

February 2, 2024

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

Reference: Riverfront Park
Project Narrative – Zone Map Amendment Submittal (Pre-submittal PS24-0015)
1900, 1920, 1940, 1955, and 1960 Bridge Lane together with all common areas shown
on the plats for Riverfront Park
Steamboat Springs, CO 80487
SEAD Job No. 21099

Dear Planning Department,

Please accept this letter as a narrative for a proposed Zone Map Amendment (ZMA) at the addresses listed above for the Riverfront Park project as defined below. Based on multiple meetings and discussions, in accordance with the City's direction, the undersigned owners in Riverfront Park ("Owners") are submitting this ZMA to change the current Industrial (I) zone to Commercial Services (CS) zoning. It is our belief that allowing a zoning change to this project will substantially improve the property and is in accordance with the City of Steamboat Springs Community Development Code (CDC) and City of Steamboat Springs Community Plan. SEAD, Four Points, and the Owners have performed a review of the following documents to assist in our Zone Map Amendment Application:

- "Bridge_Lane_NOVs" prepared by the RCRBD and City of Steamboat Springs Code Enforcement office, dated June 7, 2023.
- "Compliance Plan Agreement" proposed by the City of Steamboat Springs Code Enforcement office, dated June 12, 2023, revised January 15, 2024.
- "October 13, 2005 PC_Report" for the original PUD prepared by Jonathan Spence, City of Steamboat Springs Planner dated October 13, 2005. This letter referenced the Development Plan Application #DP-05-13 and #FDP-05-14.
- "Approval Letter" for the original PUD prepared by Jonathan Spence, City of Steamboat Springs Planner dated October 24, 2005. This letter referenced the Development Plan Application #DP-05-13.
- "Conditions" for the original PUD, prepared by the Planning Department (no date or signature). This letter referenced the Development Plan Application #DP-05-13.
- Property report cards as issued and prepared by the Routt County Assessor's Office.

Furthermore, SEAD, Four Points, and the HOA have prepared the following series of drawings and letters to fully present the complexity of this project and meet the requirements of the CDC.

- Existing conditions survey/plan.
- A Drainage Report/Existing Conditions Letter.
- A complete Legal Description of the property.
- Drainage scope approval form.
- Traffic scope approval form.
- Water Demand Waiver.
- Soils Report Waiver.

- Trip Generation Report based on the current occupancies.
- Existing Parking Study and report based on the Trip Generation Report.

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. It is our collective goal to apply for a ZMA to change the current Industrial (I) zone to Commercial Services (CS) zoning pursuant to the direction of the Planning Department. Allowing a zoning change to this Riverfront Park project will substantially align with the goals and policies of the CDC and the Community Plan.

The City of Steamboat Springs issued a ZMA/Planning Application checklist (PS24-0015) to our design team on January 17, 2024. Please note that although the checklist is dated January 12, 2024, it was not delivered until January 17, 2024, via email.

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

Approval Criteria – CDC Section 720.B

CDC Section 720.B Criteria for Approval

Zone Map Amendments may be approved upon finding the following criteria are met:

1. The Zone Map Amendment will be consistent with the purpose and standards of the proposed zone district. The proposed zone district is (CS). All proposed uses of the units are permitted in the (CS) zone district, however there are multiple proposed uses that may require a Conditional Use and Limited Use with Permit. There are two units that were originally approved with variances to exceed the maximum dwelling size. These units will need Legal Non-Conforming registration. SEAD will work with the individual owners to apply for this submission with target dates of February 9, 2024. All setbacks, lot sizes, building forms, and other standards are adhered to. Currently the size of the dwelling units within units 1 and 2 were approved in the original PUD, the City of Steamboat Springs and therefore, the Planning Department has stated that these units can be registered as Legal Non-Conforming Units and will not require any variances as part of this ZMA submission.

2. The type, height, massing, appearance, and intensity of development that would be permitted in the proposed zone district will be compatible with surrounding zone districts, land uses, and neighborhood character and will result in a logical and orderly development pattern within the community. The properties immediately adjacent to the subject property are listed out as follows with the current listed zones in parenthesis:

- West property: Lot 3 Moos Subdivision (OR) – please note that this was recently approved for a new PUD and was previously zoned (I) by the City Council. The approved PUD was based on (CS) zoning standards.
- North Property: Lot 1 Petrillo Subdivision (I)
- East Property: Lot 3A Replat Lot 1 and Lot 3 Harms Commercial Center (CS)
- South Property: TRS IN NE4NW4, SW4NW4, SE4NW4, SW4NE4, NW4SE4 7-6-84 (OR) – please note this property is along the Yampa River.

