MEMORANDUM

TO:	Lindsay Hirsh Town of Keystone Community Development Director 1628 Saint John Rd. Keystone, CO 80435	ISSUE DATE:	06/03/2024
FROM:	OZ Architecture	PROJECT NAME:	Kindred Resort
SUBJECT:	Site Plan Amendment-03 DESIGN NARRATIVE	PROJECT #:	17033.00
CC:	KNC, ORRA, Project File	PREPARED BY:	Tim Ross, OZ

Lindsay,

The Design Narrative below describes all proposed changes to the Kindred Resort at Keystone contained herein to support a Class 2 Development Review. There are a total of six (6) minor revisions, issued as Architect's Supplemental Instructions (ASIs) to update the approved Site Plan application No. **PLN18-081**, as proposed. These proposed changes are as described in ASI's 013, 015, 018, 021, 022 and 023. The ASIs summarized below document modifications to the approved development and construction documents on file for the Project which are necessary in order to coordinate ongoing construction activities. The Applicant (OZ) submits that each of the six (6) ASIs listed below qualify as Class 2 Modifications because the proposed changes do not materially change the approved design and they are consistent with all previous AHJ approvals.

Not all of the revised drawings issued with these ASIs were included in previous Site Plan applications or Amendments. Therefore, the Applicant has provided complete copies of all six (6) ASIs in their entirety so that the AHJ can review the proposed changes in the full context within which they occur. Sheets identified below in **BOLD TEXT** are included in both SPA-03 **and** the Construction Documents. For these ten (10) sheets both a 'before' and 'after' version is also included with changes from previous SPAs (before) clouded in red and changes related to this SPA-03 (after) clouded in blue, to facilitate a comparison to previous Site Plan changes. A brief description of changes to each impacted sheet, including those not previously included in the Site Plan application, is provided below. Refer to the complete ASI packages for additional information.

- **ASI-013 - Xcel Gas Meter**; revised Civil, Structural, and MEP drawings to coordinate requirements for installation of the main gas service meter assembly and associated improvements on the north side of the entry drive, across the North Driveway from the main project entrance as directed by the

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local utility provider. It should be noted that the location and configuration of these improvements were primarily driven by existing conditions and Xcel's design standards. A combination of the configuration of the existing Springs' gas service line, proximity of other existing underground utilities in the area, and available space on the subject property dictated placement and orientation of the gas meter and associated improvements on the subject property. The sizing of the meter assembly itself is based on calculated service demands for the project upon completion. The selected meter assembly then dictated structural support requirements. Screening the meter assembly from the adjacent property has been identified as a potential concern for the AHJ. Applicant agrees to coordinate final placement of scheduled plantings to maximize visual screening of the planned improvements from the adjacent property to the highest degree possible while adhering to the service access requirements of the utility provider.

Civil – Description of Changes

- **Sheet C-104 – Civil Site Plan** (previously Issued w/SPA-01)
  - Wall location added to plan with callout – "Gas Meter Wall – See Structure Plans for Detail."
- Sheet C-106 – Detailed Grading and Drainage Plan
  - Wall location added to plan with callout – "Gas Meter Wall – See Structure Plans for Detail."
  - Finish grade elevations added at wall ends.
- **Sheet C-109 – Composite Utility Plan** (previously Issued w/SPA-02)
  - Wall location and underground private gas lines from wall to building added to plan with callouts.
- Sheet C-202 – North Driveway Plan & Profile
  - Wall location added to plan with call out and Station/Offset labels to identify horizontal location.
- Sheet C-211 – Water Plan and Profile
  - Wall location added to plan with private gas line crossings show in profile view.
- Sheet C-215 – Storm Sewer Plan & Profile
  - Wall and private gas lines added to plan with cover required at storm sewer crossing called out in plan.

Structural – Description of Changes

- Sheet S-505 – Foundation Details
  - Detail 6 added showing section of gas meter wall and associated footing.

