



January 21, 2022

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

Project: SSRC Wild Blue Gondola at 320200002
Address: 2305 Mt. Werner Circle
Re: Development Plan (Public Hearing) – DRT Comment Response #2

Bob,

Please see the attached Development Plan DRT comment responses for the Wild Blue Gondola (320200002)
(Original comments are in black and responses are in blue.)

Thanks,

A handwritten signature in blue ink that reads 'K. Leggett'. The signature is fluid and cursive, with the first letter 'K' being particularly large and stylized.

Kate Leggett
ESA Architects

Planning Review (Reviewed By: Bob Keenan, AICP)

2. Per the Greenhorn Ranch Plat Development Agreement section 3, outlined below, you will need to identify the applicable trees to be removed with this development as part of this development plan approval.

"No trees designated by the City for protection under Table 602-1 of the Code shall be removed within the Property unless such removal is authorized in an approved Development Plan or other City land use approval or is necessary for fire mitigation, pest control or disease prevention, or regulatory requirements."

RESPONSE:

Please see attached Exhibit A outlining the Wild Blue Gondola lift line and applicable tree removal associated with it. Exhibit A outlines the WBG Lift Line Survey Area (in blue) where 18 trees were found that were 12 – 23" caliper. During the review of the adjacent Tree Survey Area (in red) there were found to be well in excess of 18 trees that were 12 – 23". This meets and also exceeds the requirement of Table 602-1 that requires 50% of the trees 12 – 23" caliper be preserved. During the WBG Lift Line Survey, no trees ≥ 24" caliper were found to be effected by the proposed project.

It is the goal of this project to preserve as much mature vegetation as possible. The tree removal locations noted in Exhibit A are only within the Wild Blue Gondola lift line. These are required to be removed by the Colorado Passenger Tramway Safety Board. As outlined in Section 3 Tree Preservation of the Final Plat Development Agreement for the project parcel, no trees designated for protection in accordance with Section 602.G 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).

3. Staff does not understand what you are specifically proposing in regards to your DRT Response #2, lighting.

RESPONSE: All Wild Blue Gondola Mid-Station building lighting shall be fully shielded and directed downward. Illumination levels shall be adequate to facilitate safe pedestrian travel and to allow for security and safety. Please see photometric plans for proposed lighting levels that meet CDC requirements (Sheets DPL-17.1, DPM-17.1, DP-17.2 & DP-17.3).

Exterior lighting at the Wild Blue Gondola Mid-Station shall be turned off during non-operating hours and between the hours of 11:00 pm and sunrise as required by the CDC. The only exception to this would be during the shorter days that occur during the winter months. During those days the sun rises later, and the sun sets earlier. The gondola is required to be run to allow for the verification that safety measures are met before staff and guests begin to use it. The gondola lighting may be on slightly before sunrise during those time of year to facilitate those safety review and inspections before opening.

4. Staff is unclear on what your DRT response #3 is conveying. Will you be providing imagery for this proposal?

RESPONSE: No additional imagery is intended to be provided.

5. Staff has the following comments on your parking analysis response, #4:

A. Provide a copy of the Parking Study.

RESPONSE: Please see attached Steamboat Resort Parking Plan - Memorandum of Results dated 01/19/2022.

B. Provide a map of the existing parking spaces.

RESPONSE: Please see attached Steamboat Resort Parking Plan - Memorandum of Results dated 01/19/2022 which includes map of the existing parking spaces.

C. Specify the dates and time of day that the parking survey was conducted for the stated "holiday weekend" and "powder day".

RESPONSE: Please see attached Steamboat Resort Parking Plan - Memorandum of Results dated 01/19/2022 which clarifies the date of the "holiday weekend" (1/16/2021) and the "powder day" (2/7/2021) as requested.

D. Staff disagrees with the claims in the memo that there will be no increase in visits and that there is no new parking demand with this project. It also appears that the assumptions section of the memo conflicts with statements from the body of the memo. The project will require additional staff and will increase uphill capacity, at a minimum.

RESPONSE: Please see attached updated

Parking Impacts of Wild Blue Gondola – Phase 1 Memorandum dated 01/17/2022 and the Steamboat Resort Parking Plan - Memorandum of Results dated 01/19/2022

which both provide clarification on the impact of this first leg of the Wild Blue Gondola on parking at the ski resort.

