

Attachment A – PUD Zone

200 Zone District: Riverfront Park Planned Unit Development

200.A Purpose

The purpose of the Riverfront Park Planned Unit Development (RFP PUD) is to create a mixed-use residential and commercial property that is at a premier location in Steamboat Springs, directly adjacent to the Core Trail and along the banks of the Yampa River. RFP PUD would be transitioning a site currently zoned Industrial (I) into a custom zoning that would allow for the existing and future building uses to better fit the needs of the community. Please note that the RFP PUD is unique in the sense that the buildings already exist and are being used as mixed-use buildings.

200.B Intent

The intent of the RFP PUD is to create greater flexibility in the utilization of existing mixed-use buildings. The existing site is adjacent to the Core Trail and Yampa River, generating high pedestrian activity, which is not suitable for industrial zoning. Furthermore, as the site is directly on the Core Trail and the Yampa River with pristine views of the Ski resort, this property is better suited for mixed-use than true industrial uses. The RFP PUD would be bringing the existing property more inline with the properties and developments in the surrounding area and would be promoting community enhancement and furthering the goals and policies set forth in the Steamboat Springs Area Community Plan.

200.C RFP PUD Sub-Zones

The RFP PUD creates (3) sub-zones that correspond to commercial uses, mixed-use, and open space (see Exhibit 1 for the location of each sub-zone). Shown below are the RFP PUD dimensional standards, occupancy uses, and other applicable Community Development Code (CDC) development standards (e.g. parking, development and design). These standards are categorized by each sub-zone and reflect each CDC zone district that was used as a baseline except as specially modified by this document. As each of the baseline zone districts are amended in the CDC over time, the amended CDC baseline zone districts, as applicable, shall apply to the RFP PUD.

Sub-zone	Baseline Zone District (CDC Section 200.C)
Sub-zone 1: Commercial	Commercial Services (CS)
Sub-zone 2: Mixed-use	Community Services (CS)
Sub-zone 3: Open Space	Open Space and Recreation (OR)

1. Sub-zone 1: Commercial

Purpose:

The purpose of sub-zone 1: Commercial is to provide solely commercial units to support the needs of businesses and residents of Steamboat Springs. The Sub-zone 1 commercial uses will be restricted to the existing building one on the site (1955 Bridge Lane) and will provide associated parking and accessory uses as deemed necessary to support these commercial units. Sub-zone 1 will adhere to the Commercial Services (CS) zone district standards except as modified by this document.

2. Sub-zone 2: Mixed-use

Purpose:

The purpose of sub-zone 2: Mixed-use is to provide mixed-use zoning to allow for the much needed housing for the local Steamboat Springs residents as well as limited commercial uses such as warehouses, select at home occupancies, and offices. This zoning would be limited to the existing buildings 3 and 4 (1900 and 1920 respectively) as well as the vacant parcel (1940 and 1955 Bridge Lane) and would provide parking and accessory uses as required. Sub-zone 2 will adhere to the Commercial Services (CS) zone district standards except as modified by this document.

3. Sub-zone 3: Open Space

Purpose:

The purpose of sub-zone 3: Open Space is to allow the sites existing natural open spaces along the Yampa River to be preserved and to provide paths and walkways that will benefit the residents and tenants at Riverfront Park. Sub-zone 3 will be owned by the Riverfront Park HOA and will be utilized to satisfy the required subdivision and CDC development requirements and standards. Sub-zone 3 will adhere to the Open Space and Recreation (OR) zone district standards except as modified by this document.

200.D Dimensional Standards

1. Sub-zone 1: Commercial

Building Placement		
Lot Line Setbacks		
Front		RFP PUD
	Principal Building	5' min.
		20' max.
	Accessory Building	1' min.
Side		
	Principal Building (lot width $\leq 50'$)	0' min.
	Principal Building (lot width $\geq 50'$)	7.5' min.
	Accessory Building	7.5' min.
Rear		
	Principal Building	7.5' min.
	Accessory Building	7.5' min.
Lot Size		
	Width	no min. no max.
	Depth	no min.
	Area	no min. no max.
Parking Lot Placement		
Lot Line Setbacks		
Front		no min.
Side		18' min.
Building Form		
Building Height		
Principal Building		
	Overall Height	63' max.
	Frontage Height	24' min.
	Ground Floor Height	12' min.
Accessory Building		
	Overall Height	63' max.
Other Standards		
Building Intensity		
	Lot Coverage	no max.
	Floor Area Ratio	no max.
	Second Story Intensity	10% min.
	Dwelling Unit Size	1,400 sf max.
Density		
	Dwelling Units per Lot	no max.

