base of Steamboat ski resort. Additionally, the plan incorporates hotel outdoor amenities and strategically positions buildings to maximize views of Mt. Werner to the East and the Valley views to the South.

709.C.2 The Development Plan will minimize any adverse impacts on the natural environment including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms. (refer to attached narrative for compliance with the CDC Article 4 - Development and Design Standards)

In accordance with 709.C.2, the Development Plan for 1965 Ski Time Square has been designed to minimize adverse impacts on the natural environment. The project site, previously developed, underwent removal of structures in 2008 and has since been stabilized as an interim condition. Presently, the site serves various purposes including paid ski parking, snow making and storage, and a training ski hill known as the "Wrangler Carpet". Existing trees on the property will either be relocated or replaced with additional trees and plantings throughout the site. Moreover, the project's paving limit is planned to feature permeable pavers to match the URA's existing promenade pavers equipped with a heated snowmelt system, promoting infiltration and eliminating the need for snow removal, salting, and sanding. This strategy aims to safeguard water quality along the adjacent Burgess Creek.

The landscape plans submitted alongside the Development Plan outline the incorporation of additional vegetation and attractive outdoor amenities tailored to enhance the site and mountain activities.

Furthermore, thorough assessment indicates no anticipated impacts on air quality, wildlife habitat, or natural landforms.

709.C.3 The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.

In accordance with 709.C.3, the Development Plan for the project ensures adequate vehicular access while considering various factors such as grade, width, and capacity of adjacent streets and intersections, as well as provisions for parking, loading, unloading, refuse management, and pedestrian facilities.

To address competing objectives, the project implements a division of vehicular access. This entails completing the Promenade extension to Ski Time Square Drive while creating separate access for owners, visitors, guests, and emergency vehicles. This division necessitates additional pavement and consumes space within the available building envelope.



The Promenade on the west side of the property is intentionally narrow to accommodate service vehicles while discouraging unauthorized vehicles. The proposed driveway width of 20 feet balances vehicular and emergency maneuvering requirements while minimizing the footprint to reduce snowmelt areas. Paving is delineated with a different pattern to provide a specific pedestrian path when service vehicles are using the promenade. The entirety of the promenade is sloped at no greater than 5%, always maintaining ADA access.

Grades have been designed to facilitate full access, including provisions for Fire Apparatus access along the east access drive and the west Promenade. Staging areas at designated corners of the property provide sufficient turnaround space as required. Loading and unloading spaces for delivery trucks and garbage removal are provided along the west access drive, serving hotel, restaurant, commercial, and trash services. These areas are screened with overhead doors on the building when not occupied by vehicles. Layby area's have been provided along the promenade to allow service vehicle pull off in case emergency access is needed.

Parking spaces exceed code minimum requirements for the building's primary occupancy use and commercial program. 9 public parking stalls have been provided along Ski Times Square Dr. The property's unique pedestrian access from multiple directions—north along Ski Time Square Drive, west along Torian Plum/Burgess Creek shared easement, and south along Steamboat ski resort mountain—allows for the inclusion of outdoor public amenities, encouraging public activity. Additionally, an extension to the Mountain Area base promenade enhances pedestrian facilities within the development. The south promenade has been designed to accommodate ADA access in its entirety through a ramp and lift.

709.C.4 The Development Plan complies with all applicable requirements of this CDC.

The enclosed information provides narrative and diagrams for compliance with the CDC.

709.C.5 The Development Plan is in submittal conformance with an approved Conceptual Development Plan, if applicable.

N/A – no conceptual plan for this project.

707 Conditional Use

Retail/Service, General Indoor (8,001 – 12,000 sf) is considered a conditional use per Table 300-1. The proposed Retail/Service is 8,546 sf which is 546 sf great than the Retail/Service, General Indoor (3,001 – 8,000 sf) which is noted as Limited Use in Table 300-1. Due to a small square foot increase from the Limited Used designation to the Conditional Use designation, the use:

1. Follows the policies and preferred direction of the Community Plan. Per conversations with the city, retail is desired along Ski Times Square Dr. to increase community activation along the public way. More pedestrian activation along Ski Times Square will create a positive impact for neighboring properties.
2. The use is consistent with the purpose of the zone district and complies with all other applicable requirements of the CDC.

