

Central Park Hotel Development Plan: Narrative

September 11, 2023

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Development Plan and Conditional Use Application Narrative
Central Park Hotel
Steamboat Village Commercial Center, Replat F (PIN 217100003), Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Serac Pine Grove Steamboat Land Owner, LLC. (Applicant, or “Serac”), we are submitting this Development Plan and Conditional Use application for the development of a new hotel on a vacant 4.2 acre parcel of land (PIN 217100003) located between Central Park Drive, Snapdragon Way and Pine Grove Road and south of the Alpine Bank/State Farm buildings.

Serac has coordinated and substantially prepared this Development Plan and Conditional Use package to demonstrate compliance with the City of Steamboat Springs (City) development criteria. The Richardson Design Partnership, LLC. (TRDP) designed the hotel, Landmark Consultants, Inc. (Landmark) provided civil engineering and surveying support, and Oxbow Design Collaborative developed the landscape plan.

Project Description:

Serac has extensive experience developing best-in-class real estate projects that support and improve the communities in which they operate. Serac calls it: *“Improving lives through the power of real estate investing”*. The proposed project is an upscale select service and extended-stay hotel with approximately 180 rooms that caters to both short-term and extended-stay guests. Serac’s principals have a 20+ year connection to Steamboat Springs and have used their connectivity to the region and its real estate experience to design a hospitality project that captures the look and feel of a northwest Colorado lodge. The goal is to attract visitors and locals alike.

Approaching the project from Central Park or Pine Grove will immediately reveal a decorative mountain stone veneer lodge, board & batten faux wood grain exterior siding and timber support brackets. Just as impressive is the large timber porte-cochere that will great guests coming to spend a few hours in the restaurant or lounge, or spend a few days or weeks in the hotel. The hotel includes meeting space, a fitness center, a recreational swimming pool with lounge deck areas, and a well thought out lounge and lounge patio that acknowledges its northwest Colorado roots while providing sun-rise views of Mt. Werner and sun-setting views of Emerald Mt. Nestled in the end of the hotel, facing Emerald Mt., is a restaurant with indoor and outdoor seating. While the restaurant is part of the project, it is not part of the hotel. It will welcome locals and out of town guests.

Central Park Hotel Development Plan: Narrative

Serac chose this location because it is the hole in the donut. The hotel has a high walk score because it is surrounded by City Market Grocery, Central Park Liquor, Colorado Bagel Co., La Fiesta Grill, Blue Sage Pizza, Drunken Onion and Wildhorse Cinemas, just to name a few. SST has two bus stops adjacent to the project. The Meadows Lot and Yampa Valley Medical Center are 1/4th of a mile from the project. The Core Trail is 1/2 a mile, skier drop-off is one mile, Old Town Hot Springs is 1.5 miles and the best soda fountain in Routt County is two miles away. This hotel is a perfect complement to the surrounding businesses and it supports the needs of the surrounding businesses.

Serac, in conjunction with The Richardson Design Partnership, Landmark Consultants, WalshDupart, and Oxbow Design Collaborative, looks forward to welcoming guests into a unique hotel that captures the northwest Colorado lodge look and feel.

Project Overview of proposed Development:

Site Area:	183,087 S.F.	4.20 Acres
Total Building Area:	114,709 S.F.	
Building Footprint:	33,574 S.F.	18% Site Coverage
Building Height:	3 & 4 Stories	
Parking:	186 Stalls	Includes 6 ADA stalls
Guestrooms:	181	

We have organized this narrative to generally coincide with CDC Section 713.D – Criteria for Approval applicable to the Development Plan; and CDC Section 707.C - Criteria for Approval as applicable to the Conditional Use.

Thank you in advance for your time and careful consideration of this application.

Development Plan Criteria for Approval:

709.C.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.

The project is located along the eastern edge of Central Park Plaza and creates a transition between professional offices to the north (Alpine Bank, et al, and State Farm, et al, – collectively referenced as Alpine Bank/State Farm) and the restaurants and ‘Resort Group’ professional offices across the street to the South. The subject property is zoned Community Commercial (CC) and the hotel land use requires a conditional use.

