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24B 5th Street

Steamboat Springs, CO 80487

RIVERVIEW PARCEL B PLANNING UPDATES

July 31, 2025

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

RE: Planning Updates
Riverview PUD Parcel B
322 Riverview Way
Steamboat Springs, CO 80487

To Whom it May Concern:

Gorman & Company has prepared this narrative to provide a list of planning updates to demonstrate compliance with the City of Steamboat Springs development criteria and approved plans under PL20230274.

Sheet C.100 – Site Plan

- Updated transformer location

Sheet C.101 – Site Plan with Aerial Image

- Updated transformer location

Sheet C.200 – Utility Plan

- Updated transformer location

Sheet C.300 – Grading & Drainage Plan

- Updated transformer location

Sheet LS102 – Landscape Plan – Building B West

- Updated bike parking layout to accommodate updated transformer location
- Cedar mulch updated to rock mulch

Sheet LS103 – Landscape Plan – Building B East

- Updated bike parking layout to accommodate updated transformer location
- Cedar mulch updated to rock mulch

Sheet LP102 – Planting Plan – Building B West

- Minor planting count adjustments in planting schedule to updated transformer layout

Sheet LP103 – Planting Plan – Building B East



- Updated planting/paving layout to accommodate updated transformer location
- Minor planting count adjustments due to updated transformer layout

Sheet LS501 – Landscape Site Details

- Detail F/LS501 – Flagstone paver detail added

Sheet A2.02 – Site B – Architectural

- Detail 1/A2.01 – Lot B – South-West Elevation (Front)
 - Paint at fiber cement panel at 25' façade breaks updated from Sherwin Williams 7153 (Sanderling) to Sherwin Williams 7068 (Grizzle Gray)
 - Steel column location adjusted at 4th floor amenity space
 - Materiality called out at 4th floor amenity railing
- Detail 2/A2.01 – Lot B – South-East Elevation (3rd St)
 - Paint at fiber cement panel updated from Sherwin Williams 7153 (Sanderling) to Sherwin Williams 7068 (Grizzle Gray)
- Detail 3/A2.01 – Lot B – North-West Elevation (4th St)
 - Paint at fiber cement panel updated from Sherwin Williams 7153 (Sanderling) to Sherwin Williams 6991 (Back Magic)
- Detail 4/A2.01 – Lot B – North-East Elevation (Rear)
 - Paint at fiber cement panel updated from Sherwin Williams 7153 (Sanderling) to Sherwin Williams 6991 (Back Magic)
 - Alley mural images added

Sincerely,

Nathaniel Stark, AIA