2. Sub-zone 2: Mixed-use

Building Placement		
Lot Line Setbacks		
Front		RFP PUD
	Principal Building	5' min.
		no max.
	Accessory Building	10' min.
Side		
	Principal Building (lot width $\leq 50'$)	0' min.
	Principal Building (lot width $\geq 50'$)	0' min.
	Accessory Building	7.5' min.
Rear		
	Principal Building	7.5' min.
	Accessory Building	7.5' min.
Lot Size		
	Width	no min. no max.
	Depth	no min.
	Area	no min. no max.
Parking Lot Placement		
Lot Line Setbacks		
Front		no min.
Side		5' min.
Building Form		
Building Height		
Principal Building		
	Overall Height	63' max.
	Frontage Height	24' min.
	Ground Floor Height	8' min.
Accessory Building		
	Overall Height	63' max.
Other Standards		
Building Intensity		
	Lot Coverage	no max.
	Floor Area Ratio	no max.
	Second Story Intensity	30% min.
	Dwelling Unit Size	2,500 sf max.
Density		
	Dwelling Units per Lot	no max.

3. Sub-zone 3: Open Space

Building Placement		
Lot Line Setbacks		
Front		RFP PUD
	Principal Building	15' min.
	Accessory Building	15' min.
Side		
	Principal Building	15' min.
	Accessory Building	10' min.
Rear		
	Principal Building	10' min.
	Accessory Building	10' min.
Lot Size		
	Width	15' min. no max.
	Depth	no min.
	Area	no min. no max.
Parking Lot Placement		
Lot Line Setbacks		
Front		
	<12 parking spaces	10' min.
	≥12 parking spaces	20' min.
Building Form		
Building Height		
Institutional Uses		
	Overall Height	44' max.
	Average Plate Height	32' min.
Outdoor Recreational Uses		
	Overall Height	34' max.
	Average Plate Height	22 max.
Amenity Structure		
	Overall Height	20' max.
	Average Plate Height	10' max.
Other Standards		
Building Intensity		
	Lot Coverage	no max.
	Floor Area Ratio	no max.
Density		
	Dwelling Units per Lot	no max.

200.E Uses

1. Sub-zone 1: Commercial

Uses in sub-zone 1 shall adhere to the uses for the Commercial Services (CS) with the exception of the Prohibited Uses below, which are not compatible with the RFP PUD sub-zone 1.

RFP PUD Sub-zone 1 Prohibited Uses:

1. Multiple Family Residential
2. Workforce Unit
3. Dormitory
4. Performance Venue
5. Stadium
6. Brewpub
7. Restaurant/Tavern
8. Restaurant, Drive-Through
9. Restaurant, Take-Out
10. Hotel
11. Marijuana Primary Caregiver, Medical
12. Marijuana Store
13. Grocery Store/Market
14. Automobile Filling Station
15. Automobile Rental
16. Automobile Sales
17. Heavy Vehicle/Equipment Sales, Rental, and Service
18. Work/Live, Industrial
19. Keep of Farm Animals
20. Marijuana Cultivation, Medical/Retail
21. Marijuana Cultivation, Private
22. Keeping of Chickens/Ducks
23. Marijuana Cultivation, Accessory Private
24. Keeping of Goats
25. Keeping of Goats, Temporary

2. Sub-zone 2: Mixed-use

Uses in sub-zone 2 shall adhere to the uses for the Community Services (CS) with the exception of the Prohibited Uses below, which are not compatible with the RFP PUD sub-zone 2.