There are multiple properties in the surrounding vicinity (1739, 1745, 1755 Lincoln Avenue) that are currently zoned (CS). Based on our review of the surrounding properties, it is our belief that changing the zone from (I) to (CS) will be compatible with the surrounding zone districts and

land uses as only 25% of the immediately surrounding property is currently zoned (I). Furthermore, with the subject property's proximity to the Core Trail and Yampa River as well as the recently approved Base Camp mixed-use project, Yampa Valley Housing Authority's Steamboat Crossing project, and the new Streamside development to the West modifying the zoning appears to match the zoning changes approved by the City of Steamboat Springs. The current (I) zoning does not fit the characteristics of the surrounding areas with the mixed-use buildings, thus an amendment to the zoning map to (CS) will result in a more logical and orderly development pattern within the community and will be more compatible with the surrounding zone districts, land uses, and neighborhood character.

3. The advantages of the proposed zone district substantially outweigh the disadvantages to the community or neighborhood. The purpose of the (CS) is defined in Section 224.4 as follows: "The Commercial Services zone district is intended to provide areas for higher intensive community-wide commercial uses. This zone district accommodates automobile-oriented uses but also emphasizes pedestrian-friendly development and multi-modal access." As this property is directly connected to the Yampa River Core Trail, this is an ideal property for the already existing pedestrian friendly development and encourages multi-modal access. A bus stop along the Steamboat Springs Transit route is less than one quarter of a mile away and the Steamboat Springs Transit Center is less than one third of a mile away, which provides a great opportunity for public transportation. The Community Plan specifies the recommended Industrial location criteria as follows: "Industrial areas should be located away from populated areas, and traffic generated should not pass through residential areas. Industrial sites should have access to one or more major arterials" Land directly adjacent to the Yampa River does not qualify for (I) zoning, as it is surrounded by (CS) and (OR) zoning. The proximity to the Core Trail further increases the amount of pedestrian traffic the subject site experiences.

The (CS) zone allows for a larger variety of finish options compared to the (I) zone, creating more opportunities for the properties within the Riverfront Park project. Changing to the (CS) zone would create the opportunity for (2) separate tenants allowing for greater diversity, and would create a more functional, compact mixed-use development within the existing development. This is in direct alignment with the Community Plan Land Use Goal LU-1 which states "Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses." The existing permitted building that is being used as a commercial building will continue to be used as a commercial building and therefore ensures that this development will support multi-use projects by allowing the integration of residential and commercial uses. By allowing this integration, the existing property could be redeveloped to make the existing use of the land more efficient, which further aligns with Policy LU-1.3 "New development will create a reasonable balance between jobs and housing" and the rationale behind it by creating an opportunity for diverse, balanced work and living environments. Strategy LU-2.1(b) states that "redevelopment projects should include a mix of complementary uses, such as residential, office, restaurants, and retail. A vertical mix of uses is preferred to facilitate higher development intensities." By allowing the rezoning to (CS), the existing buildings on the lot can become more flexible for multiple tenants and uses when compared to the more restrictive requirements allowed in the (I) zoning. This ZMA further complies with Policy LU-2.2: "Residential infill will be compatible in character and scale with the surrounding neighborhood. Appropriate types of infill include the addition of new dwellings or businesses on vacant lots, dwelling units added to existing houses, neighborhood related non-residential development and second-story residential development over

businesses” by allowing for independent users on each level of the existing Building 3 and 4, and adding dwelling units to existing areas. There is also a significant emphasis on our community to resolve the housing shortage. 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. By allowing this property to rezone to the (CS) zone, a significant number of residential units can be added to the housing shortage. If the (I) zoning remains in place, a maximum of (14) dwelling units can be in Buildings 3 and 4. By rezoning to (CS) zoning, a maximum of (28) housing units could be built out. These additional dwelling units will be added to the housing pool at no additional cost to the city, state, or taxpayers.