Architectural – Description of Changes

- Sheet A-000 – Site Plan
  - Detail 1 Wall location added to plan with callout – "Gas Meter Wall – RE: MEP"
  - Detail 2 Wall location and dimensions added to plan with callouts – "Utility Gas Meter Location; RE: Civil" and "Free Standing CMU Wall."
- Sheet A-208 – Exterior Elevations - Podium
  - Detail 10 added showing gas meter wall elevation and section detail callout.
- Sheet A-319 – Wall Sections – Public Lobby
  - Detail 7 added showing section of gas meter wall and associated detailing.

Mechanical – Description of Changes

- Sheet M-100, Mechanical Site Plan – Garage Level
  - Revised gas piping and gas entry per coordination with utility.
- Sheet M-200A, Garage Plumbing Plans – Area A

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        - Revised gas piping and gas entry per coordination with utility and added callouts for gas meter regulator and related piping.
    - Sheet M-201A, Level 1 Plumbing Plan – Area A
        - Updated short circuit/voltage drop calculations for Raychem panels added or relocated and added callouts for gas meter regulator and related piping.
    - Sheet M-701, Mechanical Diagrams
        - Revised gas entry diagram B/M-701 to reflect revised gas entry and underground piping.

Electrical – Description of Changes

- Sheet E-008, Central Electrical Panel Schedules
    - Revised Panel Schedule for LP1C1 to add a 20A circuit for future use near the gas meter to circuit 107.
- Sheet E-100,
    - Added junction box to CMU wall near gas meter for future use, and added flag note #6 describing weatherproof junction box requirements.

- **ASI-015 – Changing Sliding Doors at TI Spaces;** revised Architectural, Structural, and MEP drawings to coordinate changing three (3) pairs of swinging storefront doors to sliding doors as requested by the future operator of these spaces, Vail Resorts (VR). This change is the result of a request by VR to install sliding doors made by Stanley at each of these spaces, so the doors are consistent with other retail spaces VR operates in the region. In short, we are accommodating a 'business decision' to change to the same door type that VR maintains across its existing portfolio. It will also facilitate timely repairs when necessary.

  At two of the three locations, the window sill immediately adjacent to each door panel must be lowered to slab elevation to allow the new operable door panels to slide behind in the event of an emergency. This is accomplished per the revised architectural details provided. At the third instance, the scheduled door opening is within a larger storefront composition which cannot accommodate full size side panels without significant redesign. To avoid changing the approved design, a different type of 'breakaway' door panels are incorporated into that scheduled opening. Notice that unlike traditional storefront doors which have a four-sided frame with a pull handle on each door panel, the Stanley doors have a metal frame expressed at the top and bottom only. All three pairs of sliding doors requested by VR have been integrated into the project without changing the size of the associated rough openings shown in the previously approved design.

  Architectural – Description of Changes

  - Sheet A-100B – Garage Floor Plan – Area B
      - Revised Door 067A from storefront swing doors to single automated, sliding door.
  - Sheet A-100D – Garage Floor Plan – Area D
      - Revised Doors 050A and 050C and adjacent windows from storefront to bi-parting automated swing doors.
  - **Sheet A-201 – Exterior Elevations – West Building** (previously Issued w/SPA-01)
      - Revised Detail 6 from storefront to sliding doors at Door 067A. Note that the left panel of new sliding door 067A is a 'break away' type panel, which is required to achieve the minimum egress width at this location.
  - **Sheet A-204 – Exterior Elevations – Hotel Building** (previously Issued w/SPA-01)
      - Revised Detail 1 to show sliding doors and full height side panels at Doors 050A and 050C. Changed adjacent Type QQQ windows from storefront to be part of the

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new Stanley sliding door assembly. Removed horizontal transom windows above Doors 050A and 050C as required to accommodate new sliding doors.

