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24B 5th Street

Steamboat Springs, CO 80487

RIVERVIEW PARCEL B DEVELOPMENT PLAN APPLICATION

November 16, 2023

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

RE: Development Plan Application Narrative
Riverview PUD Parcel B
Steamboat Springs, CO 80487

To Whom it May Concern:

Gorman & Company, LLC (Applicant) is submitting Development Plan applications for Riverview PUD subzone B.

Gorman & Company (Gorman) prepared this narrative to demonstrate compliance with the City of Steamboat Springs (City) development criteria. We are applying for development plans for parcel B and E separately, but they will be permitted and constructed concurrently. The site plan information provided in our submittal includes both sites given the proximity providing a holistic view in our review to their relation in in the Riverview PUD.

Specific Design Introduction:

Parcel B will be a mixed-use building with residential (and supporting community areas) over structured parking and two commercial office uses at the ground level of the southeast corner of Riverview Way. The project takes advantage of the existing grade with two levels of structured parking including access off Riverview Way for the lower parking level and the alley for the upper parking access. The building has been designed with regard to existing and future buildings in the PUD. The proposed design complies with the CDC and PUD criteria and is not seeking any variances.

Both projects will be developed concurrently and engage the existing PUD improvements, such as the Core Trail, drive lanes and site orientation.

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 buildings will add to the greater PUD by providing 72 downtown apartments while complementing the existing architecture as well as the natural connections to the Yampa River. Additionally, the proposed buildings comply with the PUD and the lots are being developed as intended by the previous approvals.

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.

The infill project will be developed on land previously disturbed during the infrastructure work for the overall PUD. We will be working with existing pavement and curbs to enhance the street. The development is not impacting existing wetlands and does not disturb natural wildlife habitats.

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 location has an incredible walkability score and we have taken great consideration of vehicular traffic with access to the parking garages at locations of low impact. Both sites are within 600' walking distance to the Steamboat Springs Transportation free bus stop. The project will provide adequate storage for resident's bikes both in unit and in separate bike rooms for larger e-bikes. Trash and recycling will be managed through internal trash chutes with containers located in trash rooms accessed through the parking garage.

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

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

401: Waterbody Setbacks: The application does not propose a structure or modification to the existing structure.

402: Landscaping: The project is proposing to provide plantings along Riverview Way and the core trail.

403: Buffering, Screening, and Fencing: There is no proposed buffering, screening proposed.

404: Revegetation: At the conclusion of the project, areas of the site not occupied will be landscaped.

405: Exterior Lighting: Exterior lighting has been designed to tie in with the existing street lighting on the south side of Riverview Way and minimal lighting is foreseen on the buildings as shown on photometric plan for life safety and security.

406: Off-Street Parking: Structured parking is provided to meet code requirements for Parcel B.



407: Off-Street Loading: A parallel delivery/loading space is provided on Parcel B along 3rd Street.

406.C.7 : Bicycle Parking: In addition to code minimum bicycle parking each residential unit will have in unit bike storage.

408: Refuse Management: The projects will be managed via rollout trash service.

409: Snow Storage: Does not apply. The Downtown Riverview Metro District is responsible for managing and hauling the snow adjacent to buildings. The approved PUD provides a snow storage easement on 3rd Street for City Street Crews to plow snow for the alley into.

410: Performance and Operation: The project will be managed and maintained by Gorman Property Management.

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

411.C.1: Drainage: The drainage for the project conforms with the design constructed as part of the subdivision and PUD. No new drainage infrastructure is required for the buildings.

411.C.2: Streets and Circulation: The proposed project is served by 3rd Street, 4th Street, Riverview Way and the alley between Main Street and Riverview Way.

411.C.3: Fire Prevention: Both projects will be fully sprinklered meeting all applicable codes and local amendments.

411.C.3: Geological Hazards: There are no known geological hazards associated with the project.

412: Critical Improvements: Does not apply.

413: Phasing: Does not apply.

414: Multi-Mode Facilities/Complete Streets: Does not apply.

415: Clear Vision Setbacks: There are no proposed intersections with this application.

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

417: Internal Sidewalks: Does not apply.

418: Retaining Walls: There are no new retaining walls associated with this application.

419: Flood Damage Prevention: The buildings are not located in FEMA’s Special Flood Hazard Areas (the regulatory floodplain) and therefore not subject to the City’s Floodplain Development Criteria.

420: Accessory Building and Structures: There are no accessory buildings or structures proposed with this application.

421: Open Space: The Downtown Riverview Subdivision provided the required Open Space.

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 proposed project is served by 3rd Street, 4th Street, Riverview Way and the alley between Main Street and Riverview Way.

