



3. A 1.0: General: Please show and label lot lines proposed with concurrent Preliminary Plat application PL20210006. **MR Response:** Proposed lot lines (consistent with application PL20210006) are now shown.
4. A 1.0: General: These measurements differ significantly from measurements provided in the project narrative. **MR Response:** Revised narrative includes square footages consistent with those shown on A1.0.
6. Are these bleachers? **MR Response:** These are bleachers, however, were diagrammatic in nature and not representative of actual quantity of bleachers being provided. We are only showing two sets of bleachers in our revised submission set.
8. Please provide this in a larger format. **MR Response:** This has been provided in the resubmission set.
9. Please see DPVC-21-16 DRT Planning Review 9-28-21

Building Department Review (Reviewed By: Todd Carr)

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

1. Traffic Study Appendix D heading should be "Phase 1 Traffic Study" rather than "Short Term Traffic Study" **MR Response:** This has been corrected in the revised report.
2. Traffic Study Appendix D needs Final Version of Phase 1 Traffic Study **MR Response:** This has been included in the revised report.
3. Traffic Study- Provide additional information and discussion related to the ITE Land Uses used in Table 9. Verify the trip rates are based on the correct number of units or rooms being proposed in the development. Identify the percentage of trips using alternate modes for the selected Land Use. **MR Response:** This has been addressed in the revised report.
4. Traffic Study- The Long Term Background Traffic condition needs to assume Phase 1 Basecamp is complete. **MR Response:** This has been addressed in the revised report.
5. Traffic Study- Section 4.7 and 4.8 need to evaluate the increase in traffic related to only Phase 2. **MR Response:** This has been addressed in the revised report.

Final Project Manager Review (Reviewed By: Kelly Douglas)

Utilities-City Review (Reviewed By: Amber Gregory)

1. clean up stray callouts on entire sheet **MR Response:** This has been addressed in the resubmission plan set.
2. DIP water mains/services are not permitted beyond 13th Street. Must be PVC **MR Response:** This has been addressed in the resubmission plan set.
3. Service must be 5-feet from the inlet box **MR Response:** This has been addressed in the resubmission plan set.
4. Civil plans indicate an 8" service. Services smaller than 8" are not allowed to tie directly to the manhole. Correct the callout to reflect the civil plans or the civil plans will need revised and the connection point will need relocated. **MR Response:** This has been addressed in the resubmission plan set.
5. Coordinate the civil plans with the plans for this project **MR Response:** This has been addressed in the resubmission plan set.
6. Coordinate approved civils with DPV **MR Response:** This has been addressed in the resubmission plan set.

Sincerely,

A handwritten signature in black ink that reads "Kelly Douglas".

Kelly Douglas

Development Review Team Memo

FROM: Kelly Douglas, Senior Planner

DATE: September 28, 2021

RE: Worldwest Subd L1 (1901 Curve Plaza) 278600001, DPVC-21-16

General

1. Please use consistent and unique labels/names to describe the multiple family unit types and buildings proposed in the narratives and throughout the plan set.

MR Response: Labels have been added at each building for each townhouse and condo structure (namely: TH1, TH2, TH3, CONDO1, CONDO2) - Nomenclature in revised narrative is also consistent.

Section 224 Zone District: Commercial Services

2. Please show existing grades for all buildings on elevations. MR Response: Existing grades now shown on all elevations.
3. Staff supports the requested ground floor height variance. MR Response: Noted. Thank you.
4. It appears the proposed townhome units exceed 1,400 sf. Please modify the size of the units to comply with Section 224 and 301.B.2.e. Alternatively you may request a variance as well as a Conditional Use standard modification. Please update narratives accordingly.

MR Response: Please find variance and revised Conditional Use Narrative to address the standard modification in this resubmission.

Section 237 Overlay Zone: Airport Overlay (AO)

5. Prior to Building Permit issuance, the property owner shall record an airport proximity disclosure.
6. Prior to Building Permit issuance, the property owner shall record an avigation easement.

MR Response for 5, 6: Noted. Will do.

