

## **SSRC – GOLD WALK BASE AREA IMPROVEMENTS**

### **PROJECT NARRATIVE**

Steamboat Springs, Colorado

#### **Introduction**

The Steamboat Base Village is comprised of a series of mixed-use buildings and public spaces that comprise the primary pedestrian route from the gondola transit center to the Steamboat Gondola and mountain activities beyond.

The proposed redevelopment consists of a series of sequenced projects that include the relocation of required infrastructure, development of new public amenities, demolition of existing structures, and development of new buildings. The Project Vision is to create a base area that represents *world class hospitality, is easy to navigate, is a destination for all ages, and is authentically Steamboat.*

The vision for this project is driven by the following principles:

- Develop and program a world-class plaza;
- Improve the arrival experience and route to the ski beach;
- Create places where people want to spend time;
- Align the quality of the base area with the investments being made on the mountain.

The entirety of the Vision is further illustrated in the attached *Vision Summary* document, included for reference only.

Additionally, the Mountain Area Master Plan is in the process of being updated. As stated in the 2005 Mountain Area Master Plan, this Development achieves the “desires of the community for Base Area to have the following attributes” by way of the following:

- Circulation that is sage, beautiful and easy to navigate;
- Design that is in character with Steamboat’s heritage and is harmonious.
- A natural environment that is accessible and integrated into the development;
- Activities that are available for Steamboat’s locals and visitors, including families and kids.

#### **Project Description**

The proposed development is sequenced over multiple years in order to minimize construction impacts to winter operations. The first sequence of development presented in this narrative consists of demolition and construction projects designed to immediately improve the guest experience, and if required, standalone while waiting for future development sequences.

There are abundant easements existing throughout the properties of interest, many of which have existing structures located within their limits. We have reviewed the easement extents vs. the proposed structures and identified those which may require additional review with the appropriate entities. Some of the easements may be modified as appropriate.

While each component has been submitted as separate Development Plans, they are both further described herein for additional clarity and context:

**SSRC – Gold Walk Base Area Improvements.** The "Gold Walk" consists of the primary pedestrian path from the bus loading area to the plaza area below. The proposed project consists of the following improvements:

- Demolition of the existing 9,065sf 3-story structure located on Parcel 211002001 (also known as Building B);
- Demolition, relocation and expansion of the existing snowmelt boilers and associated structure located adjacent to Building B;
- While a Building B replacement is planned for, the Development Plan illustrates a proposed plaza extension on the Building B demolition site as a long-term solution if Building B doesn't progress. It is currently anticipated that the new Building B will enter the Development plan process later this fall;
- New grading, paving (with snowmelt throughout) and lighting at the primary pedestrian route, including new and/or modified stairs and ramps connecting this path to adjacent properties and existing pedestrian routes;
- New public stairs and covered escalators connecting the Gold Walk with the Plaza below.
- New perforated and self illuminated Art Wall depicting historic mountain imagery.

The proposed stair and escalator locations are currently being coordinated with easement and utility constraints. Both the existing snowmelt boiler room (to be demolished) and proposed escalators occur within an existing sewer line easement. Currently the sewer line is partially encased in concrete to allow for the construction above. The project is anticipating to further concrete encase the sewer line to allow for the proposed escalator construction within this easement.

We are requesting to relocate the boilers that currently exist within the existing boiler easement (RECEPTION NO. 699297, RECEPTION NO. 713742: PUBLIC IMPROVEMENTS EASEMENT) and we hereby request approval of this relocation and a waiver of any notice provisions required in that easement.

Additionally, the proposed escalator enclosure roof extends beyond the property line and into the adjacent property (Parcel 320200001). It is understood that an updated Encroachment Agreement will be necessary and it is currently being negotiated by the ownership group. It is important to note that both parcels are under common ownership.

**SSRC – Base Area Plaza Improvements (PROVIDED FOR REFERENCE ONLY).** The Base Area Plaza improvements are proposed to happen concurrently with the Gold Walk development. The project consists of the following improvements:

- Demolition of the existing 3-story structure located on Parcel 320200001 (also known as the Gondola Building) subsequent to the relocation of the gondola loading area onto "snow", a separate enabling project;
- New one-story 24,212sf structure located below the Plaza and fronting the adjacent Promenade (also known as the Promenade Building) including:
  - Both public amenities and resort operations support space;
  - Architectural overhangs, display windows, distinct architectural details, and an adjacent outdoor patio at the building entry;
  - New Plaza-level mechanical yard and service structure required for the Promenade Building below;
- New ice rink located above the Promenade Building, including adjacent Plaza grading and paving improvements (with snowmelt throughout);

- Demolition and redevelopment of the existing stage structure;
- Incorporation of the existing Promenade restrooms located within the public easement;
- Landscape, lighting and public amenity improvements located throughout the Plaza.
- While a new “plaza” building is planned for adjacent to the ice rink, this package is showing an egress stair and mechanical enclosure that are essential for the below grade plaza building. It is anticipated that the new “plaza” building will enter into the development plan process this fall, however, this package is showing a proposed design in case that project doesn’t progress.

