

March 6, 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) – Revised on March 6 to reflect comments received from the Development Review Team DRT on February 28, 2024.
1900, 1920, 1940, 1955, and 1960 Bridge Lane
Steamboat Springs, CO 80487

Dear Planning Department,

Please accept this letter as a revised 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 below), submitted by the undersigned Owners in the Riverfront Park project.

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 the undersigned Owners collective goal to apply for a CPA to change the current Industrial (I) designation to mixed-use corridor designation pursuant to the direction of the Planning Department. Allowing a CPA to the Riverfront Park project will substantially align with the goals and policies of the CDC and the Steamboat Springs Area Community Plan (SSACP).

This Community Plan Amendment is supplemental to the proposed Zone Map Amendment submission (PS24-0015).

The following italicized text is in response to the section of the CDC approval criteria listed 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.

Response: The applicant is proposing a Zone Map Amendment (PS24-0015) to Commercial Services (CS) zoning; therefore, a Community Plan Amendment is applicable. Currently, the City of Steamboat Springs Future Land Use Map (FLUM) has this property designated as Industrial land use. The Community Plan Amendment proposes a change from the Industrial designation to the Mixed-Use Corridor designation.

CDC Section 724.C Criteria for Approval

CDC Section 724.C.1

All Amendments: Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.

Response: Per the SSACP appendix E, the proposed CPA would be a minor amendment for the change to the Future Land Use Plan. A Minor Amendment may be approved if the elected officials find that the 5 specific criteria from Appendix E of the SSACP are met. Please refer to the Approval Criteria section below where each criterion listed in Appendix E has been specifically addressed.

Response to Approval Criteria from SSAPC Appendix E:

Criteria 1: "The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment;"

Response: Industrial Land Uses are intended for light, general, and heavy industrial uses including repair shops, equipment storage, and manufacturing. Historically, properties located along rivers were ideal for industrial land use as they allowed for ease of transportation of goods at the time via the river. Over time, riverfront properties have transformed from industrial use to a more desirable, and valuable mixed-use land designation, which includes residential units. There are two primary reasons for this shift: severe negative environmental impacts that are incurred to rivers/natural habitats from industrial land use, and the evolution of more efficient transportation methods for industrial goods/products using alternate methods to the river. Rivers contain very sensitive environments in their immediate surroundings. Any contaminations/impacts from upstream developments also have effects on the sensitive areas downstream from the developments. They provide natural habitats for animals and vegetation, and it is imperative to keep the waters clean for all vicinity users/habitants and downstream users. Industrial uses tend to contaminate the rivers and rapidly degrade these sensitive environments. Because of this, most modern developments reserve land uses along rivers for less impactful uses such as mixed-use development (including residential), parks and recreation, and open space. This approach is apparent in Steamboat Springs as this lot is one of only two observed properties designated as industrial use along the river. The surrounding previously designated industrial land uses have been amended (or rezoned) to less impactful uses over the years.

The other factor to consider is the cost of land in Steamboat Springs. Over the years, land values have increased drastically. As this property exists at a premier, riverfront property adjacent to the Core Trail, the value of the land has drastically increased, making it very difficult for industrial use to be feasible at this location.

The existing SSACP supports this proposed amendment to protect our environmentally sensitive, highly valuable land and reflect the economic restrictions associated with industrial uses.

Criteria 2: "The proposed amendment will promote the public welfare and is compatible with the surrounding area and the goals and policies of the plan;"

Response: As mentioned above, this property is a premier location for mixed-use development due to its location relative to the Yampa River and Core Trail. Furthermore, 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. These elements present a wonderful opportunity for this site to drastically promote the public welfare by

amending the map to a mixed-use corridor land use, allowing for a truly diversified, pedestrian friendly development to exist. The current industrial designation does not enhance the public welfare, in fact true industrial uses would negatively impact the natural experience one may have while walking along the core trail or recreating on the Yampa River.

Furthermore, with the subject property's proximity to the recently approved Base Camp mixed-use project, Yampa Valley Housing Authority's Steamboat Crossing project, The Yampa Core Trail Apartments, and the new Streamside development to the West, amending the FLUM appears to match the changes approved by the City of Steamboat Springs. The current industrial designation does not fit the characteristics of the surrounding areas with the mixed-use buildings, thus, an amendment to the mixed-use corridor 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.

The amendment to the mixed-use corridor will support the following goals and policies listed in the SSACP:

"Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses." A mixed-use corridor allows for the opportunity for not only residential units, but a broad spectrum of commercial/retail uses as well. The proposed amendment functions better with the surrounding pedestrian friendly properties than an industrial designation would.