Article 3 Use Definitions & Standards

7. Please provide additional information about the Amusement, Outdoor use. Regarding wintertime operations, how is the ice rink intended to be operated? Free skate open to the public, regularly scheduled games, tournaments? If regular competition is expected in the winter, the stadium use, and parking standard may be more appropriate to accommodate spectators. Please also provide more information about how this use is expected to function in the summer. What are the expected hours of operation in the summer and winter? MR Response: Please see response on Pg 5 of this document
8. The narrative states "a lawn, a performance platform, and two accessory structures, namely a set of storage containers which will house outdoor food and beverage offerings and an open air pole-barn structure that will house games and seating in summer and an ice rink in winter" is proposed. Please provide more details about how the commercial uses interact and differentiate between principal and accessory uses. MR Response: Please see response on Pg 5 of this document
9. Is the stage an accessory use or does it stand alone? If it is an accessory use, which use is it accessory to? What type of events are expected to take place? Please provide additional information. MR Response: The stage platform is an accessory to the container restaurant. It is intended to feature live entertainment primarily for patrons of the restaurant/bar and only while the restaurant/bar is in operation.
10. The proposed townhome floor plans show four bedrooms. The narrative states townhomes will have three bedrooms and applies a 2-3 bds: 2 per du parking standard. This appears incorrect. Please update. The parking standard for units with more than 3 bds is 2+(1 per bedroom>3) per du, i.e. 3 spaces. MR Response: The townhomes have three bedrooms. A bed was mistakenly shown in the upper level living area, which has since been removed.

Section 402 Landscaping

11. Please show how landscape standards were applied with polygons, color and/or hatching. It is not clear which plantings are meant to satisfy which standards.

MR Response: Revised landscape plan included in resubmission has areas hatched, clarifying which plantings are meant to satisfy which standards.

12. Staff is not able to determine if a frontage landscape variance is needed or if the variance is supportable at this time.

MR Response: Variance remains unchanged. Please consider how difficult it is to physically meet the EC Overlay frontage requirements with the competing spacial needs of landscape, snow storage, utility easements, sidewalks, buildings, etc.

Section 405 Exterior Lighting

13. Light fixture LD and LE on sheet MEP 2 shows an optional accessory that surrounds the light source. In the illustration, the light source is visible. Section 405.D.2.b, light source shall not be visible. Please confirm that this fixtures will meet standards.

MR Response: Applicant has removed light fixture LE from the plans, and will only use LD with the optional accessory to surround/conceal light source. LD will meet standards with the use of the optional accessory.

Section 406 Off-Street Parking

14. Please provide bicycle parking in accordance with 406.C.7.

MR Response: Revised plan set includes bicycle parking in accordance with 406.C.7

Section 409 Snow Storage

15. Snow storage should be evaluated based on the proposed preliminary plat PL20210006, that is, on a lot by lot basis.

MR Response: A revised snow storage plan is included in the resubmission, and shows how snow storage is addressed on a lot by lot basis, consistent with the proposed phasing plan.

16. Snow storage easements may be required.

MR Response: See response on page 5 of this document.

17. Evergreen trees within snow storage areas require an additional 30 sf per tree, not a deduction.

Please recalculate. MR Response: Revised snow storage plan clearly shows the additional required area for evergreen trees.

18. Please note paved areas on the snow storage plan.

MR Response: Revised snow storage plan set shows paved areas clearly.

19. It appears that some proposed snow storage areas are more than 20' off the edge of the pavement area to be served and do not comply with Section 409.D.2.a. Please show that the alternative location(s) meets criteria 409.D.2.a.i-iii, or relocate.

MR Response: The revised snow storage plan complies.

20. Retaining walls are proposed along Lincoln Avenue within snow storage areas. This does not comply with Section 409.D.2.b.

MR Response: The walls have been removed from the snow storage areas in the revised plan.

21. Staff is not able to determine if the snow storage variance is supportable at this time.

MR Response: Please see revised snow storage variance, updated with current status, included in the resubmission.