RFP PUD Sub-zone 2 Prohibited Uses:

1. Dormitory
2. Amusement, Indoor
3. Amusement, Outdoor
4. Health and Recreation Center
5. Performance Venue
6. Stadium
7. Hotel
8. Automobile Rental
9. Automobile Sales
10. Marijuana Primary Caregiver, Medical
11. Marijuana Store

12. Work/Live, Industrial
13. Outdoor Storage Yard
14. Religious Assembly
15. Community Center
16. Keep of Farm Animals
17. Marijuana Cultivation, Medical/Retail
18. Marijuana Cultivation, Private
19. Keeping of Chickens/Ducks
20. Marijuana Cultivation, Accessory Private
21. Keeping of Goats
22. Keeping of Goats, Temporary

3. Sub-zone 3: Open Space

Uses in sub-zone 3 shall adhere to the uses for the Open Space and Recreation (OR) with the exception of the Prohibited Uses below, which are not compatible with the RFP PUD sub-zone 3.

RFP PUD Sub-zone 3 Prohibited Uses:

1. Workforce Unit
2. Amusement, Indoor
3. Campground
4. Golf Course
5. Performance Venue
6. Stadium
7. Marijuana Primary Caregiver, Medical
8. Retail/Service, Outdoor
9. Child Care Center, Large
10. Child Care Center, Small
11. Community Center
12. Institutional
13. Public Safety Facility
14. Cemetery
15. Library
16. Museum
17. Sports Complex
18. College/University
19. Elementary/Secondary School
20. Transit Station
21. Keeping of Farm Animals
22. Marijuana Cultivation, Private
23. Keeping of Chickens/Ducks
24. Marijuana Cultivation, Accessory Private
25. Keeping of Goats
26. Keeping of Goats, Temporary

200.F Parking

1. Sub-zone 1: Commercial

Sub-zone 1 will adhere to the parking spaces required as found in the “Parking Analysis Memo” created by Fox Tuttle Transportation group (see exhibit 2 for this parking study). Any change of use that is different than what is currently being utilized by the existing buildings shall adhere to the corresponding parking requirements found in table 300-1 (Permitted Use Matrix) in the CDC.

2. Sub-zone 2: Mixed-use

Sub-zone 2 will adhere to the parking spaces required as found in the “Parking Analysis Memo” created by Fox Tuttle Transportation group (see exhibit 2 for this parking study). Any change of use that is different than what is currently being utilized by the existing buildings or any new development shall adhere to the corresponding parking requirements found in table 300-1 (Permitted Use Matrix) in the CDC.

3. Sub-zone 3: Open Space

Sub-zone 3 will adhere to the corresponding parking requirements found in table 300-1 (Permitted Use Matrix) in the CDC.

200.G Development Standards

1. Sub-zone 1: Commercial

Sub-zone 1 will adhere to all applicable Commercial Services (CS) zone district development standards as contained in the CDC with the exception of the standards listed below:

1. 402 Landscaping

402.D.6.1.a: All existing parking lots shall remain unchanged with no additional interior landscaping required. All new developments and proposed parking lots shall adhere to the interior landscaping requirements in table 402-4.

2. 406 Off-Street Parking

406.7.a: 1 bike rack shall be provided per 20 vehicle parking spaces.

3. 409 Snow Storage

409.3.b: Off-site snow storage and hauling shall be permitted for this zoning provided that a snow hauling plan that specifies receiving sites and frequency of hauling is provided. A copy of the snow hauling plan/contract has been included with this submittal.

4. 421 Open Space

421.D.1: The amount of open space provided on-site shall be 8% minimum.

421.D.6.a: Open space shall be permitted to be comprised of setback areas.

2. Sub-zone 2: Mixed-use

Sub-zone 2 will adhere to all applicable Commercial Services (CS) zone district development standards as contained in the CDC with the exception of the standards listed below:

1. 402 Landscaping

402.D.6.1.a: All existing parking lots shall remain unchanged with no additional interior landscaping required. All new developments and proposed parking lots shall adhere to the interior landscaping requirements in table 402-4.

2. 406 Off-Street Parking

406.7.a: 1 bike rack shall be provided per 20 vehicle parking spaces.

3. 409 Snow Storage

409.3.b: Off-site snow storage and hauling shall be permitted for this zoning provided that a snow hauling plan that specifies receiving sites and frequency of hauling is provided. A copy of the snow hauling plan/contract has been included with this submittal.

4. 421 Open Space

421.D.1: The amount of open space provided on-site shall be 5% minimum.

421.D.6.a: Open space shall be permitted to be comprised of setback areas.

3. Sub-zone 3: Open Space

Sub-zone 3 will adhere to all applicable Open Space and Recreation (OR) zone district development standards as contained in the CDC.