"Policy LU-1.1: The future land use plan creates an integrated and compatible mix of land uses." Amending this property to a mixed-use corridor will integrate this property with the surrounding properties/uses while promoting a variety of compatible uses. Most of the surrounding properties have been amended to no longer be industrial, but mixed-use land uses, including higher density residential. Industrial land use is not intended to be integrated into pedestrian active zones, but a mixed-use corridor would be compatible with the surrounding properties. Furthermore, Industrial use is not compatible with the Yampa River environment.

"Policy LU-1.3: New development will create a reasonable balance between jobs and housing." The mixed-use corridor will allow this property to contain a wider variety of uses than industrial uses. The proposed uses include residential units, office space, gymnastic studios, dance studios, warehouse, and retail. There is also the opportunity for contractor shops, and small businesses, thus Policy LU-1.3 is satisfied with this proposed amendment by creating places for both jobs, and housing units.

"Policy LU-3.2: New development will be designed to promote distinct new mixed-used neighborhoods." This property contains a rare, vacant lot. Amending this property to a mixed-use corridor will allow the vacant land to be developed into additional residential units, and potentially additional more diversified commercial space when compared to the existing industrial land use designation. The new development on the vacant lot will be designed to promote distinct new mixed-use neighborhoods.

"Policy H-1.3: Integrate housing in mixed-use areas." The amendment will allow for a diversified integration of residential and commercial spaces. Integrating commercial with residential, especially near the core trail and transit center, can encourage multi-modal transportation, and provide the opportunity for tenants to access the commercial space without leaving the property. This integration also creates and encourages a community within the property and decreases the amount of travel amongst occupants that both live and work at the property. The vacant lot on this property is intended to further integrate additional housing into this property, furthering the intent of this policy.

“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.” The amendment will allow for the opportunity to for more diversified housing, including the anticipated multiple-family residential on the vacant portion of the lot. These are anticipated to be a variety of one and two story units, varying in size and style. Coupled with Buildings 3 and 4, this mix of housing will accommodate a wider range of occupants who work in the community.

“Policy SPA – 1.7: New development will improve physical and visual access to the Yampa River.” As mentioned above, the Yampa River is a sensitive ecological system that is susceptible to development impacts, which are heightened with industrial use. In general, modern development has become much more aware of these issues and has encouraged and promoted less impactful development along our rivers by amending the land from industrial uses. By allowing for this amendment, this project can help further this policy and act as an “ambassador” project to help promote sustainable practices in our surrounding communities.

Strategy 4, Action 1 of the Land Use Section of the SSACP states: “Promote compact development patterns to achieve more sustainable development and preserve natural land use types.” The commentary for this strategy states: “Smart Growth is an approach to community design and transportation planning that focuses on concentrating growth and development in compact communities and areas that are walkable, bikeable, or otherwise provide multimodal access. Smart Growth principles integrate considerations of economic prosperity, environmental sustainability, and social equity into community design by focusing on integration of building uses and types (i.e., residential and commercial) with diverse housing and transportation options.” The proposed development is a “Smart Growth” development as it concentrates development in this compact community, which has the means of multi-modal access via the Yampa Core Trail and proximity to regional transportation hubs. Furthermore, the proposed amendment from Industrial to mixed-use corridor supports economic prosperity relative to the riverfront land value and is an imperative step along the path of environmental sustainability regarding the preservation of the natural river environment. This proposed development also focuses on the integration of commercial and residential uses with the existing commercial spaces, and proposed residential units/future vacant lot development.

The proposed amendment will promote public welfare and is compatible with the surrounding Mixed-Use Corridor uses. Furthermore, the proposed amendment promotes the goals and policies of the SSACP.

Criteria 3: “The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision;”

Response: *This amendment will not have any negative impact on service provisions. Industrial uses do not rely on public transportation as most of the transportation required for industrial uses requires specific equipment, which would increase the amount of high impact traffic to the surrounding populated, pedestrian friendly areas. This amendment would allow for the opportunity for pedestrians to use the existing transit system in an efficient manner.*

Criteria 4: “The proposed amendment is consistent with the City’s ability to annex the property; and”

Response: *The proposed amendment is within City limits; therefore, this criterion is not applicable.*

Criteria 5: “Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.”

Response: As noted above in several instances, strict adherence to the FLUM would result in contamination of a sensitive river environment, which is against many of the goals and policies. Furthermore, strict adherence to the current Plan would not allow for the diverse environment that the mixed-use corridor can provide, nor would it be compatible with the surrounding properties and uses.

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.

