



December 5, 2024

Department of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80477-5088
Attn: Planning Commissioners

RE: PL20240106 – 2075 Walton Creek Rd – Revisions resulting from 11/14/2024 Planning Commission Hearing

Dear Commissioners,

First, I wanted to thank you for your time and thoughtful discussion and commentary regarding our proposed Project at the Public Hearing on November 14.

While we cannot solve each individual concern raised by the neighbors and the Commission at the hearing, (most of which are related to existing City/Public Works concerns about the safety of the adjacent intersection, over which we have no control), we have been able to reevaluate what we *can* control and address the concerns we heard as the most critical, namely the following:

- 1) Increasing the transparency/glazing percentages and the architectural articulation along the North Facades facing Walton Creek Rd.
- 2) Addressing the trash management plan for the site to ensure a trash vehicle can enter and exit the site “head-first”.
- 3) Relocation of the tree previously shown at the Après Ski Way and Walton Creek Rd. intersection to improve vehicular sight lines for Northbound movement on Après Ski way.
- 4) Reevaluate the size of the workforce housing unit to be more in keeping with the intent of CDC requirements.

The below narrative summarizes how we have addressed each of the critical concerns noted above.

1) Transparency of the Building Facades

After reevaluation, we were able to increase the glazing percentages on all facades, except for Building 2’s South and East facades. While the Project still requires a variance, the percentages proposed are much closer to the CDC requirements than what was originally proposed.

The revised design now shows over 20% glazing on all facades of Building 1, except for the South façade, which directly faces the adjacent duplex, the residents of which would likely appreciate maintaining as much privacy as possible. Building 2’s glazing percentages stayed consistent on the East, South and West facades, but now show an increase in glazing on the North façade (which faces Walton Creek Rd.) of almost 5%.



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The glazing percentage improvements are summarized in the table below:

LOCATION	GLAZING (SF)	FAÇADE (SF)	GLAZING %	PREVIOUS %	DIFFERENCE
B1-W	794.92	3806.08	20.89%	20.47%	0.42%
B1-E	520.17	2369.28	21.95%	21.89%	0.06%
B1-S	179.00	1200.12	14.92%	13.87%	1.05%
B1-N	215.60	1029.18	20.95%	16.18%	4.77%
B2-W	476.86	2384.40	20.00%	19.99%	0.01%
B2-E	297	1347.40	22.04%	22.04%	0.00%
B2-S	114.83	1035.59	11.09%	11.09%	0.00%
B2-N	177.06	1144.14	15.48%	10.59%	4.89%

In addition to increased glazing, we have changed the architecture of both buildings to increase the architectural articulation and improve the visual interest of the Northern façade that faces Walton Creek Rd. At building 1, we have added a ground floor “bump out” on the main floor of the end unit. The design of Building 2 was also modified to create a smaller workforce housing unit with a covered area below for a parking stall and circulation space for the entrance to an HOA communal storage space at the basement level. This created an added benefit of also enhancing the architectural articulation and creating additional glazing opportunities for the North (Walton Creek Rd. facing) façade of Building 2.

Both improvements are represented in the images below:



Building 1 – North Façade



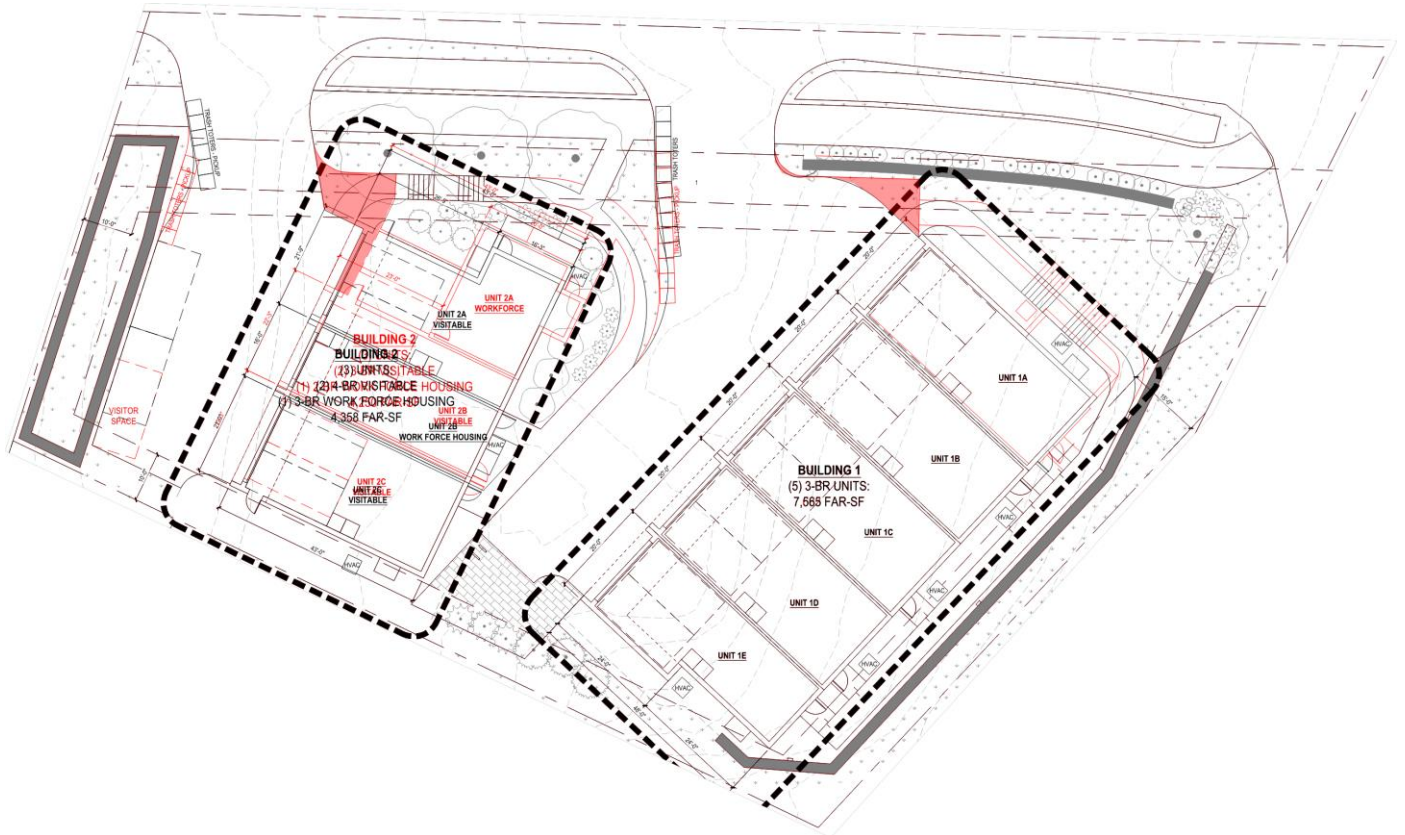
Building 2 – North Façade



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2) Trash Management plan

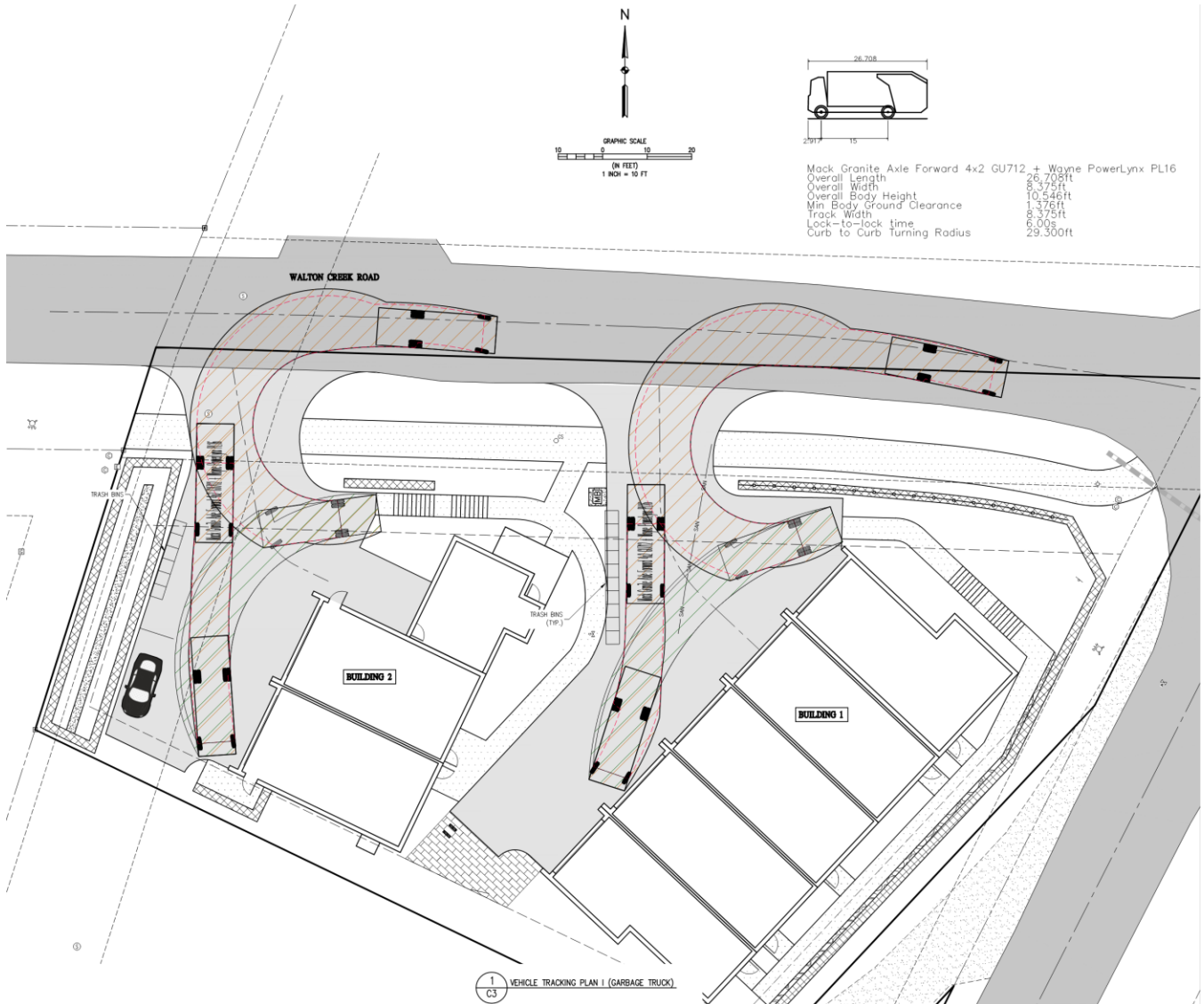
The building footprints and site plan have been modified to improve circulation within the site. The asphalt drive area for both buildings has increased slightly, yet strategically, to ensure a 26' long truck is able to make a three-point turn, allowing garbage and recycling trucks to enter and exit the site "head-first". This also improves access for other trucks, such as FedEx and UPS trucks, which typically fall within the 26' length as well. Below is an overlay of the old and new site plans (new is shown in red), which illustrates the added asphalt areas in red, both of which facilitate better truck turnaround maneuverability:



Baseline engineering has also prepared a vehicle tracking plan (shown on the following page) which illustrates that a 26.7' truck is able to make a three-point turn within both driveway areas proposed. Additionally, the two visitable units in Building 2, which were previously proposed as four-bedroom units, are now three-bedroom units, thus we are able to eliminate one of the surface parking spaces previously proposed (the second will remain as "Visitor Parking"). This allows even more area within the Building 2 driveway for vehicle turnaround, helping ensure that this project does not contribute any further to the existing hazards at the intersection of Apres Ski Way and Walton Creek Rd. by having trucks backing out.

