



March 3, 2025

Planning Department
City of Steamboat Springs 124
10th St.
Steamboat Springs, CO 80487

RE: PS25-0010 DPVC - PROJECT NARRATIVE – STEAMBOAT BASECAMP, PH 2 APARTMENTS

The subject project proposes a new 80-unit apartment building on the current Lot 3, Steamboat Basecamp, located at the corner of Curve Ct. and US40 Lincoln Ave. Additionally, this development plan proposes a community amenity space and additional surface parking is proposed for Lot 2, Steamboat Basecamp. A forthcoming replat application will aim to create one lot that contains effectively the entire site (Lots 1, 2 and 3 of Steamboat Basecamp), but for the seven townhomes, which will be addressed via separate townhome plats. This application is submitted under the premise that the aforementioned replat is submitted concurrently.

The original development plan for this lot was previously approved under DPVC-21-16, and included a total of 27 townhome units, seven of which are currently under construction and anticipated to complete this Spring. Due to market changes, and the still ever-present need for more housing, the Applicant is proposing to modify the plan for the remainder of the lot to construct another apartment building very similar to the one recently completed on Lot 1, Steamboat Basecamp (Lofts at Basecamp). The Lofts at Basecamp have been well received by the community, and is consistently leased at 100% occupancy, with an active waitlist, proving the demand for additional units on the site. In order to provide enough parking for the proposed Apartment building, the revised plan for the current Lot 2 at the corner of Elk River and US40 will be to extend the surface parking area to create 26 additional parking spaces and create a community amenity area that will include an enclosed dog run/park with a covered pavilion area and turf lawn that will contain picnic tables, and moveable fire pits. This will all be enclosed by a muraled fence to help contain activity on the site and maintain safe enjoyment of the space.

The Applicant is proffering that between both the Lofts at Basecamp and the new proposed Apartment building, a ***total of thirty (30) Studio and 1 BR units will be deed restricted and designated as workforce housing.*** This quantity represents 37.5% of the units in the proposed building of this development plan (80) and 20% of the overall unit count across both buildings, of $73+80 = 153$). By providing flexibility that the units could be spread between both buildings, the applicant is confident that this quantity of workforce deed restriction/designation can be successfully met. In the highly unlikely event that the two buildings change ownership between two different entities in the future, the Applicant will split the deed restricted units between both buildings.

The Applicant is proposing a design very similar to the new construction portion of the Lofts at Basecamp Apartments, with some minor changes in setbacks and exterior materials. Additionally, the unit mix will vary some to include only Studio, 1BR, and 2BR units (no 3BR suites). Because the design is so similar to the existing Lofts, the Applicant is requesting the same variances that were included in the original application (DPVC-20-06) approved in 2021. The requested variances are for the standards related to CS ground floor height, building massing, and transparency/glazing. Additionally, the applicant is requesting approval of a

Multiple-Family Residential Conditional Use. All variance requests and the conditional use application are addressed on pages 4-10 of this narrative.

The project is located within a CS zone, allowing for multi-family residential as a Conditional Use. Within a CS zone, parking requirements are maximum limits. The shared parking model previously created by Stolfus & Associates (via DPVC-20-06), which accounts for the fact that the varying uses in the building produce peak parking demand at differing times throughout the day, has been updated to look at the Basecamp subdivision holistically and incorporates all the final proposed uses across the entire site. Throughout the site, 230 parking spaces are provided; the updated shared parking model shows a peak demand of 225 spaces. Therefore, the project's overall parking space count suffices for the additional units being proposed. The Applicant has also updated and included in this application a supplemental parking management plan to address how the shared parking model will work across all the final uses on the site.

Development Plan Criteria for Approval

Per Section 709.C, Criteria for Approval of a Development plan, the following criteria must be met.

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 proposed development is consistent with the character of the immediate vicinity in that it is complementary to the existing Lofts at Steamboat building recently completed; it will be very similar in design and utilize many of the same exterior materials. The site is immediately adjacent to commercial land uses, both existing and newly developed in the first phase of the Basecamp Project. The proposed development is complementary and additive to the mixture of uses located in the immediate vicinity, namely residential, retail, restaurants, and office.

