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City of Steamboat Springs Planning & Community Development
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Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Bridge Lane Condominiums
Future Expansion Parcel, Riverfront Park Filing No. 2
1940 & 1960 Bridge Lane, Steamboat Springs
Development Plan – Public Hearing & Conditional Use

Dear Planning Department;

Please accept this letter as a major variance request from the City of Steamboat Springs Community Development Code (CDC) for the Bridge Lane Condominiums, a multifamily development project proposed on Future Expansion Parcel, Riverfront Park Filing No. 2. The project consists of 15 two-bedroom housing units. The site is zoned Commercial Services (CS) and is situated between Bridge Lane, the Core Trail and the Yampa River. To complete the project, Four Points Surveying and Engineering (FPSE) and Amplify Architecture are requesting a major variance to CDC Section 224.B Dimensional Standards – Commercial Services, Section H: Ground Floor Height by providing an acceptable alternative.

**Variance #1 – Section 224.B Dimensional Standards – Commercial Services,
Section H: Ground Floor Height**

The development of the proposed multifamily buildings on Future Expansion Parcel, Riverfront Park Filing No. requires a variance to the ground floor ceiling heights for all buildings per Section 224.B – Standard H – Ground Floor Height 14' min. Architecturally we are proposing a variance to this minimum height to reduce it to 9' – 10" at a minimum.

Section 719.D – General Criteria for Approval.

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.
Reducing the minimum ground floor height for the proposed residential development will not injure or adversely impact legal conforming uses for any of the 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 permits the construction of multifamily buildings on the site and is aligned with goals and policies of the Steamboat Springs Area Community Plan as noted in the following goals and policies.
 - a. *Goal LU-2: Our community supports infill and redevelopment in core areas*
 - b. *Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city*

- c. Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
- d. Policy LU-5.1: Develop appropriate land use densities to support transit
- e. Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions
- f. Policy LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways and bicycle lanes.
- g. Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- h. Policy CD-1.4: Encourage high quality site planning and design
- i. Policy CD-2.2: Create a functional mix of uses in new neighborhoods and development areas
- j. Goal CD-4: Our community will maintain and improve the appearance of its corridors and gateways and will continue to have vibrant public space
- k. 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
- l. Policy H-1.3: Integrate housing in mixed-use areas
- m. 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

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

We are seeking variance based on meeting the criteria for an acceptable alternative. The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance: The purpose of the fourteen (14') foot ground floor height regulation is to ensure flexibility in future use of the first floor space, including converting ground floor units into retail space in the future as demand warrants. We are proposing a multiple-family residential development with no intention to ever convert these units for future commercial use. The design and construction will not permit any future retail space on the site. The allowance for a variance to the first-floor height in the multiple family housing project will not detract from the overall project and will allow lower overall roof elevations. The acceptable alternative to use the first floor of all buildings as living space is a benefit to the City of Steamboat Springs residents facing housing challenges. The intent of the code was for commercial use first floor heights and enforcement of the first floor heights for a residential development will not meet the purpose and intent of the code for Bridge Lane Condominiums.

In conclusion, we request the City of Steamboat Springs Planning Department consider the variance as outlined herein acceptable for the development plan of Bridge Lane Condominiums. Four Points Surveying and Engineering and Amplify Architecture feels that acceptance of the requested variance will provide a much-needed housing project for Steamboat Springs and Routt County residents.

Thank you for your review of the variance and we look forward to moving forward with the project.

Sincerely;

Cameron Breton, EIT
Walter Magill, PE
Four Points Surveying and Engineering