

## SECTION 1 COVER SHEET / INDEX

In April 2007, Steamboat TH Development LLC acquired the Thunderhead Lodge and Condominiums property at the base of the Steamboat ski area and STS Development LLC acquired the nearby Ski Time Square property. Cafritz Interests LLC, through affiliated entities, is the managing member of both ownership interests. Cafritz has teamed with The Atira Group to redevelop the two properties into a vibrant mixed-use resort development that will contribute to the revitalization of the Base Area, furthering the adopted goals of the Steamboat Springs City Council and Reinvestment Authority. To that end, in August 2007 The Atira Group submitted a combined pre-application for redevelopment of both properties and received review comments from the City of Steamboat Springs' Technical Advisory Committee, Planning Commission and City Council. Given the complexity of planning issues related to the Ski Time Square property, in March 2008 Atira submitted a Development Plan application for the Thunderhead site only, and received and responded to Technical Advisory Committee comments on DP-level issues.

Based on TAC feedback and resolution of DP-level issues, Atira has resubmitted this combined Development Plan/Final Development Plan Base Area Planned Unit Development application for the Thunderhead project, guided by the Steamboat Springs Area Community Plan, 2005 Mountain Town Sub-Area Plan Update and related Base Area Design Standards, Base Area Planned Unit Development regulations (CDC 26-86 in effect as of August 2008 - application date) and the Base Area Redevelopment Streetscape and Public Improvement Master Plan.

Based in Washington, DC, Cafritz Interests is active in the ownership and management of hotel, office, mixed-use, residential, healthcare, and industrial properties throughout the US.

The Atira Group is an equity partner and the project developer and applicant. Based in Edwards, Colorado, with an office in Steamboat Springs, The Atira Group is a team of seasoned real estate professionals who are or have been managing partners for resort projects including Edgemont, Cordillera, Catamount, Granby Ranch, and Mayacama in Sonoma County, California.

ZONE DISTRICT REQUIREMENTS				
DIMENSIONAL REQUIREMENTS				
STANDARDS	G-2 ZONE DISTRICT	DEVELOPMENT PLAN		
LOT AREA SF	NONE	108,000SF		
LOT COVERAGE MAX	.65	.44		
OPEN SPACE	15% OF GLA	46.2%		
FLOOR AREA RATIO	N/A	N/A		
FRONT SETBACK	PER MTN. TOWN SUB-AREA	PER MTN. TOWN SUB-AREA		
SIDE SETBACK	PLAN REG. TO PROVIDE PUBLIC	PLAN REG. TO PROVIDE PUBLIC		
REAR SETBACK	GATHERING SPACE/PED. CORRIDOR	GATHERING SPACE/PED. CORRIDOR		
BUILDINGS			A	B
NET RESIDENTIAL SF			112,278	117,365
NUMBER OF UNITS			49	51
AVG SF PER UNIT			2291.3	2301.2
BLDG OH HEIGHT MAX	73' W/UNDER-GROUND PARKING	104'-6" (VARIES)	102'-10" (VARIES)	N/A
AVG PLATE HEIGHT		75'-2"	73'-3"	N/A

### SIGNATURE BLOCK

#### PROPERTY OWNER

NAME: STEAMBOAT TH DEVELOPMENT LLC  
ADDRESS: 702 OAK STREET  
P.O. BOX 880639  
STEAMBOAT SPRINGS, CO 80488

SIGNATURE: \_\_\_\_\_

#### APPLICANT:

NAME: THE ATIRA GROUP - MARK MATHEWS  
ADDRESS: 702 OAK STREET  
P.O. BOX 880639  
STEAMBOAT SPRINGS, CO 80488

SIGNATURE: \_\_\_\_\_

#### PERSON RESPONSIBLE FOR PREPARATION OF DP/ FDP:

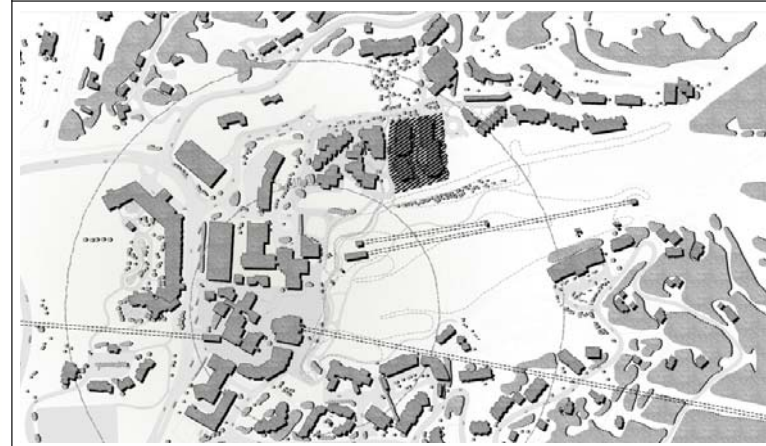
NAME: SAME AS APPLICANT  
ADDRESS:

#### DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT:

NAME: TOM LEESON  
ADDRESS: CITY OF STEAMBOAT SPRINGS  
124 10TH STREET  
P.O. BOX 775088  
STEAMBOAT SPRINGS, CO 80477

SIGNATURE: \_\_\_\_\_

### VICINITY MAP



## DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN FOR:

Inn at Thunderhead Lodge and Inn at Thunderhead  
Condominiums Redevelopment  
1965 Ski Time Square Drive

ALSO KNOWN AS:  
**THUNDERHEAD  
STEAMBOAT SPRINGS, CO**



### CONDITIONS OF APPROVAL

### APPROVALS

PLANNING SUBMITTAL: 12/12/08  
DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

