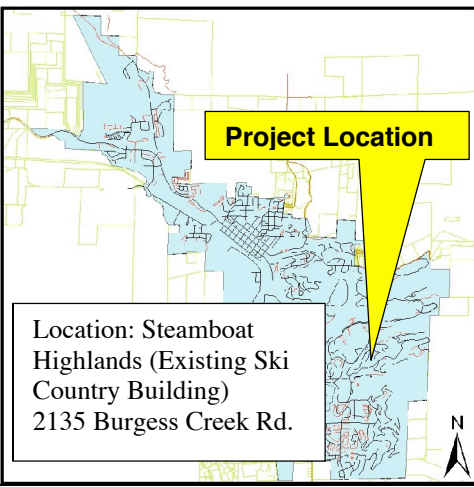


## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM 4:</b>		
<b>Project Name:</b>	<b>SCE Subdivision, Lots 1 and 2 #DP-08-05</b>	
<b>Prepared By:</b>	Jason K. Peasley, City Planner (Ext. 229)	 <p style="font-size: small; margin-top: 10px;">Location: Steamboat Highlands (Existing Ski Country Building) 2135 Burgess Creek Rd.</p>
<b>Through:</b>	John Eastman AICP, Planning Services Manager (Ext. 275)	
<b>Planning Commission (PC):</b>	May 14, 2009	
<b>City Council (CC):</b>	June 2, 2009	
<b>Zoning:</b>	Gondola – One (G-1) and Residential Estate One (RE-1)	
<b>Applicant:</b>	Ski Country, LLC, Jim Reily Managing Partner, c/o Vertical Arts, PO Box 774842, Steamboat Springs, CO 80477 Contact: Brian Bavosi (970) 871-0056	
<b>Request:</b>	Development Plan for a 328,610 square foot condominium hotel consisting of 14,418 square feet of commercial space and 136 dwelling units. This application also includes a PUD to allow variances to exceed the allowable building height by 45' and encroach into waterbody and side setbacks.	

<b>Development Statistics - Overview</b>	
<b>Lot Area:</b>	2.11 acres
<b>Gross Floor Area:</b>	328,610 sf
<b>Lot Coverage:</b>	.43
<b>Overall Height:</b>	Varies up to 108'±

<b>Staff Report - Table of Contents</b>		
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**I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY**

<i>CDC - SECTION 26-65 (D): NO DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE CITY COUNCIL FINDS THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:</i>					
Subsection		Consistent			Notes
		Yes	No	NA	
1)	Conformity with Community Plan	<input checked="" type="checkbox"/>			
2)	Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
3)	Minimize Adverse Impacts	<input checked="" type="checkbox"/>			
4)	Access	<input checked="" type="checkbox"/>			
5)	Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
6)	Phasing			<input checked="" type="checkbox"/>	
7)	Compliance With Other Standards	<input checked="" type="checkbox"/>			
8)	Variance Criteria	<input checked="" type="checkbox"/>			

**Staff Finding:** The Steamboat Highlands project provides a well designed project that maximizes density within the constraints of the site while meeting the minimum required standards of the CDC. The project provides upgrades to the pedestrian connections in the base area, improvements to Burgess Creek and a dedication of a lot for future affordable housing. With the exceptions of the variances requested, the project meets all applicable requirements of the Community Development Code, Steamboat Springs Area Community Plan and other planning documents.  
*(Detailed policy analysis is located in Section V; Staff Findings and Conditions are in Section VII)*



## **II. BACKGROUND**

The proposed redevelopment encompasses two parcels that are bordered by Burgess Creek Road and Storm Meadows Drive. The two parcels form a triangular shaped lot extending north from the Kutuk Condominiums to the junction of Burgess Creek Road and Storm Meadows Drive. The southern parcel contains the existing Ski Country Building, an associated parking lot and an emergency access to the adjacent Bronze Tree Condominiums. The existing Ski Country Building contains 1 residential unit and roughly 10,000 sq. ft. of commercial office space. The northern parcel is undeveloped. Burgess Creek runs parallel to Burgess Creek Road through the western portion of both parcels.

The parcel containing the existing Ski Country Building is zoned Gondola One (G-1). The undeveloped parcel is zoned Residential Estate One (RE-1). The applicant has proposed to change the zoning of the undeveloped parcel from RE-1 to G-1 to facilitate this development. The proposed Zoning Map Amendment (#ZMA-08-03) will be heard concurrently with the review of this Development Plan.

## **III. PRINCIPAL DISCUSSION ITEMS**

Principal discussion items recommended to Planning Commission include:

### **1. Planned Unit Development analysis concerning provisions of Public Benefit as it relates to requested variances.**

#### a. Variances Requested:

1. Height (both overall and average plate height) 45' maximum variance requested
2. Front Setback (building along Storm Meadows Drive and retaining walls)
3. Waterbody Setback (retaining walls in Burgess Creek setback)
4. Front Setback (retaining walls along Burgess Creek Road)

#### b. Proposed Public Benefits:

1. Provision of Additional Affordable Housing (land dedication)
2. Economic Sustainability (hot beds)
3. Economic Sustainability (voluntary real estate transfer fee to URA)
4. Energy Efficiency and Sustainable Design (LEED Silver)
5. Community Facilities (Burgess Creek Day-lighting and Restoration)
6. Additional Community Amenities (1.5% of total construction valuation)

The principal discussion should be focused on the magnitude of the variances requested and their relationship to the proposed public benefits. The magnitude of the

variances requested should be offset by commensurate public benefits. (See Section VII below for a detailed analysis)

**2. Compliance with engineering requirements and standards.**

Public Works has worked with the applicant to identify and resolve significant grading issues related to the significant constraints of the site, proximity of cuts to the City's ROW, and the configuration of the proposed structure. The Development Plan application did not contain complete information to confirm that the proposed retaining system along Storm Meadows drive could be constructed without adverse impacts to the ROW. Public Works would prefer these issues be resolved prior to approval of the DP, however they have agreed to move forward to Final Development Plan with conditions acknowledging that there is a possibility that changes to the building footprint may be required to accommodate final retaining wall design outside of the ROW. These changes may require building modifications that result in a project that is not in substantial conformance with the approved DP, resulting in a new DP application.

Additionally, construction site management for this site will be challenging given the site constraints and the need to maintain traffic flow on both Burgess Creek and Storm Meadows Drive. Given that Burgess Creek Road and Storm Meadows Drive are one way in, one way out roads, maintaining thru traffic is necessary to ensure public health and safety in the event of an emergency. A detailed CSMP has been required at building permit to address these construction issues and is a condition of approval.

**3. Compliance with the CDC Architectural Standards and the Mountain Base Area Design Standards-**

- a. See Section VI for detailed analysis.