Section 412 Critical Improvements

22. The following items are considered critical improvements and shall be constructed by the applicant and approved by the City prior to issuance of a Certificate of Occupancy ~~or recording of any plat-~~

- a. Access drive, driveway, and parking areas
- b. Drainage improvements
- c. Storm water quality features

MR Response: Applicant respectfully requests removing "or recording of any plat" from this condition. These critical improvements must and will be complete prior to obtaining Certificate of Occupancy, but should not hold up the ability for the applicant to record a final plat.

MR Response: The project **may** be constructed in phases. A proposed phasing plan is included in resubmission set (with 2 scenarios to maintain flexibility - North to South and vice versa). Final sequencing will be market driven and may take place in a different order (or simultaneously).

Section 413 Phasing

23. Is phasing anticipated for this development? If so, please submit a phasing plan.

24. There are 17 parallel spaces approved with DPVC-21-06 along the northwest side of the access bisecting the property. 13 of those spaces are proposed to be relocated to the 50 space parking lot proposed with this application. There could possibly be a time when the development approved with DPVC-21-06 is occupied and deficient 13 spaces while the commercial development proposed with this application is under construction. How is this proposed to be addressed?

MR Response: Phasing Plan shows an additional 10' gravel shoulder on the Civil construction drawings and on the phasing plan, which allows the Applicant to construct a commensurate amount of temporary "head-in" spaces along the west side of the new road, if needed, depending on where and when construction begins. The temporary parking is shown on C.710 and C.720 (phasing plans), and the provision of such will ensure there will never be a shortage of parking spaces during construction, should the Basecamp Apartments finish prior.

Section 418 Retaining Walls

25. Please confirm the stacked rock walls proposed along Lincoln Avenue frontage will comply with Section 418 standards.

MR Response: Confirmed. These stacked rock walls will only be 3-4 feet in height.

Section 421 Open Space

26. Please provide open space in compliance with Section 421.D or demonstrate exemption in accordance with Section 421.C. **MR Response:** Please refer to the Preliminary Plat resubmission which includes the Open Space Calculation on C.001 (Cover Sheet) and is hatched on the plat itself.

Section 427 Postal Facilities

27. Where will residents receive mail? **MR Response:** The Applicant will work with USPS to apply for a cluster box to be located on the property (proposed location to be along new road between Condo 1 and Condo 2). However, due to limited USPS resources in mountain communities like Steamboat Springs, this may not be possible immediately upon completion of the Project, in which case, residents would need to secure a PO Box at the post office.

Section 427 Multiple-Family Residential Building Design Standards

437.F Roof Forms

28. Please provide roof pitches on elevations as well as a roof plan in order to demonstrate compliance with Section 437.F.1. **MR Response:** Revised plan set includes roof pitches. Please find variance request included in this resubmission
29. Please provide additional information addressing how Sections 437.F.2 Snow Retention, Catchment, and Control Standards and 437.F.3 Roof Overhang Standards are met. **MR Response:** Snow retention systems will be implemented per manufacturers recommendations and specifications. Electric snow melt and gutters with heat tape may also be installed, as necessary.

437.G Surface and Structured Parking

30. It does not appear garage standard 437.G.5.b requiring garages be recessed a minimum of four feet is met. Please modify the design to comply or request a variance. **MR Response:** See variance request included herein.
31. It does not appear garage standard 437.G.5.d requiring more than two garage doors be interrupted by an entry to the building is met. Please modify the design to comply or request a variance. **MR Response:** See variance request included herein.

437.H Building Scale, Variation, and Fenestration

32. Please consider the guidelines in section 437.H.3 to justify the "equal to" acceptable alternative variance requested to townhome variation standards. **MR Response:** Noted. See revised variance request included herein.
33. Please consider the guidelines in section 437.H.5 to justify the "equal to" acceptable alternative variance requested to transparency standards. **MR Response:** Noted. See revised variance request included herein.

437.I Building Materials & 437.J Building Color

34. Please provide samples. **MR Response:** Samples are on order and will be provided upon receipt.

Section 438 Commercial and Mixed Use Building Design Standards

Section 438.D Access

35. Demonstrate compliance with 438.D.1. Buildings shall include entries oriented to predominant public and private streets, pedestrian circulation, and gathering areas.