PLANNING COMM. NO. DP/FDP: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

APPROVED DATE: \_\_\_\_\_

CITY COUNCIL NO. DP/FDP: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

APPROVED DATE: \_\_\_\_\_

### PROJECT INFORMATION

#### OCCUPANCY CLASSIFICATION:

BUILDING A  
OCCUPANCY GROUP S-2: PARKING GARAGE  
OCCUPANCY GROUP R-1: RESIDENTIAL  
OCCUPANCY GROUP A-3: ASSEMBLY

TYPE OF CONSTRUCTION: I-B - 2 HR BEARING  
ZONE DISTRICT: G-2

BUILDING B  
OCCUPANCY GROUP S-2: PARKING GARAGE  
OCCUPANCY GROUP R-1: RESIDENTIAL  
OCCUPANCY GROUP A-2: ASSEMBLY

TYPE OF CONSTRUCTION: I-B - 2 HOUR BEARING  
ZONE DISTRICT: G-2

### PROJECT TEAM

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[www.bgcpe.com](http://www.bgcpe.com)

**CONTACT:** BRIAN ROBERTSON, P.E.

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## SECTION 2 SITE PLAN / SITE DIAGRAMS

### Property Description

Size: Approximately 2.48 acres

Existing Use: Vacant land (formerly residential, lodging and restaurant)

Zoning: Gondola-2 (G-2) - 2.25 acres

Open Space and Recreation (OR) -- .23-acre ski edge parcel transferring from Steamboat Ski & Resort Corporation. Application pending for rezoning to G-2.

Base Area Planned Unit Development Application required under CDC 26-86.

### Project Summary

The Thunderhead redevelopment is proposed as a mixed-use LEED Silver project totaling 390,112 gross square feet in two buildings (Building A and Building B), with two levels of underground parking that connect the buildings below grade. The project is planned to a five-star standard and will include 229,643 net sellable square feet of residential space in a total of 100 units proposed for whole ownership or fractional sale, with interior and exterior amenities including a swimming pool and hot tub for project residents and guests. A total of 13,339 square feet of commercial space accommodates retail, restaurant and resort-related uses, including public restrooms and space for the Yampa Valley Medical Center Ski Patrol patient transfer facility. The buildings are located in a welcoming landscape with public gathering spaces, enhanced pedestrian connectivity, visual connections from Ski Time Square Drive to the ski edge and a new section of slopeside Promenade constructed by the applicant. The project includes realignment of Ski Time Square Drive and construction of a new public turnaround at its east end.





## SECTION 2 SITE PLAN / SITE DIAGRAMS

### Commercial Uses

Commercial uses are located to energize public areas at the ski area edge and along Ski Time Square Drive and Burgess Creek. Consistent with the findings of the 2008 Steamboat Base Area Retail Study, Building A presents an active lobby entrance on Ski Time Square Drive and active uses along the ski slope, including residential amenities and the Yampa Valley Medical Center Ski Patrol Transfer Center. Building B includes two commercial spaces at the Ski Time Square/ multi-use corridor corner, with a public seating area to activate the street and draw people to and from the ski edge and other existing and future retail destinations along Ski Time Square Drive. Two levels of commercial space (both levels entering at grade) and terraced outdoor patios on the ski edge can accommodate restaurant and ski service uses appropriate to a slopeside location.

### LEGEND

- RETAIL SPACE
- DINING TERRACE
- YVMC/SKI PATROL TRANSFER CENTER
- LOBBY
- PRIVATE SPACE
- OUTDOOR PUBLIC AMENITY AREA
- SKI VALET
- LOADING
- SKIER SERVICES
- PUBLIC RESTROOMS
- RETAIL/SALES OFFICE
- HOA AMENITY AREA
- COURTYARD WALKWAY



Proposed Use	Square Feet	Units
Residential – Whole and/or Fractional Ownership	229,643	100
Commercial – Retail, YVMC Ski Patrol Transfer Facility (1,146 SF), and Public Restrooms (851 SF)	13,339	7
Indoor Amenity Space (per CDC definition)	24,272	
Building Services (e.g., circulation, mechanicals)	55,020	
Parking / Driving	67,838	183 spaces
<b>TOTAL</b>	<b>390,112</b>	

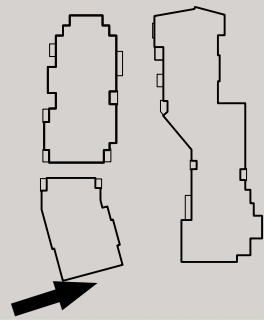
USE DIAGRAM A (HORIZONTAL)



### SECTION 3 BUILDING ELEVATIONS

#### Design Intent

The Thunderhead project meets the intent of the Mountain Base Area Design Standards, with architecture and site design that contribute to the creation of a more unified architectural character for the Base Area. Materials conform to the Permitted Building and Roof Materials matrix and building form responds to massing and form standards with particular attention to articulation and step backs adjacent to significant pedestrian zones and public areas.



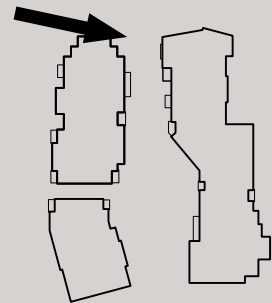
ILLUSTRATIVE VIGNETTE A



### SECTION 3 BUILDING ELEVATIONS

#### Streetscape

Key to creating a sense of place, a realigned Ski Time Square Drive and attractive streetscape consistent with the URA Streetscape Master Plan will integrate the project into the larger base village and contribute to a high-quality public experience.



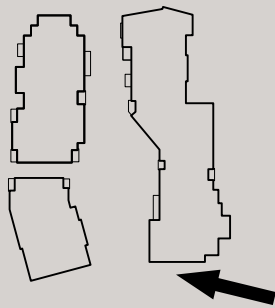
ILLUSTRATIVE VIGNETTE B



### SECTION 3 BUILDING ELEVATIONS

#### Thunderhead Ski Edge

The Thunderhead ski edge invites and engages the public with distinctive architecture, an extension of the URA Promenade, commercial space with outdoor dining terraces, and a variety of public seating areas and gathering spaces. A series of steps creates a venue for small-scale entertainment and storytelling with nearby seating areas and a fire-pit. An outdoor living room with comfortable seating and a fireplace offers a cozy spot for people-watching and conversation and in the summer months a pop-jet fountain is a magnet for families and fun, complementing a play area on the Burgess Creek multi-use corridor.