**IV. PROJECT DESCRIPTION**

For a complete project description please refer to the narrative and complete application packet, included as Attachments 1 and 2. The following is a brief summary of that information:

**Steamboat Highlands Use and Area Table**

USE	SQUARE FOOTAGE	# OF UNITS
Whole and/or Fractional Ownership Condominiums	<b>204,043</b>	<b>136</b>

<b>Total Residential</b>	<b>204,043</b>	<b>136</b>
Commercial Space	<b>14,418</b>	
Interior Amenities	<b>7,182</b>	
Parking/Driving	<b>41,003</b>	
Bldg Services, storage, circulation, etc.	<b>61,964</b>	
<b>Project Total</b>	<b>328,610</b>	

**V. OVERVIEW OF DIMENSIONAL AND DEVELOPMENT STANDARDS – G-1 ZONE**

The G-1 zone district is intended for high density, mixed use, pedestrian oriented developments. In order to adequately guide the form and function of these types of development the Mountain Base Area Design Standards were adopted (analysis included in section VI-C).

STANDARD	MAXIMUM	MINIMUM	PROPOSED	COMPLIES?
<b>Lot Area</b>	No Max	6,000 sf. residential 3,000 sf. commercial and mixed use	2.11 acres	Yes
<b>Lot Coverage</b>	0.60	No min	0.43	Yes
<b>Building Height (with underground parking)</b>	APH – 41 ft. OH – 63 ft.	No Min.	Tower 1: 108 ft OH Tower 2: 106 ft OH Tower 3: 77 ft. OH	<b>VARIANCE REQUIRED</b>
<b>Front Setback (Burgess Creek Road)</b>	No Max	20 ft (1 <sup>st</sup> and 2 <sup>nd</sup> Story) 25 ft (3 <sup>rd</sup> Story)	25 ft (1 <sup>st</sup> and 2 <sup>nd</sup> Story) 30 ft (3 <sup>rd</sup> Story) 1 ft. (retaining walls)	<b>VARIANCE REQUIRED</b>
<b>Front Setback (Strom Meadows Drive)</b>	No Max	20 ft (1 <sup>st</sup> and 2 <sup>nd</sup> Story) 25 ft (3 <sup>rd</sup> Story)	15 ft (1 <sup>st</sup> and 2 <sup>nd</sup> Story) 15 ft (3 <sup>rd</sup> Story) 1 ft (retaining walls)	<b>VARIANCE REQUIRED</b>
<b>Rear Setback</b>	No Max	15 feet	15 feet	Yes
<b>Waterbody Setback</b>	No Max	12 feet- while this is the minimum	12-22 feet (main building)	<b>VARIANCE REQUIRED</b>

		setback, the intent is to have areas in excess of twelve (12) feet in order to provide for greater area for landscaping.	1 ft. (retaining walls)	
<b>Parking</b>	No Max	111 required	111	Yes
<b>Open Space</b>	No Max	15%	29%	Yes
<b>Guest Amenities</b>	No Max	10% of net floor area	10%	Yes

**VI. PROJECT ANALYSIS**

The following section provides staff analysis of the application as it relates to key sections of the CDC and the Mountain Base Area Design Standards. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

**A) CRITERIA FOR APPROVAL**

**CDC - Section 26-65 (d): No development plan shall be approved unless the city council finds that the plan meets all of the following criteria:**

**CDC - Section 26-65(d)(1): Conformity with Community Plan:**

*Staff Analysis: Consistent;* The Steamboat Highlands project complies with and implements the listed policies from the Steamboat Springs Area Community Plan. The project will positively contribute to the mix of land uses in the area by adding residential and commercial uses to the mountain base area. The project has placed a strong emphasis on improving pedestrian connections from the periphery of the base area to Ski Times Square.

*Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.*

LU-1.2: Future development will be in compact mixed-use neighborhoods.

LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.

LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.

LU-5.1: Develop appropriate land use densities to support transit.

LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways, and bicycle lanes.

*Goal T-1: The community considers transportation to be a basic utility in all land use decisions.*

T-1.1: New development, including infill, shall be designed to achieve walkable communities and limit trip generation.

T-1.4: New development shall incorporate transit friendly design.

*Goal T-2: The community will support improvements to the local transportation system.*

T-2.1: New development shall include an interconnected pedestrian and bicycle system.

T-2.10: New development shall create an efficient, interconnected, multi-modal road system without dead ends and cul-de-sacs.

*Goal ED-1: Steamboat Springs will have a vital, sustainable, and diverse year-round economy.*

ED-1.1: Continue to support tourism-related land uses, businesses, and marketing.

ED-3.1(b): Focus on Ski Base Area Improvements

*Goal CD-1: Our community will preserve its small town character and the image of neighborhoods and the community.*

CD-1.4: Encourage high quality site planning and building design.

CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.

*Goal CD-4: Our community will maintain and improve the appearance of its corridors and gateways and will continue to have vibrant public spaces.*

CD-4.3: Public buildings and public outdoor spaces shall continue to be built to a high design standard.

CD-4.4: New commercial development shall incorporate high quality public spaces.

*Goal SPA-2: Our community will continue to promote the Mountain Area as the focal point for tourism activity.*

SPA-2.1: Promote redevelopment of the Mt. Werner base area.

SPA-2.2: Create a lively, year-round mixed-use commercial core for the Mountain area.

SPA-2.3: Support neighborhood planning for Mountain area neighborhoods.

SPA-2.4: Improve pedestrian and bicycle circulation patterns in the Mountain Area and reduce vehicular conflicts and the visual impact of parking.

**CDC – Section 26-65 (d)(2): Consistency with Surrounding Uses:**

Staff Analysis: **Consistent;** There is a significant amount of variety in the uses surrounding the proposed project. To the south and east of the proposed project, development patterns are typical of the base area with multi-unit condominium building. To the west and north of the project, the development pattern is significantly lower in intensity, including single family, duplex and open space parcels. The building steps down as it moves north on the site to transition from the intense base area to the less intense Burgess Creek Road

neighborhood. The building height is stepped down on the south tower to create a compatible scale with the height of Bronze Tree Condominiums.

**CDC – Section 26-65 (d)(3) Minimize Adverse Impacts:**

*Staff Analysis:* **Consistent;** The project has the potential to have adverse impacts to the City owned Right of Way on Storm Meadows Drive. The proposed soil nailing into the Right of Way has been examined by NWCC and conditions of approval have been developed by the City Public Works Department to ensure that the proposed soil nailing will not adversely affect the Right of Way.

**CDC – Section 26-65 (d)(4) Access:**

*Staff Analysis:* **Consistent;** Vehicular access to the site will be accommodated by two accesses from Burgess Creek Road. The southerly access provides vehicular ingress and egress to the porte cochere, service bay and lower structured parking. The northerly access provides ingress and egress to the upper structured parking level. Strong pedestrian access is achieved at the southern portion of the site (closest to Ski Time Square) through proposed stairs to the existing trail along Burgess Creek at the Kutuk Condominiums and along the existing emergency access drive in front of Bronze Tree Condominiums.

