



November 14, 2023

Steamboat Engineering And Design (SEAD)
2740 Acre Lane Suite E
Steamboat Springs, Co 80487

Re: Riverfront Park PUD - CPA at 1920 BRIDGE LN

Dear Steamboat Engineering And Design (SEAD),

This letter shall serve as the Development Review Team letter (DRT) for PL20230259 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8244 or by email at jbrown@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Jeremy Brown)



1. Your narrative describes "two, three-story mixed-use buildings...25,000 square feet each...". Is this accurate? I believe the mixed-use buildings are two story.
2. A PUD is not a Future Land Use as designated in the Future Land Use Map. Depending on the decisions you make around the PUD, it seems like you would want to be making the case for it to be something like "Mixed Use Corridor".
3. In your response to the criteria for approval, you mention "not limited to just warehouse spaces". Any uses by-right, limited uses, limited uses requiring permit, and conditional uses in the industrial zone are all possibilities aside from warehouse.
4. Once you select a Future land use designation, I think some of your responses will change as you will want to tailor them in support of that future land use. So if you select "Mixed Use corridor", it will be more about making the case for mixed use (broadly) and how that is needed and fits contextually, rather than addressing your specific development.
5. I would eliminate any reference to the code-compliance issues as a rationale to approve, as any determinations will be made independently of these circumstances.

Final Project Manager Review (Reviewed By: Jeremy Brown)

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Brown", on a light gray rectangular background.

Jeremy Brown
Planner