

SSRC – BUILDING B

PROJECT NARRATIVE

Steamboat Springs, Colorado

Introduction

The Steamboat Base Village is comprised of a series of mixed-use buildings and public spaces that comprise the primary pedestrian route from the gondola transit center to the Steamboat Gondola and mountain activities beyond.

The proposed redevelopment consists of a series of sequenced projects that include the relocation of required infrastructure, development of new public amenities, demolition of existing structures, and development of new buildings. The Project Vision is to create a base area that represents *world class hospitality, is easy to navigate, is a destination for all ages, and is authentically Steamboat.*

The vision for this project is driven by the following principles:

- Develop and program a world-class plaza;
- Improve the arrival experience and route to the ski beach;
- Create places where people want to spend time;
- Align the quality of the base area with the investments being made on the mountain.

Additionally, the Mountain Area Master Plan is in the process of being updated. As stated in the 2005 Mountain Area Master Plan, this Development achieves the “desires of the community for Base Area to have the following attributes” by way of the following:

- Circulation that is safe, beautiful and easy to navigate;
- Design that is in character with Steamboat’s heritage and is harmonious;
- A natural environment that is accessible and integrated into the development;
- Activities that are available for Steamboat’s locals and visitors, including families and kids.

Project Description

The proposed project, referred to as Building B, is a three-story structure to be constructed adjacent to the stair/escalator that connects the Gold Walk to the Plaza. It is to be constructed within Development Parcel 3 of the Gondola Square Condominiums. The proposed Building B will replace the previously approved Plaza improvements planned to replace the previously demolished structure.

The project consists of the following:

- Level 1 (4,960 sf)
 - Food and beverage service and support space;
 - Public restrooms accessed from the Plaza;
 - Access to a public elevator connecting the Gold Walk to the Plaza.
- Level 2 (3,873sf)
 - Food and beverage service and support space;
 - Access to a public elevator connecting the mid-level Gondola Square Condominiums plaza to both the Gold Walk and Plaza.
- Level 3 (3,500 sf)
 - Retail space;
 - Access to a public elevator connecting the Gold Walk to the Plaza.

Criteria for Approval of a Development Plan- Public Hearing

Development Plans shall be approved upon a finding that the following criteria are met:

- 1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.***

As a whole, the proposed base village improvements are focused on supporting and enhancing the surrounding uses, structures and activities. By providing a more direct and intuitive primary path from the bus loading area to the snow beach, the existing mixture of uses, structures and activities will be enhanced. The proposed Building B will further enhance this experience across the various levels it engages with.

With a focus on creating a place that is "authentically Steamboat", the material palette and architectural design is informed by the adjacent structures, while continuing to move the overall Base Village design forward in terms of quality and appropriateness. The building materials consist of stained wood siding, stone to match the adjacent Promenade and proposed Plaza Buildings, a natural bonderized standing seam metal roof, and wood and steel detailing throughout. All of these materials are to be applied to an expressive heavy timber structure with ample fenestrations connecting it to both the plaza and the mountain beyond.

The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

The entirety of the proposed project is within previously developed, impervious area. A primary goal of the project is to further enhance and celebrate the views of Mt. Werner from the Base Village.

Landscape improvements throughout the plaza were previously designed and approved in anticipation of the Plaza Building. The proposed Building B does not remove or alter the current landscape plan and strategy for the base village as a whole.

Water Quality. Burgess Creek stitches the ski mountain to the base area. The Community's interest for environmental protection demands that runoff from developed properties must receive treatment prior to entering our waterways. As there are currently no facilities providing pre-treatment of water before it enters Burgess Creek, the previous enabling projects had been carefully designed to accommodate runoff from on-site as well as off-site. The strategic location of the current water quality manhole is as far downstream as practicable to provide this public benefit.

All required utility improvements and modifications have also been previously designed and approved in anticipation of this project.

- 3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.***

The project does not propose any modifications to public vehicular access and/or parking. The previously defined fire truck route through the plaza area connecting the transit center with the promenade remains undisturbed.

Plaza Building loading, refuse management and service will be provided by way of the adjacent existing Gondola Square Condominiums garage.

4. *The Development Plan complies with all applicable requirements of the CDC.*

As designed, or through the course of construction, the proposed development meets or will meet all applicable requirements of the CDC as illustrated by the Development Plan submittal or described elsewhere in this narrative. Due to the lack of adjacent public streets, Section 414 Multi-Model Facilities / Complete Streets and Section 415 Clear Vision Setbacks have been deemed not applicable.

