

Minor Modification Narrative

Gondola Square Condominiums – Building D
Christy Sports (3 floors)
2305 Mt Werner Circle, Steamboat Springs, CO 80487

Christy Sports is proposing to make minor exterior modifications to the existing Building D within the Steamboat Ski Resort that will create both a better external and internal presentation to the customer and mountain and compliment the interior remodel and village redevelopment plans that will take place in 2022. The proposed elevation changes are detailed as follows:

North Elevation



- *Add glazing at north to create additional ground floor transparency for pedestrians and create views out to the plaza and gondola for customers.*
- *Remove existing gable canopy roof at stairwell to basement entrance and replace with modern angled canopy similar in detail and material added to OSP elevator addition on southeast side of the building.*
- *Remove portion of upper-level roof at second-story storage area to create mountain facing retail area and reduce the amount of roof visible from pedestrians in the plaza.*
- *Replacement of existing exterior materials to compliment recent and future development withing the village. Proposed materials include new adhered stone veneer over existing brick, fiber cement siding or board and batten siding replacing existing stucco and updated paint colors.*

East Elevation



- *Replacement of existing exterior materials to compliment recent and future development within the village. Proposed materials include new adhered stone veneer over existing brick, fiber cement siding or board and batten siding replacing existing stucco and updated paint colors.*
- *Remove portion of upper-level roof at northeast second-story storage area to create mountain facing retail area and reduce the amount of roof visible from pedestrians in the plaza.*
- *Modification to existing windows and addition of new windows to promote views in and out of the building and increase interior daylighting.*

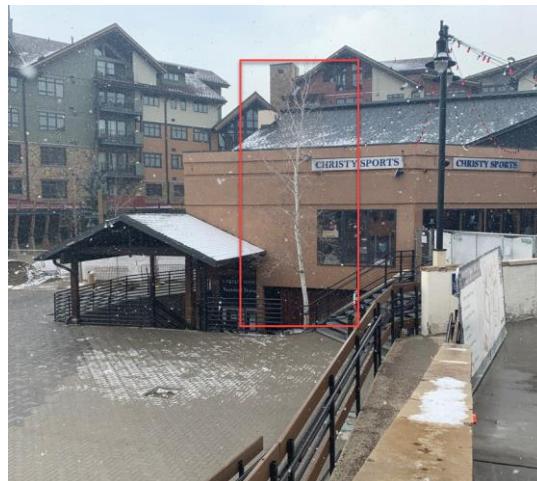
Southern and Western Elevation



- Relocate entrance south to increase visibility from common area south path and addition of new storefront glazing and canopy to highlight story entry. Canopy detailing will match the OSP elevator addition on the southeast side of the building.
- Replacement of existing exterior materials to compliment recent and future development within the village. Proposed materials include new adhered stone veneer over existing brick, fiber cement siding or board and batten siding replacing existing stucco and updated paint colors.
- Relocate existing Steamboat directional wooden sign within the common area in front of the new door location.

Landscaping Plan

All existing landscaping will remain as shown except for one (1) tree that will be removed on the northern elevation to install the additional windows and awning as shown. Therefore, we feel as if a landscaping plan should not be required in the submittal.



The Development Plan meets all the following approval criteria requirements set forth in Section 709.C:

- It is consistent with the character and immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.
 - *The proposed architectural enhancements have been applied with careful consideration to recent and proposed development and will provide a better presentation to the mountain while being complimentary to the overall improvements being made within the village redevelopment. The proposed materials will provide a cohesive exterior appearance that is consistent with the existing character in the village.*
- It will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands and natural landlords
 - *The changes proposed do not provide any additional impact to the natural environment. Given the age of the structure many of the interior improvements will provide greater thermal, electrical and water efficiency through updated fixtures and modern standard requirements.*

- 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.
 - *Major building access points remain unchanged in the proposed design with the exception on the door in the southeast corner which shifts closer to the main walkway and closer to the adjacent ramp and stairs and will tie into improvements being made by the village redevelopment. All service access points continue to use the same pedestrian and vehicular access.*
- The Development Plan complies with all applicable requirements of this CDC.
 - *The scope of the proposed changes are within the current footprint and allowable areas of the existing development and do not add additional building area.*
- The Development Plan is in substantial conformance with an approved Conceptual Development Plan.
 - *Design improvements were informed by the "Steamboat Base Village Redevelopment" concept booklet dated 9/14/21. The exterior changes maintain the strong rooflines and layering noted as features to accentuate while improving the window proportions and application of materials. The expressed columns prevalent in the Gondola Square buildings remain and reclad in a stone veneer. The increased transparency and new canopy will improve the connection to the plaza.*
 - *The proposed exterior elevations and entrance modifications have been presented and approved by the Condominium Declaration for Gondola Square Condominiums and Condominium's Common Interest Community and Steamboat Ski & Resort on April 6, 2022. A letter acknowledging their approval of the proposed exterior elevation changes is attached.*

Attached within this submittal find a site plan, existing building elevations, proposed building elevations and building floor plans showing the proposed scope of work. Should anything additional be required to complete our application please feel free to contact me.

Thank you!

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