

GENERAL PROJECT DATA

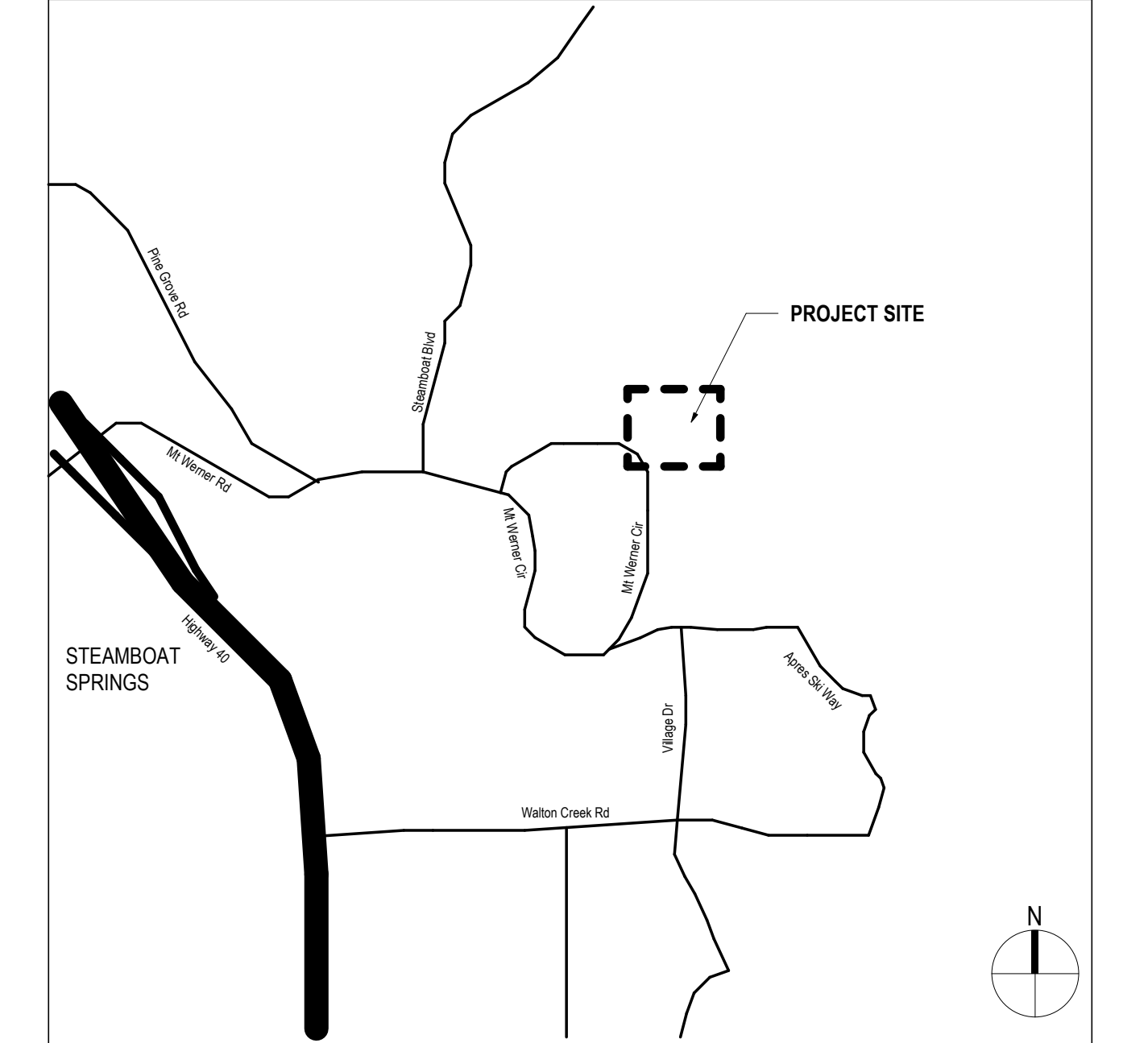
DESCRIPTION OF WORK:	THE PROPOSED REDEVELOPMENT CONSISTS OF A SERIES OF SEQUENCED PROJECTS THAT INCLUDE THE RELOCATION OF REQUIRED INFRASTRUCTURE, DEVELOPMENT OF NEW PUBLIC AMENITIES, DEMOLITION OF EXISTING STRUCTURES, AND DEVELOPMENT OF NEW BUILDINGS. THE PROJECT VISION IS TO CREATE A BASE AREA THAT REPRESENTS WORLD CLASS HOSPITALITY, IS EASY TO NAVIGATE, IS A DESTINATION FOR ALL AGES, AND IS AUTHENTICALLY STEAMBOAT. THE "GOLD WALK" CONSISTS OF THE PRIMARY PEDESTRIAN PATH FROM THE BUS LOADING AREA TO THE PLAZA AREA BELOW. THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF EXISTING "BUILDING B"; DEMOLITION, RELOCATION AND EXPANSION OF THE EXISTING SNOWMELT BOILERS AND ASSOCIATED STRUCTURE; NEW GRADING, PAVING AND LIGHTING THROUGHOUT; AND NEW PUBLIC STAIRS AND COVERED ESCALATORS CONNECTING THE GOLD WALK WITH THE PLAZA BELOW.
PROJECT ADDRESS:	2305 MOUNT WERNER CIRCLE, STEAMBOAT SPRINGS, CO 80487
PROJECT PARCEL / LOT AREA:	108,464 SF (+/- 2.49-AC)
BUILDING JURISDICTION:	CITY OF STEAMBOAT SPRINGS, COLORADO
ZONING DESIGNATION:	G-2
OCCUPANCY CLASSIFICATION:	S-STORAGE
CONSTRUCTION TYPE:	II-B
CLIMATE ZONE:	7

