

May 14, 2024

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

Reference: Riverfront Park
Response to DRT Comments dated 04/30/2024 – Development Permit Submittal #1(PL20240033)
1900, 1920, 1940, 1955, and 1960 Bridge Lane together with all common areas shown on the plats for Riverfront Park
Steamboat Springs, CO 80487

Dear Planning Department,

In accordance with the City of Steamboat Springs Community Development Code (CDC) Section 702.1, please accept this letter as a response to the comments generated from the Development Review Team (DRT) dated April 30, 2024. The comments from the DRT have been copied below in italics with a response following.

“Planning Review (Reviewed By: Jeremy Brown)

1. Is there an elevation certificate approved for the structures? Or can we confirm they were elevated 1' above the base flood elevation? If not, while the building forms are existing, should any aggregate work applied for in the building permit process meet the substantial improvement criteria (50% or great of the assessed value of the structure; in many cases the assessed value of the structure is just \$120-\$150K). Then the applicant of the building permit will need to go through the Floodplain Development Permit Process. So in my example, any construction cost at or above \$60-\$75K (depending on the assessed value) will need an FDP. Please direct applicants to Bob Keenan.”

Response to Comment 1:

May 22, 2024. Four Points completed leveling for verification of all the building finish floors. This information is added to the existing conditions plan. The FEMA mapping panel 081070C0876D maps the floodplain at about 6666.5 in the rear of Units 8- to 14 and 6660.0 along Units 1 to 7. The finish floor of Units 8 to 14 is 6668.05 and Units 1 to & is 6668.6. Both of these floor elevations are more than 1.0' above the Base Flood Elevation and the units do not require flood insurance or elevation certificates.

“2. Your Parking Analysis Land Use assumptions on page one of the analysis do not relate to you plans. Sheet A-1 identifies about 7K sq ft of warehousing vs the 17K sq ft in the report (as just one example). The report also neglects the actual DP application proposing the additional (currently illegal) dwelling units. The purpose of this DP and review of the plan is to make the appropriate accommodations for these illegal operations, therefore must be addressed in the

parking analysis. Given the proposed parking spaces are inside (or in front of) the residential live/work units, it is also inappropriate to group any shared parking strategy (as no visitor to excel gymnastics for example would be able to utilize these spaces when residents are away at work during the day). Please also explain your operational methodology where a unit has 4 parking spaces within and in front of their garage (how do two units share those 4 spaces?). Unit 9 for example would require 1.5 spaces for the illegal unit, and 1 space for the deed restricted unit, however they are showing this property as contributing 4 spaces to the overall count. This project's parking study needs to be broken down on a unit by unit basis as this residential is isolated and can no longer be taken into an overall shared parking strategy. Should any required residential parking overflow into a "common parking lot" then those spaces may be incorporated into a separate study that looks at shared parking with Building 1."

Response to Comment 2:

Fox Tuttle has prepared a revised Parking Study which has been included in this submittal. The revised Parking Study accounts for the potential of 26 dwelling units, as well as the potential for live/work space. Further, all of the square footage calculations have been updated to match the revised Architectural Plans. Each space has been broken down to show both the base and the adjusting parking demands. The Parking Study indicates that the base parking demand total is 79 parking spaces. The Parking Study adjusted the base demand number to account for all multi-modal factors, thus reducing the total demand to 58 spaces. The multi-modal reduction is applied as 5% for the residential units and gymnastic/dance studio, 60% for the office, and 40% for the warehousing. The office and warehousing were higher reductions due to the potential for the live/work units. While there are only a few units that have both dwelling units and office space, this number is conservative as it accounts for the live/work units while also assuming that there are 26 dwelling units. Essentially this accounts for a double use potential, so this is conservative. The proposed plan lists 95 parking spaces, not including any spaces inside the proposed garages; therefore, the proposed parking is adequate. The parking plan has been revised to indicate the number of spaces, as well as a key dedicating spaces to certain units based on the revised Parking Study. Please refer to the revised parking plan and revised Parking Study for all items related to the parking.

