



Community Development Review Land Use Application

Town of Keystone
1628 Saints John Road
Keystone, Co 80435
970-450-3500

<https://keystone.colorado.gov/>

Project Name: Kindred Resort at Keystone

Legal Description: Lot 4A-1, One River Run Subdivision, 1st Amend., Summit County, CO

Street Address: 75 Hunki Dori Court, Keystone CO 80435

Request: please check all that apply

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Non-conforming Parcel Plan Review |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Vacation/Easement |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Preliminary Zoning |
| <input checked="" type="checkbox"/> Site Plan; Class 2 Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Subdivision Exemption | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Final Zoning | <input type="checkbox"/> Other |

Applicant

Name: OZ Architecture; C/O Tim Ross Phone # (303) 861-5704
E Mail Address: tross@ozarch.com Fax # n/a
Mailing Address: 3003 Larimer Street, Denver, CO 80205

Owner (if different from applicant)

Name: ORRA C/O RGE Group Phone # (970) 429-4377
E Mail Address: scott@rge-group.com Fax # n/a
Mailing Address: P.O. Box 7902, Aspen CO 81612

Applicant's project planner (if different from applicant)

Name: Lindsay Hirsch Phone # (970) 450-3500 ext.104
E Mail Address: lhirsch@keystoneco.gov Fax # n/a
Mailing Address: 1628 St. John Rd., Keystone, CO 80435

Project Description

Size of site: 4.286 Acres 186,441 Square Feet
Zoning: current Keystone PUD proposed Keystone PUD
Residential uses R-1 (Hotel) and R-2 (Condominiums)
Number of units proposed R-1 =107, R-2 =95 Number of employee units proposed 0
Non-residential use: A-2, A-3, M, S-2 square feet ~258,000SF
Lodging uses: Yes # of units proposed 202 total square feet ~72,000SF

For Staff Use Only:

Date Submitted:	Project #
Date Deemed Complete:	Class
Amount Paid:	Notes:



MEMORANDUM

TO: Andrew Collins
Town of Keystone
Community Development Department
1628 Saint John Rd.
Keystone, CO 80435

ISSUE DATE: 04/08/2025

FROM: OZ Architecture

PROJECT NAME: Kindred Resort

SUBJECT: Site Plan Amendment-05
DESIGN NARRATIVE

PROJECT #: 17033.00

CC: KNC, ORRA, Project File

PREPARED BY: Tim Ross, OZ

Andrew,

The purpose of this document is to request an administrative development review for a minor revision to approved Site Plan application No. **PLN18-081; One River Run Class 2 Site Plan Modification**. The design revision proposed is to raise the height of the cooling tower screen wall to match the height of the shroud installed on top of the cooling tower as noted in OZ' response to RFI-01622 and as shown in the attached PR-008 design documents.

The cooling tower was the topic of (3) previous RFIs; #00868, #01510, and #01622, and the proposed design change has been issued to the Contractor as a Proposal Request (PR-008) for pricing purposes. We are providing PR-008 drawings for design review. Once approved by KNC and the Town of Keystone, the revised screen wall design presented in PR-008 shall be submitted to Summit County Building Department for review and incorporation into the approved CDs as ASI-044. Before presenting the alternate design, it is appropriate to provide a summary of the Q&A associated with those related RFIs.

- **RFI-00868:** RFI requested clarification of the size and reinforcing requirements for the concrete pad to be placed below the cooling tower since the pad is delegated design. Response confirmed a 6" pad is required and provided direction on reinforcing, as requested. This RFI response effectively added 2" to the overall height of the equipment to be screened.
- **RFI-01510:** RFI requested re-confirmation of structural requirements for the cooling tower pad reinforcement for the delegated designer and requested confirmation of the overall height of the cooling tower screen walls. It was this RFI that called attention to the total height of the equipment, including the shroud, as 18'-6 1/2", noting the requirement in the M drawings that TOW not exceed 19'-0". Response provided pad reinforcement requirements and confirmed the overall

height with shroud of the cooling tower, confirming the need to raise the TOW elevation if visual screening of the equipment is desired. AOR determined that the local zoning ordinance requires acoustic screening only of ground-mounted HVAC equipment however, AOR and ORRA agreed that the height of the walls should be raised to also provide visual screening of the equipment in question.