The property is located in arguably the busiest commercial area in Steamboat Springs. The hotel is adjacent to or within walking distance of existing mass transit (bus stop), restaurants, retail stores, three grocery stores, movie theaters and exercise facilities. At one mile from the existing skier drop off, less than two miles from Steamboat Springs’ historic downtown, and less than .25 miles from the Core Trail, the hotel is ideally located for summer and winter travelers alike.

Central Park Hotel Development Plan: Narrative

709.C.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.

There are no known sensitive environmental features on the property. There are no jurisdictional wetlands on the property – please refer to the included letter from Western Bionomics dated June 17, 2022.

The storm water management plan was developed to not only meet the project's requirements, but also accommodate the runoff, parking lot to the north. Permanent BMPs for water quality are proposed for the areas expected to receive runoff from pavements. Please refer to the plans and drainage letter for additional information about these facilities.

There are no expected adverse impacts to water quality, air quality, wildlife habits, wetlands or natural landforms. There is an area in the northwestern corner of the property with some existing landscaping. This is proposed to be largely undisturbed, [the NWC will become part of the detention pond], however there appear to be conflicts with existing utilities.

The design team has diligently set the proposed building and parking lot elevations sensitively to try to 'balance' the necessary earthwork for the site. This will minimize traffic otherwise necessary to deliver or remove excess material – furthering the community goals for responsible development.

709.C.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.

The project is essentially surrounded by existing roads and a developed parking lot. To minimize additional vehicles and pedestrians using the shared Alpine Bank/State Farm access, the parking lot is accessed from a restricted movement connection on Central Park Drive and no direct pedestrian connections are available (other than required property perimeter sidewalks). Pedestrian connections to the hotel will focus guest circulation to the internal and perimeter areas of the site rather than through the neighboring properties.

We have proactively met with Fire Prevention to review access, staging and emergency response. A swept path analysis has been performed to ensure design vehicles, such as fire trucks and ambulances can negotiate the internal fire apparatus areas.

The drivable access system has been designed to meet requirements described in the City's Engineering Standards for Commercial Private Access (Engineering Standards Section 4.2.5.5) and Fire Prevention's Fire Apparatus Access Road Standards (City). The centerline grades are shown on the included Grading and Drainage Plan and are generally between 1% (min.) and 4% (max.).

The Applicant has met with the representatives of the adjacent properties to the north of the site, Alpine Bank and the State Farm (et al) building. Portions of the existing asphalt are proposed to be removed to

Central Park Hotel Development Plan: Narrative

reduce the asphalt footprint while maintaining all required parking, circulation and access dimensional requirements.

An eight-foot-wide sidewalk is proposed along Pine Grove Road and a six-foot-wide sidewalk is proposed along Snapdragon Way. This will complete the sidewalk network along the public roads encompassing the site and provide pedestrian access to bus stops and the neighboring businesses.

709.C.4: The Development Plan complies with all applicable requirements of this CDC.

Below is a summary of our analysis of the development standards described in CDC Article 4:

401: Waterbody Setbacks: There are no named creeks or rivers on the property and the draining tributary area is less than 20-acres, per the Watercourse definition in the CDC.

402: Landscaping: The site has areas of existing landscaping in the northwest corner of the property (see Existing Conditions Exhibit). These areas of existing trees, shrubs, and natural ground cover will remain [this area will be part of the retention pond]. Landscaping in this area will be provided pursuant to Tables 402-1 and 402-2. Plantings will be selected for their suitability to the climate with drought resistant types being utilized. Plantings will be selected from Appendix A, Table A-1 as required by the CDC.

403: Buffering, Screening, and Fencing:

404: Revegetation:

The standards described in CDC Section 404.C are addressed as follows:

404.C.1: Vegetation and Site Grading: The site will largely be disturbed, and the proposed grades are within the requirements described in the geotechnical recommendations.

There are no existing trees within the disturbance zone that are large enough to fall within the Tree Preservation criteria per Table 404-1. **There are no trees on the site.**

404.C.2: Revegetation plans are required for this project: All areas disturbed are to be revegetated and monitored/maintained until ground cover meets or exceeds the City and State's requirements. Detailed plans, along with the Stormwater Management Plan, will be generated for the construction permit as required. The site disturbance is large enough to be subject to the State's Stormwater Discharge Permit System as administered by the Colorado Department of Public Health & Environment.

