



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

April 26, 2021

Revised: December 6, 2021

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Lot 1, Steamboat Airpark – Development Plan for Copper Ridge Village
Four Points Surveying and Engineering Job No 1992-001

Dear City of Steamboat Springs Planning Department,

This letter will serve as the narrative for the development plan on Lot 1, Steamboat Airpark Subdivision. The lot has an area of 15.02 acres and zoned Multi-Family Residential Three (MF-3). The current owner of Lot 1, Steamboat Airpark is preparing to sell the parcel to Lonetree Trust, for future development. Lonetree Trust is proposing the development of 198 market priced and work force apartment units on the parcel, with 48 units proposed as work force housing . The apartments will be a mixture of one, two and three-bedroom units to meet the housing shortage and demand in Steamboat Springs. The apartment buildings include lower floor covered parking on all buildings, elevators, sidewalks and amenities for the residents.

Site Description:

Lot 1, Steamboat Airpark was zoned MF-3 in 2018 during the approval of the Steamboat Airpark preliminary plat. The site is on the northside of Gloria Gossard Parkway and is sloped from 5% to greater than 50%. The concept for the project is to create terraced buildings with a lower floor entry, and on the north side of each building providing ground walk-in level parking lots on the first floor. The steepness of the site requires cut and fills from five to forty feet to achieve access roadways and foundation excavation for the buildings. Two playground areas are included as amenities for the Copper Ridge Village development.

The access roadway for Copper Ridge Village will be from Gloria Gossard and bisect the parcel as it travels to the northwest. At the northwest corner of the property, a temporary construction turnaround will be built for emergency access in phase I. Prior to certificate of occupancy for 50 units on the proposed project, a secondary access will be constructed and paved as shown in the proposed plan set, Steamboat Airpark and back to Gloria Gossard Parkway. A preliminary plat and phasing plan are part of the current application to assist in the holistic project review by the planning team.

Utilities:

The apartment buildings will be served by City of Steamboat Springs water and sewer services, via extension of service mains from existing lines. Currently there is a 12” water main in Gloria Gossard Parkway and the proposed 12” extension of the main into Lot 1 is part of the construction drawings for Steamboat Park. The Copper Ridge Village plans depict the extension of the 12” main with the new roadway to the northwest corner of Lot 1, Steamboat Airpark and six- and four-inch mains to serve the proposed apartment buildings. The phase II plans call for a secondary loop of the water main to the east and then back to the 12” main in Gloria Gossard Parkway. The sanitary sewer main is proposed to be extended

from the existing sewer within the private roadways of West Acres Mobile Home Park. The property owner and applicant are currently negotiating with the West Acres Mobile Home owners to secure a 400 sq. ft. access to the main. It is understood that the easement is required prior to any approvals and the ownership team and Four Points hope to have a decision in mid-May 2021. The proposed development will also require an easement over Greenbelt A West Acres Park from the City of Steamboat Springs. This application is the catalyst to that negotiation.

Our project team is submitting plans that we believe meet the Community Development Code (CDC) for development standards for Multi-Family sites, as described below.

Article 402 – Landscaping. The landscape plans as depicted meet the standards required by the CDC for frontage landscaping and parking lot setback landscaping. A variance request is included for interior landscaping calculations.

Article 404 – Revegetation. The landscape plans address revegetation for the site. However, due to the soil materials, specifically fractured shale bedrock, there will be areas where a separate variance will be submitted.

Article 405 – Exterior lighting. The proposed exterior lighting will provide safety, utility, security, and enjoyment for the residents while minimizing light pollution for the surrounding area.

Article 406 – Off-street Parking. The site plan provides parking spaces for the residents above the CDC requirements. The mixture of market and work force housing in all of the buildings allows adequate vehicular parking for the project. The internal sidewalks as proposed will encourage multi-modal transportation.

Article 408 – Refuse Management. The site plan is designed to ensure adequate facilities for waste collection and recycling for all the proposed buildings. Due to the number of apartments, it is anticipated waste collection will occur twice weekly.

Article 409 – Snow Storage. Snow storage as designed provides sufficient area to meet the CDC requirements. Calculations and areas are provided in the plan set.

Article 413 – Phasing. The phasing plan for the project is proposed over five years for build-out. The first phase includes the main roadway, water and sewer extensions, temporary turnaround, sidewalks on the main roadway, landscaping and construction of the westerly three buildings. The second phase would be the four easterly buildings, the secondary access through Lot 2, Steamboat Airpark, remaining landscaping and the water line loop connection to Gloria Gossard. The phases are each self-contained, with full service for each Phase completed.

Article 414 – Multi-mode facilities / Complete Street. The proposed public roadway traveling north-south in the project is designed to accommodate complete streets with sidewalks on each side of the roadway. This development emphasizes pedestrian-friendly development and multi-modal access via sidewalks connectivity along Gloria Gossard with ultimate connection to Downhill Drive and the surrounding community.

Article 417 – Internal Sidewalks. The site plan includes internal sidewalks to provide complete connections from the apartment buildings to perimeter sidewalks and back to Gloria Gossard Parkway.

Article 418 – Retaining Walls. Due to steep grades on the site and proposed grading to provide terraced apartments, Four Points Surveying and Engineering is requesting a separate variance to Article 418.