- **RFI-01622:** At AOR's request, new RFI-01622 was opened specifically to track design, pricing, and owner approval of proposed modifications to the cooling tower screen walls. PR-008 was then issued to the Contractor in response to RFI-01622 to define the scope of work required.
- **PR-008:** Proposal Request documents were prepared for the proposed design which raises the height of the screen wall as described herein. Design of the proposed screen wall extension is generally accomplished by the attachment of 6" metal studs attached to the back side of the (now) existing CIP concrete walls on the North and East walls in the Service Yard area. The lower portion of these CIP walls are still scheduled to receive a stone veneer on the exterior per the approved plans. To accommodate the wall extension, and to offset the cost of extending the height of the screening, the stone veneer has been removed from the back side of the CIP walls. The top of the new wall extension is proposed to be clad in the cementitious 'nickel gap' vertical siding (the darker of the two siding types, to match the cladding on the building immediately adjacent to the service yard area) with continuous, pre-finished (dark bronze) metal coping/flashing installed at top/bottom. Exterior elevation 1/A-205 has been revised to show the approved cooling tower (w/shroud) and the screen walls at the revised height. Proposed Screen Wall Section 4/A541 has been added to clarify attachment and application of exterior finishes. The proposed design has been accepted by ownership as detailed in PR-008.
- **FUTURE ASI-044:** Upon notification of approval by both KNC and Town of Keystone of this SP-05, Architect shall formally submit revised CDs to SCBD for their review and approval as ASI-044. As previously discussed, SCBD will not accept an ASI for review until KNC/ToK acceptance has been communicated.

OZ Architecture submits the modifications described in attached **PR-008** as a Minor Modification for Class 2 Site Plan Amendment application and review by the Town of Keystone. Design document PR-008 is attached in support of this request. Complete copies of the RFI Responses summarized above are available for your contextual review, upon request. On behalf of the developer, OZ Architecture respectfully requests the Town of Keystone approval of the revisions summarized above as Site Plan Amendment No. 05 (SPA-05) for previous Summit County Case No. PLN18-081.

END OF DOCUMENT

Attachments: PR-008 includes (5) updated sheets; A-101E, A-205, A-206, A-541 and S-500 plus supporting Z-Girt cut sheet info.



MEMORANDUM

TO: Lindsay Hirsh
Town of Keystone
Community Development Director
1628 Saint John Rd.
Keystone, CO 80435

ISSUE DATE: 05/20/2024

FROM: OZ Architecture

PROJECT NAME: Kindred Resort

SUBJECT: Site Plan Amendment-03
Applicant Authorization Letter

PROJECT #: 17033.00

CC: KNC, ORRA, Project File


PREPARED BY: Tim Ross, OZ

Mr. Hirsch:

Please accept this letter as proof of authorization for OZ Architecture to act as Applicant for a Class 2 Development Review of a Class 2 Site Plan Amendment for the Kindred Resort project (formerly One River Run), located at 75 Hunki Dori Court in Keystone, Colorado.

By signing below, as an Agent of One River Run Acquisition (ORRA), I hereby authorize OZ Architecture to act on behalf of the owner(s) of the property located at 75 Hunki Dori Court in Keystone, Colorado to submit a Site Plan Amendment for review by the Authorities Having Jurisdiction (AHJ) including, but not limited to the Town of Keystone Community Development Department, the Keystone Neighborhood Company, and the Summit County Building Department.

Respectfully,

 , Date 5/21/2024

Scott Russel, Managing Partner

One River Run Acquisition, Keystone Investments LLC

END OF MEMO