Response: As mentioned above, land value has drastically increased in Steamboat Springs with growth. Furthermore, there is very little room for development within city limits for new projects, especially on vacant lots. This property is in a premier location for a mixed-use development with access to the Yampa River and Core Trail, and it has a currently undeveloped infill lot.

b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.

Response: 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 SSACP states that the Mixed-Use Corridor “emphasizes retail, office, and residential uses in a mixed-use development setting.” The 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 gym, dance studio, office space, and retail space. Furthermore, as this property also has a vacant piece, it is a prime candidate for a unique infill opportunity to supplement the housing shortage that our community faces. As described above, this proposal is in line with the preferred direction of the SSACP.

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 corridor rather than industrial designation due to the proximity to the Yampa Core Trail and the Yampa River. The proposed development is aligned with the goals and policies set forth in the Community Plan.

SIGNATURE PAGES ATTACHED

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Unit 1, Riverfront Park, Filing 2

DocuSigned by:


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John Dalton

3/8/2024

Date

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Unit 2, Riverfront Park, Filing 2

Riverfront Properties, LLC

By: 
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(Signature)

Scott Buchler
(Print Name)

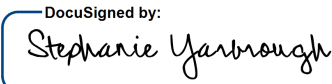
Its: President

Date: 3/7/2024

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OWNER: Unit 3, Riverfront Park, Filing 2

NS Investments, LLC.

By: 
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(Signature)

Stephanie Yarbrough
(Print Name)

Its: Managing Member

Date: 3/7/2024

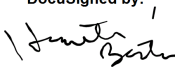
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Rod Coy Wells

3/7/2024
Date

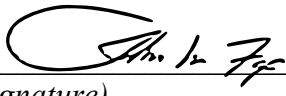
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Heather Lynn Bertini

3/7/2024
Date

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FW Properties, LLC.

By: 
(Signature)

John W. Fox

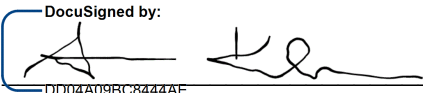
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Its: _____ Authorized Signatory

Date: 3-7-24

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OWNERS: Unit 6, Riverfront Park, Filing 2

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Audrey Klawiter

3/7/2024
Date

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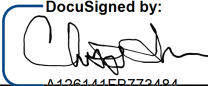
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Cameron Klawiter

3/7/2024
Date

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OWNER: Unit 7, Riverfront Park, Filing 2

1900 Bridge Lane, LLC.

By: _____
(Signature)

Christy Spencer

(Print Name)

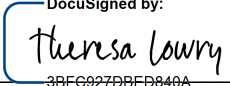
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Date: 3/6/2024 _____

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OWNER: Unit 8, Riverfront Park, Filing 1

Lowry Capital, LLC.

By: 
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 (Signature)

Theresa Lowry
 (Print Name)

Its: Owner

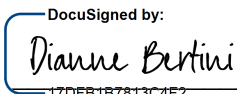
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OWNERS: Unit 9, Riverfront Park, Filing 1

Shawn T. Bertini

Date

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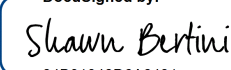
Dianne D. Bertini

3/8/2024

Date

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OWNERS: Unit 9, Riverfront Park, Filing 1

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Shawn T. Bertini

3/7/2024
Date

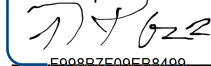
Dianne D. Bertini

Date

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OWNER: Unit 10, Riverfront Park, Filing 1

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Timothy James Ross

3/6/2024

Date

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Unit 11, Riverfront Park, Filing 1

Steamboat Residential, LLC

By: 
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 (Signature)

Eric Rogers

 (Print Name)

Its: Managing Member

Date: 3/7/2024

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Unit 12, Riverfront Park, Filing 1

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Lani K. Cleverly

3/8/2024

Date

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Unit 13, Riverfront Park, Filing 1

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Milo Robert Veltus Rubin

3/6/2024

Date

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Unit 14, Riverfront Park, Filing 1

CO MGD Holdings, LLC.

DocuSigned by:
By: karl Holt
(Signature)

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karl holt
(Print Name)
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Its: President

Date: 3/6/2024

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

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

Bridge Lane Realty, LLC.

By: 
325ABG8A6DE7480...
(Signature)

Dan McEntee
(Print Name)

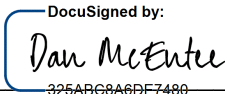
Its: Managing Partner

Date: 3/8/2024

SIGNATURE PAGE FOR REVISED COMMUNITY PLAN AMENDMENT

OWNER: Future Expansion Parcel, Riverfront Park, Filing 2

Bridge Lane Realty, LLC.

By: 
325ABG8A6DE7400...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 3/8/2024