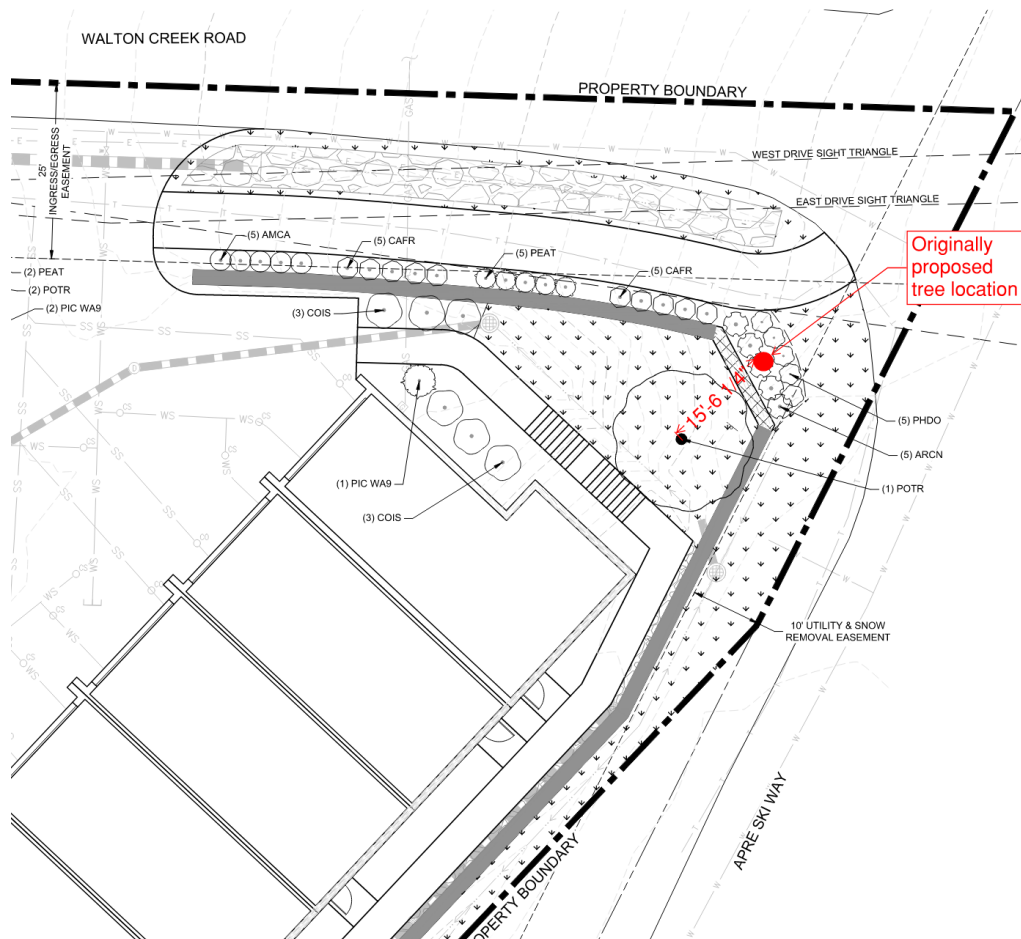


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3) Landscaping Adjustments / Relocation of the tree

The tree that was previously located at the corner of the Après Ski and Walton Creek Road intersection has been relocated approximately 15'-6" further away from the intersection and is now located as close as practically possible to Building 1. This will help improve sight lines as vehicles move northbound toward the intersection on Après Ski Way. The tree strategically remains a deciduous tree, to make sure visibility is maximized during winter months. The new tree location is shown below.



4) Size of Workforce housing unit

The footprint of Building 2 has been rearranged to accommodate a much smaller workforce housing unit that no longer includes enclosed garage space or the small basement bedroom, which helps decrease the gross square footage of the unit significantly. The proposed WFH townhome unit now has an interior/enclosed area of 1,102 SF, not including the covered exterior parking space, and 1,264 SF, including the 162 SF covered parking space at the basement level area. While a variance is still required, this is still a significant improvement from the 1794 gross square feet previously proposed.

The basement level space below the 2-story workforce housing unit is now proposed as a communal space for an HOA storage room, where each townhome within the Project will have a storage locker allocated to them. The covered area adjacent to the storage room will contain a parking stall for the WFH unit, and circulation space for the entrance to the storage room.

This change improves the Project two-fold, as follows:

- 1) The enclosed/living area of the WFH unit is now much closer to the 1,000 gross square feet required by the CDC, thereby in keeping with the spirit of the code and helping maintain overall affordability of the WFH unit.



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2) We are now able to offer a project-wide amenity to the residents, helping relieve space in each unit's garage space.

As you can see from the above, a considerable amount of effort and thought was put into the proposed solutions of the issues we felt stood out as the most important. We feel our revisions have helped address the more critical concerns in a way that truly makes the Project better. Thank you for your consideration and your time in reviewing.

Sincerely,

Gaby Riegler