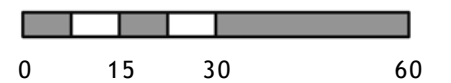
ILLUSTRATIVE VIGNETTE C



### SECTION 3 BUILDING ELEVATIONS

#### Building A

Oriented perpendicular to the ski slope to allow for pedestrian and visual connections to and from Ski Time Square Drive, Building A acts as the front door to the Thunderhead Buildings. The entry drive and main guest lobby will be housed along the street-front of Ski Time Square Drive. Just to the east of the entry drive to Building A is the entrance to two levels of underground parking serving both Building A and Building B. Building A has a series of stepbacks from the ski edge side of the building beginning at between one and two stories and stepping up to 8 stories at the center and back down again to Ski Time Square Drive at the north. The south (ski slope) side of Building A includes active ground floor non-residential space that helps energize the ski area edge. Subject to agreement with the Yampa Valley Medical Center, Building A will include the Yampa Valley Medical Center Ski Patrol triage and transfer function currently housed in a modular building on the adjacent Parcel B. Buildings A and B are connected on-grade with a covered walkway at the elevator lobbies of each building. The walkway cover is at level three, with overhead clearance for emergency access by fire department vehicles. This feature helps to tie the buildings together into one architecture and allows guests to access the amenities from within each building.



BUILDING A / EAST ELEVATION

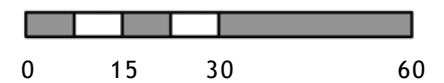


### SECTION 3 BUILDING ELEVATIONS

#### LEED

The Thunderhead project will employ environmentally sustainable building and operating practices and pursue Leadership in Energy and Environmental Design (LEED) Silver certification, exceeding the minimum public benefit. Please see the preliminary checklist of LEED design features attached to this project description. Examples of environmentally responsible project elements include:

- Low VOC (Volatile Organic Compound) carpets and pads, sealants, paints, and adhesives
- State of the art, energy-efficient heating and cooling systems
- Mechanical Systems enhanced for superior air quality within the building utilizing increased outside air
- Extensive occupant controls over lighting and thermal services for enhanced comfort and energy savings
- Special parking allocated for alternative transportation means, such as electric car charging and facilities for bicycle usage
- Water conservation systems: dual-flush toilets or low-flow restroom fixtures
- Water-efficient landscaping
- Exterior snowmelt system operated on a thermal and humidity control system, ensuring it is used only when necessary
- Non-CFC and limited HCFC refrigerants
- Reuse and recycling of construction waste
- Exterior lighting that significantly reduces lighting impacts to neighboring properties



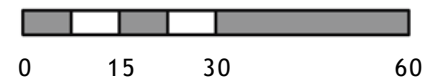
BUILDING A / WEST ELEVATION



### SECTION 3 BUILDING ELEVATIONS

#### Building B

Building B sits parallel to Building A and perpendicular to the ski slope to allow for pedestrian and visual connections to and from Ski Time Square Drive along the Burgess Creek multi-use corridor and between Buildings A and B. Building B has a variety of setbacks at different heights from pedestrian realms at Ski Time Square Drive and the ski edge. It should be noted that grade slopes one story from the east side of Building B to the west. The building steps up from between two to three stories at the ski area edge and along the multi-use corridor to seven stories at the center. The north, south and west sides of Building B include commercial and active ground floor uses to energize the ski area edge and the Burgess Creek pedestrian connection. Retail storefronts activate the southwest corner of B and the lower roofs and arcades work to draw the public from the ski edge up the creek toward Ski Time Square Drive. A two-to-three story portal sits below a vertical feature on the west side of B. These elements will break up massing and provide additional pedestrian connectivity between the walkway at the creekside to the walkway between the buildings.



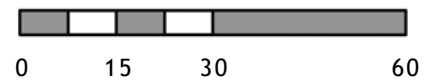
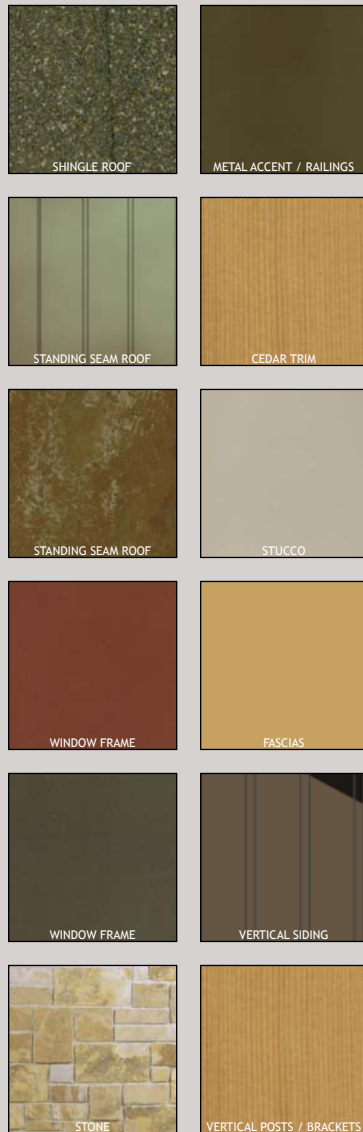
BUILDING B / WEST ELEVATION