The ground level along the Pedestrian Promenade west of this building and east of Torian Plum along Burgess Creek is activated through the integrations of three individual townhouse units but does not conform to the guidelines for Active Building Frontage as outlined in 301.B.2. Per our conversation with the City of Steamboat September 15, 2023, this is not a variance request but a Conditional Use request for this substitution.

Refer to plans and elevations.



719 Variance

[Refer to variance letter - Retaining Walls](#)

[Refer to variance letter – Primary Roof Slope](#)

[Refer to variance letter – Set Back](#)

ARTICLE 2 – ZONE DISTRICTS

200 – ZONE DISTRICTS ESTABLISHED

200.C – Zone District = [200.C.p – Gondola - Two \(G-2\)](#)

216 ZONE DISTRICT: GONDOLA-TWO

ARTICLE 3 – USE DEFINITIONS AND STANDARDS

300 ORGANIZATION OF USES

300.B Use Types

.1 Principals Uses – [Table 300-1: Residential Use \(Multi-Family\)](#)

.2 Accessory Uses – [Accessory uses provided in support of principal use. Refer to proposed uses table and breakdown](#)

.3 Temporary Uses – [N/A](#)

300.C Use Classification and Categories

.1.a Use Classification – [Residential Use](#)

.2 Use Categories

.3 Specific Uses

300.D Zoning Procedures

.1 By-Right Uses (R) – [N/A](#)

.2 Limited Uses (L) – [Per Table 300-1, G-2 is a Limited Use Zoning Procedure](#)

.3 Conditional Uses (C) – [Retail/Service, General Indoor \(8,001 – 12,000 sf\)](#)

300.E Permitted Uses

.1 Permitted Use Matrix – [Table 300-1, G-2 = L](#)
[Table 300-2, G-2 = L for Accessory Uses](#)
[Table 300-3, N/A](#)

.2 Uses Not Specifically Listed – [N/A](#)

.3 Uses Permitted Through Annexation – [N/A](#)

300.F Use Standards – [N/A](#)

.1 Parking Standards by Use

.2 Additional Standards

301 RESIDENTIAL PRINCIPAL USES

301.A Definition of Residential Uses – Per Pre-Submittal meeting with the City on September 15, 2023, our project's principal use is Multi-Family Residential use.

301.B Household Living Category

.2 Multiple-Family Residential – In G-2 zone district, multiple-family residential shall not be located within the pedestrian-active building frontage.

[Per our Pre-Submittal meeting with the City of Steamboat on September 15, 2023 – The city understands that our project has three sides of our property on Pedestrian-Active Building Frontage. The city confirmed, no variance is required. A Conditional Use Request is needed – Please refer to plans and elevations.](#)

.# Other Sections – [N/A](#)



301.C Group Living Category – N/A

302 COMMERCIAL PRINCIPAL USES

302.A Definition of Commercial Use – We are providing a commercial program that provides buying and selling or renting and leasing of commodities and services typically directly to consumers and for a profit.

302.B Adult-Oriented Business Category – N/A

302.C Arts, Recreation, and Entertainment Category – N/A

302.D Eating and Drinking Establishments Category

.3 Restaurant/Tavern – A 3-meal restaurant is located at the southwest corner of the property adjacent to the Steamboat Resort and Torian Plum Pedestrian connection.

302.E Lodging Accommodations Category

.3 Hotel – We are providing hotel program that provides guests an opportunity to visit Steamboat Springs and Steamboat Resort that is intended to be occupied on a short-term basis.