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 proposed development will not create any adverse impacts on the natural environment. The site has already been cleared and graded for further development per previous approvals, therefore no additional impacts or disturbances are anticipated.

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 Development Plan provides adequate vehicular access, as it is served by three points of access (Curve Ct, Shield Dr, and Elk River Rd.). The grade, width, and capacity of these streets and intersections are sufficient for access to the proposed development. A bus stop is located immediately adjacent to the site along Elk River Rd., and the site already has existing pedestrian sidewalks through the site to facilitate easy access to public transportation.

The parking proposed in the development plan is adequate for the development plan. The shared parking study has been updated to account for the additional 80 residential units (30 of which are proposed to be deed restricted/designated as Workforce Housing). Across the entire site, 230 Parking spaces are proposed for all uses, and the peak parking demand, which occurs between the hours of 12-4 AM, requires 225 spaces.

For loading and unloading, there will be a space reserved in front of the entrance that will be for loading/unloading (mainly for move-ins and move-outs) and postal delivery personnel from 10 AM – 5 PM. Signage will indicate the reserved nature of the space, and it may be used as overflow/guest parking during evening and overnight hours.

A trash enclosure that meets CDC standards is proposed to be relocated from its current location in

the existing surface parking area (it was originally intended to service the originally proposed activity from the corner, Lot 2 Steamboat Basecamp) to a location closer to the apartments just across the parking area. This also allows for additional parking to be accommodated in the existing surface lot.

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

The Development Plan complies with all applicable requirements of this CDC, but for the areas where variance requests have been submitted.

5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

N/A.

CONDITIONAL USE PROJECT NARRATIVE

The proposed development is located within a CS zone, which allows for multi-family residential as a Conditional Use. The proposed development meets the criteria for approval for a Conditional Use, namely it is compatible with the direction and policies of the Community Plan, it is consistent with the zone district, it mitigates negative impacts, and it complies with the requirements of the CDC.

Per Section 707.C, Criteria for Approval of Conditional Use, the following criteria must be met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The proposed use is compatible with the preferred direction and policies outlined in the Community Plan, specifically those which promote urban and infill development, mixed-use neighborhood development, providing housing in mixed-use areas, and development along existing multi-modal commercial activity nodes and transit corridors. Specifically, the Conditional use proposed furthers the following land use goals and policies identified in the Community Plan:

- **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.**
- **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.**
- **Policy LU-4.1: Existing commercial developments along highway corridors shall evolve over time into mixed-use corridors, with compact multi-modal oriented mixed-use Commercial Activity Nodes at key intersections.**
- **Policy LU-4.2: Existing commercial developments along highway corridors in between Commercial Activity Nodes should evolve over time to become mixed-use corridors.**
- **Policy LU-5.1: Develop appropriate land use densities to support transit.**
- **Policy H-1.3: Integrate housing in mixed-use areas.**
- **Policy LU-2: Support infill development and redevelopment**

2. The proposed use is consistent with the purpose of the zone district.

Per CDC 224.A, the purpose of the CS zone district is to provide areas for higher intensity community-wide commercial uses. The CS zone district is also stated to accommodate automobile-oriented uses, but also emphasizes pedestrian-friendly development and multi-modal access.

The proposed use is consistent with the purpose of the zone district and is similar and complementary to other existing multi-family residential buildings within the immediate vicinity (Lofts at Basecamp, Sunlight Crossing, The Reserves). Holistically, the Basecamp redevelopment has already completed and delivered 8,000 square feet of commercial space, and has activated the site with a fitness studio, golf simulator, bike shop, and coffee shop, in addition to the completed 73 residential units and 7 townhomes currently under construction. The greatest need of the community remains housing, and the proposed development aids in providing 80 additional units in a multi-modal access location, further integrating housing in mixed-use areas.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

No odors, excessive noise, smoke, dust, glare, vibrations, or shadows are expected to impact any

neighboring properties. Per the updated Stolfus Parking Study Memorandum, dated 2/28/25, the peak parking need is during the hours of 12-4 AM, with the peak at 225 spaces. The development provides a total of 230 spaces, and therefore there is sufficient parking for the added multiple-family residential units during peak parking demand, mitigating any parking impacts to surrounding properties or public roads.

