



December 28, 2021

SSRC - Sandy Bourn
2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487

Re: Base Area Plaza Improvements - Building B at 211077001

Dear SSRC - Sandy Bourn,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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, AICP)



1. Please update the coversheet to:

Note the maximum coverage allowable in the G2 zone district of 65% and the proposed lot coverage.

Remove 3 stories from maximum allowable height under zone district requirements

Note the actual building lot line setbacks

Include required and proposed parking

2. Sheet DP.002 depicts the building crossing the property line which is prohibited per section 200.F.5

3. Base Area Design Standards - Please demonstrate compliance with the following standards

- 440.C.1.c Community Amenities

- 440.C.1.e Shadow Study and how it affects public open spaces

- 440.H.1.g Spanning Elements - seems to be lacking along bottom floor windows

- 440.J.1 Building Color - it appears that the primary building colors do not meet the requirements. However, your narrative indicates that the color standards are met. Let's discuss.

4. Please provide a parking analysis as to demonstrate compliance with the Off-Street Parking standards contained in section 406.

5. Please provide a mineral rights owner affidavit.

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

7. The S4 light fixture shall be downcast only.

8. How and where is the refuse to be managed?

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

1. attachment to traffic analysis not found

Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

1. Based on previous sewer video survey and discussions with the contractors the following items need correction prior to approval of these plans:

1. the sewer main in the SSRC garage is leaking badly into the sewer pipe bedding and gravel pack where it enters the One Steamboat Place Parking garage.

2. the sewer service to the old/demolished Ski School building was never abandoned at the sewer main in the SSRC parking garage. This previous existing tap location needs to be found and verified and used or abandoned by proper pipe assembly.

3. the sewer main from the existing clean out in the Sheraton Gas Room to the point of abandonment in the SSRC Parking Garage needs to be abandoned with flow fill.

4. An As-Built drawing needs to be submitted to MWW per Rules, Regulations and Specifications at project completion showing all water and sewer work completed with the SSRC projects at this site.

A Corrective Action Plan and schedule to make these repairs ASAP needs to be submitted to MWW and the RC Building Department for review and approval.



5. Revise 'Internal System' water and sewer service plans as needed per the above comments.

Sincerely,

A handwritten signature in blue ink, reading "Bob L Keenan". The signature is fluid and cursive, with the first name "Bob" and last name "Keenan" clearly legible, and a middle initial "L" in between.

Bob Keenan, AICP
Principal Planner