404.E: The anticipated land disturbance is expected to be less than 4.4-acres and therefore Revegetation Collateral for Large Lot Land Disturbance is not expected to be applicable. This calculated acreage includes the property (4.2-acres) and the perimeter disturbances related to utilities and sidewalks.

Central Park Hotel Development Plan: Narrative

405: Exterior Lighting: Building mounted and Site Light Poles will provide lighting that is adequate for safe access and security at the site. Light fixtures will be directed downward and fully shielded to not be visible from adjacent properties.

406: Off-Street Parking: The project is in the CC zone so there are no minimum parking requirements. The project is provided with 186 off-street parking stalls including 6 ADA parking stalls. The development will also have 19 bicycle parking stalls located near the hotel entry.

407: Off-Street Loading: Off-Street loading will be provided at the hotel Porte Cochere.

408: Refuse Management: Trash: Two enclosed refuse storage areas have been proposed for the hotel as shown on the plans.

409: Snow Storage: The proposed site plan was specifically designed with snow removal and maintenance in mind. The area between the adjacent properties to the north (Alpine Bank/State Farm) and the edge of the parking lot has been maximized to allow space for a common drainage swale as well as snow storage. The edges of the pavement are to be confined and supported by a concrete band or barrier curb that will be flush to allow snowplows to shove snow into the receiving areas. The proposed perimeter sidewalks have been detached to the extent practicable to accommodate City Streets operations. The amount of horizontal separation varies as shown on the plan.

The Alpine Bank/State Farm (et al) properties to the north of the site were approved in 1999 (MD-99-14) with a snow storage deficiency. As shown on the included Planning Commission Communication Form:

“Snow storage deficiency will be made up on the undeveloped adjacent site initially. Upon the adjacent property developing, the applicant will haul snow off-site”.

This application is for the subject ‘adjacent property’.

As shown and quantified on the included Landscape Plan:

410: Performance and Operation: This Development Plan application does not propose uses, offensive noise, smoke, vibrations, dust, odors, heat, glare, or other objectionable impacts that violate local, state or federal laws and regulations.

411: Technical Specifications: The proposed improvements shall conform with the City’s Engineering and Building Department Standards to protect the public health, safety, and welfare.

411.C.1: Drainage: See included drainage study per Engineering Standards for additional information.

Central Park Hotel Development Plan: Narrative

411.C.2: Streets and Circulation: The internal access and parking lot meets engineering standards.

411.C.3: Fire Prevention: The design Team has met with members of Fire Protection to proactively study the proposed development to implement their feedback. They agreed that a single internal point of access was sufficient with accommodations for their turning movements and clearances. Adequate fire flow exists to serve the project using the existing fire hydrants and the adjacent street system aids in providing access to all sides of the building.

412: Critical Improvements: As this is not a phased project, the Applicant presumes standard conditions of approval identifying requirements for construction permits and Certificates of Occupancy.

413: Phasing: The project will not be phased.

414: Multi-Mode Facilities/Complete Streets: The proposed external sidewalks meet the City's requirements for width and connectivity.

415: Clear Vision Setbacks: Please see the plans reflecting this requirement.

416: Outdoor Storage: There is no outdoor storage proposed with this application.

417: Internal Sidewalks: Sidewalk connections to the building as well as connections to the external sidewalk system have been provided.

418: Retaining Walls: The hotel's structural plans propose a low foundation wall along the Pine Grove Road frontage which will allow for adjacent grades to be set above the finish floor level. This is necessary in order to create a suitable relationship between the hotel and the adjacent sidewalk as well as provide proper drainage. Retaining walls are also proposed around the outdoor amenity area north of Snapdragon Way. The walls meet the height requirements described in Table 418-1 with all walls below the 6' maximum using terracing where necessary.

419: Flood Damage Prevention: There are no areas on or immediately adjacent to the property designated as Special Flood Hazard Areas per FEMA FIRM Number 08107C0879D dated February 4, 2005. There is an existing drainage swale that will be channelized through the site via an underground culvert [we have an exposed swale] and care has been taken to ensure that the system has adequate capacity (see Drainage Report).

