



September 5th, 2023

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

Reference: Riverfront Park PUD
Project Narrative – Planned Unit Development Submittal (Pre-submittal PS23-0141)
1900, 1920, 1940, 1955, and 1960 Bridge Lane
Steamboat Springs, CO 80487
SEAD Job No. 21099

Dear Planning Department,

Please accept this letter as a detailed narrative for a new Planned Unit Development (PUD) application to the City of Steamboat Springs Planning and Community Development for the Riverfront Park PUD project. The project location is at 1900, 1920, 1940, 1955, and 1960 Bridge Lane in Steamboat Springs, Colorado. The proposed project is a new PUD to ratify the notice of violations that were issued on June 7th, 2023 in units 1-14 (1900 and 1920 Bridge Lane). Steamboat Engineering and Design, Inc. (SEAD) and Four Points Engineering and Surveying (Four Points) are submitting the PUD documents to improve the current property in accordance with the CDC, and to begin the process of bringing the property back into code compliance per the direction of the planning department, building department, and code compliance officer.

The Riverfront 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 consists 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. The current property is zoned as Industrial (I).

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 the 14 live-work units (excluding unit 7) were issued a notice of violation from the code enforcement officer of Steamboat Springs.

The following italicized red text is in response to the section of the CDC approval criteria displayed in black text below:

Approval Criteria – CDC Section 721

CDC Section 721.C.1

The proposed development cannot be accommodated with the current zoning of the property or any other City zone district.

The existing development is currently in the Industrial (I) zone district. However, with the proximity to the Core Trail and Yampa River as well as the new developments in the surrounding areas, this zoning does not fit the characteristics of the surrounding areas. Further, the industrial zoning does not match the current occupancy uses that are present in the existing development. The existing development is more aligned with the Community Services (CS) zoning which allows limited commercial use as well as higher density residential uses. However, the existing development does not meet several of the dimensional standards of the CS zoning, therefore, a PUD application is the most effective solution to help bring these properties back into code compliance.

CDC Section 721.C.2

The Planned Unit Development shall meet at least one of the following:

- a. The PUD addresses a community need as described in the Community Plan; or
- b. The development site has special physical characteristics including but not limited to an irregular or oddly-shaped lot, or a lot with significant topographical barriers to standard development construction practices; or
- c. The PUD will preserve valued environmental, cultural, or scenic resource lands or view corridors, minimize the disturbance of natural hazard areas, increase the amount of functional open space within the development, or create functional public spaces; or
- d. The PUD is necessary to protect and preserve the character of a historic structure or historic district; or
- e. The proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful phased development; or
- f. The PUD allows for creativity in the development process, use of land, or use of related physical facilities to produce a superior outcome as described in Section 721.C.6; or
- g. The PUD is necessary to respond to a changed condition where the current zone map or standard zone district do not meet the needs of the lot owner or community for this particular site.

a. The existing development addresses many of the communities needs by providing multiple residential units for local housing, commercial spaces that serve the community of Steamboat Springs such as a gymnastics facility, dance studio, office space and retail space. The existing development is also aligned with several policies and goals, listed below in black text, in the Community Plan.

- a. Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
- b. Policy LU-1.1: The future land use plan creates an integrated and compatible mix of land uses.
- c. Policy LU-1.3: New development will create a reasonable balance between jobs and housing.
- d. Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.
- e. Policy LU-3.2: New development will be designed to promote distinct new mixed-used neighborhoods.
- f. Goal H-1: Our community will continue to increase its supply of affordable home ownership, rental, and special needs housing units for low, moderate, and median-income households.

- g. Policy H-1.3: Integrate housing in mixed-use areas.
- h. Goal H-3: The Steamboat Springs community will have a mix of housing types and styles that can accommodate the people who work in the community.

c. The existing development is directly adjacent to the Core Trail and the Yampa River. The location of this property is a premier location in Steamboat Springs with views along the riverfront as well as views along the view corridor of the ski resort. The development emphasizes these characteristics on the site and continues to preserve the valued environment surrounding the property. No development/changes to the buildings appearances and on the site are proposed at this time, therefore the existing environment around the site will remain unchanged.

f. The existing development provides creativity in the use of land by providing one building (1955 Bridge Lane) that is dedicated to commercial uses only. However, the other two buildings on the site (1900 and 1920 Bridge Lane) provide much needed residential housing for Steamboat Springs as well as additional commercial space that can be utilized as office space or warehouse space. The surrounding areas and developments are providing more residential units than dedicated industrial spaces, therefore the existing land use that is present on the site will blend more closely to the characteristics of the surrounding area.

g. The current zoning of this site does not meet the needs of the owners and the community for this site. The owners are trying to provide multiple residential units for this site as well as providing office spaces, thus integrating housing in a mixed use area. However, in the exiting industrial zoning, the current land uses would not be prohibited. The existing site is adjacent to the Core Trail and gets high pedestrian activity which is not suitable for the industrial zoning. The current land uses match more closely to adjacent developments and would benefit from a PUD application.

CDC Section 721.C.3

The type, height, massing, appearance, and intensity of development permitted by a PUD is compatible with surrounding zone districts, land uses, and neighborhood context and character, and the PUD will result in a logical and orderly development pattern within the community.