**CDC – Section 26-65 (d)(5) Minimize Environmental Impacts:**

*Staff Analysis:* **Consistent;** While the development of a building of this magnitude in close proximity to Burgess Creek will undoubtedly have some impact on the creek; the proposed restoration and partial day-lighting of the creek has the potential to result in an improved creek corridor. Specific requirements have been added to the Construction Site Management Plan as conditions of approval to ensure that construction activities minimize impacts to Burgess Creek. In addition, a Floodplain Development Permit and a Wetlands Permit will be required and are conditions of approval.

**CDC – Section 26-65 (d)(6) Phasing:**

*Staff Analysis:* **Not Applicable;** The project will be constructed in one phase.

**CDC – Section 26-65 (d)(7) Compliance with other Standards:**

*Staff Analysis:* **Consistent;** The proposal complies with all applicable standards of the CDC with the exception of variances requested. Proposal also complies with Base Area Design Standards as discussed in Section VI-C of this report. Compliance with public works standards is a principal discussion item.

**CDC – Section 26-65 (d)(9) Variance Criteria:**

a. *Legal use.* The property and the use of such property for which the variance is requested is in full compliance with all requirements of the zone district in which the property is located, or there is a legal nonconforming structure or lot, or there is a conforming structure housing a legal nonconforming use. No variance may be granted which would permit or expand any unlawful use of property.

*Staff Analysis:* **Consistent;** The proposed use is in full compliance with all requirements of the zone district.



b. *Injury to adjoining property mitigated.* The variance will not permanently injure or adversely impact legal conforming uses of adjacent property; or the applicant has accurately assessed the impacts of the proposed variance and has agreed to mitigate those impacts. In making this determination the city council shall begin with the assumption that variations from development standards create impacts on adjacent properties, and shall place the burden of proof on the applicant to show:

1. Impacts to adjacent properties are presumed.
2. That there are no impacts, or that the impacts have been adequately mitigated. Unsupported opinions of impacts from surrounding property owners shall not be conclusive evidence of impacts.

*Staff Analysis: Consistent;* Through stepping down of the height of the building and through setbacks of the building mass, the increased height has been mitigated to be compatible with adjoining properties. The impacts of the retaining walls in the setbacks does not create adverse impacts to adjoining properties.

c. *Advantages outweigh disadvantages.* The applicant shall bear the burden of proof and demonstrate that the advantages of the variance substantially outweigh its disadvantages to the community and to neighboring lands.

*Staff Analysis: Consistent;* While the magnitude of the variances is significant, the advantages to the community outweigh the disadvantages of the proposed variances. The proposed Public Benefit, coupled with the overall project design create a measurable benefit to the base area and the general community that is greater than the individual impact of the proposed variances.

d. *Superior development.* The applicant shall demonstrate that the requested variation(s) from the dimensional or development standards will result in a development which better meets the intent of the underlying zone district and adopted plans.

*Staff Analysis: Consistent;* The proposed variances result in a development which better meets the intent of the G-1 Zone District by creating “a resort-like character with higher development intensity and scale than development within the RR districts...”.

e. *Minimum relief.* The applicant shall demonstrate that the requested variation(s) is (are) the least modification possible of the CDC that will meet the design goals of the development.

*Staff Analysis: Consistent;* While the variance to the overall height, average plate height and setbacks are a significant variances, this is the minimum variance necessary to achieve the critical mass needed to support a condominium hotel complex that contributes to the vitality and success of the base area community. Refer to PUD analysis in Section VII below.

## **B) CDC - KEY ISSUES/DEVELOPMENT STANDARDS**

### **CDC – Section 26-96 Zoning: Gondola One (G1)**

*Purpose and intent.* The purpose of the Gondola one zone district is intended to provide residential accommodation for guests, second homeowners, and new residents looking for a high-level of amenities as provided by a resort environment. New development shall be physically connected to the resort by an integral system of streets, sidewalks, and recreational paths. New development should have a resort-like character with higher development intensity and scale than development within the RR districts, but lower intensity than the G-2 district. All development in the G-1 zone district shall require approval of a PUD and shall be subject to the provisions of section 26-86.

*Staff Analysis: Consistent;* The Steamboat Highlands project is designed with an emphasis on pedestrian connectivity and public spaces. The site plan provides multiple gathering places including outdoor seating areas and strong connections to Ski Time Square. The inclusion of retail/restaurant uses will enhance the vibrancy of the base area. While portions of the development are of the scale and intensity of the G-2 Zone District, the building transitions and steps down to a less intense development, more consistent with the G-1 Zone District.

**CDC Section 26-133(d)(3) Mass, Scale and Articulation/Modulation**

*Staff Analysis: Consistent;* The Steamboat Highlands project works to reduce its overall mass foremost by breaking the building into three towers sitting atop a 2-3 story plinth. The buildings include substantial stepdowns at each end to transition well to adjacent development. In addition to numerous building setbacks, the building includes multiple awnings, both traditional and angular, that add interest and articulation.

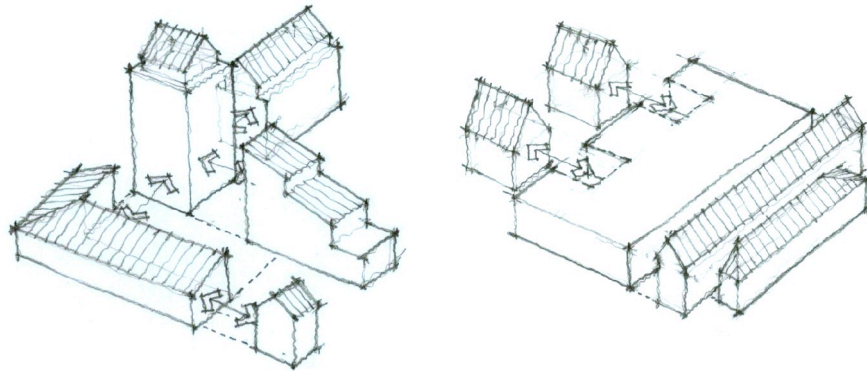
**C) MOUNTAIN BASE AREA DESIGN STANDARDS**

**A. Building Design and Character**

**2 b) Building Massing and Form Design Standards**

**(1) Composition of Building Elements**

- (a) The mass of a single building or group of buildings shall be organized so that it appears to be an arrangement of smaller-scale connected structures comprised of simple building forms.



*Staff Analysis: Consistent;* The project achieves this standards by breaking the building up into three distinct towers that sit atop a 2-3

story plinth. This creates the sense that the building is actually 3 buildings connected at the base.

**(2) Stepping back of building mass**

- (a) To the maximum extent feasible, above grade step backs in the building's form shall be provided to achieve at least one of the following objectives where such an objective is relevant:
  - (i) Frame or otherwise maintain important views or view corridors;
  - (ii) Relate to the surrounding development context; or
  - (iii) Provide human scale adjacent to streets, pedestrian walkways, plazas, or other public spaces.
  - (iv) Provide a transition in scale from pedestrian scale to large scale.

