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## **PROJECT NARRATIVE**

### **RE: PS21-0196 – Substantial Conformance Application – Steamboat Basecamp**

Per Steamboat Springs City Council Resolution No. 2021-36, the Steamboat Basecamp project (DPVC-21-06) was approved on August 24, 2021. This Substantial Conformance Application proposes changes to the uses and floorplan approved in the original Development Plan for the Commercial portion of the project, also referred to as “Phase 1A” and fully contained in the area of the building that is existing-to-remain.

The primary reason for the proposed modifications is due to changes in the planned commercial tenants of the space (namely, no longer a Food and Beverage use requiring a commercial kitchen) and the desire to avoid building the small two-level addition previously proposed, which proved cost-prohibitive and unnecessary when all commercial uses can be accommodated within the existing building envelope. This simplifies and streamlines the renovation construction effort, minimizes waste associated with new construction, and other impacts related to excavation and new foundation work (stormwater management, erosion control, etc.) that would've been required with the building addition.

The proposed changes are summarized as follows:

- 1) In lieu of the 3,659 SF “Food and Beverage” approved use, the applicant is proposing to leave the existing front room space intact for an Office use tenant (1,072 SF), and include a Retail/Service General Indoor (< 3,001 SF) use tenant in the remaining 2,550 SF. A commercial kitchen is no longer required.
- 2) The Fitness Studio, Instruction use remains unchanged from the approved development plan, albeit smaller (previously approved at 4,094 SF vs. 3,493 SF).
- 3) A shared core restroom/locker area is proposed for the retail and fitness studio uses (approx. 530 SF), which maximizes the efficiency of the floor plan.
- 4) The residential lobby for the adjacent apartment building under construction remains effectively the same as approved (approx. 65 SF smaller).
- 5) The applicant proposes removing the two residential units that were previously shown within the existing-to-remain footprint of the building to make the adjustments noted above and accommodate all commercial within the existing footprint. Furthermore, the location of these two units presented an acoustical concern as design progressed, due to their proximity to the fitness studio, which may host classes (with music) as early as 5:45 AM.

### **Substantial Conformance Criteria for Approval**

Per section 728.D of the City Community Development Code, regarding the Substantial Conformance process, the following Criteria for Approval will be met:

**1. General - The location, design, or phasing of buildings, structures, footprints, parking, access, circulation, loading, entrances, landscaping, amenities, architectural features, building materials, and similar site design and architectural features may be varied upon a finding by the Planning Director that the changes are minor in nature.**

The location, design, access, loading, entrances, landscaping, amenities, architectural features, and building materials are not being varied. The building will simply remain as it has existed since its completion in 1998, but for a few new door penetrations to the existing skin to accommodate egress/additional access and some cosmetic improvements (paint, door replacement, etc).

The primary change to the approved development plan is to the building footprint, in that the applicant no longer proposes the building addition at the existing courtyard previously shown. The applicant proposes to leave the existing structure in its current state. The approved parking space provision also remains unchanged; yet with the two fewer units and the change to less parking-intensive uses, the approved shared parking model will improve considerably (peak parking demand decreased by 9 spaces).

## **2. Buildings and Structures**

- a. The height of buildings and structures shall not vary by more than five percent.**

N/A - The height of the building will remain as existing.

- b. Roof pitch shall not vary by more than 1/12 slope.**

N/A – There are no proposed changes to the roof pitch.

- c. Transparency of front facades shall not vary by more than five percent.**

N/A - The transparency of the front facades do not vary by more than five percent.

- d. Gross floor area shall not vary by more than five percent.**

The gross floor area of the approved development plan was 64,073 SF. The proposed gross floor area is currently 62,838 SF (52,324 SF of residential permitted with **SPRMU220151** and the current proposed commercial of 10,514 SF). This is a difference of 1,235 SF, and represents a decrease in square footage of 1.9 percent.

- e. The area of interior and exterior amenity space shall not vary by more than five percent.**

The area of interior and exterior amenity space remains unchanged. The modifications proposed affect commercial for-lease space and are not related to the Residential amenity spaces.

## **3. Off-Street Parking**

- a. The number of parking spaces shall not vary by more than five percent.**

- b. The parking lot area shall not vary by more than five percent.**

The number of parking spaces and the parking lot area is proposed to remain the same as originally approved. Because of the changes in uses and decrease of two residential units, the parking requirements are less and thus the shared parking model previously approved will improve and should be easier to manage. A revised parking study and parking management plan have been submitted with this Substantial Conformance application.

## **4. Landscaping**

- a. The amount of landscaped area shall not vary by more than five percent.**

- b. Planting locations shall only vary due to utilities, trails, sidewalks, snow shed, grading, or drainage considerations. Changes in planting locations shall not reduce the effectiveness of the landscaping for the purpose of screening or buffering.**

Landscaping areas and planting locations are proposed to remain the same as originally approved, except for the existing courtyard that was previously accommodating the new building addition. Since the applicant no longer proposes the building addition, some lawn area is now proposed at this location, well within 5% of the landscaped area. The applicant will likely be adding a handful of shrubs/trees to screen proposed and existing mechanical equipment at the courtyard area.

## 5. Land Subdivisions

- a. The total number of lots shall not increase.
- b. The total number of lots shall not decrease by more than ten percent.
- c. The gross lot area of individual lots shall not be varied by more than five percent.
- d. The number and size of pedestrian linkages shall not decrease, and the type of linkages shall not be varied.
- e. The amount of public land dedication or open space designation shall not increase by more than five percent.
- f. The amount of public land dedication or open space designation shall not decrease.
- g. The degree of conformity with City street standards shall not have decreased.

N/A – none of the above are proposed to change

## 6. Uses. The gross floor area of approved uses shall not vary by more than 20 percent.

The gross floor area of the approved uses is not varied by more than 20 percent, as shown in the table below:

Use	Approved SF	Proposed SF	Percent Difference
Residential	55,934 SF	54,454 SF (52,324 SF + Lobby 2,130 SF)	-2.65%
Commercial	8,139 SF	8,384 SF (10,514 SF – Lobby 2,130 SF)	+3.01%

The specific commercial uses themselves are different than originally approved, in that the Food and Beverage/Market use has been eliminated and is now proposed as a Retail/Service (General Indoor <3001 SF) and Office use. Both of these use types are By Right in the CS zone district, per table 300-1 in the CDC, whereas the previously proposed Food & Beverage use was classified as a “Limited” use in the CS zone district. The fitness studio use is still within 20% (4049 SF vs. 3,493 SF = 13.7% decrease).

## 7. Planned Unit Developments – N/A

## 8. TND Regulating Plans – N/A