



December 3, 2021

City of Steamboat
Planning & Community Development
124 10th Street
PO Box 775088
Steamboat Springs, CO 80477

Project: SSRC Wild Blue Gondola (PL20210131)
Address: 2305 Mt. Werner Circle
Re: Development Plan (Public Hearing) – DRT Comment Response

Bob,

Please see the attached Development Plan DRT comment responses for the Wild Blue Gondola (PL20210131).
(Original comments are in black and responses are in blue.)

Thanks,

A handwritten signature in blue ink that reads "K. Leggett". The signature is written in a cursive, flowing style.

Kate Leggett
ESA Architects

Planning Review

1. 1. Site Plans

Revise site plan to depict building envelope created with the Preliminary Plat. The building envelope shown on the Development Agreement as Exhibit A per Reception Number 827248 has been added to the civil plans.

Grading for tower installation

There will be 10 towers built between the Lower Terminal and the Mid-Station Terminal of the Wild Blue Gondola. This is referred to as Section 1 of the Wild Blue Gondola. These towers will support the haul rope which will carry the gondola cabins up and down the mountain. Please see Sheet C.100 for layout of the towers.

For stability, the towers are to be built on natural grade areas, and not on areas of existing cut or fill. The grading revisions for tower installation involve excavating foundation holes using a spider excavator. Spider excavators are made to operate on steep terrain and have very limited impact on the ecosystem. See image below of a spider excavator.



Photo Credit www.spiderexcavators.com

The spoils from the excavation at each tower will be used to backfill the foundation holes and any excess materials will be placed around the tower foundation mast to match with existing grade levels.

For towers 1 – 6, a crane will be used to swing the towers into place. Access for the crane to install these towers will be available via the existing adjacent ski/bike runs, roads and open terrain areas. Any additional temporary access ways that may be necessary to reach the towers will be put back to their original natural and

vegetative/landscape state. All disturbances caused by the installations of the towers for the Wild Blue Gondola are to be temporary.

Towers 7 -10 will be installed via helicopter. This will be a similar process to the tower installation done by the City at Howelsen Hill. The use of the helicopter means there will be no temporary roads required to access these four towers. All disturbances caused by the installations of the towers for the Wild Blue Gondola are to be temporary.

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

Per Section 3 Tree Preservation of the Development Agreement, no trees designated for protection in accordance with Section 602.F Vegetation and Site Grading, Table 602-1 Tree Preservation shall be removed other than if necessary for fire mitigation, pest control, disease prevention or regulatory requirements as allowed by the Development Agreement (Reception Number 827248). The only trees being removed as part of the Wild Blue Gondola terminal and towers are within the lift line, which are necessary to remove by the regulatory requirements of the Colorado Passenger Tramway Safety Board. As such, the removal of these trees is allowed per the existing Development Agreement. No other trees are being removed.

Label environmentally sensitive areas as "no disturb" on the grading plans
No impacts to existing wetlands are proposed or expected and protective measures will be further coordinated with the building permit documentation.
This is acknowledged on the revised civil drawings (attached) and noted as Protect Existing Wetlands.

It is unclear to staff where the mid-mountain gondola loading que is
There is anticipated to be very limited queuing at the mid-station. When required, queues will be set up as shown on the updated sheet DPM-2.1.

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

See updated photometric on sheet DPM-17.1, DP-17.2 & DP-17.3.

Exterior lighting at the mid-station is intended for use during normal operating hours of the ski mountain. After operating hours, the lighting at the mid-station will be limited to provide employee and security access.

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.

That level of imagery has not yet been developed.

~~4. Staff has concerns regarding impacts to traffic and parking with the new gondola. Let's Discuss~~ **Please provide a parking analysis for the increase in users generated by the Wild Blue Gondola.** (This note was revised by Bob Keenan on 11/19/2021)

Please see Parking Impacts of Wild Blue Gondola Phase 1 Memorandum provided by Walker Consultants dated 12/02/2021, attached, where it is outlined that there is no impact to parking due to Phase 1 of the Wild Blue Gondola.

The Comprehensive Traffic Study update and the Parking Needs Analysis are forthcoming as agreed to per our meeting with Planning Staff on 11/16/2021 and additionally on 11/30/2021. You will see in this soon to be provided Parking Needs Analysis that there is a common misperception of parking inadequacy at Steamboat Ski Resort. This is further addressed at the comprehensive level in that Parking Needs Analysis that is tied to the Comprehensive Traffic Study and the Steamboat Master Development Plan Amendment of 2019.

Engineering Review

(These comments were updated by Ben Beall on 11/22/2021)

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

The O&M has been added to the revised civil drawings.

2. Update and resubmit the Traffic Memorandum submitted with the Wild Blue application to indicate that the comprehensive plan has not been finalized and that specific phasing of the needed mitigation associated with the Wild Blue application will be identified as we move through the permitting process. Please see updated Traffic Memorandum for the Wild Blue Gondola dated 12/03/2021, attached. Provided traffic memo goes above and beyond requirements for Section 1 of Wild Blue Gondola at the request of Planning Staff. This Development Plan is only for Section 1 (from the Lower Terminal and Mid-Station Terminal) of Wild Blue Gondola.

The required Comprehensive Traffic Study update and the comprehensive Parking Needs Analysis are forthcoming as agreed to per our meeting with Planning Staff on 11/16/2021 and additionally on 11/30/2021.

3. Conditions of approval will be added to the Wild Blue application requiring that the Comprehensive Traffic Plan be finalized and approved prior to building permit approval. As discussed in last week's meeting, these conditions will include execution of a development agreement that outlines the phasing of improvements identified in the comprehensive plan, what thresholds trigger various improvements and/or necessary contributions to mitigate impacts, the ongoing tracking of traffic increases, and a periodic update to the comprehensive plan.

The Owner agrees to pursue approval of Comprehensive Traffic Study and the Development Agreement and explore viability of this being a condition of approval.