.4 Short-Term Rental – N/A

302.F-K Additional Uses – N/A

303 INDUSTRIAL PRINCIPAL USES – N/A

304 CIVIC, PUBLIC, AND INSTITUTIONAL PRINCIPAL USES – N/A

305 AGRICULTURAL AND CULTIVATION PRINCIPAL USES – N/A

306 ACCESSORY USES – N/A

307 TEMPORARY USES – N/A



ARTICLE 4 – DEVELOPMENT AND DESIGN STANDARDS

DIVISION 1 | DEVELOPMENT STANDARDS

401 WATERBODY SETBACKS

The ordinary high-water mark for Burgess Creek was delineated by Western Bionomics and surveyed by Landmark. The 12-ft waterbody setback is reflected on the plans and the proposed building complies. Additionally, and consistent with the purpose of the water body setback, the existing asphaltic service access adjacent to Burgess Creek will be replaced with the completion of the long-awaited promenade connection to the base area. This promenade will include a drainage intercept and collection system to prevent untreated runoff from reaching the Creek.

See drawing #1 on L.103

402 LANDSCAPING

This project will utilize native and adaptive plant material to keep within the character of Yampa Valley to meet the landscape requirements brought forth within this section. The Xeriscape principles as outlined in Division 402.D will be implemented to reduce water consumption. Plant material will be in groupings to provide a natural appearance and within similar water needs. An automatic irrigation system will be used to maintain healthy plant material. To help reduce water, low water plant material will be selected, and soil amendments and mulches will be used to help maintain moisture levels in the soil. Trees will be a minimum of 10' from water and sewer mains when final utility locations are determined and located outside of the clear vision setback per Section 415.

Frontage Landscaping requirements are not applicable to this project's G-2 zoning classification. Due to the project's G-2 zoning classification, the project's interior landscaping requirements per Table 402-2 and 402-3 requires a minimum of 1 planting per 500sf of interior landscaping. This project meets and exceeds these minimums as shown on Entitlement Diagram #2 on Sheet L.303. This diagram depicts plant locations, sizes, quantities, mix of plantings and requirements per Division 402. This project utilizes underground parking and eliminates the need for surface parking, parking lot screening and buffering.

403 BUFFERING SCREENING & FENCING

Transformers are located on the northeast corner of the site within the right-of-way and will be screened with plant material according to Diagram #2 on sheet L.303.

Dumpsters will be located along the east side of the property within the building behind a roll up door and rolled out for collection. A wing-wall, adjacent to loading bays, provides visual screening of loading bay doors from the west and south.

See Refuse Management diagram, diagram #4 on sheet L.301.

404 REVEGETATION

The standards described in CDC Section 404.C are addressed as follows:

404.C.1: Vegetation and Site Grading:

The project is an infill development that will only have minimal areas of disturbance outside of the building footprint and connecting hardscapes. The proposed building and outdoor spaces were designed to interface with the proposed promenades and Ski Time Square streetscape, leaving only pockets for landscaping features.

There are no existing trees within the disturbance zone that are large enough to fall within the Tree Preservation criteria per Table 404-1.



All areas disturbed are to be revegetated and monitored/maintained until ground cover meets or exceeds the City and State's requirements. Detailed plans, along with the Stormwater Management Plan, will be generated for construction permits as required.

404.E: Revegetation Collateral for Large Lot Land Disturbance

N/A – The anticipated land disturbance is expected to be under 3-acres and therefore Revegetation Collateral for Large Lot Land Disturbance is not expected to be applicable.

405 EXTERIOR LIGHTING

*Exterior Lighting will comply with standards listed in 405.d.
See LI.100 / LI.200 / LI.300.*

406 OFF-STREET PARKING

*All resident and guest parking will be contained within a concealed parking garage below the building. Bike parking will be provided on grade with access from both the north and south side of the building and within the building to accommodate the required bike parking space per 10 car spaces. See summary tables above for provided vehicle and bike parking counts.
See drawing #2 on L.301 / A.099 / A.100 / A.101.*

407 OFF-STREET LOADING

*Loading and unloading parking spaces for occupants are provided within the port cochere under the building and concealed from public streets. Service vehicles will utilize the loading dock on the west side of the building for pick-up and delivery and will not park within the promenade.
(Turning movements to demonstrate how vehicles don't need to back out onto the street)*

See drawing #4 on L.301

408 REFUSE MANAGEMENT

Service vehicles will utilize a shared access point on the west side of the development to remove refuse from the site. Dumpsters will be located within the building behind a roll up door and rolled out for collection.