Staff Analysis: **Consistent;** The project contains a four sided design that contains building stepbacks on all sides to achieve a pedestrian scale. At the south end of the building the stepbacks are utilized to relate to the adjacent Bronze Tree Condominiums.

- (b) The above standard only applies where primary building walls that exceed 3 stories or 45 feet in un-broken height (as measured from finish grade to the underside of the eaves).
- (c) Step backs shall:
  - (i) Be at least 8 feet in depth;
  - (ii) Generally occur between 12 feet and 45 feet above the finish grade (dependant upon the height of the structure and the surrounding development context) to meet one or more of the objectives listed in Standard a above.
  - (iii) Where large variations in topography exist (e.g., a building is backed up to an adjacent hillside) or where other unique site constraints exist, alternatives to the building massing and height configurations required above may be approved.
- (d) Taller structures may require multiple step backs, or variations in building massing and height in order to meet the objectives stated in standard a., above.

Staff Analysis: **Consistent;** The building includes multiple setbacks, generally occurring in the vicinity of 30' to 40'. The depth of the stepbacks varies from 8' to 15'+

**(4) Pedestrian/Street-Level Interest**

- (a) To the maximum extent feasible, building entrances, retail storefronts, and other active spaces shall be oriented towards adjacent streets, public plazas, and primary pedestrian walkways and shall exhibit a high degree of transparency.

- (b) Where a direct physical and visual connection cannot be made between interior and exterior spaces for programmatic reasons, building walls shall be articulated at ground level in a manner that enhances the pedestrian experience through the use of three or more of the following:
- (i) Windows;
  - (ii) Masonry columns;
  - (iii) Decorative wall insets or projections;
  - (iv) Awnings;
  - (v) Balconies;
  - (vi) Changes in color or texture of materials;
  - (vii) Pedestrian furniture such as benches, seat walls, or
  - (viii) Integrated landscape planters

Staff Analysis: **Consistent;** Overall the project does an effective job of providing pedestrian/street level interest. Elements that have been incorporated include:

- Elevated 8' wide walkway along Burgess Creek
- High level of transparency at the south tower adjacent to the Bronze Tree emergency access and pedestrian connection to Ski Time Square
- Multiple awnings and canopies
- Outdoor seating areas
- Outdoor fireplace

### **3 b) Relationship to Surrounding Development Design Standards**

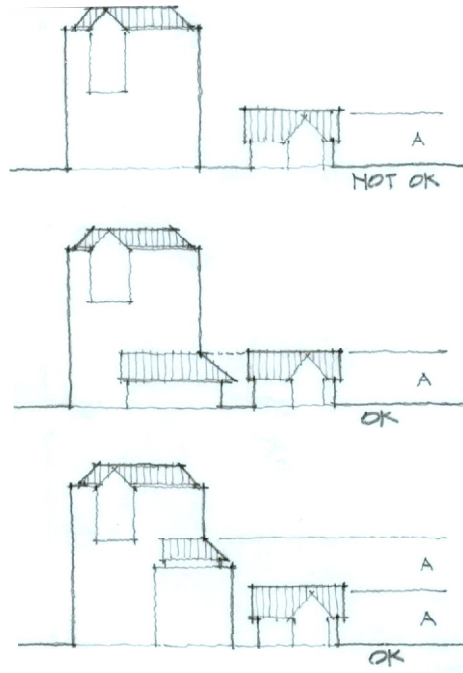
#### **(1) Four-sided design**

- (a) All building facades shall be designed with a similar level of design detail. Blank walls shall not be permitted.
- (b) Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and public spaces.

Staff Analysis: **Consistent;** All building facades have received a high degree of detail with no blank walls present. All facades include extensive articulation.

#### **(2) Development Transitions**

- (a) New developments that are significantly larger than adjacent existing development in terms of their height and/or mass shall provide a development transition using an appropriate combination of the following techniques:



- (i) Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or
- (ii) Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing structures; or
- (iii) Orienting porches, balconies, and other outdoor living spaces away from the shared

property line to protect the privacy of adjacent residents where applicable.

**Staff Analysis: Consistent;** The project provides sufficient transition to the adjacent Bronze Tree Condominiums through building stepbacks and a general stepping down of the building height. The building also steps down in height as it moves north on the site, transitioning to the less intense development up Burgess Creek Road.

## 5 b) Sustainable Design – Standards

### (1) Materials and Building Techniques

- (a) The use of sustainable building materials and construction techniques is encouraged. Standards and programs for sustainable building that may be utilized can include, but are not limited to:
  - (i) US Green Building Council’s LEED (Leadership in Energy and Environmental Design) program for commercial (including lodging), multi-family, and existing buildings; and
  - (ii) Built Green Colorado for single-family residential buildings.

**Staff Analysis: Consistent;** The applicant is committing to LEED Silver Certification. Refer to condition of approval # 4.

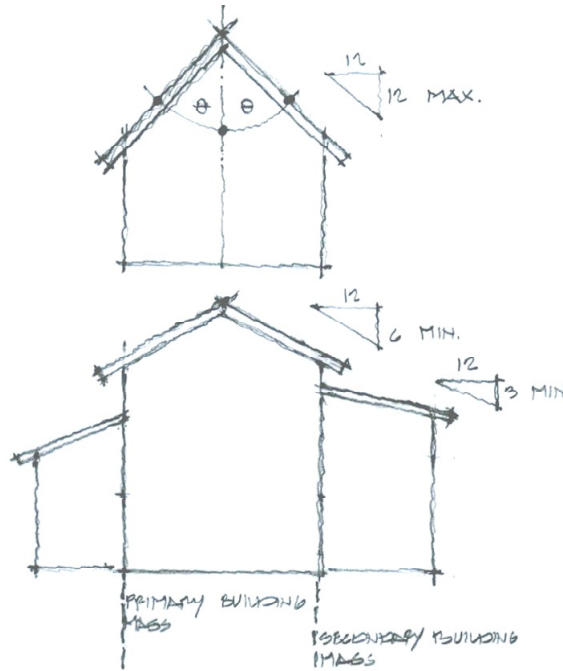
## 7 b) Roof Form and Function (Snow Retention) Design Standards

### (1) Roof Form

- (a)

roofs with parapets) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads. Specifically:

- (i) All buildings shall have a pitched roof form (with a slope of between 6/12 and 12/12) as a primary visual element. Both roof planes of any pitched roof are encouraged to have the same slope.



- (ii) Shed roof forms shall be allowed only on secondary building masses and shall have a slope of between 3/12 and 12/12.

- (iii) Flat roof forms shall be enclosed by a parapet wall of no less than 42 inches in height.
- (iv) The maximum allowable area of flat roof on any

building shall be 50% of the total primary roofed area (See also, discussion of Snow Retention, Catchment, Control, below).

