



February 08, 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 #3 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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.

Please feel free to contact me at (970) 871-8260 or by email at [bkeenan@steamboatsprings.net](mailto:bkeenan@steamboatsprings.net) with any questions or concerns.

**Planning Review** (Reviewed By: Bob Keenan, AICP)

3. Parking -

Methodology Questions

1. Were the two days that were studied the busiest of the 2020/2021 season?
2. Why was MLK weekend selected for study if it was a blackout weekend for IKON pass. It seems as though non-blackout holiday weekend would have been a better indicator for peak parking as out of state guests are more likely to visit the resort without a personal vehicle.
3. It appears the study only went to noon on those days studied. How is the peak parking



determined without studying the entire day that the resort is open?

4. For the Wild Blue parking demand, it appears that CCC was used to assess the increase in parking required. Should the CCC also be used to assess what the resort should have for parking spaces?
5. Is CCC the best indicator for parking needs or observations/study days?

#### General Questions/Comments

1. Is the Parking Needs Analysis Memo the actual study or a summary of the study? Please provide the study if the latter.
2. The parking needs assessment shall establish a parking requirement for current resort operations. This "baseline" can then be added to with future development to ensure adequate parking supply.
3. The parking needs assessment should include a study of parking during special event weekends and how parking is to be accommodated during those weekends.
4. The parking study may incorrectly state the amount of overflow parking on page 2 at the bottom. It should be 2,240 not 2,360.
5. Needs analysis says on site capacity is 2020 and Impact Memo says 1960.
6. The off-site/off-ski area owned property used to calculate total parking capacity for the resort must be excluded from the available parking for the following reasons:
  - a. Per CDC Section 406.E.2, Off-Site Parking Facilities, these off-site facilities need to be approved by City Council in accordance with this section.
  - b. The use of these sites for ski area parking may conflict with the development approvals that require a minimum number of parking spots for these sites.
  - c. Any agreements for the use of these properties may be terminated at any time and without notice to the City.
7. If the Ski Area would like to formalize the use of these site, please include a request to do so as part of your development application.

#### Mitigation

1. The parking memo is unclear on any mitigation proposed by the applicant in association with the approval of these projects.

Sincerely,

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

Bob Keenan, AICP  
Principal Planner