427: Postal Facilities: The project is considering post office boxes via Steamboat Springs USPS given the proximity to the post office and issues encountered with mail delivery on past projects. In addition, our properties provide onsite parcel lockers for delivery of UPS, Fedex, and Amazon deliveries for residents. If and when USPS resumes deliveries, cluster boxes for both buildings can be installed in the landscape area adjacent to the delivery spot.

441: Commercial Old Town Design Standards: Does not apply.

442: Commercial Yampa Design Standards: Does not apply.

Added Language addressing conformance with section 443 for 2nd Submittal 11/16/2023

443: Commercial Yampa-Two (CY-2) Design Standards

443.C Building Placement and Orientation

1.a. The full width of the front building façade is built to the minimum front setback.

1.b. The primary building entrances face the Yampa River & RiverView Way, Yampa Street does not continue through the PUD.

443.D Access

1.a. Primary building entrances are directly from the public sidewalk.

1.c. All businesses have individual entries from the public sidewalk.



443.E Building Massing

1.a. Building Massing reflects the traditional pattern of lot widths Downtown through the expression of 25' increments in building massing, structural bay, and fenestration patterns. These increments are dimensioned in the elevations.

1.b. Building fills the full width of the lot.

1.c. Building facades greater than two stories are differentiated through architectural variation such as prominent belt courses, change of materials, or change of fenestration pattern. This is notated in the building elevations.

1.d. Ground floor heights reflect the 12'-15' ground floor height and windows at the street level appear similar in height to those seen traditionally. This is dimensioned in the building elevations.

443.F Roof Forms

1. Flat roofs are the predominant roof form and other roof forms are limited to accenting features at corners and entries.

443.G Surface and Structured Parking

2.a. The parking structure is located and oriented to provide pedestrian access to the adjacent streets, pedestrian circulation, and mitigate pedestrian vehicular conflicts. The upper garage entry is located off the alley and the lower garage entry is located off RiverView Way, both away from corner and crosswalk areas.

2.b. Parked cars within the parking structure are not visible from surrounding properties.

2.c. Where possible the parking structure is wrapped with active residential and commercial storefront uses, specifically the entire front facade.

2.d. Active uses are focused along the portions of façade most visible from major public streets, pedestrian circulation, and gathering areas, specifically the front lot facade and limiting areas not wrapped to the alley and rear lot corners.

2.e. The portions of parking structure that cannot be wrapped with active uses incorporate:

i. Emphasis of the vertical and horizontal structural system defining a pattern of bays

ii. Variations in wall plane not less than 4" in depth

v. Variations in color, texture, or materials

All of which reflect either the upper level 25' bays or the ground level uses of the building.

2.f. The sloped parking ramp from RiverView Way is interior to the structure, and is not exposed to the right-of-way.

443.H Building Scale, Variation, and Fenestration



1.a. The building incorporates scaling features, detailing, and fenestration patterns that are complementary to traditional buildings in the district.

i. Detailing is consistent with scale and proportions of wood and masonry construction.

ii. Solid to void ratios, storefront is prominent at street level, and upper floor fenestrations are smaller and vertically proportioned.

iii. All building entries are recessed from public sidewalks areas.

iv. Detailing and coursing are differentiated on upper floors from the ground floor through materiality and scale.

v. Ground floor materials and detailing are durable and appropriate to the climate and context. The ground level façade or base condition is Brick, Architectural Concrete or Storefront protected with a base or overhead cover.

1.b. The building design is unique to this place, lot, and surroundings. It does not relate to any form of architecture as a standard trademark design and has not been utilized in other communities.

3. Glazing and Transparency

a.i. A minimum of 30% of the wall area of all ground floor building facades facing public circulation or gathering areas is Transparent Glazing.

a.iii. A minimum of 25% of the wall area of all upper floor building facades is Transparent Glazing.

b. Transparent glazing is rated a minimum 60% light transmittance.

443.I Building Materials

1.a. Building Materials that comply with Appendix C Table C-1.

Brick

Fiber Cement Siding

1.a. Building Materials not listed under compliance, nor under prohibited

Metal Corrugated Wall Panel

Architecturally Finished Precast Concrete Panel (brushed finish or board form finish)

1.b. Variations in materials occur in conjunction with change in wall plane, and inside corners avoiding appearance of materials as veneers.

443.J Building Color

2.a. A range of colors that are evocative of local vernacular buildings and landscapes that do not stand out.

443.K Mechanical, Service, and Accessory Structures

1.a. Rooftop mechanical equipment is concealed from view of nearby properties.



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3.a. Trash Rooms are internalized to the parking garage area and screened from street frontage.

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.

There are no known variances proposed for this project.

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.

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

On behalf of the Applicant,

Nathaniel Stark, AIA

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