



November 05, 2021

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

Re: SSRC Wild Blue Gondola at 320200002

Dear ERIC SMITH ASSOCIATES,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comments and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

- The most recent revision date
- A response to each individual comment
- PDFs of all materials

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8260 or by email at bkeenan@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan)

1. 1. Site Plans

Revise site plan to depict building envelope created with the Preliminary Plat.

Grading for tower installation

Provide analysis on impact to existing vegetation (tree preservation as required by the Preliminary Plat Development Agreement) and other environmentally sensitive areas.

Label environmentally sensitive areas as "no disturb" on the grading plans

It is unclear to staff where the mid-mountain gondola loading que is

2. Lighting - staff has concerns regarding visual impact of lighting for mid station. Will the lighting hours be limited in some way?

3. It may be helpful to the public and review agencies to provide photo simulation of gondola towers and mid station building from various vantage points.

4. Staff has concerns regarding impacts to traffic and parking with the new gondola. Let's discuss

Engineering Review (Reviewed By: Stuart King, P.E.)

1. Submit Draft Permanent Stormwater Treatment Facility Ownership and Maintenance plan/agreement for review.

2. The traffic study increased trips are based off of an average day increase in on-mountain users. Please describe how that average day trip volume increase aligns with the 30th busiest day. Adjust traffic numbers and LOS accordingly.

3. The study identifies a significant reliance on transit and shuttles to serve the base area in the short and long term scenarios. Of interest to the city is a projected increase of transit arrivals by 10-12 per hour. This is a significant increase to current city Transit operational costs. The City cannot at this point commit to providing any additional transit service without additional funding. Please identify what constitutes an "appropriate contribution" from SSRC to support this increase in service and how an ongoing contribution to annual operating costs will be supported.

4. The current GTC does not have the capacity to support this increase in transit and shuttle arrivals. There have been some concepts developed as part of the Mountain Area Master Plan and some of the Ski Area's preferred alternatives. Please provide a model for the spatial needs required to support the increased shuttle and transit arrivals to inform a reconstructed GTC in the long term scenario.

5. As included in the scope approval form, the traffic study needs to include an evaluation of the area around Meadows parking lot and Knoll parking lot that represents the passenger vehicle arrival. Applying the Gondola Transit Center mode split to the intersections along the Mount Werner Road and Pine Grove Road corridor is inappropriate. Please resubmit the TIS showing the mode split for the trip distribution as part of study of the Pine Grove/Mount Werner, JD Hays Way/US40, and Mount Werner Corridor and the resulting LOS at each of these intersections. It is unlikely that signal timing adjustment will provide adequate mitigation. The adopted Transportation and Mobility Plan identify the Pine Grove/Mount Werner intersection for improvement to a roundabout.

6. Please identify the additional trip percentage at JD Hays/US40 in the TIS. If the percentage is

greater than 20%. A CDOT access permit will need to be obtained.

7. Please provide the parking study noted in the traffic study.

8. The replacement of the Meadows Parking lot shuttle with a high speed gondola is part of the identified improvement of the Innovative Transportation Solutions Task Force, is included in the draft Mountain Area Master Plan and the adopted. Transportation and Mobility Plan. Please identify the trip reduction associated with that improvement in a long term alternative scenario as part of the study.

9. It is unclear what is recommended for improvement to capacity at the Apres Ski Way/Mount Werner roundabout.

10. With a 30% reliance on pedestrian and bicycle mode share, improvements to pedestrian facilities at the base area is important. No recommendations are included in the study for the needed improvements to support that mode share. Please identify specific improvements to pedestrian facilities to support that use.

11. Describe in greater detail the shuttle permitting system mentioned in the study including responsible party and basic structure.

12. The long term LOS in the alternate scenario (closure of Mount Werner Circle at the GTC) at Mount Werner/Mount Werner presents unacceptable left turn delay. It is unclear what additional auxiliary lane improvements would improve operations in the current arrangement.

13. Please submit an improvements phasing plan to address the mitigation needs identified within the study to identify the timing and scope of improvements to offset the traffic impacts identified within the study to serve the area in the long term scenario. The improvements phasing plan should address the following:

- a. Improvements to GTC to serve necessary hourly service arrivals
- b. Transit service operational expansion
- c. Improvement to Mount Werner/Mount Werner intersection
- d. Parking Management way finding, ITS, and operational improvements implementation
- e. High Speed Gondola from Meadows Parking lot to replace shuttle operation
- f. Shuttle permitting system
- g. Apres Ski Way/Mount Werner intersection
- h. JD Hays/US40 intersection
- i. Pine Grove/Mount Werner intersection
- j. Pedestrian improvements to the base area
- k. Bicycle improvements to the base area

Sincerely,



Bob Keenan
Principal Planner