420: Accessory Building and Structures: The project will not have any accessory buildings or structures.

421: Open Space: The project will have 28,358 S.F. (15.4%) of open space which will include an outdoor dining/patio area at the proposed restaurant on the corner of Central Park & Snap

Central Park Hotel Development Plan: Narrative

Dragon which will help activate this corner of the development with the other surrounding uses in the area. There will also be a large amenities area for the hotel consisting of outdoor dining, outdoor bar, fire pits, outdoor pool & two outdoor spas.

422: Large Format Retail Development: Not applicable to this Development Plan application.

423: TND Frontage Type Standards: Not applicable to this Development Plan application.

424: TND Building Type Standards: Not applicable to this Development Plan application.

425: TND Hillside Strategies: Not applicable to this Development Plan application.

426: Access: The internal drives have been designed to meet engineering standards for width and grade.

Specific to CC Zoning: The project does not directly access US Highway 40. The adjacent commercial development (Alpine Bank/State Farm) is interconnected along the north frontage. The circulation, pedestrian connections, deliveries, trash and other services are coordinated to continue the existing uses and patterns.

427: Postal Facilities: The development will consist of a hotel and restaurant which will not require a postal facility. Mail delivery will be to the hotel and restaurant directly.

437: Multiple-Family Residential Building Design Standards: Not applicable to this Development Plan application.

438: Commercial and Mixed-Use Building Design Standards:

438.C Building Placement and Orientation: The building placement has been carefully studied to optimize it's placement to work with the site constraints and zoning standards. The development has streets on three sides, so the building has been designed with an "L" shaped configured to align with the streets and conform as much as possible with the CC zoning setback requirement of 20 feet maximum. Due to site constraints consisting of existing utilities, easements, and curvatures of existing streets there are portions of the building that are further than the 20-foot maximum setback. See Variance request pertaining to this requirement.

438.D Access: Building main access and loading area for the proposed hotel has been situated on the interior of the development and adjacent to the parking lot for an enhance arrival experience for the guest that is conveniently located by the parking lot for the development. A predominant entry has been provided to the Restaurant facing Central Park and a predominant entry has also been provided to the hotel off Snapdragon. A pedestrian entry has also been provided for guest access off Pine Grove.

438.E Building Massing: The proposed development will consist of a 3-story building along Snapdragon and increase to a 4-story building at the corner of Snapdragon & Pine Grove and continue along Pine Grove to accommodate existing site topography. The overall building

Central Park Hotel Development Plan: Narrative

massing has been designed to incorporate significant changes along the length of the façade and roof heights to make it aesthetically pleasing and conform to zoning requirements. The building materials are also designed to create a base, middle and top look.

438.F Roof Forms: All roof pitches will be a minimum of 4:12 and variations in roof forms have been incorporated into the building to give it a mountain resort look and feel which works well in this climate and will fit in well aesthetically and compliment the surrounding area.

438.G Surface and Structured Parking: The development will consist of surface parking with the majority of the parking behind the building, behind the State Farm and Alpine Bank buildings, and screened by the building and landscaping along Pine Grove and Snapdragon. The parking lot along Central Park has been set 49'-6" further back from the street to accommodate on-site stormwater retention and to give a good larger than required 30'-0" separation from the street. The parking lot along Central Park will also be screened with landscaping.

438.H Building Scale, Variation, and Fenestration: The building is designed with a variation of roof heights and projections and relief in the wall plane and materials to conform with zoning requirements and create an aesthetically pleasing project that will fit well at this location and with the surrounding development. See plans for fenestration percentages. To optimize building energy efficiency the project has maximized the fenestration were possible however the percentages are less than required. See Variance Request pertaining to fenestration.

438.I Building Materials: The building has been designed with a mix of stone veneer and different types of fiber cement sidings to create a mountain resort look and feel which fits in well at this location and will complement the surrounding area.

438.J Building Color: The building has been designed with darker color materials to conform with the zoning requirements. See plans for color and material information.

