



P: (970) 209-7401



info@GormanUSA.com



www.GormanUSA.com

24B 5th Street

Steamboat Springs, CO 80487

RIVERVIEW PARCEL E PLANNING UPDATES

July 31, 2025

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

RE: Planning Updates
Riverview PUD Parcel E
355 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.

Sheet LS101 – Landscape Plan – Building E

- Adjusted hard surfaces and planters along core trail due to conflicts with utility easements.
- Cedar mulch updated to rock mulch

Sheet LP101– Planting Plan – Building E

- Adjusted plantings along core trail due to conflicts with utility easements.
- Cedar mulch updated to rock mulch

Sheet LS501 – Landscape Plan – Building E

- Cedar mulch updated to rock mulch

Sheet A2.02 – Site E – Architectural Elevations

- Detail 1/A2.02 – Lot E – North-West Elevation (Side)
 - Glazing added to provide natural light at bedrooms
 - Sliding doors updated to sliding windows at level 2 due to sill conflict with roofing insulation
 - Elevator overrun adjusted to reflect elevator model sizing
 - Window adjusted to avoid interior wall conflict at 4th level amenity
 - Railing added at level 4 amenity space to satisfy guardrail requirements



- Mechanical louver added
- Material update from brick to fiber cement at Juliet balcony connections for constructability
- Fiber cement updated from SW 6991 (Black Magic) to SW 7513 (Sanderling)
- Detail 2/A2.02 – Lot E – South-East Elevation (Front)
 - Mechanical louver added
 - Glazing above entry and at garage adjusted to avoid structural conflict
 - Railing added at level 4 amenity space to satisfy guardrail requirements
 - Material update from brick to fiber cement at Juliet balcony connections for constructability
 - Fiber cement updated from SW 6991 (Black Magic) to SW 7513 (Sanderling)
- Detail 3/A2.02 – Lot E – South-West Elevation (Rear)
 - Sliding doors updated to sliding windows at level 2 due to sill conflict with roofing insulation
 - Railing added at level 4 amenity space to satisfy guardrail requirements
 - Material update from brick to fiber cement at Juliet balcony connections for constructability
 - Fiber cement updated from SW 6991 (Black Magic) to SW 7513 (Sanderling)
- Detail 4/A2.02 – Lot E – North-East Elevation (Side)
 - Glazing adjusted from sliding doors to sliding windows
 - Railing added at level 4 amenity space to satisfy guardrail requirements
 - Fiber cement updated from SW 6991 (Black Magic) to SW 7513 (Sanderling)

Sheet A2.04

- Transparency calculations updated to reflect updated glazing

Sincerely,

Nathaniel Stark, AIA

