



**STEAMBOAT BASE AREA REDEVELOPMENT**  
STREETScape AND PUBLIC IMPROVEMENT MASTER PLAN



DECEMBER 2006



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## CONSULTANT TEAM

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**Drexel, Barrell & Co.**

**Civitas, Inc.**

**Beaudin Ganze Consulting Engineers**

**Kracum Resources, LLC**

**Noble Erickson Inc.**

**Fehr & Peers**



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# EXECUTIVE SUMMARY

## STREETSCAPE AND PUBLIC IMPROVEMENT MASTER PLAN

With the recent adoption of the City of Steamboat Springs Mountain Town Sub-Area Update and the Mountain Base Area Design Standards in 2005 coupled with the formation of the Urban Renewal Authority (URA), the mountain base area is poised for significant reinvestment and redevelopment. Starting in late February of 2006, the streetscape and public improvement master planning effort represents a major step towards implementation of the URA funded improvements at the base area. This document is organized into two major parts:

### Master Plan

The master plan is centered around further development of specific priorities identified by both the Mountain Town Sub-Area Plan Update and the Mountain Base Area Design Standards focusing on the following key areas:

- Burgess Creek daylighting and base area promenade and plazas
- Signage and wayfinding improvements
- Mount Werner Road and Circle streetscape and landscape improvements
- North Portal Turnaround/Drop-off
- Infrastructure and utilities survey

This master plan document further diagnoses key issues, illustrates design approaches and concepts, expresses material approaches, and provides preliminary analysis of technical aspects such as infrastructure and snowmelt systems.

### Streetscape and Urban Design Pattern Book

The intent of the pattern book is to help formulate design approaches and character of plaza, streetscape and related public spaces. This document provides specific criteria and material recommendations to guide character and style of public space throughout the base area. Elements such as paving, walls, lighting, and site furnishings are addressed. In addition, special features such as warming areas and water features are identified to offer activity-enhancing elements for the base area environment. These recommendations are formulated to allow development projects to be implemented over the next several years, providing consistency and cohesiveness while accommodating an eclectic series of projects.

## PLANNING PROCESS

The planning process features an Urban Renewal Authority Advisory Committee (URAAC) comprised of property and business owners, members of the development community, the Ski Corporation, ex officio members (City Council, Planning Commission), and community at-large members. The URAAC in conjunction with City staff serves to guide the process and offer recommendations to the URA for formal consideration. The URAAC meets twice monthly to evaluate planning approaches, provide direction to City staff and the consultant team, and recommend improvements for URA funding and implementation. At periodic intervals the URAAC makes recommendations to the URA for formal consideration. Key URA approvals as part of this process include the following:

### June 27, 2006

Approval of design and engineering services of URA funded projects for recommended for 2007 construction. In addition design and engineering priority URA funded expected for 2008-2009 construction. Projects include:

- Promenade between Torian Plum and proposed One Steamboat Place development, as well as the daylighting of Burgess Creek
- Wayfinding and signage improvements
- Sidewalk connection between Gondola Transit Center and Ski Time Square, as well as North Portal Turnaround / Dropoff

### August 8, 2006

Review of transportation charette analysis and recommendations

### September 19, 2006

Approval of URAAC recommendation for North Portal Turnaround/Drop-off located along Ski Time Square Drive

### November 7, 2006

Approval of geothermal analysis and drilling related to operations of snowmelt system. General project update regarding design direction, materials, and budget.

## PUBLIC OUTREACH

The strategies for public outreach include media briefings, public open houses at Centennial Hall (June 6, June 27, July 27, August 8, September 19, October 10, and November 7), and newsletters and web postings facilitated by the City's Planning Department. In addition, all URA, Planning Commission, and URAAC presentations and briefings are advertised and open to the public. Public outreach activities will continue throughout the design and construction process.

## NEXT STEPS TOWARDS IMPLEMENTATION

The May and June 2006 URAAC meetings focused upon selecting projects for URA consideration proposed for construction in 2007. This selection process was organized into three phases and included a list of all potential projects, most of which were previously identified by the Mountain Town Sub-Area Master Plan and the Mountain Base Area Design Standards adopted in Fall 2005. The first phase determined which projects should be considered for URA funding, the second phase evaluated potential projects in terms of value and associated issues, and the third phase identified a unanimously recommended package of projects for 2007 construction.

The projects selected by the URAAC and subsequently recommended to the URA for 2007 construction consideration include the following:

- North Portal Promenade (assuming operations and maintenance mechanisms are in place)
- North Portal Turnaround and Drop-off
- Wayfinding and Signage - Phase One
- Gondola Transit Center to Ski Time Square Walkway

In addition, the URAAC recommended design and engineering of priority projects for upcoming phases including the Burgess Creek daylighting and the Promenade between Torian Plum and the proposed One Steamboat Place development.

In August 2006, the consultant team began the next phases of the design process with the anticipation of January 2007 contractor selection for phase one construction.