SECTION 3  
BUILDING ELEVATIONS



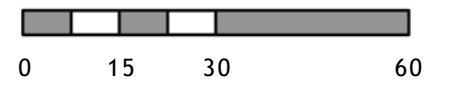
PROPOSED EXTERIOR MATERIALS



BUILDING B / EAST ELEVATION



SECTION 3  
BUILDING ELEVATIONS



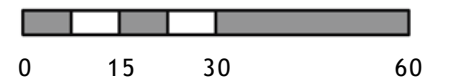
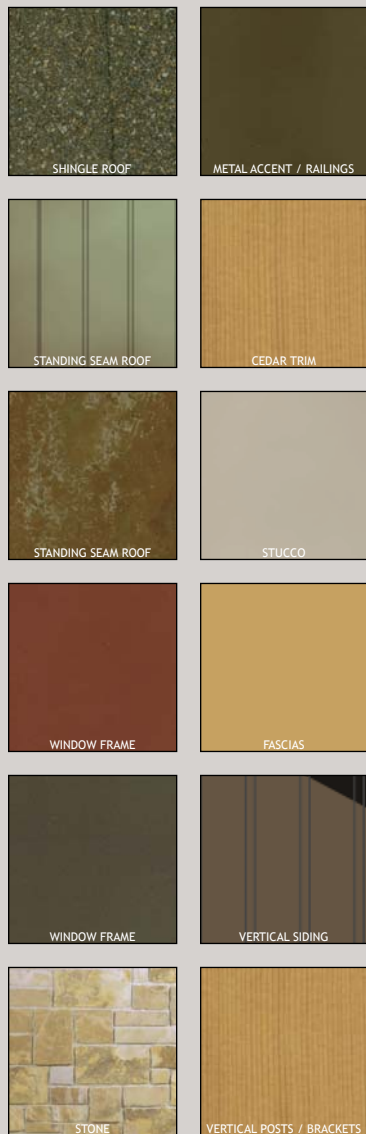
BUILDINGS A & B / NORTH ELEVATIONS



SECTION 3  
BUILDING ELEVATIONS



PROPOSED EXTERIOR MATERIALS



BUILDINGS A & B / SOUTH ELEVATIONS



## SECTION 11 SITE SECTIONS / PERSPECTIVES

### Public Benefit

The project proposes a height variance which allows the project to deliver excellence in architecture and site design, achieve Base Area Plan goals to remove obsolete buildings and create density and vitality, and provide the following public benefits:

### CDC Priority 1

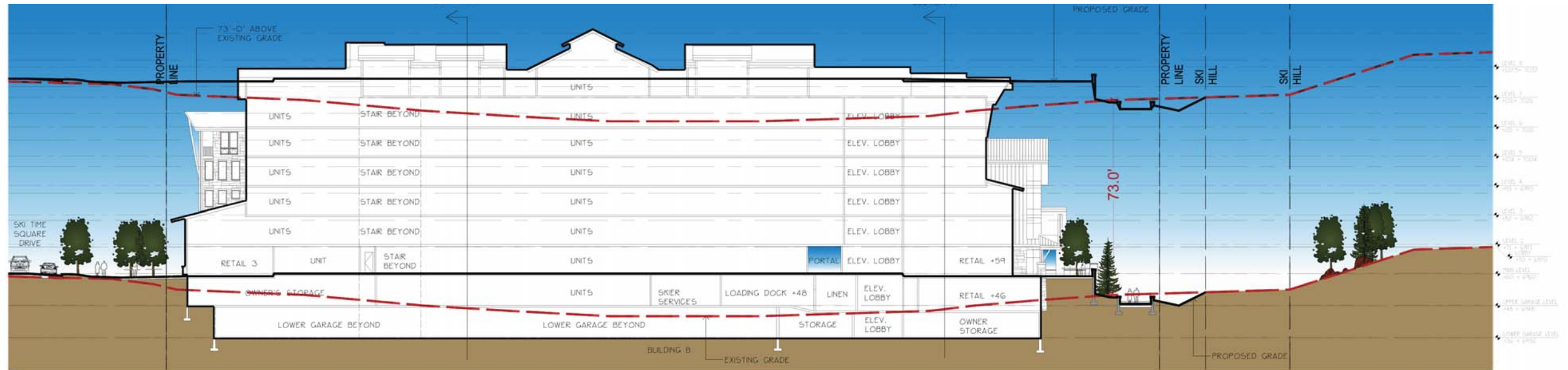
- Economic Sustainability – The project design includes on-site support facilities for check-in, concierge, housekeeping, and telecommunications to support short-term rentals. The unit mix includes a variety of unit sizes, including one and two-bedroom units typically placed in short-term rental programs. 34% of the proposed units are one and two-bedrooms and 62% of the proposed units are smaller than 2,500 square feet.

### CDC Priority 2

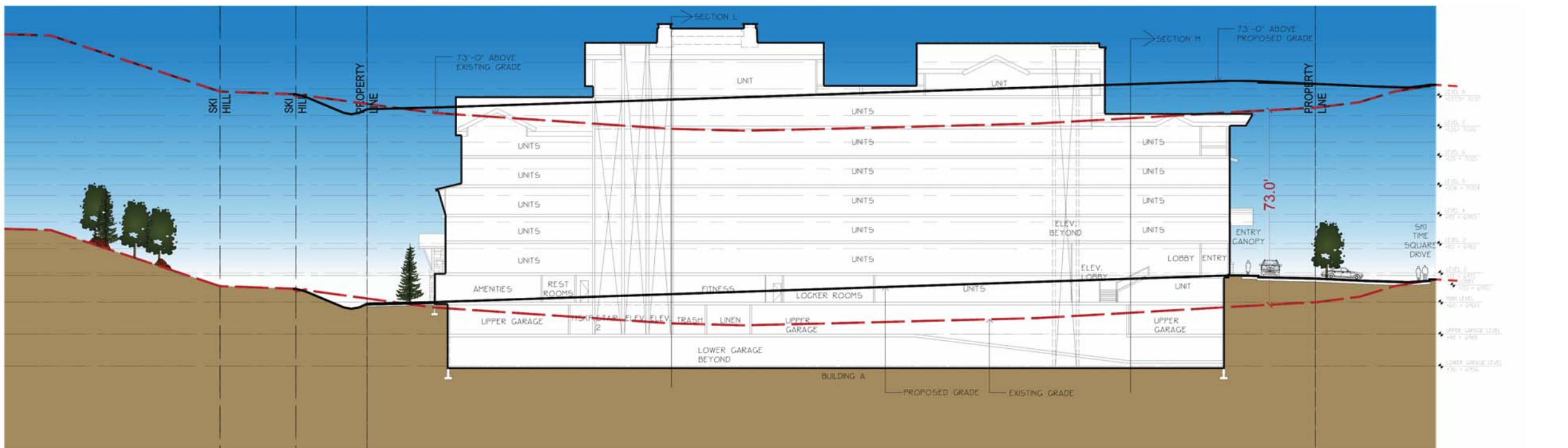
- Leadership in Energy and Environmental Design (LEED): The project is pursuing LEED Silver certification.
- Community Facilities: Yampa Valley Medical Center Ski Patrol triage and transfer facility, Ski Time Square Drive Public Turnaround and streetscape improvements.