### **Criteria for Approval of a Development Plan- Public Hearing**

Development Plans shall be approved upon a finding that the following criteria are met:

1. *The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.*

The proposed improvements are focused on supporting and enhancing the surrounding uses, structures and activities. By providing a more direct and intuitive primary path from the bus loading area to the snow beach, the existing mixture of uses, structures and activities will be enhanced.

With a focus on creating a place that is "authentically Steamboat", the material palette and architectural design is informed by the adjacent structures to remain, while moving the overall Base Village design forward in terms of quality and appropriateness.

The extensive snowmelt system, public amenities, and landscape areas will further enhance the guest experience throughout the Base Village.

2. *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*

The entirety of the proposed project is within previously developed, impervious area. A primary goal of the project is to further enhance and celebrate the views of Mt. Werner from the Base Village.

Landscape enhancements have been added where appropriate while acknowledging site area over existing and/or new structure, the identified fire department access through the Plaza, and generous public circulation.

All applicable structures will pursue LEED certification.

Water Quality. Burgess Creek stitches the ski mountain to the base area. The Community’s interest for environmental protection demands that runoff from developed properties must receive treatment prior to entering our waterways. As there are currently no facilities providing pre-treatment of water before it enters Burgess Creek, these projects have been carefully designed to accommodate runoff from on-site as well as off-site. The strategic location of the proposed water quality manhole is as far downstream as practicable to provide this public benefit.

Gold Walk: Rather than construct multiple, self-serving water quality facilities to treat the separate projects (Gold Walk and Promenade Building), one ‘regional’ location was selected.

The Gold Walk development plans shows this as an 'off-site improvement' as it is not located within the immediate project limits.

Promenade Building: The same water quality device is reflected on the Promenade Building plans. However, there are additional utility improvements also shown. The existing utility locations and configuration requires the Promenade to be disturbed. This disturbance has been localized to the extent practicable and the repair/replacement of the materials and features are expected to follow the original URA designs. Select details have been reflected to simply acknowledge the many nuances of the expected work. These will be further detailed on the eventual permit drawings.

3. *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.*

The project does not propose any modifications to public vehicular access and/or parking. However, in working with Steamboat Springs Fire Department, the new plaza design will accommodate a fire truck route through the plaza area connecting the transit center with the promenade. Currently this type of access doesn't exist.

Loading, refuse management and service for the existing Gondola Building (to be demolished) is currently provided through the adjacent One Steamboat Place by way of an existing access agreement. The proposed Promenade Building will provide enhanced loading, refuse management and service by bringing those functions inside the proposed Promenade Building, with access still being by way of the One Steamboat Place access agreement.



# Steamboat.

Home of the legendary Champagne Powder™ Snow

## STEAMBOAT BASE VILLAGE DEVELOPMENT VISION SUMMARY

February 10, 2021

SteamboatResort



## FULL STEAM AHEAD | TRANSFORMING THE EXPERIENCE

The redeveloped base area will **dramatically** improve the guest experience by creating an **exciting** place that guests, and locals alike, will share with their friends and **love** to participate in its activities, dining, shopping and overall atmosphere. The new **easy route** from arriving and going to and from the mountain will be loved for its **convenience**—moving along the **Gold Walk** will be a primary portal to the Plaza, with **clear** wayfinding and skier services along the way to the escalator, providing **stunning views** of the mountain along with **interaction** with Steamboat Olympian heritage.

The Plaza will be the **heart** of the base area where everyone wants to spend time with **activities** for all ages, day and night, **any time** of the year. With the ice rink as a main attraction, the Plaza will host a variety of **inviting** outdoor gathering spaces with firepits, pop-up vendors and other **opportunities** for all ages to remain entertained with an **experience to remember**.



# PRINCIPLES & BIG IDEAS

## The Vision



# ARCHITECTURAL VISION

We are striving for an architectural language that is eclectic and has a playful note. It respects and acknowledges Steamboat's western heritage, drawing from the legacy of ingenuity and experimentation in ranching culture. It's grounded in the use of natural hues and construction logic found in materials that emerged in the first locally developed era of mass production of timber and metals.





# MASTER PLAN

Proposed



- |                         |                     |                      |
|-------------------------|---------------------|----------------------|
| 1. EXISTING ENTRY PLAZA | 4. KIOSKS           | 7. SKI BEACH         |
| 2. GOLD WALK            | 5. ICE RINK         | 8. RELOCATED GONDOLA |
| 3. ESCALATOR + STAIRS   | 6. SLOPE SIDE PLAZA |                      |





# ICE RINK EXPERIENCE

Ice Rink Perspective





PLAZA EXPERIENCE

Exterior Character