The existing development is compatible with the surrounding zone districts as many of the adjacent properties are zoned Commercial Services (CS) which allows for mixed use buildings. The approved Streamside PUD application allows for residential buildings ranging from multiple family employee housing on the frontage of the property to single family dwelling along the south side of the property which would complement the existing mixed-use buildings on the site. The existing site would blend with this new development but would also be providing commercial spaces that would complement the existing commercial lots that are present in the area as well. As this project is unique in that it is already constructed, the height, massing, appearance, and intensity of the development will remain unchanged. The buildings were constructed in 2007 and 2009, therefore they have existed in harmony with the surrounding properties and context for over 15 years.

CDC Section 721.C.4

The PUD shall substantially further the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The existing development addresses many of the communities needs by providing multiple residential units for local housing, commercial spaces that serve the community of Steamboat Springs such as a gymnastics facility, dance studio, office space and retail space. The existing development is also aligned with several policies and goals, listed below in black text, in the Community Plan.

Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses

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- b. Policy LU-1.1: The future land use plan creates an integrated and compatible mix of land uses
- c. Policy LU-1.3: New development will create a reasonable balance between jobs and housing
- d. Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed-use neighborhoods that serve year-round residents and visitors
- e. Policy LU-3.2: New development will be designed to promote distinct new mixed-used neighborhoods.
- f. Goal H-1: Our community will continue to increase its supply of affordable home ownership, rental, and special needs housing units for low, moderate, and median-income households
- g. Policy H-1.3: Integrate housing in mixed-use areas
- h. Goal H-3: The Steamboat Springs community will have a mix of housing types and styles that can accommodate the people who work in the community

CDC Section 721.C.5

The PUD shall minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms

The existing development initially went through a development plan permit process (DP-05-13) and was ultimately approved by the planning department and city council on October 18th, 2005. This development plan process showed that the existing development did not adversely affect the natural environment and complemented its surroundings. No development/changes to the buildings appearances and to the site are proposed at this time, therefore the existing environment around the site will remain unchanged.

CDC Section 721.C.6

In return for flexibility in zoning, development permitted by the PUD shall provide significant community enhancement not achievable through application of a standard zone district. A community enhancement may include but is not limited to:

- a. Diversification of land use to provide opportunities for commercial, recreational, and educational facilities to be conveniently located near a mix of housing types; or
- b. A variety of housing types; or
- c. Innovation in development, site design, or architectural quality; or
- d. More efficient use of land and energy; or
- e. Exemplary pedestrian connections and amenities; or
- f. Expanded opportunities for public transportation; or
- g. Safe, compact, and efficient street or utility networks; or
- h. Any other feature or features that furthers the direction of the Community Plan as a whole and not just a specific individual goal or policy

a. The existing development provides flexible commercial spaces that greatly serve and support our community as well as much needed residential housing for our local community. The proposed PUD will allow for a mixed-use development integrating housing into a commercial area.

b. The existing residential units range from 1-bedroom units to 3-bedroom units that can accommodate a range of families and demographics in our community.

e. The existing development is directly adjacent to the Core Trail which promotes a great opportunity for an alternate mode of transportation for pedestrians.

f. A bus stop along the Steamboat Springs Transit route is less than a quarter of a mile away which provides a great opportunity for public transportation. In addition, the Core Trail, as mentioned above, is directly adjacent to the property.

h. This existing development furthers the direction of the community plan by providing much needed residential housing in our community as well as commercial spaces that are community is dependent on.

As the west part of town is increasingly developing, this existing site blends into the new developments with the existing land uses and should be approved to continue to be utilized as such.

CDC Section 721.C.7

The Planned Unit Development shall provide an outcome superior in terms of community enhancement than would be achievable with the current zoning of the property or any other City zone district and is not being used solely as a means to enhance a development's economic feasibility

The proposed PUD application is not to enhance the developments economic feasibility as the existing site has already been developed. Rather, the proposed PUD is to promote a mixed-use land development that can keep operating and serving the community. The existing development provides many commercial units but also provides greatly needed residential housing. It is consistent with the new developments that are being constructed in the surrounding areas as well as the existing commercial sites. The proposed PUD will help bring all of the units into code compliance and help mitigate any future code violations by allowing the exiting uses to remain. The current industrial zoning does not allow for the integrating mixed-use site. Furthermore, as the site is directly on the Core Trail and the Yampa River with views of the resort, this property is better suited for mixed use than true industrial uses to ensure the pedestrian active frontages are more aligned with the goals and polices set forth in the Community Plan.

In conclusion, we request the City of Steamboat Springs Planning and Community Development to consider the Riverfront Park development for a new PUD application. The proposed PUD application is an integral step in allowing a new mixed-use property to exist at a premier location. The existing site is more suited for mixed-use rather than industrial zoning due to the proximity to the Core Trail and ensuring the pedestrian frontage is aligned with the goals and policies set forth in the Community Plan. Furthermore, the PUD will aid in helping to facilitate the ratification of the notice of violations to ensure all units are brought into code compliance.

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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