Future Development

The ZMA would also apply to the vacant 2.17-acre lot. The current owner of the vacant lot intends to develop the lot into a series of multifamily residential units in a consistent manner with the allowable uses in the (CS) zone district. This lot is a prime example of an infill opportunity that can result in an improved quality mixed-use neighborhood. These units will be approximately 1,400 square feet in size and are intended to help resolve the housing crisis that Steamboat has been facing. It is our belief that building approximately 1,400 square foot homes will help keep the city dynamic competitive for market rate units and will help contribute to housing that is economically viable in our marketplace. This is in direct support of the Community Plan Goal LU-2: “Our community supports infill and redevelopment of core areas.” Goal H-1 of the Community Plan states “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.” The proposed future development is in direct alignment with Policy LU-1.1: “The future land use plan creates an integrated and compatible mix of land uses.” The specifics for the proposed units on the vacant 2.17-acre lot are intended to be part of a future Development Plan Permit. While it is understood that this is a future, proposed development, the Owner is actively engaged in obtaining a Development Permit, thus it should be considered in the discussion of the ZMA as the (CS) zoning would also apply to this lot. In addition, the proposed development of this property will contribute to the parking needs of the subject property in the overall proposed plan.

4. The proposed amendment will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms. The proposed ZMA will not have a negative impact on the surrounding environment, in fact it is our belief that it will enhance the surrounding area by not allowing for (I) use in direct proximity to the Yampa River and Core Trail. A natural river environment is not a suitable location for (I) use. Furthermore, as mentioned above, (I) zoning is not suitable for populated areas. The location of this property is a premier location in Steamboat Springs with views along the riverfront as well as views of the ski resort and direct access to the Core Trail. 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 are proposed.

5. One of the following conditions exists:

a. The proposed amendment substantially furthers the preferred direction and policies outlined in the Community Plan and other applicable adopted plans; As stated above, it is our opinion that changing the zone from (I) to (CS) will substantially align with the policies and the goals set forth in the Community Plan. The existing and proposed 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, office space and retail space. Please refer to the discussion in item 3 above where specific Community Plan goals are addresses.

b. The proposed amendment is necessary to respond to changed conditions since the adoption or last amendment of the Official Zone Map; or

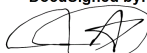
c. The proposed amendment will correct an error on the Official Zone Map

In conclusion, THE UNDERSIGNED OWNERS HEREBY request the City of Steamboat Springs Planning and Community Development to consider the entire Riverfront Park project for a Zone Map Amendment to rezone from (I) to (CS) zoning. The proposed ZMA application is an integral step in allowing a mixed-use property to exist at a premier location. The existing site is more suited for Commercial Services rather than Industrial zoning due to the proximity to the Core Trail and Yampa River and ensuring that development is aligned with the goals and policies set forth in the Community Plan.

SIGNATURE PAGES FOLLOW

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 1, Riverfront Park, Filing 2

DocuSigned by:

A2357CE0E20245B

John Dalton

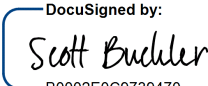
2/2/2024

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)

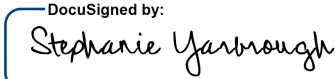
Its: President

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)

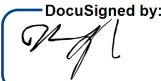
Stephanie Yarbrough
(Print Name)

Its: Managing Member

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

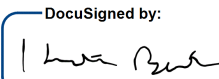
OWNERS: Unit 4, Riverfront Park, Filing 2

DocuSigned by:

E380894E11E1452...

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

DocuSigned by:

DD04A09BC8444AE...
Audrey Klawiter

2/1/2024
Date

DocuSigned by:

4214518CAA3445D...
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: (Signature)

Christy Spencer
(Print Name)

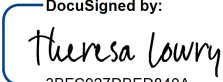
Its: owner

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: 
3BFG927DBED840A...
(Signature)

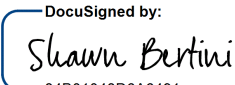
Theresa Lowry
(Print Name)

Its: Owner

Date: 2/1/2024

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNERS: Unit 9, Riverfront Park, Filing 1

DocuSigned by:

84B01048D6A6491...

Shawn T. Bertini

2/1/2024

Date

DocuSigned by:

17DFB1B7813C4F2...

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: 
B018E53E7EGB43F...
(Signature)

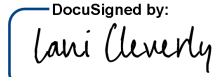
Eric Rogers
(Print Name)

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:

021E81CEEAD406

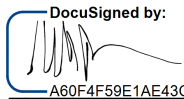
Lani K. Cleverly

2/1/2024

Date

SIGNATURE PLAN AMENDMENT FOR
ZONE MAP AMENDMENT AND COMMUNITY PLAN AMENDMENT

OWNER: Unit 13, Riverfront Park, Filing 1

DocuSigned by:

A60F4F59E1AE43C...

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: 
A46BFF03C7AA468...
(Signature)

Karl Holt
(Print Name)

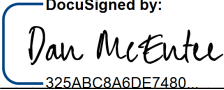
Its: President

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.

By: 
325ABC8A6DE7480...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 2/1/2024