- (v) The proportion of the total roof area devoted to pitched roof forms shall vary according to the height and massing of the building to ensure a higher degree of control over snow shedding as building height increases (e.g., smaller, shorter buildings should have the highest proportion of pitched roof coverage and larger, taller buildings should have the lowest proportion).

**Staff Analysis: Consistent;** The roof plan demonstrates a variety of roof forms with most roof pitches being 6:12 with smaller shed roofs at 3:12. The Southern tower includes a portion of flat roof that does not exceed the 50% maximum.

- (b) Dormers shall be allowed within any sloping roof plane, but shall be subject to the following standards:
  - (i) Any single dormer element shall not be longer than 1/2 the total length of the associated sloping roof plane.
  - (ii) All standards governing primary pitched roofs and shed roofs shall also be applicable to dormer roofs.

**Staff Analysis: Consistent;** The project includes multiple dormers that

add visual interest to the roof lines. All of the dormers are proposed to be a 3:12 pitch.

## **B. Site Layout and Development Pattern**

### **3 b) Pedestrian Circulation and Connections**

#### **(1) Connections**

- (a) An on-site system of pedestrian walkways shall, to the maximum extent feasible, be designed to be consistent with the sidewalks/pedestrian pathways depicted in the circulation element of the Mountain Sub-Area Plan and the city sidewalk study, when completed. The system shall provide direct access and connections to and between the following:
  - (i) The primary entrance or entrances to each building and parking structure;
  - (ii) To any existing sidewalks or pedestrian pathways on adjacent properties that extend to other locations within the Mountain Base Area;
  - (iii) Any adjacent existing or proposed sidewalk, trail, or promenade located on the Public Roadway Network Plan or the Pedestrian Network Plan contained in the Mountain Town Sub-Area Plan Update; and
  - (iv) Any adjacent public plaza.

*Staff Analysis:* **Consistent;** The proposed pedestrian walkway along Burgess Creek and associated connection to the existing sidewalk along Burgess Creek at the Kutuk Condominiums dramatically increases the effectiveness of the trail system from the project to the base area. The existing Bronze Tree emergency access provides an additional pedestrian connection to Ski Time Square.

### **4 b) Public Spaces/Community Amenities**

#### **(1) Quantity**

- (a) Projects with an estimated construction cost of more than \$250,000 shall provide community amenities on site (where appropriate) in an amount equal to ½% of the construction cost valuation, as determined by the Routt County Building Department, or provide a contribution for community amenities, or provide a combination of community amenities and a contribution. The contribution shall be paid at the time the building permit is issued for the project.

*Staff Analysis:* **Consistent;** The applicant has proposed to exceed the required contribution by 200% (applicant's calculation below). Staff has concerns regarding the true public use of these proposed amenities due to the projects remote location and the lack of detail in the proposal. The locations of the public plazas are unclear; additionally flagpoles and light poles are not typically counted as community amenities. While the application meets the minimum ½ percent

requirement, the level of public benefit derived from additional community amenities is up for discussion. A public access easement will be required as a condition of approval for all public pedestrian areas, including the Level 5 terraces. Additionally, more detail of the proposed community amenities (location, type of art, etc.) is required at FDP and is a condition of approval.

### **Steamboat Highlands Community Amenity Calculation**

**½ % COMMUNITY AMENITY REQUIREMENT- \$449, 774.62**

### **PROPOSED COMMUNITY AMENITIES**

	<b>Unit Cost</b>	<b>Quantity</b>	<b>Total</b>
Fire Pit	\$24,500	2	\$49,000
Ski Racks	\$1,600	3	4,800
Bike Racks	\$1,500	2	3,000
Benches	\$2,000	4	8,000
Tables/ Chairs	\$1,800	16	28,800
Public restrooms	\$450	853	384,075
Public Plaza	\$128	7923	1,014,144
Flagpole	\$5,000	1	5,000
Light Poles	\$12,000	6	72,000
Fireplace	\$45,000	1	45,000
Art	\$50,000	3	150,000

**Total 2% of valuation  
\$1,792,319**

*This estimate has been provided by the applicant.*

### **(2) Community Amenities**

- (a) The Community Amenity contribution shall be administered by the Urban Renewal Authority and shall be applied to the types of amenities identified in the unified Streetscape Plan. The types of amenities may include, but are not limited to:
- a) Fountains or other water elements;
  - b) Wall murals;
  - c) Permanent outdoor art work or sculptures; or
  - d) Rotating artwork or sculptures.
  - e) Bicycle racks;



- f) Public lockers;
- g) Public meeting room;
- h) Ski racks;
- i) Bus/shuttle shelters;
- j) Fire pits;
- k) Public restrooms;
- l) Public seating (e.g., benches, seat walls integrated with base of building or landscape areas or outdoor patio that is open to public); or
- m) Public drinking fountains.

**Staff Analysis: Consistent;** All of the community amenities will be built as part of the construction of the Steamboat Highlands project.

### **(3) Site Planning and Design**

- (a) Plazas and other community amenities shall be constructed of materials that are of a comparable quality and be of a compatible design as the building they are attached to or the public space in which they are placed and shall be consistent with the Streetscape Plan in terms of their design and location.

**Staff Analysis: Consistent;** The design engineers for the Redevelopment Authority have reviewed the proposed improvements. There are suggested conditions of approval requiring the public spaces to meet the minimum Redevelopment Authority design standards.

## **VII. PUD ANALYSIS**

The applicant is requesting significant variations to both the Average Plate Height and the Overall Height, requiring a finding of significant Public Benefit. An analysis of the criteria for approval of a PUD and the proposed Public Benefit follows.

Public Purposes for PUDs:

- (1) **Required findings.** A proposed PUD may be granted one or more of the variations authorized in subsection 26-81(d) if it is found to achieve one or more of the public purposes described in subsections (2) through (5), below. To grant a variation to a PUD, the review body shall make both of the following findings:

- a. ***Necessary.*** That the proposed variation is necessary for the purpose to be achieved; and

**Staff Analysis: Consistent** The proposed height variation is necessary to meet Base Area Plan goals and public purposes including residential density, commercial vitality, community facilities, and additional community amenities, as outlined in more detail below. The proposed setback variances are necessary to accommodate retaining walls that are needed to construct a building with significant mass on a steep site.

- b. *Proportional relationship.* That the extent of the variation granted has a direct and proportional relationship to the magnitude of the benefit that is received by the community at large and the users of the project.

Staff Analysis: **Consistent** The magnitude of the variances proposed are significant. The proposed height on a G-1 zoned parcel is similar to other recent approvals in the G-2 Zone District, immediately adjacent to the ski slope, and the broad use of retaining walls to accommodate the proposal on this steep site causes several setback variances. The proposed Public Benefits have significant measurable benefit to the community, specifically the land dedication, LEED Silver and the voluntary real estate transfer fee. While the variances proposed are significant, the proposed Public Benefits are commensurate.