4. The proposed use complies with all other applicable requirements of this CDC.

The proposed uses comply with all other applicable requirements of the CDC.

VARIANCE REQUEST #1 – MINIMUM GROUND FLOOR CEILING HEIGHT

Criteria:

Section 224.B Zone District Commercial Services – Minimum Ground Floor Height – 14’

Proposed:

Ground Floor Height of 10’-7” (floor to floor), approx. 9’-0” (floor to finished ceiling).

Per CDC Section 719.D – Variances may be approved upon a finding that the following criteria are met:

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

This variance will not injure or negatively impact legal conforming uses on adjacent properties. The ceiling height that is proposed is industry standard and customary for the type of use and has no effect on adjacent properties.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans. Some of the specific policies this proposed development plan promotes are as follows:

- **Policy CD-1.4: Encourage high quality site planning and building design.**
- **Policy H-1.3: Integrate housing in mixed-use areas.**
- **LU-3: Supporting and planning for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.**

3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

The variance application meets the criteria for an acceptable alternative, namely the application of other code standards, purposes, or intents will be improved by varying the standard. By varying the CS ground floor height standard, the following purpose statements from Section 438 Commercial and Mixed Use Buildings Design Standards will be enhanced:

438.A.1 – Provide for development of commercial and mixed-use buildings while ensuring compatibility with adjacent properties of lower densities.

438.A.2 – Organize and design the siting of the buildings to create vibrant and pedestrian-active spaces.

VARIANCE REQUEST #2 – BUILDING MASSING STANDARDS

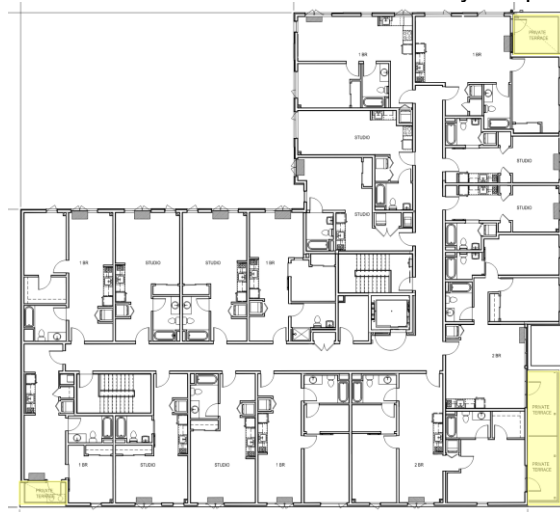
Criteria:

438.E.1.b - Building walls that exceed three stories or 45 feet of unbroken height, as measured from finished grade to the underside of the eaves or top of parapet, shall provide step backs at least eight feet in depth and between 12 feet and 45 feet above finished grade depending on the height of the structure and the surrounding development context.

438.E.1.c. - Buildings that are three stories or more in height shall incorporate a recognizable base, middle, and top through the use of changes in material, architectural accents, or other features.

Proposed:

Per the design shown in the image below and per sheet A2.3, the Applicant only includes 8' setbacks at two corners of the building (shown in yellow), and not along the entire perimeter as strict adherence to the CDC would require. Additionally, the North and West elevations do not have a recognizable “base, middle, and top”, however the South and East elevations do exhibit these distinctions by the placement of façade materials.



Per CDC Section 719.D – Variances may be approved upon a finding that the following criteria are met:

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

The variance will not injure or negatively impact legal conforming uses on adjacent properties.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The variance is compatible with the following preferred direction and policies outlined in the Community Plan:

- **Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.**

This infill/redevelopment project is compatible with the context of the adjacent existing neighborhood and buildings (various residential multi-family bldgs. – existing Lofts at Basecamp, Sunlight Apartments, and The Reserves). The neighboring residential apartments building designs also contains several locations that contain 4 stories uninterrupted and areas where no base, middle, and top are specifically

designated.

- 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.