- Sheet A-314 – Wall Sections – West Building
  - Revised L1 of section 5/A314 to include callouts for new details on new sheet A-627 (see below).
- Sheet A-600 – Door Schedule
  - Updated scheduled information for the three (3) doors being changed; Door 050A, Door 050C, and Door 067A.
- Sheet A-604 – Door Type Elevations
  - Added new Panel Types SG-3_T (sliding doors only) and SG-4_T (sliding doors with side panels).
- Sheet A-627 – Door Details (New Sheet)
  - Five (5) new details for the Stanley sliding doors requiring a new Sheet be added to the set. Details 1-5 show head and jamb conditions at both stone and metal cladding as well as a typical threshold detail for alternate sliding doors.

- **ASI-018 – Remove Plaza Lift**; revised Architectural drawings to remove the Plaza Lift shown in the vicinity of the monumental stair on the south side of the Public Courtyard. This includes changing door and elevator operation and provide wayfinding signage as required to achieve an alternate Accessible Route connecting the Gondola Plaza on L0 and the Public Courtyard on L1. Note that without the Plaza Lift present, providing a complaint Accessible Route between these two important public amenities will require barrier-free travel through the Hotel portion of the project in both directions. Note that the ASI includes a 'checklist' of all Code-required changes needed in order for the project to remain complaint after the proposed removal of the ADA Lift. That checklist was developed in consultation with the Chief Building Official for Summit County, to ensure that the ASI included a written summary of changes required to meet the Building Code.

  <u>Architectural – Description of Changes</u>
  - **Sheet A-100 – Garage Floor Plan – Overall** (previously Issued w/SPA-02)
    - Remove ADA Lift and associated keynote.
  - Sheet A-100D – Garage Floor Plan – Area D
    - Remove ADA Lift and associated keynote.
  - **Sheet A-101 – Level 1 Floor Plan – Overall** (previously Issued w/SPA-01)
    - Remove ADA Lift and associated keynote.
  - Sheet A-101C – Level 1 Floor Plan – Courtyard
    - Detail 2 Remove ADA Lift and associated keynote.
    - Detail 2 Revise railings to be continuous at Public Courtyard on L1.
  - Sheet A-460 – Stair/Elevator Exterior Plans & Sections
    - Detail 1 Remove ADA Lift and associated keynote.
    - Detail 2 Remove ADA Lift and associated keynote.
    - Detail 3 Remove ADA Lift and associated keynote.
    - Detail 3 Revise railings to continuous at Public Courtyard on L1.
    - Detail 4 Remove ADA Lift and associated keynote.
    - Detail 4 Revise railings to be continuous at Public Courtyard on L1.

ASI-021 –Add Stem Walls at SE Corner; revised Civil, Architectural, and Structural drawings to resolve recently discovered grading conflicts identified in RFI-01251. The RFI identifies the discrepancies in the exterior elevations between the different disciplines at the exterior of the building in the SE corner

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between the intersections of Grids 16/T.1 and Grids 14.1/V. The proposed remedy is to incorporate a 16-24" CIP stem wall within the bottom of the exterior walls AND to add a ~6" tall curb to the back side of the adjacent paver system. The combination of stem wall and high curb will accommodate re-grading of the area between the building and the pavers such that the grades at the hardscaped areas do not need to change. It is important to note that the underground utilities which have been installed in this area also do not need to change (with minor exceptions, as noted below). It is also important to note that these hardscaped areas also serve as Emergency Vehicle access from the turnabout at the end of Hunki Dori Road and continuing along the south edge of the project, extending to the Gondola Plaza. This is also the lowest point of the subject property, thus the combination of a proximity to wetlands and the presence of (now existing) underground utilities does not allow the hardscaped areas to be lowered. Therefore the grade difference must be made up in the area between the drive and the building and/or by the building's structure itself. The proposed solution incorporates a little of both of these ideas. On the building, the bottom 1.5'-2.0' of the exterior walls will change from metal stud framing to cast-in-place concrete, allowing the base of the building to act as a retaining wall where necessary. And at the edge of the paver system, a cast-in-place curb has been introduced so that grade adjacent to the drive lane can be lowered without having to adjust the elevation of the pavers. Contrasting surfaces between the drive lane (pavers) and the new area wells (cobblestone) will be provided to clearly delineate the boundary of the walking surface and the drainage basins. Also, scheduled landscaping boulders will be strategically placed in the new swails to further reinforce the edge of the pedestrian walkway.