"3. It was determined by planning that the ground floor height of 14' min. is not legal nonconforming as it was never legally established, however would be reviewed and qualify as a mezzanine by planning standards (since it was constructed independent of the original floor plate structure and have occupancy of less than 10 people). Please adjust any comments regarding this in your drawings and narrative accordingly."

Response to Comment 3:

All level 2 references for Buildings 3 and 4 have been revised to be mezzanines. The mezzanine heights is approximately 8 feet in height, but rarely extends to all exterior walls. In most scenarios, the entire frontage has a 17.5-foot ground floor height, with only a few nits having a

mezzanine level partially affecting this number. All of the units are proposed to keep the existing garage doors, which are 12-feet tall. In the CS zone, the ground story is required to be a minimum of 14-feet. CDC Section 801.P defines a story as follows: *“Story: A story is the portion of a building between the finish elevation of any floor and the finish elevation of the floor above. If there is no floor above, a story shall be measured between the finish elevation of any floor and the finish elevation of the ceiling above. Any portion of a building where the floor to ceiling distance is at or less than five feet for more than 50 percent of the area shall not be considered a story. A mezzanine shall not be considered a story.”* Further, there are no active city frontages on this property, and the mezzanines are structurally independent of the main building. As such, they can be removed without major modifications to the main structure should a future tenant want to use the space as a retail area.

Building 1 is legal non-conforming as the heights were established as part of the original PUD, therefore no changes have been made to the narrative or plans regarding Building 1. Please refer to the revised architectural plans for Buildings 3 and 4, and the revised narrative, which addresses this comment.

“4. Required landscaping must be irrigated. (402.D.1.b)”

Response to Comment 4:

Irrigation is added to the landscape plans in the parking lots as required by the Community Development Code. Four Points would like to point out that the use of irrigation for landscape conflicts with Climate community action plan.

“5. Please include a plant list with species and size.”

Response to Comment 5:

Please refer to the revised landscape plan, which has a plant list with species and size.

“6. You have identified the 15' frontage landscaping in your notes, however I do not see any identified new or existing frontage landscaping along Shield Drive.”

Response to Comment 6:

The area for landscaping along the Shield Drive frontage is very limited due to the north line being part of an arc and the westerly line only having a five-foot setback to Building 1. Some shrubs are added along the left side of the entry. There are restrictions to installing trees in the frontage landscaping due to existing underground utilities and areas for snow storage.

“7. Your notes reference meeting the interior landscape standards with Category B, but it is not clear where or how you are calculating or meeting this.”

Response to Comment 7:

Please refer to the revised landscape plan L1 which addresses the required landscaping to meet category B based on the open space and future development of the expansion property.

"8. You have wrapped your interior parking lot landscaping around the edge of the parking area. Allowable forms include interior islands, end islands, corner projections, and interior strips (Table 402-4 and 402-5)"

Response to Comment 8:

Please refer to the revised attached plan L1 indicating where landscape islands have been added to the unheated parking area. No landscape islands are proposed on the existing heated parking area as that was all approved under the previous PUD.

"9. Internal sidewalks required per Article 417."

Response to Comment 9:

Internal sidewalks currently exist on the east and west ends of Units 1 to 7 and Units 8-14. There is an additional sidewalk between the two buildings. The sidewalks were omitted from the original existing conditions plan but are now shown.

"10. Identify open space 421.D"

Response to Comment 10:

There are two small dedicated open space parcels on the Riverfront Park original plat and the dog leg of the Future Expansion Parcel Riverfront Park Filing No. 2 is also calculated as open space since it is too narrow for any building.

"11. why does unit 2 have no parking illustrated in the site plan, but appears to have a garage? also, as a comment towards the separation of the residential and commercial parking plans, this unit obviously need unique consideration as well. The office alone (parking study aside) would require 5 spaces by CDC standards, then 3.5 for the two large residential units (or 8.5 total spaces for Unit 2 alone)."

Response to Comment 11:

Unit 2 was originally a warehouse, but is now a proposed private garage, with some office space on the lower level (Unit 2A). The mezzanine level has a dwelling Unit as part of Unit 2A. Please refer to the revised parking plan and study for all items related to the parking.