By varying the standard requiring an 8'+ setback at the entire top floor perimeter, the applicant can provide 7-8 more rental units on the fifth floor. These units will be priced for median-income households, of which there is a shortage in Steamboat Springs. By not providing the setbacks required by strict adherence to CDC standards, the Applicant is furthering the goal to provide as much rental housing as possible, particularly in a location that is easily accessed by public transportation.

- Policy CD-1.4: Encourage high quality site planning and building design.

This proposed redevelopment, while not in strict compliance with the setback requirements noted inspection 438.E.1.band 438.E.1.cofthe CDC design standards, is still a high-quality design, and complies with all other requirements of section 438.E.1.

3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

The variance application meets the criteria for an acceptable alternative.

The proposed design, through the use of varied materials, colors, window opening types, accent panels, and setbacks/balconies, complies with the following guidelines related to step backs in building massing noted in CDC section 438.E.2, achieving an outcome that is equal to the code standard:

- i. Relate to the surrounding development context; or
- ii. Provide human scale adjacent to public and private streets, pedestrian circulation, and gathering areas; or
- iii. Provide transitions in scale between pedestrian areas and large building masses
- iv. Provide modulation and articulation to otherwise large expansive walls.

VARIANCE REQUEST #3 – TRANSPARENCY STANDARDS

Criteria:438.H.3–a.:

Transparent glazing, including glazed doors, shall be provided as follows:

- i. A minimum of 30 percent of the wall area of all ground floor building facades facing public circulation or gathering areas.
- ii. A minimum of 40 percent of the wall area of all pedestrian-active building frontage.
- iii. A minimum of 25 percent of the wall area of all upper floor building facades.b. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.c. Reflective glazing is prohibited.

Proposed:

Calculations can be found on sheet A3.11.

- Ground Floor Transparencies for the North, East, South and West Facades are proposed at 18.3%, 21%, 15.7%, and 12.1% respectively.
- Upper Floor Transparencies for the North, East, South and West Facades are proposed at 16.2%, 21.9%, 15.7% and 15.9% respectively.

Per CDC Section 719.D – Variances may be approved upon a finding that the following criteria are met:

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

This variance will not injure or negatively impact legal conforming uses on adjacent properties.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The Variance is compatible with the policies outlined in the Community Plan, specifically the following:

- **Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.**
 - **Policy LU_2.2: Residential infill will be compatible in character and scale with the surrounding neighborhoods.**
 - **Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.**
 - **Policy CD-1.4: Encourage high quality site planning and building design.**
3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

The variance application meets the criteria for an acceptable alternative: The alternative achieves a result that is equal to the code standard to which a variation is being sought. The proposed design provides 21% or more on the East façade, which is the most pedestrian-active of the facades (fronts Lincoln Ave/US40), and 15.7% on the South façade (fronts Curve Plz). These are consistent with the residential developments in the vicinity.

Furthermore, it's important to note that commercial transparency standards are difficult to achieve for a residential product, which is constrained by several limiting elements, namely unit demising walls, kitchen runs with full-height cabinetry, bathrooms with exterior wall plumbing. Additionally, too much transparency creates privacy concerns. That said, the applicant is still providing glazing that is consistent with industry standards and provides

ample light within the interior spaces of the units.

Additionally, many other strategies have been implemented to create adequate architectural articulation and visual interest to compensate for not meeting the required glazing percentages. These strategies include: accents planks utilized at many windows throughout giving the perception of a larger window opening, building recesses/balconies, building step-backs at the top floor, and a varied mix of exterior materials.

The Applicant is also implementing two of the three guidelines indicated in section 437.H.5 – Glazing and Transparency Guidelines. Namely, item a. (Extensive glazing should be utilized to take advantage of views and avoid large areas of blank walls) and item b. (Clear glazing incorporating UV protection technology should be used – low-e glass will be implemented).

In summary, the proposed Phase 2 Basecamp apartments will help fill the ever-growing need for attainable long-term and seasonal housing for the Steamboat community by providing an additional eighty (80) rental units. Additionally, the applicant is proposing to deed restrict a total of thirty (30) Studio and/or 1 Bedroom units for workforce housing, which will ensure that this housing remains for the local Steamboat workforce.

Thanks for your consideration and please reach out with any questions.

Sincerely,

Gabriela Riegler