- (2) *Provides significant public benefit.* A variation may be obtained if the proposed PUD is found to provide a significant public benefit because it meets at least one of the following criteria. It shall be the applicant’s responsibility to clearly demonstrate the PUD achieves significant public benefit by furthering the intent of the Mountain Town Sub-Area Plan, and exceeding the CDC requirements and Base Area design standards.

When evaluating the public benefits provided in return for requested variations, preference is for those benefits that can demonstrate they will provide vitality and activity at the base, which are listed as priority “1” in Table 26-86(b) below. If it is not feasible for a project to provide a priority “1” public benefit, or if the level of requested variances does not warrant such a significant public benefit, preference would be for a priority “2” benefit. A priority “3” benefit could be provided in return for minor variations or in circumstances when a community amenity is of such a magnitude that by its nature it will provide vitality and activity at the base.

Table 26-86(b) (below) represents the current priority rankings of the listed public benefits. The list of public benefits and their rankings will be re-evaluated annually.

***Table of Current Priority Ranking of Public Benefits:***

<b>Public Benefit</b>	<b>Priority Ranking</b>		
Employee Housing	1		
Economic Sustainability	1		
Additional Affordable Housing	1		
Energy Efficiency and Sustainable Design (LEED)		2	
Community Facilities		2	
Cultural Resources		2	
Additional Community Amenities			3

- a. *Employee housing.* A public benefit may be established by a project providing housing units that fall under the definition and associated use criteria in the Community

Development Code as employee units.

Staff Analysis: **Not Applicable** The applicant is not proposing any employee housing as a component of public benefit.

- b. *Economic sustainability.* A variation may be obtained if the proposed PUD contains uses that help to generate energy and vitality at the Mountain Area.
  - i. *Hot beds.* A public benefit may be established by a project if an applicant can clearly demonstrate, through project elements, form of ownership or operation that the project will enhance the vibrancy of the base area through occupied residential units. Examples may include but are not limited to hotels, fractional ownership, mandatory rental pools, and onsite support such as concierge and maid services.

Staff Analysis: **Consistent:** Hot Beds- 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.

**Consistent:** Voluntary Real Estate Transfer Fee to the URA- The project is proposing a ½ % voluntary real estate transfer fee whose funds directly benefit the Urban Renewal Authority. This fee is anticipated to generate up to \$3,600,000 over 30 years for the URA to use for the enhancement that directly result in increased economic sustainability throughout the base area.

- c. *Energy efficiency and sustainable design (LEED standards)* A public benefit may be established by a project if an applicant can demonstrate LEED certification by the US Green Building Council.

Staff Analysis: **Consistent:** The applicant is proposing achieving LEED Certification at the Silver level for this project. Refer to Condition of Approval #4.

- d. *Community facilities.* A public benefit may be established by a project if an applicant can demonstrate that it will build necessary community facilities that serve the intent of the Mountain Town Sub-Area Plan, such as: active or passive recreational facilities; day care services; public parking, or other public and community services, such as a fire sub-station, substantial public transit facilities, public meeting rooms, special event staging areas, or other facilities as approved by the city because of the need for such community facilities within the Base Area.

Staff Analysis: **Consistent:** The project includes partial day-lighting and restoration of Burgess Creek. This improvement is outlined as a goal of the Mountain Town Sub-area Plan. While the significant use of retaining walls in the waterbody setback affect the aesthetics of the creek corridor, the restoration

of the bank and channel, along with the cantilevered sidewalk achieve the MTSAP goal of creating pedestrian interest along Burgess Creek.

- e. *Cultural resources.* A public benefit may be established by a project if an applicant can demonstrate the preservation and enhancement of an important historic or cultural resource that contributes to the history, heritage, or identity of the community.

Staff Analysis: **Not Applicable:** The project is not proposing any cultural resource enhancements.

- f. *Additional community amenities.* A public benefit may be established by a project if an applicant can demonstrate the provision of additional community amenities above and beyond those required in the base area design standards.

Staff Analysis: **Consistent:** As demonstrated in Project Analysis Section VI, the project is proposing to exceed their required community amenity by 200% (per applicants calculations). Where \$449,774 is required, the project is proposing \$1,792,319, as demonstrated by an itemized estimate provided by the applicant. The level of public benefit is up for debate due to concerns related to the type and proximity of these community amenities. Refer to Section VI-C of this report.

- g. *Additional affordable housing,* A public benefit may be established by a project if an applicant can demonstrate the provision of additional affordable housing above and beyond the requirements in the base area PUD requirements.

Staff Analysis: **Consistent:** The proposed land dedication has the development potential to accommodate the production of affordable housing units in excess of the project requirements of 21.34 units with the flexibility to meet the AMI demands of the community. The following provides two development scenarios for the parcel and their associated fiscal benefit (see Community Housing Plan for detailed analysis):

**Minimum Development Given the Analysis and Assumptions (and dependent on an appraisal):**

- 109-131 residential units depending on square footage (ranging from 1200-1000 s.f. average respectively)
- Option 1 (for the purposes of analysis, only): 100,000 square feet residential development; 31,250 s.f. commercial development
- Option 2 (for the purpose of analysis, only): 131,250 square feet residential development

Application of land cost to Development Potential:

- Option 1: Figuring land costs in a range between \$22 and \$45 s.f. where the \$22 a square foot represents improved commercial or industrial property and a range up to \$45 a square foot represents improved residential property\*: **value up to \$5,187,500**
- Option 2: Figuring land cost in a range up to \$45 a square foot for improved residential property: **value up to \$5,906,250**
  - *The \$22 a square foot estimate represents an appraisal of a similar improved industrial parcel. The Routt County Assessor's office concurs with these square foot estimates within a range used to calculate valuations of residential and commercial parcels that include infrastructure. An appraisal is required to determine a final land value.*

(3) Criteria for review of height variation. Whenever a proposed PUD includes a request for a height variation, the review body shall consider the following factors:

- a. Context and scale. Whether the proposed height of the structure will be appropriate and in context with the surrounding built and natural environment, and will be in scale with adjacent pedestrian ways and public gathering places.

Staff Analysis: **Consistent:** The building steps down in height as it transitions from the more intense base area to the less intense Burgess Creek Road neighborhood. The scale of Tower 3 still maintains the intensity of the base area while being smaller than the more massive southern towers. The building is broken into three recognizable towers that sit on a 2-3 story plinth to decrease the impact of the increased height. From the ground level, pedestrians will perceive building height at the height of the eaves and stepbacks rather than at the overall height of the ridgeline.

- b. Shadows and solar access. Whether there is the potential for the height variation to cause any problems for neighboring sites due to shadow effects or loss of solar access on structures, roads, or pedestrian paths, or due to the loss of air circulation, or closing of public views.