### CDC Priority 3

- Additional Community Amenities: The Thunderhead project proposes community amenities exceeding the ½ % of construction cost valuation required by the CDC, including public restrooms, promenade, public seating areas, fire pit, pop-jet fountain, play area, and site furnishings.



1 SITE SECTION A'A'  
SCALE: 1" = 20'-0"



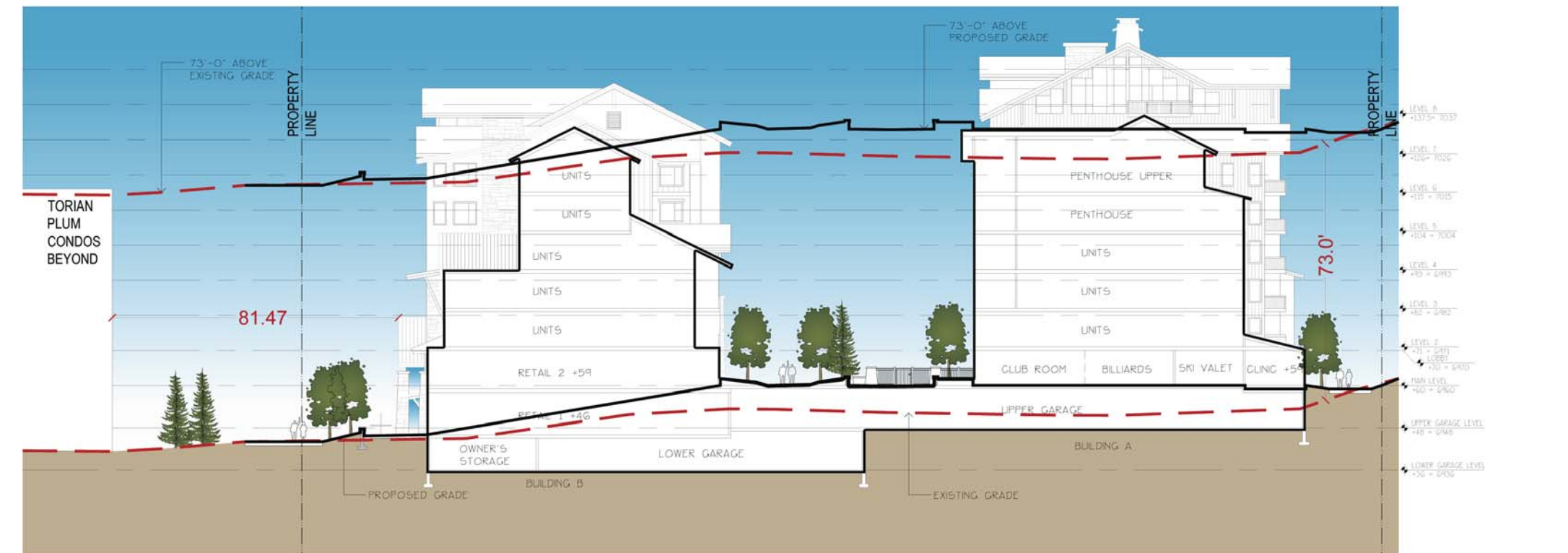
2 SITE SECTION K'K'  
SCALE: 1" = 20'-0"



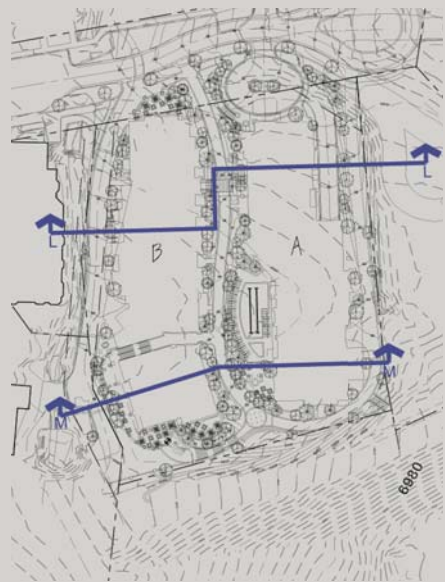
**SECTION 11**  
SITE SECTIONS / PERSPECTIVES