200.H Design Standards

1. Sub-zone 1: Commercial

Sub-zone 1 will adhere to all applicable Commercial Services (CS) zone district design standards as contained in the CDC with the exception of the standards listed below:

1. 438.H Building Scale, Variation, and Fenestration

438.H.3.a: All existing glazing percentages on all facades shall be considered acceptable. Any future additions to the existing building shall adhere to the glazing standards set forth in CDC section 438.H.3.a

2. Sub-zone 2: Mixed-use

Sub-zone 2 will adhere to all applicable Commercial Services (CS) zone district design standards as contained in the CDC with the exception of the standards listed below:

1. 438.H Building Scale, Variation, and Fenestration

438.H.3.a: All existing glazing percentages on all facades shall be considered acceptable. Any future additions to the existing buildings or new developments on the site shall adhere to the glazing standards set forth in CDC section 438.H.3.a

3. Sub-zone 3: Open Space

Sub-zone 3 will adhere to all applicable Open Space and Recreation (OR) zone district design standards as contained in the CDC.

200.I Subdivision Standards

Subdivision standards for all sub-zones in the RFP PUD shall adhere to all applicable subdivision standards as contained in the CDC.

200.J Plat Note: Notification of Adjacent Industrial Zoning

The applicant shall add a note on the plat and in the covenants that the property is located next to properties within the Industrial (I) zoning under the CDC, and that this zone is intended to provide areas for industrial uses and limited outdoor commercial uses. The plat note may contain language that this zone district accommodates use of land for the manufacturing, production, assembling, fabrication, processing, bulk handling, storage, warehousing, and distribution of goods facilities that may generate significant impacts to residential and commercial areas, and establishments that typically require minimal direct interaction with the general public. The final plat note will be inserted at Preliminary Plat.

