



November 23, 2021

Adam Ambro
1225 17th Street, Suite 150
Denver, CO 80202

Re: Base Area Plaza Improvements - Plaza Building at 211077001

Dear Adam Ambro,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 bkeen@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan)



1. Please provide a Mineral Rights Affidavit.
2. The project summary table on the cover sheet shall be updated to accurately note the height and lot coverage. Lot coverage is a ratio of all building footprints to the lot size. The building height shall be measured per the Gondola zoning overall height definition. As this building is being built as an addition to the plaza building and shall be part of the height calculations. Amend the building elevations to accurately measure height.
3. Provide a parking analysis and demonstrate compliance with CDC Section 406.
4. Demonstrate compliance with off-street loading requirements of section 407.
5. Lighting, it is unclear if light S4 is downcast. Please verify.
6. It appears no phasing is proposed, as such the stage and restaurant buildings and associated improvements shall be completed prior to issuing any Certificate of Occupancy.
7. Demonstrate compliance with "community amenities" per section 440C.1.c
8. Provide a shadow study per 440.C.1.e
9. How is Section 440.H.1.e (Base Level Masonry Elements) achieved with design of the restaurant building? It does not appear to be met as well as Section 440.H.1.f.
10. How is Service Location Screening met as required by Section 440.K.3.c?

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

1. Include a section in the Traffic Letter with a percent contribution to the future roundabout intersection at Mt Werner Road at Mt. Werner Circle. Include a concept level cost estimate for the project.

Sincerely,

A handwritten signature in blue ink that reads "Bob Keenan".

Bob Keenan
Principal Planner