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12/16/2021

Mr. Bob Keenan
Principal Planner
Department of Planning & Community Development
City of Steamboat Springs

Subject: Base Area Plaza Improvements – Plaza Building
Development Plan Comment Response
Project Number: 003.7835.000
File Code: 3PD

Dear Bob:

The following is in response to the Development Review Team comment letter for Submittal #1 associated with Base Area Plaza Improvements – Plaza Building at 211077001, dated November 23, 2021. This letter, along with the referenced revised documents, have been uploaded via the CityView Portal. Please do not hesitate to reach out with any questions.

1. *Please provide a Mineral Rights Affidavit.*

Submitted through CityView Portal.

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 an shall be part of the height calculations. Amend the building elevations to accurately measure height.*

The project cover sheet and elevations have been updated.

3. *Provide a parking analysis and demonstrate compliance with CDC Section 406.*

The narrative has been revised and a parking analysis completed by Walker Consultants has been included in the narrative as Exhibit A.

4. *Demonstrate compliance with off-street loading requirements of section 407.*

The narrative has been revised and now includes as Exhibit B the previously approved Promenade Building plan illustrating off-street loading and service through One Steamboat Place.

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5. *Lighting, it is unclear if light S4 is downcast. Please verify.*

Fixture type S4 is a wall mounted LED light fixture with a downward facing light source. There is no light cast upward from this fixture. Refer to light fixture cut sheets in upper right corner of sheet E-101 for pictorial image of light distribution for this specific fixture.

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.*

Correct and understood. No phasing is anticipated.

7. *Demonstrate compliance with "community amenities" per section 440C.1.c.*

A project cost analysis has been added to the narrative illustrating that a minimum of 1% of construction costs are allocated to community amenities.

8. *Provide a shadow study per 440.C.1.e.*

The narrative has been updated and now includes a shadow study (Exhibit C).

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. The elevations have been revised, along with the narrative, to better reflect the requirements of Section 440.H.1.e and f.

10. *How is Service Location Screening met as required by Section 440.K.3.c?*

All service is provided by way of the existing, enclosed loading dock in the adjacent One Steamboat Place. The narrative has been updated and includes the previously approved Promenade Building plan that illustrates the enclosed service area at the Promenade level.



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Engineering Review

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

The trip generation analysis of the Plaza Building yields a negative traffic volume. Therefore, a percentage contribution calculation would result in a negative value. As part of the Comprehensive Transportation Study, a phased infrastructure implementation plan will be developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Ambro".

Adam Ambro AIA
Senior Associate

Enclosure

cc: Jim Schneider, Steamboat Ski & Resort Corporation