Staff Analysis: **Consistent:** Per the included shadow plans, the increased height does not increase shadowing affects on neighboring properties greater than the allowable building height standard. The shadowing of Burgess Creek Road will be significant in the winter months.

- c. Snow storage. The applicant shall demonstrate that the storage and shedding of snow, ice, and water has been accommodated in a safe and efficient manner that will not require significant maintenance as determined by the review body.

Staff Analysis: **Consistent:** The project team has included a snow management consultant. A detailed snow management plan will be required as a component of the Final Development Plan submittal.

- d. Setbacks. The size of the proposed side, front, and rear yard setbacks, and whether the applicant proposes a greater setback from neighboring structures or a reduced site coverage ratio as a means of compensating for the requested increase in height.

Staff Analysis: **Consistent:** The project includes a reduction in allowable site coverage from 60% to 43% and includes setbacks from the property lines adjacent to neighboring Bronze Tree Condominiums (15 ft.) and Kutuk Condominiums (25 ft.).

- e. Height reduction. Whether the applicant proposes to reduce height in portions of the development as a means of compensating for the increase in bulk from the proposed height variation. The applicant may be required to step the height of buildings down from the central portions of the development to the periphery of the property as a means of ensuring that the proposed height is compatible with that of surrounding developments.

Staff Analysis: **Consistent:** The building steps down as it moves north on the site. The building height is stepped down on the south tower to create a compatible scale with the height of Bronze Tree Condominiums. In addition, there are portions of the building between towers which are below the maximum allowable height.

- f. FAR Part 77. Whether the height variation would penetrate the Federal Aviation Administration FAR Part 77 imaginary plane.

Staff Analysis: **Not Applicable.**

(3) Criteria for review of setback variations. Whenever a proposed PUD includes a request for a variation from the minimum front, side or rear yard setbacks, the review body shall consider the following factors:

- a. Emergency vehicle access. Whether adequate room has been provided for emergency vehicles to obtain access to buildings throughout the development.

Staff Analysis: **Consistent:** The proposed project has maintained the existing emergency access along the southern portion of the site to accommodate emergency vehicle access to the Steamboat Highland project and Bronze Tree Condominiums. Additional staging areas on Burgess Creek Road and Storm Meadows Drive have been created to accommodate emergency access.

- b. Environmental sensitivity and land use compatibility. Where the PUD is proposed in a developing portion of the city, whether units have been clustered in the most developable and least environmentally sensitive portions of the site, with common open spaces provided between the clusters where appropriate. Where the PUD is proposed in a developed portion of the city, the proposed setbacks and minimum lot area shall be consistent and compatible with those of surrounding developments. The city may establish a "buildto" line for portions of the PUD to ensure consistency with the setbacks on neighboring properties and to ensure structures are appropriately oriented to public streets.

Staff Analysis: **Consistent:** The proposed project has concentrated development on those areas which are the least environmentally constrained. The building has maintained a 12' minimum setback from the ordinary high water mark of Burgess Creek. The proposed retaining walls in the waterbody setback have been designed as part of an overall creek restoration that is intended to enhance the creek corridor. The surrounding developments, particularly in the G-2 Zone District, have setbacks that are flexible to ensure that quality pedestrian spaces are created on all sides of the building. The pedestrian experience on Storm Meadows Drive is arguably enhanced by having the building closer to the street and sidewalk. A Floodplain Development Permit and a Wetlands Permit will be required and are conditions of approval.

- c. Light, air, and solar access. Whether there will be adequate light and air to units and opportunities for solar access to be obtained.

Staff Analysis: **Consistent:** The proposed project has been designed so that adequate light and air is accessible to all units. The building setback variances do not significantly affect the solar access of the site.

- d. Water body setbacks. A PUD may vary the special water body setback standards stated in sections 26-132 and 26-143 for a development that is designed to provide public access to the water body or that will enhance a waterfront area within the city. To obtain this type of variation, the applicant shall demonstrate that the proposed setback will provide an equal level of water quality protection as would have been achieved had the PUD complied with the water body setback stated in the Code and that the development has avoided impacts on riparian vegetation and any other critical natural resources found along the water body. Note: When this

PUD criterion is met, the criteria for approval for a water body setback variance do not apply.

Staff Analysis: **Consistent:** The proposed project includes retaining walls in the Burgess Creek waterbody setback that are part of an overall creek restoration that is intended to enhance the creek corridor. The restoration will include a partial day-lighting of the creek and enhanced drop structures to naturalize the flow of the creek at high water.

## VIII. STAFF FINDING & CONDITIONS

### Finding

The Steamboat Highlands Development Plan, # DP 08-05 which consists of:

1. 136 residential units
2. Total gross building area of 328,610 square feet
3. 14,481 square feet of commercial space
4. 111 parking spaces
5. Restoration and day-lighting of Burgess Creek
6. An 8' detached boardwalk pathway along Burgess Creek

is consistent with the required findings for approval as a Planned Unit Development with the following conditions:

1. A detailed snow management plan shall be submitted with the Final Development Plan to ensure that the shedding of snow, ice, and water has been accommodated in a safe and efficient manner.
2. Public improvements shall be designed in accordance with the Base Area Pattern Book.
3. Public Access Easements are required on all pedestrian walkways and public plazas, including the Level 5 terraces.
4. Applicant shall submit all necessary design and construction credit documentation to the United States Green Build Council (USGBC) prior to certificate of occupancy. Applicant acknowledges that the City of Steamboat Springs and the Routt County Regional Building Department will conduct inspections of the project during its construction and that said inspections will not relate to the project's compliance with LEED standards. Applicant agrees that notices of satisfactory conditions given as a result of said inspections shall not be construed by Applicant as representations by the City of Steamboat Springs or the Routt County Regional Building Department regarding the project's LEED compliance. Applicant acknowledges that inspections for LEED compliance will be conducted only by the United States Green Building Council or other third party contracted for by Applicant.



5. Prior to Building Permit approval the applicant is required to enter into a Development Agreement with the City that shall stipulate:
  - Public plaza/walkway construction and maintenance
  - Burgess Creek restoration and day-lighting
  - ½ % Voluntary Real Estate Transfer Fee to the URA
  - Community Housing Plan requirements
  - Any other items identified by Planning Commission and/or City Council
6. A detailed community amenities plan is required at the time of Final Development Plan submittal that contains the location of public plazas, details of proposed art/sculptures, details of proposed fire pits, fireplaces, etc.
7. A Wetlands Permit is required to be obtained from the Army Corp of Engineers prior to Building Permit application.
8. A Floodplain Development Permit is required to be obtained from the Steamboat Springs Planning and Community Development Department prior to Building Permit application.
9. The existing emergency access that passes through this site to the front of Bronze Tree shall not be closed or obstructed without a preapproved alternate route in place per 2003 International Fire Code sections 501.4 and 503.4.
10. Civil construction plans prepared by a licensed Colorado civil engineer must be submitted to Public Works for review by Public Works, Planning, and Mt. Werner for review and approval prior to approval of any improvements agreement, building permit, or final plat and prior to the start of any construction. We recommend submitting the construction plans a minimum of five weeks prior to building permit application to allow time for review, comment response, and approval.
11. The Development Permit application did not contain comprehensive information to confirm that the retaining system along Storm Meadows Drive could be constructed w/o adverse impacts to the ROW. Public Works has agreed to move forward to Final Development Plan with conditions acknowledging that there is a possibility that changes to the building footprint may be required to accommodate final retaining wall design outside of the ROW. Prior to Final Development Plan submittal, provide the following for review:
  - a. Conduct additional subsurface investigation in the Rights-of-Way where proposed subsurface wall, soil nail or tie-back encroachments will occur and include results in an updated soils report. A minimum of 6 test holes should occur on Storm Meadows Dr. where permanent shoring will be required.