Civil – Description of Changes

- Sheet C-108 – Detailed Grading and Drainage Plan
  - Revise grading between face of building and adjacent paver system walkway, add (2) area well drains piped to storm sewer.
  - Add a 6" tall Type 2 curb at the back side of the paver system, regrade the resulting swails to drain to adjacent inlets, add (2) area wells.
- **Sheet C-502– Civil Details** (previously Issued w/SPA-01)
  - Added Detail 21/C-502 for 6" Type 2 Curb at back/edge of paver system.

Structural – Description of Changes

- Sheet S-100F – Detailed Grading and Drainage Plan
  - Add a 1'-6" to 2'-0" tall by 6" wide CIP curb/stem wall at base of exterior wall to top of existing slab between Grids 15.2 and 15.1 per new detail 8 on Sheet S-505
  - Add a 6" tall Type-2 curb at the back side of the paver system, regrade the resulting swails to drain to adjacent inlets, add (2) area wells.
- Sheet S-505– Civil Details
  - Added Detail 8/S-505 for typical stem wall conditions.

Architectural – Description of Changes

- Sheet A-316 – Level 1 Floor Plan – Courtyard
  - Revise Wall Section 1/A-316 to show CIP stem walls.
- Sheet A-536 – Stair/Elevator Exterior Plans & Sections
  - Added new Detail 5/A-536 to show base of wall construction at/below window sills.
  - Added new Detail 6/A-536 to show typical base of wall construction where waterproofing, exterior insulation, etc. are raised to the new elevations (above the L0 slab) per revised grading plan.

ASI-022 – Revise Grading for FO Line; revised Civil drawings to resolve recently discovered grading conflicts identified in RFI-01229, to provide additional/required ground cover over an existing fiberoptic (FO) line and within the existing utility easement in Hunki Dori. It appears that

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the FO line was the most recently installed utility and that it was placed as low as it could be without disturbing other existing utilities in Hunki Dori Court. As a result, the FO line that is the subject of RFI-01229 currently has approximately 1' of cover, and it requires 3' of cover. To raise the grade and achieve adequate cover, it is proposed to change the profile of the curb along the east edge of the new turnabout from a standard 6" to as high as 24" along the perimeter of the turnabout. The revised design introduces a section of 'high backed' curb to raise the walking surfaces which provide the cover for the FO line. This will require some warping of the pavers and the adjacent sidewalk to blend final grades of the various walking surfaces while maintaining the horizontal control required for the drive aisle (see ASI-021 for additional commentary on this subject). A portion of the approved Boulder wall is also required to tie all the grades together without disturbing the existing underground utilities or relocating the existing transformer and pedestal that the FO Line terminates in at the SE corner of the site.

Civil – Description of Changes

- **Sheet C-104– Civil Site Plan** (previously Issued w/SPA-01)
  - Replace boulder wall with 42" vertical curb
- **Sheet C-105– Overall Grading and Drainage Plan** (previously Issued w/SPA-01)
  - Replace boulder wall with 42" vertical curb (continuation from C-104)
- Sheet C-108– Detailed Grading and Drainage Plan
  - Replace boulder wall with 42" vertical curb and replace section of curb with spill gutter.
- **Sheet C-109– Composite Utility Plan** (previously Issued w/SPA-02)
  - Clarify clearance and protection requirements for fire hydrant.
- Sheet C-113– Concrete Paving Joint Layout Plan
  - Update joint spacing as required.
- Sheet C-201– Hunki Dori Court Plan & Profile
  - Add 42" vertical curb
  - Replace portion of curb with spill gutter
- Sheet C-219 – Storm Sewer Plan & Profile
  - Add 42" vertical curb
- **Sheet C-504– Civil Details** (previously Issued w/SPA-00)
  - Added Detail 12/C-504 for vertical curb.
- Sheet C-505– Civil Details
  - Revised grades at Accessible Route to coordinate vertical curb and spill gutter section.