438.F Roof Forms

36. Please provide additional information addressing how Sections 438.F.2 Snow Retention, Catchment, and Control Standards and 438.F.3 Roof Overhang Standards are met. **MR Response:** Please see response on Pg 5 of this document

438.H Building Scale, Variation, and Fenestration

37. How does the container bar comply with 438.H.1.a? **MR Response:** Please see response on Pg 5 of this document
38. It does not appear the commercial buildings proposed meet 438.H.3 Glazing and Transparency Standards. Please request a variance. **MR Response:** Please see Variance Request included in resubmission.

438.I Building Materials & 438.J Building Color

39. Please provide samples. **MR Response:** Samples on order and will be provided upon receipt.

MR Response #7: The details of the ice rink operations are still being determined. However, the size of the rink (104' x 52') is approximately half the size of the rink located in the Howelsen Ice Arena. Therefore, it will most likely be limited to use for practice sessions by the younger hockey teams (U10 and younger) of Steamboat who play on half-ice. There may be public skate times, and recreational league play. However, the size of the rink will limit its ability for use in league tournaments, and thus the pole barn rink does not align with the "stadium" use. The rink is intended more to serve as an overflow space to help relieve the demand on the Howelsen Arena, but primarily be limited more to practices than matchplay and competition that bring many spectators. The current plan for Summer operations are either to remove the rink infrastructure and include outdoor games (e.g. - mini golf, lawn golf, over-sized connect four, shuffle board, etc.) and additional seating OR leave the rink in place and overlay turf to utilize in a similar way for youth soccer or lacrosse league practice, with outdoor games on the turf while not in use in this capacity. The expected hours of operation have not yet been determined, however, will likely align with the outdoor container bar/restaurant hours. Operating hours are estimated to be between 11AM and 9-10PM, depending on the day of the week/season.

MR Response #8: The narrative has been revised to clarify that the pole barn and storage container restaurant/bar are principal uses, and the stage an accessory use. The commercial uses will operate independently, however the intent is that they are complementary to one another and patrons of the restaurant/bar will also make use of the recreation offered by the pole barn, and vice versa. The performance platform will be an accessory structure to the container restaurant/bar and will only host live entertainment when the restaurant is in operation.

MR Response - Item #16: The Applicant plans to provide a "blanket easement" to be recorded with the final plat, which will provide for easements for cross-access, parking, snow storage, utilities, drainage etc. The easement will apply to all land outside of the vertical construction/building envelopes; the details of the easement and related restrictions will be spelled out in a covenant or grant of easement among the three lots and be recorded at time of final plat.

MR Response - Item #35: Since the interior of the container restaurant is not for public use (only employee, as it only contains kitchen, prep, storage), it doesn't have a formal entrance for the public. The public will utilize the space immediately outside the container at the bar opening and in the adjacent patio and central open gathering space, both of which face the gathering space along the new private street to be constructed. The pole barn's two primary entrances will be a large entrance that faces Elk River Road at the corner (Public Street) and the mostly open facade that faces the central gathering space (gathering space).

MR Response #36: Snow guards will be incorporated into the metal roof of the pole barn structure for snow retention. The flat roofs of the container bar/rest. are all easily accessed by ladder for manual snow removal, which can be completed after major snow events. Re: compliance with section 438.F.3, the Applicant plans to comply per item b. (Managing and mitigating snow and ice accumulation on such roof forms in order to minimize ice dam formation). The Applicant will incorporate snow retention systems, with snow melt/heat tape and gutter as necessary to minimize ice dam formation. It's also important to note that because there is no closed attic space or heated interior space proposed as part of the pole barn, ice dams will already be minimized.

MR Response #37: The container bar complies with 438.H.1.a by incorporating criteria i., ii., and vii. as follows: i. - the revised design incorporates a site-built wooden parapet which provides variation in parapet heights, ii. the large opening on the North container that creates the bar seating area classifies as an "inset" which provides relieve in the wall plane, and vii. the mural proposed for the West and South side of the container bar/restaurant provides variation in color and provides additional visual interest to the containers.