"12. While it is nice to understand what is the "garage" for the purposes of calculating gross square footage, it will just count towards the residential component."

Response to Comment 12:

Please refer to the response to comment 13 to address this comment.

“13. Staff have realized that the square footage of the garages are not legally nonconforming as they were part of the original Industrial piece. Garages ARE counted in gross square footage, and none of the units will be able to remain under the 1400 sf threshold when adding the garage to the square footage of the original unit. This appears that it may require a major variance. Staff will discuss and follow up.”

Response to Comment 13:

SEAD and the HOA conducted a meeting with the DRT on May 7, 2024. During that meeting, the DRT Staff informed the applicant that a major variance will be required to address the square footage requirements. Staff insured the applicant that one major narrative can be submitted for all units. Please refer to the Major Variance narrative document included in the re-submittal for this project.

“15. Is unit 4 proposing a single 2900 sf residential unit? or is this two units?”

Response to Comment 15:

As indicated on the plans, Unit 4 is proposed to contain two units -Units A and B. Please refer to the revised architectural plans which help clarify unit separations and designations.

“16. Accessory use (i mostly think you're identifying storage) is just part of residential. In all cases, this "accessory use" area will be included in the gross square footage calculation”

Response to Comment 16:

SEAD and the HOA conducted a meeting with the DRT on May 7, 2024. During that meeting, the DRT Staff informed the applicant that the accessory space should just be listed as garage space. Please refer to the revised architectural plans which address this comment.

“17. Unit 8: is this warehouse an existing (approved) use?”

Response to Comment 17:

Unit 8 is now being proposed to have a private garage on the lower level and residence on the lower level/mezzanine level. Please refer to the revised architectural plans which address this comment.

“18. Unit 9: residential on the 1st and 2nd floor doesn't appear to meet the criteria for a dwelling unit (kitchen and bathroom)”

Response to Comment 18:

The proposed layout of Unit 9 has been revised to include a living, sleeping, kitchen, and sanitary areas. Please refer to the revised architectural plans which address this comment.

“19. floorplan in the lower left hand corner of each architectural page is labeled as “1st level” when it should be 3rd level.”

Response to Comment 19:

Please refer to the revised architectural plans in which the typographical error has been corrected.

GIS Review (Reviewed By: Colten Yoast)

1. Units and sub addresses will need to be addressed please contact my office. 970-871-8229

Response to GIS Comment 1:

SEAD contacted Mr. Colten Yoast on May 14, 2024, to discuss this comment. SEAD was informed that no sub-addresses have been established through the GIS office (currently the only listed addresses with GIS are Units 1-14). The addresses have been established as follows:

- Unit 1A – Lower level of Unit 1 (no mezzanine level)
- Unit 1B – Upper level of Unit 1
- Unit 2A – Lower and mezzanine level of Unit 2
- Unit 2B – Upper level of Unit 2
- Unit 3A – Lower and mezzanine level of Unit 3
- Unit 3B – Upper level of Unit 3
- Unit 4A – Lower and mezzanine level of Unit 4
- Unit 4B – Upper level of Unit 4
- Unit 5A – Lower and mezzanine level of Unit 5
- Unit 5B – Upper level of Unit 5
- Unit 6A – Lower and mezzanine level of Unit 6
- Unit 6B – Upper level of Unit 6
- Unit 7A – Lower level of Unit 7 (no mezzanine)
- Unit 7B – Upper level of Unit 7
- Unit 8A – Lower and mezzanine level of Unit 8
- Unit 8B – Upper level of Unit 8
- Unit 9A – Lower and mezzanine level of Unit 9
- Unit 9B – Upper level of Unit 9
- Unit 10A – Lower and mezzanine level of Unit 10
- Unit 10B – Upper level of Unit 10
- Unit 11A – Lower and mezzanine level of Unit 11
- Unit 11B – Upper level of Unit 11
- Unit 12A – Lower and mezzanine level of Unit 12
- Unit 12B – Upper level of Unit 12
- Unit 13A – Lower and partial mezzanine level of Unit 13

- Unit 13B – Partial mezzanine level and upper level of Unit 13
- Unit 14A – Partial lower and mezzanine level of Unit 14
- Unit 14B – Partial lower level and partial mezzanine level and upper level of Unit 14

Engineering Review (Reviewed By: Adan Camano)

The majority of the comments below were about missing items on the existing conditions plan. The items are now added and shown on the plans.