See drawing #4 on L.301

409 SNOW STORAGE

The development will utilize Snowmelt, Snow Removal, and Snow dump to accommodate accumulation on the property.

The applicant is currently pursuing geothermal possibilities on our site and understands the URA and Alterra are jointly investigating the possibility of a centralized geothermal system and looking to create a district renewable resource for snow melt at the mountain area. The applicant and the design team will continue to work with the City of Steamboat for solutions to accommodate the snowmelt based on the passed ban of fossil fuels for snowmelt systems.

See drawing #1 on L.302

410 PERFORMANCE & OPERATION

This Development Plan application does not propose uses, offensive noise, smoke, vibrations, dust, odors, heat, glare or other objectionable impacts that violate local, state or federal laws and regulations.

411 TECHNICAL SPECIFICATIONS

The proposed improvements shall conform with the City's Engineering Standards to protect public health, safety and welfare.



411.C.1: Drainage

The proposed drainage concept intends to intercept runoff from the site entering Burgess Creek and the existing storm sewer network prior to receiving treatment. The project has been designed to meet the requirements and criteria described in the City's Engineering Standards. Please refer to the included drainage report for additional information.

411.C.2: Streets and Circulation

The private drive system meets criteria for grades and has been verified using swept path software to accommodate the anticipated passenger car as well as emergency (fire and ambulance) design vehicles.

411.C.3: Fire Prevention

The Applicant has met with Fire Prevention to review the access, staging and emergency response requirements. Fire hydrants have been located per these conversations and shall be adjusted where requested. To provide additional emergency resources, the following systems will be included throughout the building; automatic sprinkler, smoke detection, fire alarm, emergency voice/alarm communication, emergency responder radio coverage, and post fire smoke removal.

412 CRITICAL IMPROVEMENTS

Will work with staff to develop conditions of approval to meet requirements.

413 PHASING

N/A. The project will be completed in a single phase.

414 MULTI-MODE FACILITIES / COMPLETE STREETS

The site will integrate a network of pedestrian, bike, transit, and private vehicle circulation elements. See diagram #2 on L.302

415 CLEAR VISION SETBACKS

*Clear Vision Setbacks will be provided as required.
Consistent with 801-8 to the street.
See #3 on L.302*

416 OUTDOOR STORAGE

N/A

417 INTERNAL SIDEWALKS

*Internal sidewalks will be provided as required.
See diagram 2 on L.104*

418 RETAINING WALLS

*Retaining walls have been design to... Refer to variance request letter with submitted application.
See diagram L.201 Grading Plan.*

419 FLOOD DAMAGE PREVENTION

N/A. Site is not within the flood plain per FEMA. Although the proposed building envelope is outside of the regulatory floodplain, there are flood management systems in place and a LOMR was issued in 2013 to reflect the modifications to the outlet structure for the twin box culvert under Ski Time Square Drive. Additionally, the flood flows through 'unnamed tributary to Burgess Creek' was determined to be contained within the existing 48" storm sewer and that flood hazard area was removed from the FEMA maps through a separate LOMR in 2019. Care should be taken to protect and maintain the overflow structure and pipe for Burgess Creek as well ensure that the creek's cross section is not reduced through fill or placement of any obstructions, nor is the creek's banks removed to create a breach. The



proposed site plan achieves all of these objectives, and the Preliminary Plat includes proposed easements for those purposes.

420 ACCESSORY BUILDINGS AND STRUCTURES

N/A. Development will not have accessory buildings or structures.

421 OPEN SPACE

As per 421.C.2, the G-2 Zone district is exempt from Open Space requirements.