- b. A stamped, Final Subsoil and Foundation/Retaining Study identifying a specific design for temporary and permanent shoring walls required by the project. Provide necessary details for retaining structures and clearly identify designs for temporary/permanent shoring walls, retaining walls, and structural fill, demonstrating how they can be accomplished without adversely impacting public infrastructure and adjacent properties.
- c. The retaining walls along the public ROW are required to be self-supporting and not utilize the building structure for support. To demonstrate this, a global stability evaluation for cut slopes, retaining structures/shoring walls, without the building being constructed, using a minimum Factor of Safety (FOS) of 1.5 shall be submitted for review and approval.
- d. A completed and recorded Easement agreement for the proposed subsurface wall encroachment into the Right-of-Way as approved as part of this development application and to be recorded concurrently with the Final Development Plan. No subsurface encroachment shall exceed the width of the Right-of-Way and encumber adjacent, private property.
- e. A final stamped drainage report addressing any outstanding City comments and incorporating any changes in the final design. The final report must address outstanding Public Works issues including but not limited to:
  - Document the design of the proposed porous pavers as a means of storm water quality treatment or provide an alternate acceptable method of providing storm water quality.
  - Confirm the proposed culvert sizes are available for both initial installation and replace or modify design to standard configuration such as a box culvert.
  - Include design for check dams
- f. An approved detail showing limits of asphalt patch back. Based on the extensive street cuts proposed for utility installation and culvert upgrades at intersection, a full lane width or full street width patch may be required.
- g. A striping/ signing plan.
- h. An engineered design for the sidewalk and curb ramps including the cantilevered sidewalk above Burgess Creek. No subsurface footer shall encroach on the ROW.
- i. Show locations of elevator shafts and include oil/water separator to sanitary sewer.

12. At time of civil construction plans, provide a copy of the Army Corp of Engineers permit for modifications to the wetlands/ waters of the state.

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13. This project includes design elements that are not part of typical building permit - inspections and specialty staff is required. Prior to submittal of Building Permit, the developer shall enter into an agreement to fund specialty inspections for bridge structures, temporary shoring, and structures along the ROW.
14. Soil nail design and construction shall allow for a minimum of 10-feet of separation from any proposed soil nail to any water or sewer main, lateral, service line or appurtenance. Any soil nails in the ROW must be approved as part of the civil construction plans and must be a minimum of 10 ft below ground surface.
15. At time of first final plat, the applicant shall:
  - a. Dedicate a public access easement for public sidewalks and pedestrian connections outside of the public Right-of-Way.
  - b. Dedicate drainage easements for public drainage courses thru private property such as proposed along Storm Meadows Dr.
16. The owner shall be responsible for constructing and maintaining snow-melt and other private features located in the City Right-of-Way per the approved construction plans.
17. Prior to Final Development Plan approval, provide copy of written permission and easement dedication to demonstrate that project work associated with Storm Meadows Dr./Burgess Creek Rd. culvert upgrades is feasible. Offsite grading will likely be required for these upgrades and the pedestrian connection to Kutuk, as shown.
18. A Construction Site Management Plan is required to be submitted in conjunction with the Building Permit or Grade and Fill Permit Application. Due to the unique characteristics of this site such as deep excavations and limited site area, this CSMP will be subject to requirements including but not limited to:
  - a. Provide a phasing plan showing how temporary and permanent shoring systems will be installed.
  - b. The contractor's narrative identifies two tower cranes for vertical construction. It doesn't appear there has been a designated material lay down area in the vicinity of Tower Crane #1. Trucks will not be allowed to offload from public streets.
  - c. An airspace easement will also be required to operate the tower cranes.
  - d. The existing emergency access that passes through this site to the front of Bronze Tree shall not be closed or obstructed without a preapproved alternate route in place per 2003 International Fire Code sections 501.4 and 503.4. A detailed Construction Site Management Plan will be required prior to any permit approvals.

- e. Storm Meadows Drive and Burgess Creek Road must be kept open to traffic at all times due to the one way in, one way out access restrictions. The roads shall not be partially closed or obstructed without a preapproved alternate route in place per 2003 International Fire Code sections 501.4 and 503.4. A detailed Construction Site Management Plan will be required prior to any permit approvals.
  - f. Contractor parking must be provided, and no parking will be allowed in the ROW. The contractor's narrative does not show any on-site space for parking. Based on site restrictions it is likely that an off-site parking facility with shuttle service to the site will be required.
  - g. Access to the site will be from the two access points shown, no additional construction access points will be allowed unless it can be demonstrated that site distance and other access requirements can be met.
  - h. Show all required elements of the CSMP including tracking pads (those weren't shown on the contractor's narrative).
  - i. Site operations such as jersey barriers, material lay down, etc must occur on-site and not in the ROW. Additionally these items must not interfere with sight distance at the site access points or public road plowing operations.
19. The developer shall pay a proportionate share of future traffic improvements as identified in the Base Area Master Traffic Study, calculated at \$181,111. Payment shall be submitted prior to recordation of first Final Plat or at issuance of building permit, whichever comes first.
20. The following items to be identified for each phase on the construction plans are considered critical improvements and must be constructed prior to issuance of any TCO or CO; surety cannot be posted for:
- a. Public drainage improvements
  - b. Public sidewalk improvements
  - c. Installation of street and traffic control signs
  - d. Access drive, driveway, and parking areas
  - e. Storm water quality features. (Vegetation must be established prior to CO when required as part of the feature design.)
  - f. Retaining walls, guardrails, and ancillary items needed to retain slopes effecting public ways or rights-of-way.
  - g. Storm Meadows Dr. improvements
  - h. Burgess Creek upgrades and restoration

## **IX. ATTACHMENTS**

Attachment 1 – Steamboat Highlands Project Narrative

Attachment 2 – Steamboat Highlands Development Plan Submittal

Attachment 3 – Planning Commission Minutes from June 26, 2008 (Pre-Application Hearing)

Attachment 4 – City Council Minutes from July

Attachment 5 – Public Comments