Article 421 – Open Space. The project provides an open space on the easterly portion of the property.

Article 427 – Postal Facilities. Postal facilities are proposed on the site and Four Points is working with USPS for approvals. Due to the new location of the subdivision and added mileage, the postal service requests additional review time for the project.

Article 437C. Building Placement and Orientation. The proposed buildings are designed on this site in a terraced layout to best blend into the steepness of the natural surrounding topography and create a compact pattern of development, which is visually appealing. Orientation of buildings allows for simple pedestrian access and connectivity to parking and sidewalks, and takes advantage of southern exposure and views in that direction.

Article 437D. Access. Pedestrian access is promoted and made easy for residents and visitors by the entry to first floor level parking areas and underground parking and elevators. The buildings will all be handicap accessible and have interior walkways.

Article 437E. Building Mapping. The scale and massing of the proposed buildings within the Copper Ridge Village are large but they are designed to complement existing landforms, take advantage of natural topography, and do not extend above the rising ground behind the buildings.

Article 437F. Roof forms. The design apartment buildings vary the form and scale of the roof tops and are not predominant features of the project. The roof pitches meet the CDC rise:run requirement for multi-family buildings.

Article 437G. Surface and Structured Parking. The parking lots as designed are consistent with the CDC in setbacks and landscaping and still provide the required spaces for the mix of units. Underground parking provides a much-sought-after winter amenity for the residents.

Article 437H. Building, Scale, Variation and Fenestration. The designed buildings create facades and fenestration that include balconies, variations in window size and proportions, and variations in materials as well as varied roof forms and architectural detailing. The project consists of 7 buildings in 3 types – Building 1A, 1B and Building 2.

The facades are required to contain 3 or more of the items listed in 437H1a. Variations included in this project are as follows:

1. Insets/projections of balconies and wall planes
2. Porches at pedestrian entrances
3. Variations in the balconies
4. Variations in window size and proportions
5. Variations in color & material
6. Variations in roof forms – slopes, gables, sheds

The buildings also are required to incorporate a minimum of two variations listed 437H1c. The variations included in this project are as follows:

1. Variation in length of 30% or more.
2. Variation in the footprint of the building of 30% or more.
3. The buildings also contain variations in the roof form/slope, exterior materials and colors.

Article 437H4. – Glazing and Transparency Standards. The buildings do not meet the 25 percent of the wall area on all floors on all building facades and a separate variance is being requested.

Article 437I. Building Materials. The proposed architectural building materials are suitable for the Steamboat Springs climates, incorporate a broad palette of materials, have minimal maintenance costs and are a high quality.

Article 437J. Building Colors. The proposed architectural colors for the buildings meet the CDC standards and will blend well with the natural environment.

Article 437K. Mechanical, Service and Accessory Structures. The rooftop mechanical equipment, ground mechanical equipment, trash collection facilities and other accessory structures for all building will be concealed from view from nearby properties and the screening will be complementary to the building forms.

The development plan as submitted meets the Community Development Code (CDC) criteria for approval under Section 709.C, as noted below;

1. *The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.*
 - a. The proposed uses on Lot 1, Steamboat Airpark are consistent with MF-3 zoning. The proposed development will benefit the surrounding area and property owners as well as increase aesthetics and character of the lot. The current lot is zoned for MF-3 and the terraced design for the buildings blends well with existing landforms to be visually appealing. The development compliments the existing mixture of uses in the immediate area.
 - b.
2. *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*
 - a. The Development Plan on Lot 1, Steamboat Airpark will not negatively impact the existing water quality as storm water treatment is incorporated within the design plan. Some natural vegetation will be destroyed by the development but disturbed areas will be re-vegetated and landscaping will be planted according the CDC regulations. There are no wetlands on the site. The easterly open space will provide habitat and natural areas set aside to be undisturbed.
3. *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.*
 - a. The Copper Ridge Village provides adequate vehicular access in both grade and width for private and commercial vehicles. There is proposed new public right of way to traverse the site in the northwest direction. The site plan details the trash facilities, snow storage and other service areas. Pedestrians are accommodated along the internal roadways by the proposed sidewalk infrastructure within the development and the proposed public sidewalk along Copper Ridge Village Drive, as well as connectivity to Gloria Gossard infrastructure.
4. *The Development Plan complies with all applicable requirements of this CDC.*
 - a. The development plan conforms to all applicable requirements except for the following, which are mostly related to the steepness of the existing site topography:
 - i. Retaining walls
 - ii. Average Base Plate Heights
 - iii. Overall Building Height
 - iv. Revegetation/ Landscaping
 - v. Skyline Overlay Zone
5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*
 - a. There is no approved conceptual development plan approved for Lot 1, Steamboat Airpark Subdivision

The proposed project meets the development regulations outside of the variances requested as listed above. Variance requests are included with the development plan submittal. Steamboat Airpark Lot 1 is currently vacant and the proposed development will benefit the area by providing much needed residential housing including 24% work force housing, a

development project along the Gloria Gossard Parkway, increased aesthetics, and a mixture of apartment sizes for the community. We look forward to your review and response.

Thank you,

Walter N. Magill
Four Points Surveying & Engineering

