



August 8th, 2023

City of Steamboat Springs Planning & Community Development
124 10th Street
Steamboat Springs, CO 80487

Reference: River Front Park PUD
Project Narrative – Preconsultation Submittal (Pre-submittal PS23-0141)
1900 & 1920 Bridge Lane
Steamboat Springs, CO 80487
SEAD Job No. 21099

Dear Planning Department,

Please accept this letter as a detailed narrative for a Preconsultation submittal from the City of Steamboat Springs Planning and Community Development for the River Front Park PUD project. The project location is at 1900 & 1920 Bridge Lane in Steamboat Springs, Colorado. The proposed project is a new Planned Unit Development (PUD) to ratify the notice of violations that were issued on June 7th, 2023 in units 1-14. Steamboat Engineering and Design (SEAD) is submitting the preconsultation documents to begin the process of bringing the property back into compliance per the direction of the planning department, building department, and code compliance officer.

The River Front Park (RFP) project consists of two, three-story mixed-use buildings that are approximately 25,000 square feet each with an additional 28,700 square foot building (1955 Bridge Lane) that is dedicated to commercial use only. Originally, this development was approved through a development plan submittal (DP-05-13) in October of 2005. The original mixed used buildings (1900 & 1920 Bridge Lane) were approved as “live work” units with commercial warehouse space on the ground level and residential units on the uppermost level. Each of the mixed used buildings consisted of seven units, bringing a total of 14 “live work” units for this development. The effective year built per the Routt County Assessor’s website for both of the “live work” buildings is 2007, with the effective year built for the commercial building as 2009.

Throughout the lifespan of the live work units, tenant buildouts have been occurring without permits in all the 14 units, with the exception of unit 7 which is still in the same layout as original construction. Some of these buildouts include adding residential units on the lower level, construction of mezzanines and second levels in certain units, as well as additional plumbing and lighting fixtures installed in most of the units. These two mixed use buildings have transitioned from “live works” to mixed use buildings with many units having multiple tenants per unit. On June 7th, 2023 all 14 units (excluding unit 7) were issued a notice of violation from the code enforcement officer of Steamboat Springs.

Due to all the buildings already being constructed and existing on the site we are requesting a trip generation letter based on the proposed uses of the units be provided for the PUD submittal. Further, the proposed project is going to be restricting the uses of the units to ensure the existing parking will meet the required demand to help facilitate the ratification of the notice of violations and get all units into code compliance. We request the City of Steamboat Springs Planning & Community Development

and City Engineering grant a trip generation letter for the traffic impact study for the River Front Park PUD.

Please do not hesitate to reach out with any questions regarding this document, and we look forward to continued discussion.

Sincerely,

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