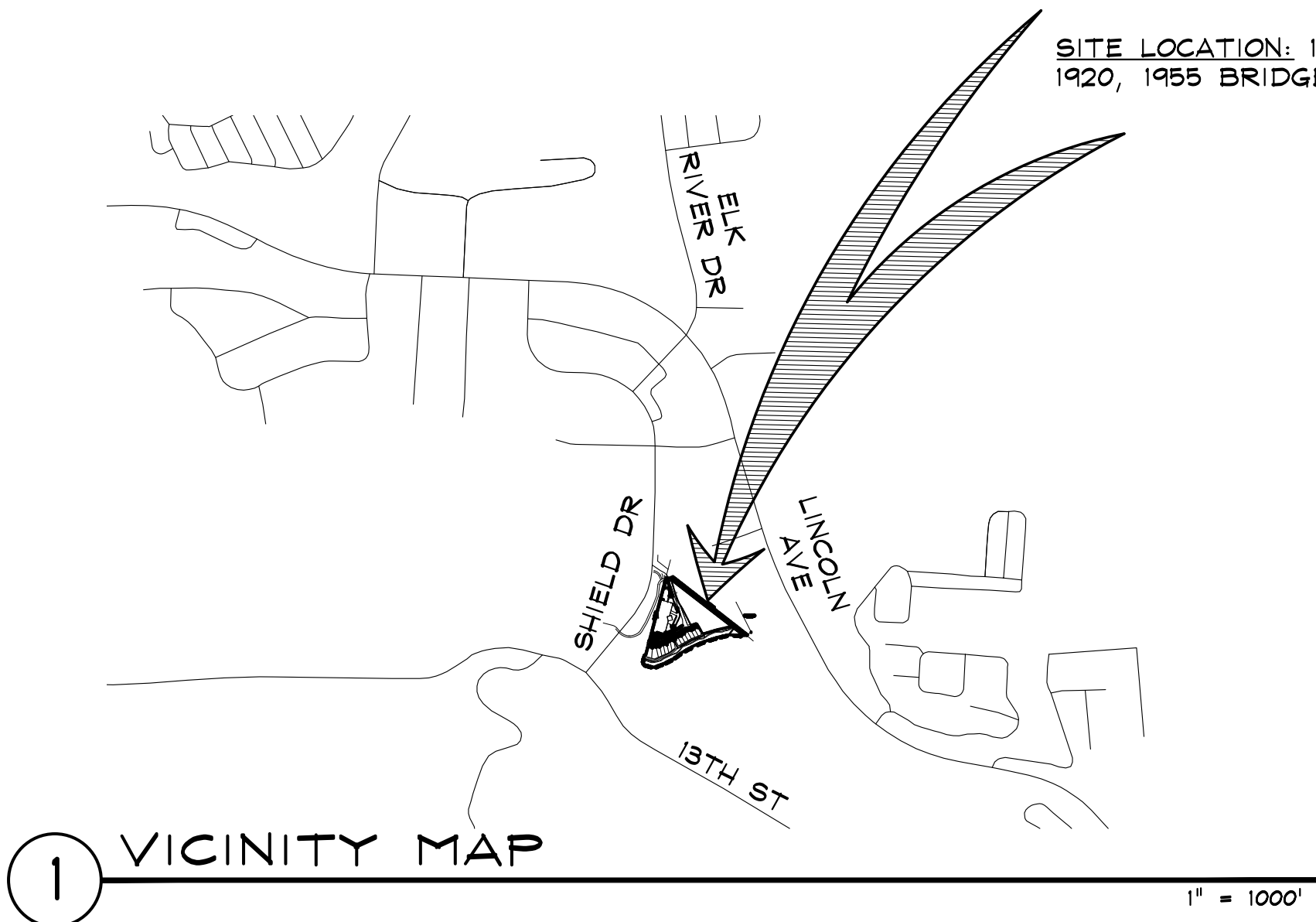
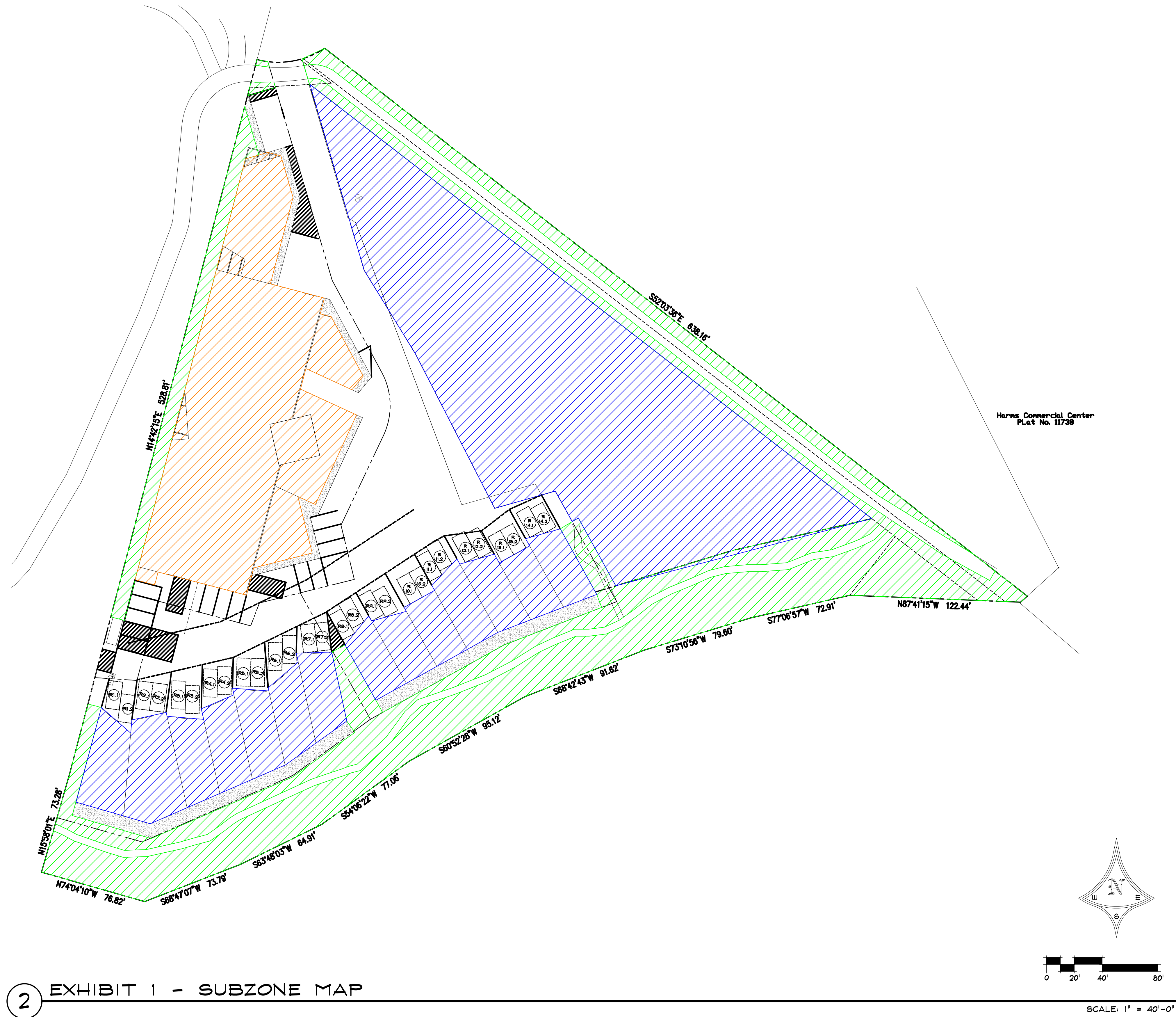
SUBZONE MAP NOTES

