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May 14, 2025

City of Steamboat Springs Planning and Community Development
137 10th Street
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 City of Steamboat Springs Planning Department,

This letter serves as the narrative for the development plan for Future Expansion Parcel, Riverfront Park Filing No. 2, located at 1940 & 1960 Bridge Lane, Steamboat Springs, CO. The project site covers 2.17 acres and is zoned Commercial Services (CS). The site is currently undeveloped, with only a small portion of an existing parking area along the western property line, a boiler building for a snowmelt system on the site and a portion of the Core Trail inside the eastern property boundary. Bridge Lane Realty, LLC (Owner) and Four Points Surveying and Engineering (FPSE) are submitting a development proposal for 15 well-designed, two-bedroom residential units, built within four multiple-family residential buildings, in accordance with CDC Section 301.B.2, which states:

The use of land for multiple-family buildings and accessory uses. Multiple-family residential also includes dwelling units, excluding work/live units and workforce units, located in a mixed-use building, and bungalow courts regardless of the number of units and whether the units are attached or detached.

With specific use standard e. e. - In CC, CS, and I zone districts, multiple-family dwelling units shall not exceed 1,400 square feet gross floor area.

The owner plans to sell the 15 units on the free market. Parking for the site will be provided by constructing new spaces along Bridge Lane and adjacent to the proposed 24-foot-wide thru access.

The site has a unique shape which is bound by the Core Trail to the east, commercial and work/live units to the west and the Yampa River to the south. To achieve the best and most efficient use of the property, the owners are proposing a multi-family project that requires a conditional use permit for multi-family housing. The Riverfront Park subdivision already features a diverse mix of live/work units and commercial services. The proposed multi-family development will provide housing options for singles and couples in a location that is close to transit, trails and recreation opportunities.

Development Plan Approval:

The development plan as submitted meets the Community Development Code (CDC) criteria for approval under Section 709.C, as noted below;

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.*
 - a. The proposed use of Future Expansion Parcel, Riverfront Park Filing No. 2 as multi-family residential is conditional within Commercial Services (CS) zoning. The proposed development will benefit the

surrounding area and property owners as well as improve the appearance of the lot. Additional residents in this area will increase the population base on the west side of Steamboat Springs and stimulate development of commercial businesses.

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.*
 - a. The Development Plan will not negatively impact the existing water quality as storm water treatment is incorporated within the design plan. Some natural vegetation will be removed by the development but disturbed areas will be re-vegetated and landscaping will be planted according to the CDC.
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.*
 - a. An engineering variance request has been submitted for this project to vary the minimum horizontal curve along centerline for the internal private access. The civil set includes a turning movement plan for a fire truck. The development plans provide adequate vehicular access in both grade and width for private, commercial and emergency vehicles.
4. *The Development Plan complies with all applicable requirements of this CDC.*
 - a. This application includes a variance to CDC Section 24.B Dimensional Standards – Commercial Services, Section H: Ground Floor Height. The development plan conforms with all other applicable requirements of the CDC.
5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*
 - a. There is no approved conceptual development plan approved for the Riverfront Park subdivision.

Conditional Use Approval:

The Future Expansion Parcel, Riverfront Park Filing No. 2 development requires conditional use for multi-family residential development on this site due to the Commercial Services (CS) zoning.

Multi-Family Residential Use: The development of Multi-Family residential housing as the primary use on the property is a limited use per table 300-1 of the Community Development Code (CDC). Section 707.C of the CDC states;
“Conditional uses shall be approved upon a finding that the following criteria are 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 townhomes housing project is compatible with the goals, policies, and strategies of the Steamboat Springs Area Community Plan.*
 - 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 H-1: Our community will continue to increase its supply of affordable home ownership and rental units for moderate and median-income households.
 - k. Policy H-1.3: Integrate housing in mixed-use areas
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1. 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 decision to develop multi-family residential housing on this site was driven by the current housing crisis in Steamboat Springs and Routt County. Multi-family housing on Future Expansion Parcel, Riverfront Park Filing No. 2 is ideal due to its proximity to transit, trails, and Bear River Park. This will be a high-quality development, both in terms of exterior design and interior layout/finishes.

2. *The proposed use is consistent with the purpose of the zone district.*
 - a. The proposed development of townhomes is consistent with the purposes of the CS Zone District to accommodate automobile-oriented uses but also emphasizes pedestrian-friendly development and multi-modal access. Bridge Lane Condominiums plan to market and utilize the project location near to the Core Trail, Yampa River, Bear River Park and the close proximity to free public transit and the ability to travel to downtown and ski areas without using a personal automobile.
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.*
 - a. The use of a multi-family projects at this site will mitigate negative impacts to surrounding properties.
4. *The proposed use complies with all other applicable requirements of this CDC.*
 - a. The proposed use complies with other applicable requirements of the CDC. The proposed development is requesting variances to CDC Section 24.B Dimensional Standards – Commercial Services, Section H: Ground Floor Height.

Four Points Surveying and Engineering, the project architect, and Bridge Lane Realty, LLC have worked conscientiously to create a multi-family housing project that meets the regulations of the City of Steamboat Springs Community Development Code and goals of the City of Steamboat Springs Community Plan. Our goal is to complete the entitlement process and obtain City Planning Commission approval as soon as possible.

We look forward to the approval of the project plans, working with the City of Steamboat Springs, public hearings, and to bringing this project to the marketplace.

Thank you,

Walter Magill, PE
Four Points Surveying & Engineering