1. C1: Include additional linework for Yampa River Core Trail.

Response to Engineering Comment 1:

This has been completed and is shown on the site plan.

2. C1: Is this Yampa River Core Trail?

Response to Engineering Comment 2:

Yes, this is the Yampa River Core Trail.

3. C1: Include existing concrete walkways

Response to Engineering Comment 3:

This has been completed and is shown on the site plan.

4. C1: Include existing concrete walkways

Response to Engineering Comment 4:

This has been completed and is shown on the site plan.

~~5. C1: Include existing concrete walkways~~

~~6. C1: Include existing dumpster enclosure~~

7. C1: There is an additional existing culvert here that comes off perpendicular from the entrance. The exit point can be seen on site, but I was not able to locate where the entry point was. My guess is on the other side of the driveway, but could not verify.

Response to Engineering Comment 7:

This has been completed and is shown on the site plan.

~~8. C1: There is an existing pipe that is discharging water at this location. I wasn't able to determine where it was collecting it from. Possibly from Unit 1's roof drain, but I could not confirm.~~

9. C1: Existing landscape rock. Appears to be 1'-2' tall.

Response to Engineering Comment 9:

This has been completed and is shown on the site plan.

10. C1: Area between the landscape rock and the patio's of the units appears to be a swale that discharges into the Ex. Water Quality Pond.

Response to Engineering Comment 10:

This has been completed and is shown on the plan.

11. C2: Per drainage letter submitted with these plans, these parking spaces are to be heated. If so, please add that to the callout.

Response to Engineering Comment 11:

This has been completed and is noted on the site plan.

12. C2: There are 3 irrigation vaults at this location. Please reconsider this as a viable location for snow storage.

Response to Engineering Comment 12:

This area is to remain snow storage since the vaults are not utilized until spring after snow is removed.

13. C1: Existing rock-lined ditch. Seems to be a short run of ditch that leads me to believe it travels to the entry point of the culvert on the other side of the driveway.

Response to Engineering Comment 13:

This ditch does run out to the culvert and is noted at on the existing conditions plan and drainage letter.

14. - Consider replacing the existing HDPE that outfalls to Yampa River as it is significantly damaged. Drainage Letter, Recommendations, Page 4.

Response to Engineering Comment 14:

This pipe will be replaced as recommend.

15. - Consider updating the WQ pond to current standards in preparation for future development. (100-yr storm event, should be a priority when Future Expansion Parcel is developed.). Drainage Letter, Recommendations, Page 4.

Response to Engineering Comment 15:

Four Points is requesting to delay work on the pond until after determination of the parking on the current Riverside development and until a major development application is submitted on the expansion property.

16. Please mention the proposed change in zoning from Industrial to Commercial Services. Drainage Letter, Current and Proposed Conditions, Page 3.

Response to Engineering Comment 16:

This is noted on in the drainage letter, current and proposed conditions plans.

17. Consider updating the WQ pond due to future improvements and updated standards for 100-yr events. At least add it to the recommendations.

Response to Engineering Comment 17:

Four Points is requesting to delay work on the pond until after determination of the parking on the current Riverside development and until a major development application is submitted on the expansion property.

18. DR1: Please include the concrete walkways with gravel landscape on the plan and consider adjusting calculations.

Response to Engineering Comment 18:

This information is on plans and added to the drainage letter.

~~19. DR1: Please include the concrete walkways with gravel landscape on the plan and consider adjusting calculations.~~

~~20. DR1: Please include the concrete walkways with gravel landscape on the plan and consider adjusting calculations.~~

21. DR1: There is a pipe discharging water near this location. The amount of water coming out was very minor. Please consider if this should be considered for OS flow contributions.

Response to Engineering Comment 21:

We did not include this minor water flow in the offsite contributions.

