



January 12, 2022

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 #2 of the above referenced project.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made. A DRT Meeting with applicable agencies is required prior to Submittal #3.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8260 or bkeenan@steamboatsprings.net to schedule your DRT meeting.

Planning Review (Reviewed By: Bob Keenan, AICP)

12. Please provide a copy of the parking study referenced in the memo.

Planning staff suggests that the best approach to assess the parking is to rely on the parking study findings, provided we agree with them, rather than using the CDC requirements for each



use type to analyze parking given the uniqueness of the ski area use.

The parking study or parking memo shall establish a baseline minimum parking baseline which can be added to over time with each proposed development.

13. Does the lot coverage calculation on the cover sheet include the promenade building, bathrooms, and plaza building and Building B in the table?

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob L Keenan".

Bob Keenan, AICP
Principal Planner