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	1,418 SF		
NUMBER OF UNITS	N/A		
ZONING [EXISTING &/OR PROPOSED]	G-2 [EXISTING]		
FRONTAGE	N/A		
OCCUPANCY USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	S-STORAGE	1,418 SF	N/A
ACCESSORY USE	N/A	N/A	N/A
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? [YES/NO]
LOT AREA	N/A	N/A	N/A
LOT COVERAGE	65% MAX	47% (51,363 SF)	NO
FLOOR AREA RATIO	NO MAX	N/A	N/A
OVERALL BUILDING HEIGHT*	3 STORIES /105 FT MAX	1 STORY / 38'-1"	NO
AVERAGE PLATE HEIGHT	N/A	N/A	N/A
FRONT SETBACK*	0	N/A	N/A
SIDE SETBACK*	0	N/A	N/A
UPPER STORY SETBACK	0	N/A	N/A
REAR SETBACK*	0	N/A	N/A
SECOND STORY INTENSITY	N/A	N/A	N/A
PARKING	N/A	N/A	N/A
SNOW STORAGE	N/A	N/A	N/A

ZONE DISTRICT REQUIREMENTS AS DEFINED BY STEAMBOAT SPRINGS CDC SECTION 216:ZONE DISTRICT: GONDOLA-TWO
*PER THE MOUNTAIN TOWN SUB-AREA PLAN REQUIREMENTS, CHAPTER 4, TABLE 4-1

LOCATION MAP



DEVELOPMENT PLAN

MAJOR MODIFICATION - BRAND WALL

PS-21-0204

10/13/21

FOR:

LEGAL DESCRIPTION:

A PORTION OF THE GENERAL COMMON ELEMENTS, GONDOLA SQUARE CONDOMINIUMS

ALSO KNOWN AS:

SSRC - GOLD WALK BASE AREA IMPROVEMENTS



APPROVALS

SHEET INDEX

SHEET NUMBER	SHEET NAME
DP.000	COVER
DP.001	PROJECT COMPOSITE SITE PLAN
C.003	EXISTING CONDITIONS PLAN
L3-01	LANDSCAPE SITE PLAN
L6-01	LANDSCAPE SITE LIGHTING PLAN
L6-02	BRAND WALL LIGHTING CUT SHEET
L7-03	BRAND WALL DETAILS

PROJECT TEAM

CLIENT / OWNER:	ALTERRA MOUNTAIN COMPANY 3501 WAZEE STREET DENVER, CO 80216 (303) 749 - 8200 EAST WEST PARTNERS 1550 WEVIATTA STREET DENVER, CO 80202 (303) 592-1700
CIVIL ENGINEER:	LANDMARK CONSULTANTS, INC 141 9TH STREET, PO BOX 774943 STEAMBOAT SPRINGS, CO 80477 (970) 871-9494
LANDSCAPE ARCHITECT:	DESIGN WORKSHOP 1390 LAWRENCE STREET DENVER, CO 80204 (303) 623-5186
ARCHITECT:	GENSLER 1225 17TH STREET, SUITE 150 DENVER, CO 80202 (303) 595 - 8585
STRUCTURAL ENGINEER:	MARTIN / MARTIN ENGINEERS 12499 WEST COLFAX AVE LAKEWOOD, CO 80215 (303) 431 - 6100
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:	ME ENGINEERS 14143 DENVER WEST PKWY, SUITE 300 GOLDEN, CO 80401 (303) 421-6655



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Gensler

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Tel 303.623.5186



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Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
2021/02/10	DEVELOPMENT PACKAGE SUBMITTAL
2021/04/07	DEVELOPMENT PACKAGE RESUBMITTAL 01
2021/04/23	DEVELOPMENT PACKAGE RESUBMITTAL 02
2021.10.13	DEVELOPMENT PLAN MAJOR MODIFICATION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

SSRC | GOLD WALK BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

COVER

Scale

NOT TO SCALE

DP.000