ASI-023 – Remove (1) existing light pole; RFI-1226 identified a potential conflict between an existing pole light to be relocated and a new boulder wall to be installed at the back side of the sidewalk on the east side of Hunki Dori Court and before/above the curb cut into the Red Hawk parking garage. The RFI initially requested permission to adjust the final location of the light pole, which is called out to be 'relocated' in the approved plans. Upon further investigation, OZ discovered that the approved PUD documents did not consider this pole light in the required photometric analysis. Per the attached Photometric Plan LT-001 from the previously approved Site Plan Application documents, it appears that the Project demonstrates compliance with local lighting requirements WITHOUT this pole light. Discussion with KNC indicated support to remove this pole light so long as the adjacent sidewalk as well as Hunki Dori drive are served by the new snow melt system that is part of this project. OZ has verified that snow melt is to be installed under both the street and the adjacent sidewalk.

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It is the Applicants position that the pole light in question is not required for the project to remain in compliance with previous approvals as related to overall site lighting, and therefore may be removed as noted in the response to RFI-1226.

Civil – Description of Changes (previously Issued w/SPA-01)

- Sheet C-102 – Site Plan Amendment 01 - Demolition Plan
  - Remove Existing Light Pole

Lighting– Description of Changes

- Sheet LT-001 – Parking Garage Level Site Photometric Plan - Overall
  - Provided for REFERENCE ONLY since pole light in question was NOT INCLUDED in the previously approved Site Lighting Plans.

CONCLUSION:

In support of Site Plan Amendment 03 for the above referenced project, Applicant respectfully requests approval of the modifications described in attached ASIs 013, 015, 018, 021, 022 and 023 to the approved entitlement documents. We cite the following determinations in accordance with Section 12001.03 – Determination for Minor Revisions or Modifications, to qualify for a Class 2 (administrative) Review:

a. The proposed modifications do not increase the originally approved gross building area since none of the proposed improvements are within the building envelope.

b. The proposed modifications comply with the current Zoning Regulations; the CMU wall that is part of the main gas meter assembly conforms to Sections 3603.D.2 and 3603.D.3 – Flexible Landscaping Design Standards, and the sliding doors conform to Section 3505.05 Building Architectural Design Standards.

c. The proposed modifications do not materially alter the bulk or massing of the buildings, do not increase the visual impact of the development, and do not materially alter the approved design in terms of Maximum Building Height.

d. The proposed modifications do not significantly change the location of uses, or the layout of streets, driveways, parking areas, trails, pathways or other planned improvements.

e. The proposed modifications do not increase the level of environmental impact caused by the development.

f. The proposed modifications do not significantly alter the current application or plans that were previously approved by the AHJ (previously Summit County Planning, now Town of Keystone Community Development.)

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OZ Architecture submits that the proposed modifications contained in ASIs-013, 015, 018, 021, 022, and 023 qualify as a Minor Modifications (as previously defined by Summit County) requiring a Class 2 (Administrative) Site Plan Amendment application and review. On behalf of the developer, OZ Architecture respectfully requests that the Town of Keystone approve the revisions summarized above as Site Plan Amendment No. 03 for (previous Summit County) Case No. PLN18-081.

END OF MEMO

Attachments; ASIs 013, 015, 018, 021, 022, and 023 in their entirety; 'Before' and 'After' copies with changes clouded in red of the ten (10) full size sheets previously issued in support of a Site Plan Amendment for the Project; (C-102, C-104, C-105, C-109, C-502, C-504, A-100, A-101, A-201 and A-204).

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