422-427 NOT APPLICABLE

N/A

DIVISION 2 | COMMUNITY DESIGN STANDARDS

440 BASE AREA DESIGN STANDARDS

440.A Purpose

Catering to both visitors and locals, this development will elevate the resort experience and connect Ski Times Square drive to the pedestrian path along the base, enhancing identity, mobility, and economic vitality in the Mountain Area. This luxury, high-density, and highly amenitized building fits within the base community through its distribution of mass, material application, and activation of public spaces. Pulling inspiration from the historic ranch aesthetic, the building incorporates traditional barn forms and natural materials typically used in WPA-era national park hotels. A strong base, clear middle, and refined top, serves to break down the visual and physical mass of the large building.

440.B Applicability

The development is required to adhere to the Base Area Design Standards due to its scale and location.

440.C Building Placement and Orientation

.1 Standards

The development is oriented to face both Ski Times Square to the north and the ski hill to the south, while at the same time provide activated pedestrian experience along the east and continuing along the south side of the property through the public promenade. This path meanders along the site, reacting to the natural grade change along the ski slope and providing links to public gathering spaces, building entries, and owners lounge. Per Summary Table under Introduction and Background of the Detailed Narrative – the development has over 10% of net floor area dedicated to amenities. The on-site amenities include hot tubs, swimming pools, meeting rooms, fitness equipment, storage for recreational equipment, as well as gathering spaces with bar and restaurant functions. Public activation of the base area along the ski hill is crucial to the success of the project.

The public improvements all around the site, which are being constructed with areas of snow-melt and railings to help ensure public safety, are inclusive of the promenade extension, public connection to Ski Times Square, and public gathering spaces, constructed at a value equal or exceeding one percent of the construction valuation. The team will work with city staff to confirm the appropriate allocation of funds in accordance with this provision as the overall project cost becomes clearer.

The west pedestrian and service access will provide a link for the development as well as a newly constructed path for the adjacent property to the west. A sun/shadow study has been provided on A.212 – Sun Study as required to demonstrate the solar impact of the building on adjacent properties.

.2 Guidelines



The u-shaped building is oriented to maximize southern exposure with gathering space flanked by enclosed amenity space. (Site Plan L.101) Entry points at multiple elevations activate the ski hill along the primary frontages (See diagrams #1 on L.303). The building steps down toward the south/ski hill to reduce the impact on solar exposure to the upper and lower courtyards. Stepping the form also serves to break down the visual impact of the large building and enhance the pedestrian experience through defining an appropriate scale for interaction. All components along the exterior promenades are ADA accessible with ramps and a lift.

440.D Access

.1 Standards

The development has multiple entry points with prominence defined through architectural elements that give appropriate hierarchy. Compliance is demonstrated on diagram #1 on L.303 and through the rendered perspectives on G.020

.2 Guideline

A primary entry facing Ski Times square provides an access point for residents, guests, and retail/spa visitors and a presence along the street. A gateway for vehicle traffic is defined as an entry that allows visitors to view the main attraction of the site to the south and the vehicle port cochere contains an entry point to the main lobby which creates a procession to reveal a curated view of the ski hill beyond.

440.E Building Massing

.1 Standards

Various architectural elements serve to break up the building mass and align with the goals and requirements outlined in the standards as visible in the elevations on sheets A.201/ A.202/ A.203 / A.203 / A.204/ A.205 / A.206 and perspectives on sheet G.020. As previously stated, a defined base, middle, and top are articulated through the distribution of mass, material application, and activation of public spaces through transparency and scaled elements.

.2 Guidelines

The sloped site spans nearly two full levels from the northeast corner to the southwest corner of the property. A single-story retail element on the northwest corner of the property creates a scaled transition like the property across the creek at Torian Plum. A mix of step backs, material changes, awnings, and projected and/or recessed balconies serve to break up the building without creating a "wedding cake" massing.

440.F Roof Forms

.1 General Standards

There are three primary roof form strategies that define a varied identity on the elevations. Included are the "ribbon" that ties the north elevation together and consists of both 6:12 and 3:12 slopes. The "barn" elements populate the top floor of the east, west, and southern elevations and maintain consistent 6:12 slopes, along with sections of flat, occupiable, and non-occupiable roofs.