**3 SITE SECTION L-L'**  
SCALE: 1" = 20'-0"



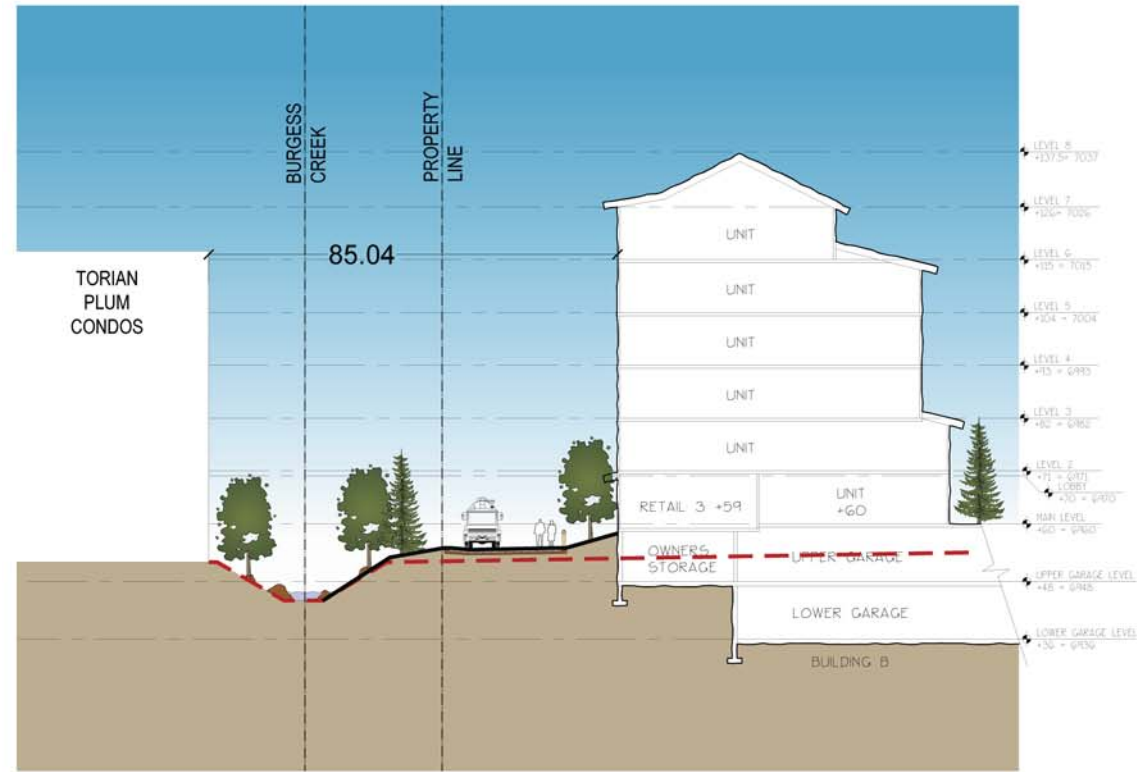
**4 SITE SECTION M-M'**  
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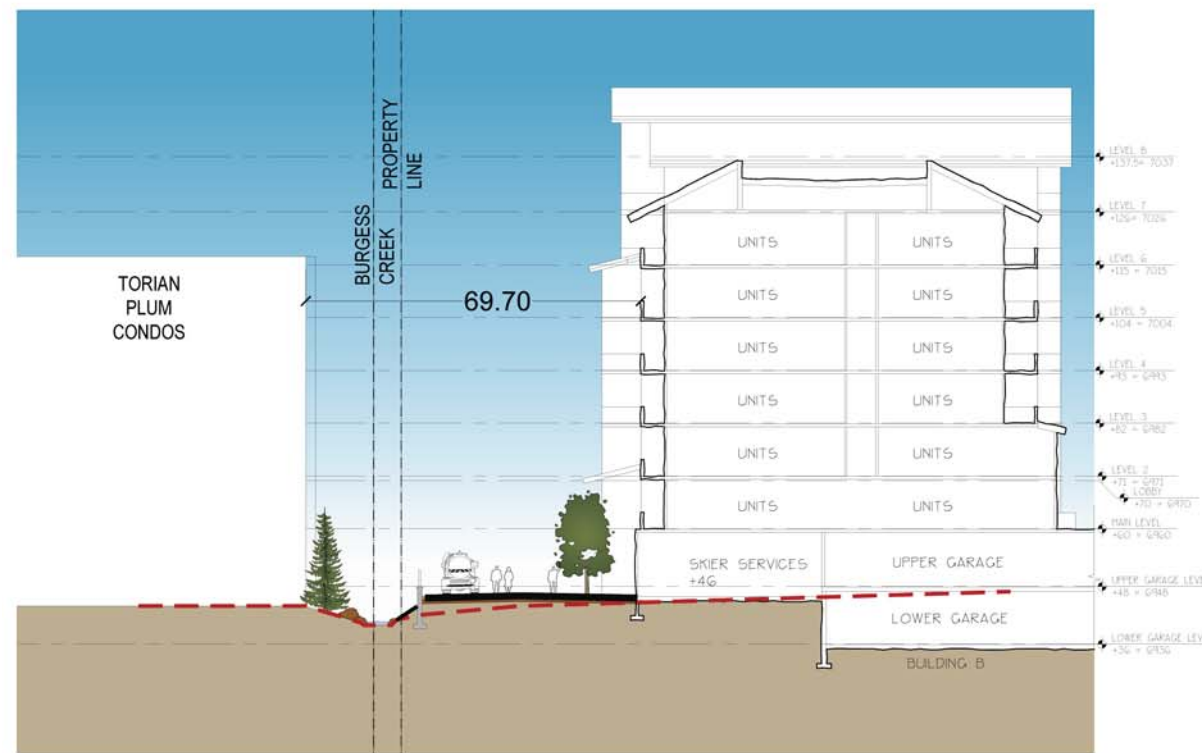
**SITE SECTIONS**



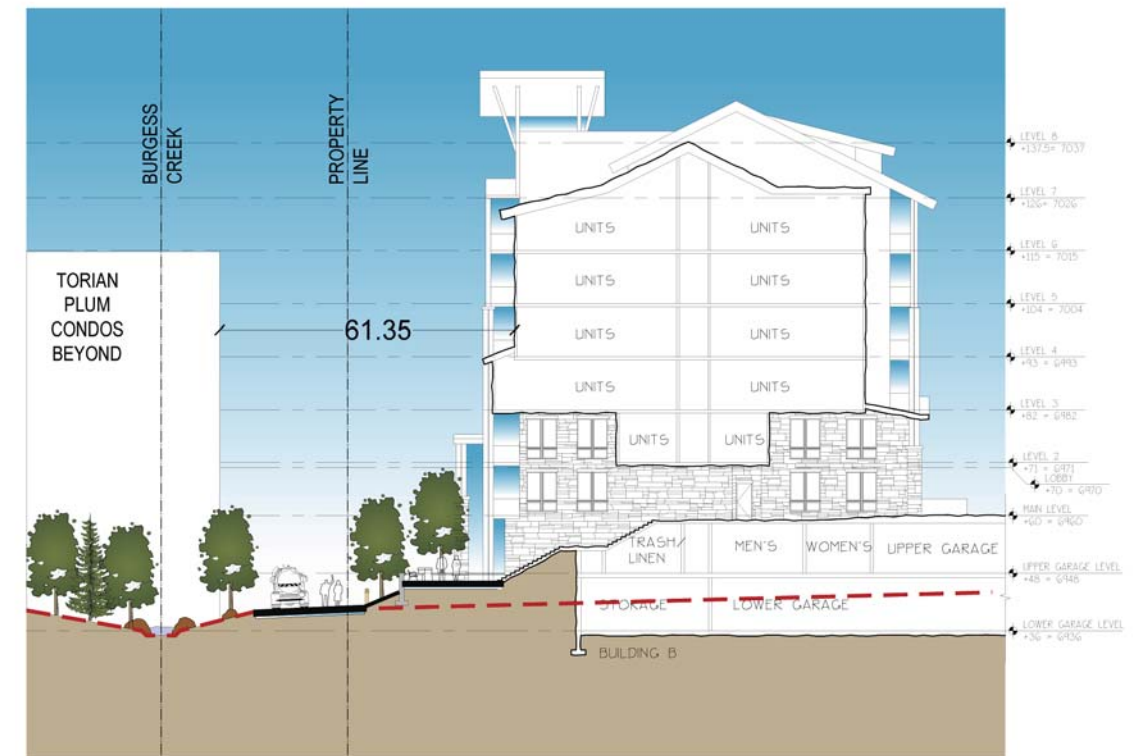
SECTION 11  
SITE SECTIONS / PERSPECTIVES