In reference to **Section 440.C.1.a** – While not adjacent to any public streets, Building B is oriented to further define the plaza edges (and the gather spaces within) and help intuitively facilitate pedestrian circulation by reinforcing the Gold Walk path to the new stair and escalator.

In reference to **Section 440.C.1.b** – Not applicable as the proposed project does not include any residential dwelling units.

In reference to **Section 440.C.1.c** – The proposed project looks to building upon, and further enhance, the previously approved public improvements with the base village area. These include the development of a new public ice rink, overall plaza improvements, and public skier support services. Building B will offer additional food and beverage and retail opportunities and serve as a visual backdrop for the plaza and ice rink.

In reference to **Section 440.C.1.d** – Building B has been designed in coordination with the previously approved plaza improvements and amenity areas and is intended to enhance the pedestrian/guest experience. Additionally, restrooms available to the public will be located within Building B, accessed directly from the plaza.

In reference to **Section 440.C.1.e** – While technically 3-stories, the proposed Building B follows the multiple levels currently established by the Gondola Square Condominiums and is never taller than existing structures located within the Gondola Square Condominiums development.

In reference to **Section 440.D Access** – On all three levels Building B entrances are oriented to predominant pedestrian circulation paths. At level 1, the retail space, public restrooms, and public elevator entry is oriented towards the plaza. At level 2, the restaurant space and public elevator entry is oriented towards the existing Gondola Square Condominiums mid-level plaza. And at level 3, the retail space and public elevator entry is oriented towards the new Gold Walk.

In reference to **Section 440.E Building Massing** – the building massing has been organized in response to the existing contours created by the Gondola Square Condominiums development. While technically 3-stories, the building rarely presents itself as such. From the plaza, levels 1 and 2 define the mass of the building. From the Gold Walk, the building presents itself as a single story structure.

In reference to **Section 440.F Roof Forms** – A variety of roof forms are included in the design to provide visual interest and manage snow loads. Roof slopes, as indicated on the drawings, align with Community Development Code standards.

Mechanical equipment is located entirely within the building with louvered openings providing ventilation and access to fresh air.

Snow guards, heated eaves, and heated gutters and downspouts will all be utilized to manage snow. Downspouts will be tied directly to the previously designed Stormwater drainage system approved along with the Promenade Building.

In reference to **Section 440.G Surface and Structured Parking** – Not applicable as the proposed project does not include any surface or structured parking.

In reference to **Section 440.H Building Scale, Variation and Fenestration** – As previously stated, the primary building entrances are oriented towards predominant pedestrian circulation paths. The building is not a standard trademark design recognizable in other communities. The building walls are articulated by way of an expressed structural bay. Additionally, variations in wall plane are utilized as appropriate.

Stone cladding, matching the adjacent Plaza and Promenade Buildings, anchors level 1 in a substantial and meaningful way.

All four facades, and their contribution to the guest experience, have been considered and treated appropriately. All four facades include similar materials and a consistent level of detail.

Glazing and transparency standards are met and further defined and illustrated in the drawing portion of the submittal.

In reference to **Section 440.I Building Materials** – Proposed building materials are in compliance with Appendix C Table C-1 and further illustrated on the submitted drawings.

In reference to **Section 440.J Building Color** – Proposed building colors are in compliance with Appendix B and further illustrated on the submitted drawings.

In reference to **Section 440.K Mechanical, Service, and Accessory Structures** – All proposed mechanical equipment is located within the building. Additionally, all service and loading is accommodated by way of the existing Gondola Square Condominiums parking garage.

In reference to **Section 440.L Sustainability** – This project will be LEED certified, at a minimum. Additionally, the project is anticipated to meet both the Steamboat Ski & Resort Corporation and Alterra Mountain Company's sustainability commitments from a design, construction and operations standpoint.

As part of our permit document submission we will include project requirements for the General Contractor in our drawings and project manual (specifications), as well as documentation of our LEED Project Registration with the USGBC. We plan to submit to the USGBC a design review

package early in the construction process. We will submit to the City the results of that design review once received by the USGBC. We plan to submit our construction points review with the USGBC towards the end of the construction process.

5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

Not applicable. There is no approved Conceptual Development Plan for this site.