22. DR1: Please include existing culvert. See comments on Existing Conds. Plan, C1.

Response to Engineering Comment 22:

This is added to the DR1 plan.

23. C1: Site Plan is also called Sheet #1. Please update both plans.

Response to Engineering Comment 23:

The numbering is modified.

24. C2: Please update sheet # to be different from existing conds. plan.

Response to Engineering Comment 24:

The numbering is modified.

Utilities-City Review (Reviewed By: Amber Gregory)

1. Show the water main and services on the plan.

Response to Utilities Comment 1:

Four Points requested a field locates, utilized record drawings obtained from a records request and field surveying to show all the existing utilities at the best of our ability.

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 1, Riverfront Park, Filing 2

DocuSigned by:


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John Dalton

6/13/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Unit 2, Riverfront Park, Filing 2

Riverfront Properties, LLC

DocuSigned by:
By: Scott Buchler
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(Signature)

Scott Buchler

(Print Name)

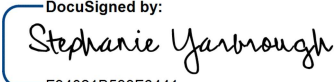
Its: President

Date: 6/14/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 3, Riverfront Park, Filing 2

NS Investments, LLC.

By: 
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(Signature)

Stephanie Yarbrough
(Print Name)

Its: Managing Member

Date: 6/13/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNERS: Unit 4, Riverfront Park, Filing 2

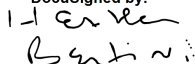
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Rod Coy Wells

6/14/2024

Date

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Heather Lynn Bertini

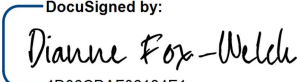
6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 5, Riverfront Park, Filing 2

FW Properties, LLC.

By: 
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(Signature)

Dianne Fox-welch
(Print Name)

Its: owner

Date: 6/14/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNERS: Unit 6, Riverfront Park, Filing 2

Audrey Klawiter

Date

Cameron Klawiter

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMENT PLAN APPLICATION

OWNER: Unit 7, Riverfront Park, Filing 2

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Nicholas Salter

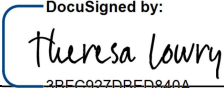
6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 8, Riverfront Park, Filing 1

Lowry Capital, LLC.

By: 
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(Signature)

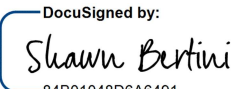
Theresa Lowry
(Print Name)

Its: owner

Date: 6/14/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

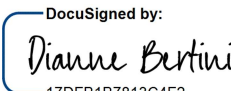
OWNERS: Unit 9, Riverfront Park, Filing 1

DocuSigned by:

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Shawn T. Bertini

6/14/2024

Date

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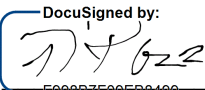
Dianne D. Bertini

6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 10, Riverfront Park, Filing 1

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Timothy James Ross

6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 11, Riverfront Park, Filing 1

Steamboat Residential, LLC

By: 
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(Signature)

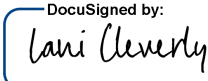
Eric Rogers
(Print Name)

Its: Managing Member

Date: 6/13/2024

**SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION**

OWNER: Unit 12, Riverfront Park, Filing 1

DocuSigned by:

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Lani K. Cleverly

6/14/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 13, Riverfront Park, Filing 1

DocuSigned by:

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Milo Robert Veltus Rubin

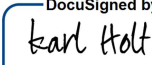
6/13/2024

Date

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Unit 14, Riverfront Park, Filing 1

CO MGD Holdings, LLC.

By: 
DocuSigned by:
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(Signature)

karl holt
(Print Name)

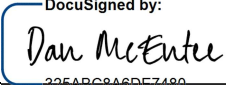
Its: President

Date: 6/14/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

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

Bridge Lane Realty, LLC.

By: 
325ABC8A6DE7488...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 6/13/2024

SIGNATURE PLAN AMENDMENT FOR
DEVELOPMET PLAN APPLICATION

OWNER: Future Expansion Parcel, Riverfront Park, Filing 2

Bridge Lane Realty, LLC.

By: 
325ABG8A6DE7480...
(Signature)

Dan McEntee
(Print Name)

Its: Managing Partner

Date: 6/13/2024