

February 2, 2024

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

Reference: Riverfront Park
Project Narrative – Community Plan Amendment Submittal (PL20230259)
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 Community Plan Amendment (CPA) application to the City of Steamboat Springs Planning and Community Development for the Riverfront Park project as defined in the Zone Map Amendment application and below submitted by the undersigned Owners in the Riverfront Park project. This Community Plan Amendment is supplemental to the proposed Zone Map Amendment submission. Please refer to the narrative submitted under PS24-0015 for a comprehensive description of the property.

The Riverfront Park (RFP) project consists of a total of three existing buildings (Building 1, Building 3, and Building 4), the common areas shown on the Riverfront Park plats, and a vacant 2.17-acre lot.

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

Applicability – CDC Section 724.A

2. A Community Plan Amendment is required for any Zone Map Amendment where the proposed zone district is inconsistent with the land use designation on the Future Land Use Map. Currently, the City of Steamboat Springs Future Land Use Map has this property listed as Industrial (I) use. SEAD is proposing a Zone Map Amendment to Commercial Services (CS) zoning, therefore a Community Plan Amendment is applicable.

CDC Section 724.C Criteria for Approval

CDC Section 724.C.1

- 1. All Amendments: Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan. Per the community plan appendix E, the proposed CPA would be a minor amendment for the change to the Future Land Use Plan. The CPA is proposing changing the current site zoning from Industrial (I) to a (CS) zone please refer to the Riverfront Park ZMA (PS24-0015) application for all documents related to this application. The proposed CPA promotes the welfare of the public by providing much needed residential housing as well as diversified commercial spaces that directly impact the community. Further, the proposed CPA will have no negative impacts on the adequacy or availability of urban facilities due to this site already being developed and operating. No*

development is proposed at this time on the site; therefore, no negative impacts will be imposed on the surrounding areas. The site is also located on the Steamboat Springs Core Trail, and the Yampa River making it much more suited for mixed-use than Industrial.

CDC Section 724.C.2

Future Land Use Map Amendments shall also be evaluated using the following additional criteria:

- a. The current Future Land Use Map does not provide sufficient land with the proposed land use designation, and the location proposed is the best site to provide such designation.*
- b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.* We are proposing that the Future Land Use Plan be amended such that this property is now designated “Mixed-Use Corridor,” which would be consistent with the surrounding uses. The Community Plan states that the Mixed-Use Corridor “emphasizes retail, office, and residential uses in a mixed-use development setting.” The character of this land use states that “While much of the lands in the Mixed-Use corridor classification are developed for commercial purposes, it is intended that over time these areas have a higher percentage of residential uses.” The subject property fits this definition remarkably well. As the housing shortage has expanded, the property should evolve into a higher percentage of residential units. The amendment to the Future Land Use Plan supports this criterion. Surrounding properties have been approved for similar PUD applications and the existing property would blend more into the characteristics of the surrounding properties if the CPA were to be approved. 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 gym, dance studio, office space, and retail space. The existing development is also aligned with several policies and goals, listed below from 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.

In conclusion, the undersigned Owners hereby request the City of Steamboat Springs Planning and Community Development to consider the Riverfront Park project for a Community Plan Amendment application as well as a Future Land Use Plan Map amendment. This CPA 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.

SIGNATURE PAGES ATTACHED

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 1, Riverfront Park, Filing 2

DocuSigned by:



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John Dalton

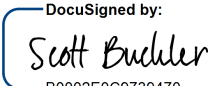
2/2/2024

Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 2, Riverfront Park, Filing 2

Riverfront Properties, LLC

By: 
B00002E0C9739470...
(Signature)

Scott Buchler
(Print Name)

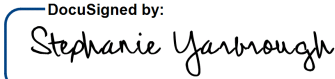
Its: President

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 3, Riverfront Park, Filing 2

NS Investments, LLC.

By: 
F34021B533F6441...
(Signature)

Stephanie Yarbrough
(Print Name)

Its: Managing Member

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNERS: Unit 4, Riverfront Park, Filing 2

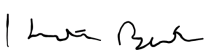
DocuSigned by:

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Rod Coy Wells

2/1/2024

Date

DocuSigned by:

DEFD4318888244D...

Heather Lynn Bertini

2/1/2024

Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 5, Riverfront Park, Filing 2

FW Properties, LLC.

By: 
(Signature)

John W. Fox
(Print Name)

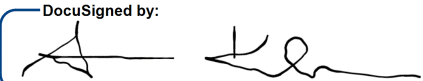
Its: Authorized Signatory

Date: 2/1/24



SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNERS: Unit 6, Riverfront Park, Filing 2

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Audrey Klawiter

2/1/2024
Date

DocuSigned by:

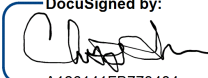
421451BCAA3445D...
Cameron Klawiter

2/1/2024
Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 7, Riverfront Park, Filing 2

1900 Bridge Lane, LLC.

By: 
DocuSigned by:
A126141FB773484...
(Signature)

Christy Spencer
(Print Name)

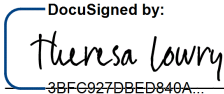
Its: owner

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 8, Riverfront Park, Filing 1

Lowry Capital, LLC.

By: 
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 (Signature)

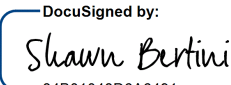
Theresa Lowry
 (Print Name)

Its: Owner

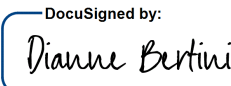
Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNERS: Unit 9, Riverfront Park, Filing 1

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Shawn T. Bertini

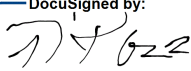
2/1/2024
Date

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Dianne D. Bertini

2/1/2024
Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 10, Riverfront Park, Filing 1

DocuSigned by:

F998B7E09EB8499...

Timothy James Ross

2/1/2024

Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 11, Riverfront Park, Filing 1

Steamboat Residential, LLC

By: 
B818E53E7ECB43F...
(Signature)

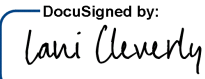
Eric Rogers
(Print Name)

Its: Managing Member

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 12, Riverfront Park, Filing 1

DocuSigned by:

021E91CEEDAD406...

Lani K. Cleverly

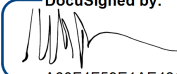
2/1/2024

Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 13, Riverfront Park, Filing 1

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Milo Robert Veltus Rubin

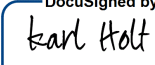
2/1/2024

Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 14, Riverfront Park, Filing 1

CO MGD Holdings, LLC.

By: 
DocuSigned by:
A46BFF03G7AA468...
(Signature)

Karl Holt
(Print Name)

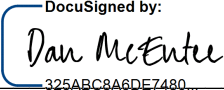
Its: President

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Units 22, 23, 24, 25, 26, and 27, Riverfront Park, Filing 3

Bridge Lane Realty, LLC.

By: 
325ABC8A6DE7480...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Future Expansion Parcel, Riverfront Park, Filing 2

Bridge Lane Realty, LLC.

DocuSigned by:
By: *Dan McEntee*
325ABC8A6DE7480...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 2/1/2024