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## RIVERVIEW PARCEL B PLANNING UPDATES

August 25, 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

Gorman & Company has prepared this narrative in response to comments received on August 20, 2025 in regards to our substantial conformance review under PS25-0098.

1. The updated location of bike racks is ok. However, a total of 10 bike racks were approved with PL20230274. Please ensure consistency.  
Response: We are showing (12) bike racks under the revised plans. Refer to sheet LS103. For the additional (4) racks from the screenshot shown in the comments.
2. Screening is needed on the southwest/front elevation.  
Response: We have updated our design to ensure roof screening extends around all 4 sides working around rooftop obstructions. See attached revised roof plan and elevations.

Regarding the murals, please include the following details in an updated narrative:

Artist of record. To be considered original art, there needs to be a named artist for the painting.

Response: Artist name is Erin Branscum, in addition to being an amazing artist she is also a K-8<sup>th</sup> art teacher In Steamboat Springs.

Bio and/or link to the artist's work. This helps us better comment on the artistic merit and original design. We want to minimize the possibility of reproduction or use of copyrighted materials.

Response: We have uploaded Riverview Mural Information including website and artist statement.

Description of materials. This speaks to the integrity and longevity of the painting. For instance, if they don't mention a sealant, we will make comments to use Mural Sheild or other protectants to minimize graffiti impact that could otherwise destroy the original artwork.

Response: We have uploaded Riverview Mural Information including materials used including sealer with anti-graffiti.

Sincerely,

Nathaniel Stark, AIA