1. NOT A CERTIFIED PLAT - BASED ON A SURVEY BY FOUR POINTS SURVEYING & ENGINEERING DATED: 08.07.23

2. SUBZONE MAP SHALL BE FOR ILLUSTRATIVE USE ONLY

KEY

SUB-ZONE 1

 SUB-ZONE 2

NOT FOR
CONSTRUCTION

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RIVERFRONT PARK PUD
1900, 1920, 1955 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A NEW PUD SUBMITTAL FOR:
RIVER FRONT PARK COMPLEX

ISSUE DATES
09 . 05 . 23 SUBZONE MAP

DRAWN BY: RPM
REVIEWED BY: GWM
PROJECT # 210999
VICINITY MAP &
CONCEPT SITE
PLAN
C-1

MEMORANDUM

To: City of Steamboat Springs, Planning and Engineering Departments

From: Cassie Slade, PE, PTOE

Date: September 5, 2023

Project: Riverfront Park

Subject: Parking Analysis

The Fox Tuttle Transportation Group performed a parking demand analysis for the existing Riverfront Park. The property is located in the southeast corner of Shields Drive at Bridge Lane in Steamboat Springs, CO. There are three (3) existing buildings on the property (1900, 1920, and 1955 Bridge Lane) that include a mix of land uses to support a live/work environment. The two (2) southmost buildings include two-bedroom apartments above office/warehousing space that is on the ground level. The west building includes office space, warehousing, and the Excel Gymnastics of Steamboat. It is understood that the existing parking supply is inadequate, and the purpose of this current project is to increase the parking supply based on the anticipated demand.

Study Assumptions

The following assumptions was utilized to perform the parking analysis for the existing land uses:

- **Land Uses:**
 - Office Space (live/work) – 16,145 square feet (*estimated*)
 - Warehousing – 17,74 square feet (*estimated*)
 - Gymnastics/Dance Studio – 12,000 square feet
 - Residential Homes above the Commercial – 25 dwelling units
- **Base Parking Demand Ratios:** utilized data provided in Institute of Transportation Engineers' (ITE) *Parking Generation, 5th Edition (2019).*
 - Gymnastics/Dance Studio = No land use listed, therefore, the ITE parking demand rate for recreational community center was utilized.

- **Multi-Modal Reduction:** 5% for residents and gymnastics/dance studio; 60% for the office; and 40% for warehousing. The office and warehousing percentages are high since this is live/work environment and it is assumed that many of the employees live within the property.
- **Monthly and Weekday/Weekend Adjustments:** utilized data provided in the ULI Shared Parking Manual (3rd Edition).
 - Gymnastics/Dance Studio = No land use listed, therefore, the ULI parking adjustments for active entertainment were utilized.
- **Auto Occupancy Adjustment:** No adjustment applied for conservative purposes.
- **Non-Captive (Internal) Adjustment:** Assumed to be included in the multi-modal reduction.

Evaluation Methodology

One of leading industry parking resources was reviewed within the context of this project and discussed in this memorandum: ITE's Parking Generation, 5th Edition (2019). ITE publishes parking generation data for various land uses based on numerous studies and empirical data calculating average peak parking demand. For the majority of land uses, ITE provides both urban and suburban parking formulas, near and not near rail transit, to predict peak parking demand.