.2 Snow Retention, Catchment, and Control Standards

Pitched roofs on the project are designed to retain snow with a valley or shed snow directly onto flat roofs or flat terraces to prevent hazards below.

See diagram#3 on A.111

.3 Roof Overhang Standards

Flat roofs will be designed to retain and store snow to be melted and removed using the building roof drain system. Drifting conditions have been minimized by designing the



roof forms to shed either over landscaping or lower flat roofs that will help protect the public from falling snow.

.4 Green Roof Standard

Green roof exemptions will not be pursued.

.5 General Guidelines

As shown on the included elevations and perspectives and roof plan, pitched roof forms shed to flat roof catchment areas and/or a valley designed to hold snow as required.

See plan plans on A.111

440.G Surface and Structured Parking

.1 Surface Parking Standards

Loading and unloading spaces are provided within the port cochere under the building and concealed from public streets. Aside from that area, all parking will be contained within a concealed parking garage below the building.

.2 Surface Parking Guidelines

Pedestrian access will be provided around all sides of the building; from the URA improvement sidewalk along Ski Times Square Drive and along the west Pedestrian connections along Burgess Creek and a sidewalk along the east drive to our main entry/port cochere to avoid conflicts with vehicular traffic. Pedestrian access will also be provided along the south at the extension of the ski base promenade. 9 public parking stalls are provided along Ski Times Square Dr.

See diagram #1 on L.303

.3 Structured Parking Standards

The parking structure will be fully concealed within the building and below grade.

.4 Structured Parking Guidelines

Parking garage access is located along the vehicular entry to the east of the building while pedestrian access is focused on the west side of the building to avoid conflict.

See diagram #1 on L.303

440.H Building Scale, Variation, and Fenestration

.1 Scale and Variation Standards

Building Entry, retail storefront, and planned spa have entries provided along Ski Times Square. A vehicle Gateway, located along Ski Times Square, gives guests a view of the ski hill as they approach the concealed port cochere. The lobby is located on the southeast corner of the building with direct views of the mountain and serves to combine and activate the public and guest services. The building design is unique to this site and to Steamboat, pulling inspiration from the barn shapes capping the development to the warm material palette of stone and wood. Ground floor activation is achieved through numerous covered entry points suited to the scale of pedestrians. Large landscape planters work to transition the grade along the sloping site to the north along Ski Times Square. Horizontally, the building is broken up into distinct elements at the ground level through changes in planes and materials. Vertically, the building is divided into a base, middle, and top using stone masonry at the foundation, wood-look or stucco at the middle, and the metal top is distinctively articulated through the "barn-like" residences capping the development. The stone base extends several floors and contains pilasters and columns with recessed balconies for lower units. Openings in the stone are framed with heavy wood lintels, jambs, and sills.

.2 Scale and Variation Guidelines

There is no back of the building as it is meant to be experienced from every angle. Each façade is activated and clad with the same quality of materials and level of detail.

Service entries are concealed with landscape when possible while trash and loading are



behind roll-up doors to minimize visual impact and provide necessary weather protection and security. Stepped elements give the building presence on the north while steps to the south help transition to an activated grade and mitigate the visual impacts of a large building mass. Projecting balconies along with terraces add visual interest as well as a rhythm at a smaller scale to break down the mass.

.3 Glazing and Transparency Standards

A minimum of 25 percent of the wall area of all facades shall be transparent glazing as demonstrated on A.210. The glazing will be non-reflective with a light transmittance factor of 60 percent minimum.

.4 Glazing and Transparency Guidelines

Clear glazing with UV protection technology will be incorporated into the specified product. Spandrel glass will be used in select locations and meet color and reflectivity standards.

440.I Building Materials

.1 Standards

Building facade materials will comply with Appendix C Table C-1 and material terminations will return at inside corners and/or be detailed to avoid the appearance of exterior materials as veneers. Natural wood will be utilized where possible and non-combustible wood-look siding will be used to give the appearance of natural materials when necessary.