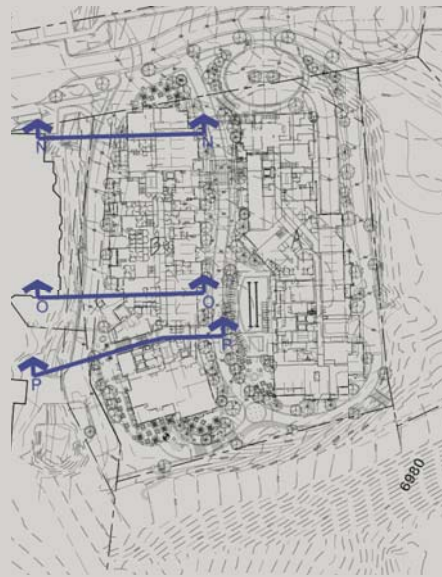
5 SITE SECTION N-N'  
SCALE: 1" = 20'-0"



6 SITE SECTION O-O'  
SCALE: 1" = 20'-0"

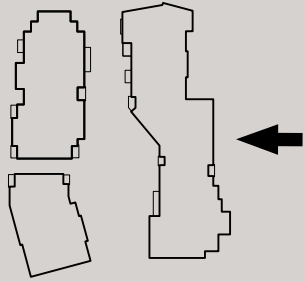
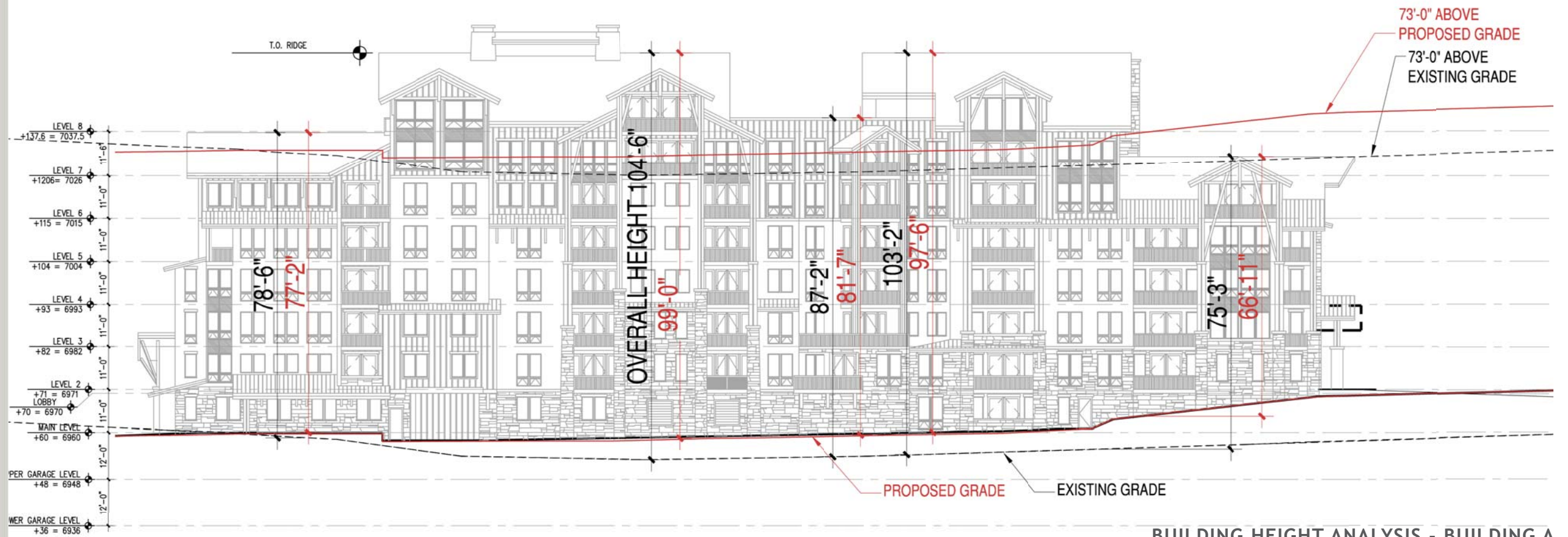
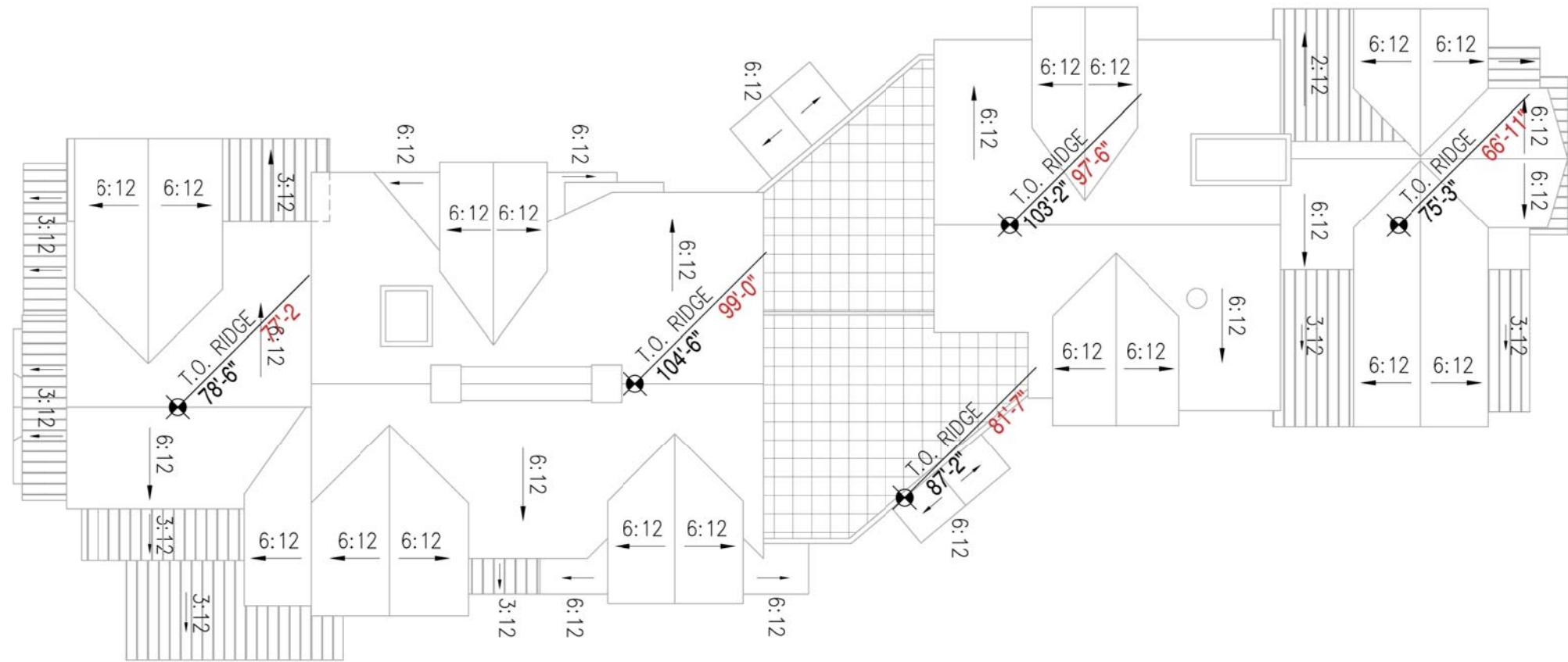