438.K Mechanical, Service, and Accessory Structures: The mechanical equipment is designed and placed on the site to minimize visibility from the public while still maintaining serviceability and is screened where needed.

709.C.5: The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

There is not an approved or proposed Conceptual Development Plan – Not Applicable.

Conditional Use Criteria for Approval:

707.C.1: The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other adopted plans.

The Community Area Plan's (CAP) Future Land Use Plan identifies the subject property as Commercial Activity Node. This designation includes Community Commercial (CC) and Commercial Services (CS), which aligns with the current CC zone.

This land use emphasizes retail, cultural, and entertainment uses that serve the residential base of the community and also serve visitors. The CC is considered auto-oriented and development is intended to

Central Park Hotel Development Plan: Narrative

place a strong emphasis on pedestrian connections and be accessible by all transportation modes including transit.

The requested conditional use is consistent with the CAP:

- ✓ Community Commercial Land Uses should have access to a major arterial or highway. This property is adjacent to Pine Grove Road and Central Park Drive, only a short distance from US 40 via Mt. Werner Road – all major roads within Steamboat Springs.
- ✓ The project proposes to complete the sidewalk system surrounding the block and affording access to adjacent retail facilities.
- ✓ The project is accessible by all traditional transportation modes – auto, cyclists, pedestrian and mass transit.

From the Community Area Plan's strategies, goals and policies, the following are specific to this Application:

- Strategy LU-1.1(a): Only approve development proposals that are consistent with the Future Land Use Map
- Goal LU-2: Our community supports infill and redevelopment in core areas
- Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
- Goal LU-4.1: Our community will promote the development of compact Commercial Activity Nodes and a mixed use corridor along US 40 between commercial nodes
- Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
- Policy GM-1.2: Urban development will be required to locate within the UGB
- Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- Policy GM-2.2: Development will only be allowed in areas where it can be adequately served by critical public facilities and services
- Policy GM-2.3: Development will pay its fair share of the cost to provide needed facilities and services
- Policy CD-1.4: Encourage high quality site planning and design
- Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development
- Goal CD-4: Our community will maintain and improve the appearance of its corridors and gateways and will continue to have vibrant public space
- Policy CD-4.1: Major highways and arterials shall maintain a high quality of design
- Policy CD-4.2: Protect Scenic Corridors and the community's key gateways
- Policy T-1.2: Land use planning and road/intersection capacity analysis shall be coordinated, and land uses modified based on road/intersection capacity issues
- Goal NS-1: Our community will work to maintain the health and integrity of the Yampa and Elk Rivers and their tributaries
- Policy NS-1.1: New development will not occur in the 100-year floodplains and will be designed to protect water quality and riparian areas
- Policy NS-4.1: Maintain the quality of visually sensitive areas

Central Park Hotel Development Plan: Narrative

707.C.2: The proposed use is consistent with the purpose of the zone district.

The purpose of the Community Commercial zone district is:

*“The Community Commercial zone district is a mixed-use district intended to provide areas for community-wide commercial and multiple-family residential uses. This zone district is intended to accommodate multi-modal activity nodes at major intersections along US-40 with office, **lodging**, and compatible residential development located between nodes. Community Commercial emphasizes pedestrian friendly design, multi-modal access, and vertical and horizontal mixed-use development that establishes an active corridor and attractive streetscape.”*

The proposed land use is a Hotel (lodging). This use is specifically mentioned in the above purpose statement from Section 223 of the CDC (emphasis added). This project compliments the horizontal mixed uses and plans to incorporate a restaurant which is a Limited Use within the zone district.

707.C.3: The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

707.C.4: The proposed use complies with all other applicable requirements of this CDC.

The Applicant understands that the City’s development standards apply to this project and they have made every possible attempt to comply within their interpretation. As in any application review, there may be differing opinions that will warrant further discussion. The Applicant is open to discussing concerns and collaborating with Staff as appropriate.

Although every effort has been made to avoid variances, the following have been identified and are further described in separate documents:

1. Maximum Front Setbacks
2. Access – Entry Oriented to Pine Grove
3. Surface Parking Screen along Central Park
4. Building Fenestration/Glazing

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.