.2 Guidelines

The selection of materials, per elevations on sheets A.201/ A.202/ A.203 / A.203 / A.204/ A.205 / A.206 and perspectives G.020 are distributed to reinforce the strategy of a strong base, middle, and top. The palette has been selected to fit into the context of the base and will be of the appropriate quality, durability, and character.

440.J Building Color

.1 Standards

The primary walls and roof palette includes the dark brown, sepia, and tan color tones that are called for in the CDC. A metal panel will have a weathered steel appearance with orange and red tones to serve as the accent color.

.2 Guidelines

The colors will be muted, earth-tones which will highlight the architectural details and fit within the natural context of the landscape.

440.K Mechanical, Service, and Accessory Structures

.1 Mechanical Equipment Screening Standards

Mechanical equipment will be screened within recesses on the roof.

.2 Mechanical Equipment Screening Guidelines

Equipment will not be visible from public view and concealed within the massing of the building.

.3 Service Location and Screening Standards

The service location is located away from Ski Times Square Drive and facing away from the ski hill to minimize the visual impact of this necessary element. The finish will be consistent with the adjacent wall colors and materials.

.4 Service Location and Screening Guidelines

The loading dock is situated within a natural bend in the building that makes it least visible from public view as possible.

.5 Accessory Structures Standards



The visual impact of the transformers will be minimized through site walls that are consistent with the aesthetic of the landscape architecture throughout the site.

.6 Accessory Structures Guidelines

The screened elements will blend seamlessly with the architecture.

440.L - Sustainability

.1 Standards

The development is pursuing Green Globes certification as required by the CDC.

.2 Sustainability Guidelines

Strategies are being implemented to reduce the environmental impact of the building now and during operation including high performance glazing, sustainable materials where possible, renewable energy strategies and reduced façade per square foot with deep floor plate design.



Mountain Area Master Plan (MAMP) Analysis

The development has been designed to align with the priorities and vision of the Mountain Area Master plan as outlined by the City of Steamboat Springs. By increasing the availability of year-round lodging and residences, increasing the current offerings at the Steamboat resort. The development will contribute to the economic vitality to the base area. A new spa storefront to activate the public interface along Ski Times Square Drive to the north. A south-facing lobby, restaurant, front the pedestrian promenade to the South. The project incorporates the use of Colorado stone, wood-look siding, and iconic barn forms that fit in with the Steamboat landscape and character of the area.

Connecting the community through multiple modes of transportation, the site will accommodate vehicle traffic along with pedestrians, skiers/riders, and cyclists. Parking for cars, bikes, and skis/boards has been thoughtfully accommodated with access to a concealed and tempered parking garage that exceeds the minimum space requirements.

Sustainable strategies to support energy savings and reduce consumption are being implemented with a vision longevity. Large double-pane windows, and the use of natural materials help add to the visitor experience but also give an opportunity to utilize durable and sustainably sourced materials that will perform for years to come. Renewable energy options such as Geothermal heating/cooling and photovoltaic panels are being investigated to maximize the clean energy utilized throughout the site. The type 1 building is of "non-combustible" construction and highly resistant to fires.

The blighted site that has been vacant for years will now become a vibrant extension of the base area.

The development will comply with water conservation goals of the Green Globes certification strategies.

Stormwater management is planned to be implemented within the property

Designed with families in mind, the development has indoor and outdoor amenity spaces designated for large and small group gatherings. Many units offer indoor and outdoor gathering spaces and bunk rooms to offer a diverse range of activities.

A focus on Creative Placemaking starts with primary views of the mountain framed by public space on both wings of the building to position visitors with a connection to the ski slopes in the winter and biking and hiking opportunities in the summer. Tiered decks step along with grade from east to west and landscaped areas separate fire pits and restaurant seating that overlook the slope beyond. From Ski Times Square, vehicle traffic is limited to the east while pedestrians are encouraged to utilize the redefined path along Burgess Creek leading to the base area.

The development will add tremendous value to the base area of Steamboat and will set a new standard for the quality of experience both inside and outside of the building.