7 SITE SECTION P-P'  
SCALE: 1" = 20'-0"





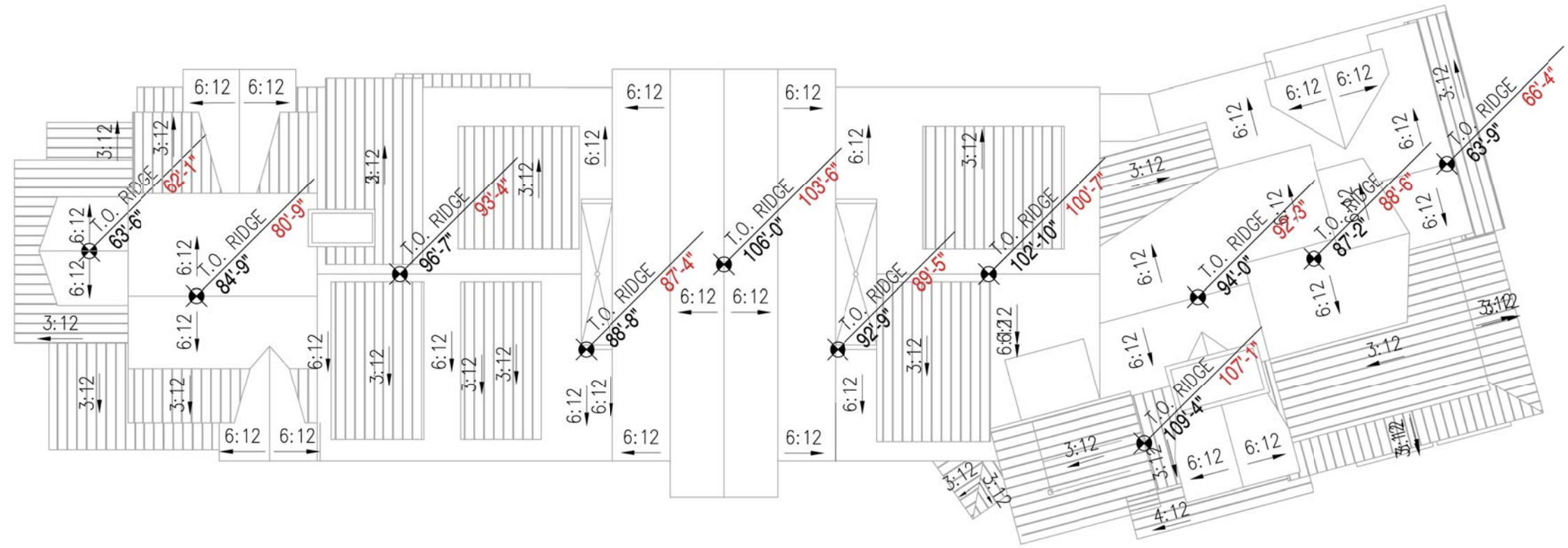
SECTION 11  
SITE SECTIONS / PERSPECTIVES



BUILDING HEIGHT ANALYSIS - BUILDING A

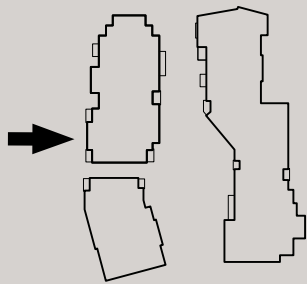


SECTION 11  
SITE SECTIONS / PERSPECTIVES



73' FROM EXISTING GRADE

73' FROM PROPOSED GRADE



BUILDING HEIGHT ANALYSIS - BUILDING B