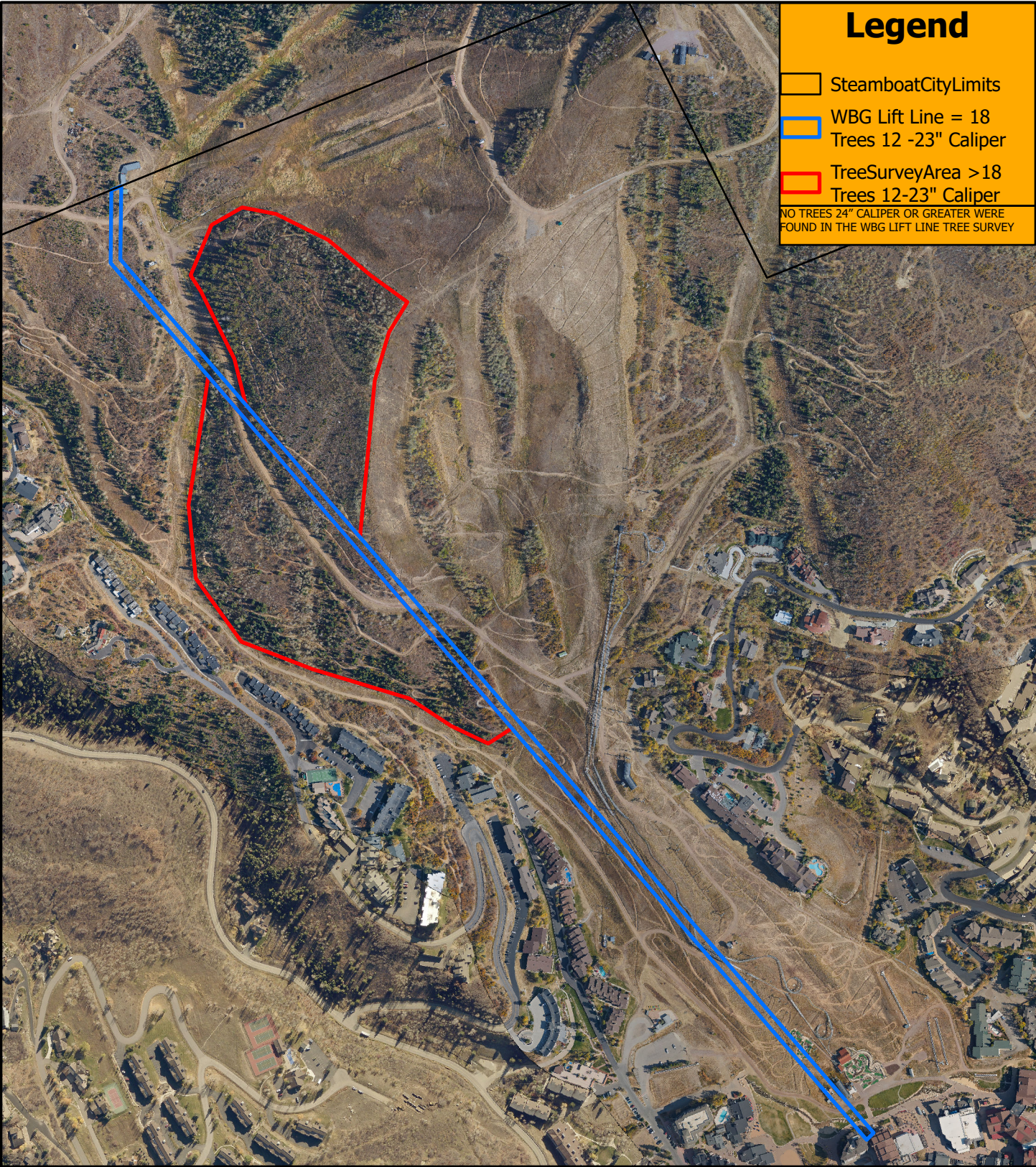
E. The memo indicates the need for increased parking management, please propose a parking management plan that will be implemented as part of this proposal.

RESPONSE: Please see attached Steamboat Resort Parking Plan - Memorandum of Results dated 01/19/2022 for current and future parking management strategies.

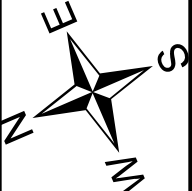
F. Comment added by Bob Keenan via email 1/6/2022:

The parking study should also address the reduced parking capacity when the Knoll Lot is used as a concert venue and how that loss is/might be mitigated.

RESPONSE: Please see attached Steamboat Resort Parking Plan - Memorandum of Results dated 01/19/2022 for the reference to special event effects on parking.



WBG Lift Line



Steamboat Ski & Resort Corp.	Exhibit A	Date Saved: 1/14/2022 2:43 PM