

Marshall House

135 11th Street
Steamboat Springs, CO
Development Plan Application PL20250309

DRT 2 - Response Memo
December 31, 2025

Dear City Planning Staff,

The following response is in reference to DRT comments dated 12/11/2025 for the aforementioned project. Response by the applicant is below each comment in red italics. Development Plan drawings have also been revised in conjunction with this response. Please reach out for further discussion or if additional information is needed.

Respectfully,
Chancie Keenan, AIA, LEED A.P., NCARB
Applicant's agent, Mountain Architecture Design Group, P.C.

PLANNING REVIEW (Reviewed By: Kelly Douglas, AICP)

1. Staff supports the proposed parking variance and finds that it represents an acceptable alternative by furthering the historic preservation purposes and intents outlined in the CDC. While staff acknowledges the significant site constraints, we note that the proposed nonconforming building placement limits the ability to rely solely on the hardship criterion, as the condition is not entirely independent of the applicant's actions. For this reason, staff agrees that a partial hardship argument is reasonable but encourages the applicant to consider strengthening the narrative by more directly addressing the "acceptable alternative" component of the 719 criteria. If you wish to update the narrative, please provide no later than 1/2/2026. [Caitlin Berube-Smith @ 12/09/2025 6:37 PM]

Response: The parking variance narrative has been revised to address acceptable alternative criteria in addition to the hardship criteria, as the applicant believes both are applicable.

2. Informational Comment: It appears a portion of the path to the trash enclosure may be missing or not clearly shown. As drawn, it looks like bins would be moved across landscaped areas. This may be completely workable, but staff wanted to flag it in case the plan is intended to show a defined route. If you wish to update the site plan, please provide no later than 1/2/2026.

Response: Landmark revised the access to the trash enclosure from gravel to concrete to clearly define that it's not landscaped.

3. Please add the top of wall measurement to confirm the retaining wall is 4' or

less. Please update the site plan no later than 1/2/2026.

Response: Landmark added additional grades to show the wall's height is less than 4-ft.

ENGINEERING REVIEW (Reviewed By: Makenzie Carroll)

1. (Ex. Conditions): Remove ALL disclaimers, including "For Approval, Not For Construction". Existing conditions plans shouldn't change and therefore shall be considered final with stamp and no disclaimer.

Response: Landmark revised the stamp to remove the disclaimers on the existing conditions plan.

2. Two trees in tree grates are required to be placed on sidewalk along Oak St. Frontage. Please propose an alternative location for the two trees that achieves the intended goal of street trees. If the trees are proposed outside of the concrete sidewalk, the grates may be eliminated.

Response: Landmark added two trees adjacent to the sidewalk.