

May 1, 2025

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## PROJECT NARRATIVE

### RE: PS25-0082-SC – Substantial Conformance Application – Walton Creek Townhomes

On January 7, 2025, the City Council Approved w/Conditions application number PL20240106 for the Walton Creek Townhome project located at 2075 Walton Creek Rd. This Substantial Conformance Application proposes changes from the approved development plan to the building height and façades of the townhome buildings as follows:

- 1) The height of both buildings has increased by 12". This was a result of coordination with the structural engineer, as extra space was needed for header and steel beam elements. This represents a 2.54% increase in Building 1 and a 2.79% increase in Building 2, both within the allowable 5% stipulated by the CDC.
- 2) Transparency and glazing percentages have changed across all elevations of both buildings, as part of the design completion and coordination process, and further exacerbated by the change outlined in item #1 above (the taller buildings have increased overall façade areas, i.e. the denominator). These glazing changes are summarized as follows:

#### **Building 1**

- North Facade: -4.18% change. Removed one window to better coordinate with the final interior layout/space. Grading change further increased overall facade area (denominator) further affecting the percentage.
- East Facade: -3.05% change. Changed full height sliding doors to windows in secondary bedrooms at second floor.
- South Facade: -3.43% change. Slight decrease in glazing, due to final design coordination. Additionally, there was an error in the facade area calculation of the original DP submittal, which makes this figure seem worse.
- West Facade: +3.97% change. Window sizes in Primary Bedroom & Living Room increased in size.

#### **Building 2**

- North Facade: +4.18% change. Increased two window sizes considerably.
- East Facade: -0.27% change. Small shifts in window size selections.
- South Facade: -1.53% change. Small shifts in window size selections.
- West Facade: +4.00% change. Window sizes in Primary Bedroom & Living Room increased in size.

The South facades facing the existing neighboring duplex reduced in glazing, but within the allowable 5% limit. Both West (garage) facades, visible traveling along Walton Creek to the Après Ski intersection, increased in glazing considerably (+4%). The East and North facades of Building 1

have reduced transparency based on practical and necessary changes resulting from building/structural design coordination and final coordination of site grading and retaining walls. The East façade of Building 2 remains virtually the same as approved, and the North façade of Building 1 has improved considerably (over 4%). In sum, all changes are within the 5% allowable limit stipulated in the CDC, and while some facades have decreased in glazing, others have also increased by the same or greater amounts.

- 3) The design of the West facades have changed slightly to allow for the ability to install or replace hot tub spas at the decks of each unit. The originally approved design included a full height stone wall at the bases of both buildings with approx. 12" of metal rail above. These created a solid parapet wall condition that enclosed the decks.

In speaking with our spa vendor, this detail makes it extremely difficult to replace a faulty spa or install a new one. At their suggestion, we have replaced large sections of the solid parapet wall with a metal rail section that can be removed temporarily to accommodate the installation or replacement of a spa with a telehandler, which is a more practical and typical installation method.

The applicant also feels that introducing the metal rail detail adds more architectural interest to these façades and helps improve the resident experience from the decks, creating a more open and less claustrophobic feel to the space.

### **Substantial Conformance Criteria for Approval**

Per section 728.D of the City Community Development Code, regarding the Substantial Conformance process, the following Criteria for Approval will be met:

- 1. General - The location, design, or phasing of buildings, structures, footprints, parking, access, circulation, loading, entrances, landscaping, amenities, architectural features, building materials, and similar site design and architectural features may be varied upon a finding by the Planning Director that the changes are minor in nature.**

The only proposed changes relate to the changes in building height, transparency, and the change of the deck walls/rails as noted above. No other changes are being proposed. The Applicant feels these changes are minor in nature and, and they are all within the 5% substantial conformance threshold.

### **2. Buildings and Structures**

- a. The height of buildings and structures shall not vary by more than five percent.**

The height of both buildings are increasing by 12". This represents a 2.54% increase in Building 1 and a 2.79% increase in Building 2, both within the allowable 5% stipulated by the CDC.

- b. Roof pitch shall not vary by more than 1/12 slope.**

N/A – There are no proposed changes to the roof pitch.

- c. Transparency of front facades shall not vary by more than five percent.**

The transparency of the front facades do not vary by more than five percent. See detail regarding changes above.

- d. Gross floor area shall not vary by more than five percent.**

N/A – There are no proposed changes to the gross floor area.

- e. **The area of interior and exterior amenity space shall not vary by more than five percent.**  
N/A - The area of interior and exterior amenity space remains unchanged.

### **3. Off-Street Parking**

- a. **The number of parking spaces shall not vary by more than five percent.**
- b. **The parking lot area shall not vary by more than five percent.**

There are no proposed changes to the parking spaces or lot area.

### **4. Landscaping**

- a. **The amount of landscaped area shall not vary by more than five percent.**
- b. **Planting locations shall only vary due to utilities, trails, sidewalks, snow shed, grading, or drainage considerations. Changes in planting locations shall not reduce the effectiveness of the landscaping for the purpose of screening or buffering.**

The amount of landscaped area has not varied. Plantings have varied slightly in the frontage area due to the final engineering of the Redi-rock retaining walls, which has narrowed the planting bed area between the retaining wall and sidewalk by approx. 12". The same qty of shrubs will be provided, however, a different species 5 gal shrub (one that can survive in a 2' wide bed vs. 3' wide) has been selected for this area. Total planting quantities remain the same.

### **5. Land Subdivisions**

- a. **The total number of lots shall not increase.**
- b. **The total number of lots shall not decrease by more than ten percent.**
- c. **The gross lot area of individual lots shall not be varied by more than five percent.**
- d. **The number and size of pedestrian linkages shall not decrease, and the type of linkages shall not be varied.**
- e. **The amount of public land dedication or open space designation shall not increase by more than five percent.**
- f. **The amount of public land dedication or open space designation shall not decrease.**
- g. **The degree of conformity with City street standards shall not have decreased.**

N/A – none of the above are proposed to change.

### **6. Uses. The gross floor area of approved uses shall not vary by more than 20 percent.**

N/A - The uses are not proposed to be varied; therefore, the gross floor area of the approved uses is not varied by more than 20 percent.

### **7. Planned Unit Developments – N/A**

### **8. TND Regulating Plans – N/A**