The complementary land uses found in mixed-use developments allow for the required number of parking spaces to be reduced. This is because mixed-use development encourages visits to multiple land uses or businesses during the same visit, allowing a visitor, employee, or resident to “park once.” The mix of commercial uses also allows for some shared parking to occur on the site. Shared parking is the use of the same parking space by more than one user. This is possible because most parking spaces are only used part time by an individual user, and the highest parking demand for some land uses occurs at different times of the day or different days of the week. Most land uses have parking demand that accumulates at specific, predictable times of the day and week. The Riverfront Park property has a variety of commercial and residential land uses that can benefit from shared parking.

ULI is a nonprofit education and research company that provides resources to estimate the shared parking of these developments. To determine the most appropriate adjustment to the parking requirement based on a shared plan, the data provided in ULI's Shared Parking Manual¹ was utilized. The manual provides:

- Base parking demand ratios for land use classifications (ITE parking demand ratios used)
- Time of year by month
- Time of day for weekday verses weekend

¹ Shared Parking Manual, Urban Land Institute, ICSC, National Parking Association. 3rd Edition. 2020.

Analysis and Findings

The size for each land use category and user type was multiplied by the provided parking ratios and adjusted for multi-modal travel as shown in **Table 1**.

Table 1: Base Parking Demand

Land Use	Size	Unit	ITE Base Parking Demand Rate (per 1,000 sf or room)		Base Parking Demand (Spaces)		Modal Split Reduction	Adjusted Parking Demand (Spaces)	
			Weekday	Weekend	Weekday	Weekend		Weekday	Weekend
Residential									
Multi-family (Low Rise)	25	du	0.7	0.8	17	20	5%	16	19
Commercial									
Small Office Building	16,145	sq. ft.	2.56	0.26	41	4	60%	17	2
Warehousing	17,744	sq. ft.	0.39	0.04	7	1	40%	4	0
Gymnastics/Dance	12,000	sq. ft.	2.07	1.90	25	23	5%	24	22
Total Base Parking Demand:					90	48	Total Adjusted:	61	43

The total parking demand, adjusted for multi-modal, was calculated to be 61 spaces during the weekday and 43 spaces during the weekend. These values assume all residents, customers/visitors, and employees are parked at the same time, which is not realistic since each land use type has varying peak parking months and times of day.

The base parking demand values in **Table 1** were multiplied by the ULI data for monthly adjustments and time of day adjustments to determine the actual peak parking demand of the Riverfront Park site. **Table 2** summarizes the peak hour per month for weekdays and **Table 3** summarizes the peak hour per month for weekends.

Table 2: Weekday Parking Demand

Land Use	Weekday													
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Late Dec	
	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	
Small Office Building	17	17	17	17	17	17	16	16	17	17	17	17	14	
Warehousing	4	4	4	4	4	4	4	4	4	4	4	4	3	
Gymnastics/Dance	24	23	20	17	16	16	16	17	19	20	20	0	0	
Residential	7	7	7	7	7	7	7	7	7	7	7	7	7	
Total Weekday Parking Demand	52	51	48	45	44	44	43	44	47	48	48	28	24	

Table 3: Weekend Parking Demand

Land Use	Weekend													
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Late Dec	
	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	
Small Office Building	17	17	17	17	17	17	16	16	17	17	17	17	14	
Warehousing	4	4	4	4	4	4	4	4	4	4	4	4	3	
Gymnastics/Dance	24	23	20	17	16	16	16	17	19	20	20	0	0	
Residential	11	11	11	11	11	11	11	11	11	11	11	11	11	
Total Weekend Parking Demand	56	55	52	49	48	48	47	48	51	52	52	32	28	

Conclusion

The analysis indicated that the peak parking demand will likely occur during the month of January. The highest weekday parking demand was estimated to occur at 11:00am and be 52 spaces. The weekend calculation was slightly higher with 56 spaces at 11:00am for the parking demand. **It is recommended that the site be designed to provide a minimum of 56 parking spaces to serve the estimated parking demand.** If the parking demand cannot be accommodated on site, then it is recommended that the property discuss leasing parking spaces from nearby businesses that have availability.

/CRS