



May 06, 2022

Justin Fries
1300 Jackson Street, Suite 200
Golden, CO 80401

Re: Gondola Square - Building D - Minor Modification at 211077001

Dear Justin Fries,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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.

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

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

Planning Review (Reviewed By: Bob Keenan, AICP)

1. It appears that the proposed colors proposed do not meet Community Development Code Section 438.J. Please revise accordingly.

APPENDIX B BUILDING AND ROOF COLORS

Appendix B provides a palette of building and roof colors for certain applications as required by the community design standards of this CDC. Alternatives that are consistent with the intent of the standards and zone district are encouraged.

1. **Primary Colors – Walls and Roofs**
Earth tones shall be the predominant building and roof colors. The range of primary building colors considered acceptable for any wall or roof surface shall include but is not limited to the following colors. Natural clay brick and stone masonry shall not be painted.
 - a. Dark reds and maroons.
 - b. Dark and sage greens.
 - c. Browns, sepias, and tans or variations of the above colors that result from natural weathering or oxidation process (rusts, grays, etc.).
2. **Accent Colors – Walls and Details Only**
Accent building colors shall only be used on wall surfaces and shall not be used on roofs. The range of accent building colors considered acceptable shall include the following colors. Bright or highly reflective variations of these colors may be considered on limited details but shall be prohibited on any large building element.
 - a. Gray blues.
 - b. Ochres and yellow browns.
 - c. Light tans and off-white.
 - d. Grays and dark grays.
 - e. Black.
3. **Metal Finishes**
The use of metals shall be limited to coatings within the primary and accent color ranges or natural finishes which derive their character from weathering and oxidation. Bright and highly reflective metal finishes may be considered on limited details, but they are prohibited on large building elements.

Sincerely,



Bob Keenan, AICP
Principal Planner