



996 Captain Jack Drive
Steamboat Springs, CO 80487
P: 970-629-5427
accounts@krusebuilders.com
www.krusebuilders.com

Aug 28, 2025

To the Planning Department and Planning Commission:

We are excited to introduce **Eddyline**, a 24-unit residential development designed specifically for the way Steamboat Springs lives. The name reflects both the project's riverfront setting and our vision for housing in the Yampa Valley: just as an eddyline marks the point where currents shift, this project represents our commitment to shifting the current toward attainably priced, thoughtfully designed homes for our community.

Eddyline will feature 24 new residences: 18 tiny-home style residences paired with oversized garages, along with six 1,400-square-foot riverfront homes—each with a 3-car garage. The unique site location places these new residences directly on the Yampa River Core Trail, with quick bike and pedestrian access to downtown and close proximity to the public transit system.

The 18 tiny homes embrace the best aspects of small-footprint living—efficient layouts, modern design, clever storage, and sustainable use of space—while addressing a reality unique to Steamboat: people here have gear. Whether it's skis, bikes, kayaks, or climbing equipment, our residents need room for the tools of their lifestyle. Oversized garages and additional storage make these homes not only livable but highly functional, offering what condos and apartments in the area often cannot. Half of these smaller units are proposed as Workforce Housing Units, adding nine deed-restricted homes to our City's arsenal.

The six riverfront homes provide more space for larger families while continuing this focus on functionality. With 3-car garages, these residences can comfortably accommodate vehicles and the recreational equipment that is part of everyday life in our valley.

While we recognize the urgent need for affordably priced housing, we also recognize the need for adaptability in design. For this reason, we have intentionally designed with excess parking, high ground floor height, and excessive glazing ratios, allowing for future conversion of their attached garages to acceptable light commercial uses.

This project arrives at a critical time, when creating housing options that are both attainable today and adaptable for tomorrow is essential. By offering storage-rich homes in a location connected to trails, transit, and the heart of downtown—while building in the flexibility to respond to future commercial demand—**Eddyline** represents a thoughtful, forward-looking approach to growth in Steamboat Springs. Like the river feature it is named for, this project stands at the meeting of currents, carrying our community toward a more balanced, sustainable, and attainable housing future.

Thank you for your time and consideration,
Sincerely,
Calais Kruse and the Team at Kruse Builders

Development Plan - Public Hearing: Eddyline Development

709.C Criteria for Approval

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 area includes existing developments on the same lot—previously subdivided into townhomes—as well as a neighboring residential PUD across Shield Drive, known as Streamside. On the same lot, the adjacent development features Work/Live commercial townhome units and a large commercial-only building that houses an electrical supply company, a gymnastics gym, the Public Defender’s Office, a dance studio, and other tenants. It is close to the Commercial Node at Elk River Road and Hwy 40, providing residents with access to many of Steamboat’s core amenities.

The proposed addition of residential units would create a horizontal mix of uses across the lot and complement the predominantly commercial character of the Mixed Use Corridor. As identified in the SSCAP, the target mix of uses in this corridor is 25% residential, with such uses encouraged outside of the designated Commercial Nodes (see Q1 in the Conditional Use Narrative for additional detail).

The development is also intentionally designed for adaptability, allowing it to evolve with the character of the area. This is achieved by providing a substantial surplus of parking beyond current requirements and by retaining several commercial design standards often reduced or waived entirely in residential projects, including glazing and ground floor height, to support long-term flexibility.

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 development has been designed in compliance with required high-water-line setbacks, and all necessary water treatment facilities have been incorporated. Because there is no existing vegetation on the site and the natural landforms remain largely unchanged, the project avoids disruption to existing natural features.

Compared with the high-intensity commercial uses otherwise permitted in this zone district, a residential development presents a substantially lower impact on the natural environment.

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 provides sufficient vehicular access along with a substantial surplus of parking beyond what is required. In addition, pedestrian facilities have been a particular focus of the design, given the site’s proximity to both the river and the Core Trail.

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

One variance has been proposed to modify the ground floor height from a *minimum* of 14’ to an *average* of over 15’. Please see the narrative for the Variance for details. Otherwise, the proposed use complies with all applicable requirements.

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

Not Applicable.

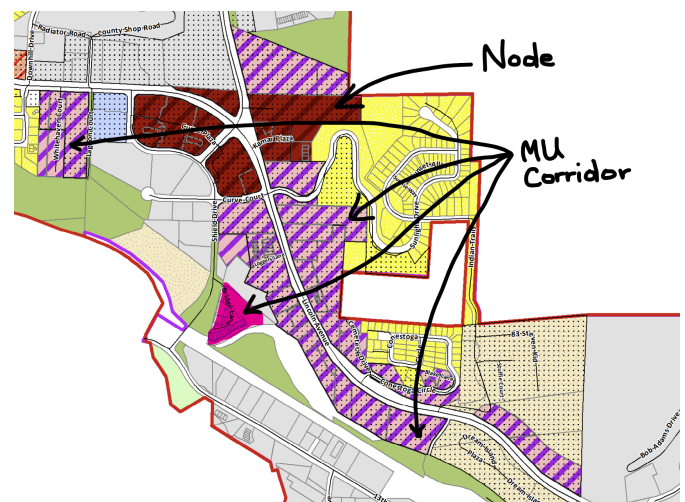
Conditional Use - Multiple Family Residential in the CS Zone District

707.C Criteria for Approval

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

In 2024, the area was reclassified through a Community Plan Amendment, designating it as a Multi-Use Corridor on the Future Land Use Map. The Community Area Plan provides clear direction for this designation, stating: *“Existing commercial development along highway corridors shall evolve...with...mixed-use Commercial Activity Nodes at key intersections”* (LU 4.1). It specifically identifies Elk River Road/US 40 as one of these key Commercial Activity Nodes, and further directs that *“In the areas between these nodes, over time the development should become less intensely commercial with a higher mix of residential uses”* (LU 4.2).

The definition of a Mixed Use Corridor reinforces this intent: *“While much of the lands in the Mixed Use Corridor classification are developed for commercial purposes, it is intended that over time these areas have a higher percentage of residential uses. North of 13th Street, the long-term target for a mix of uses is 75% commercial and 25% residential... Furthermore, while the development currently is auto-oriented, future development should place a strong emphasis on pedestrian connections.”* This project represents a meaningful step toward achieving the 25% residential target for the corridor. Its location directly on the Core Trail also aligns with the stated goals of the Use Area by providing the City’s most significant bike and pedestrian access, along with convenient connections to downtown and public transit.



Finally, there are numerous policies within the SSACP that highlight the urgent need for housing—particularly affordably priced housing—this project directly addresses that critical community priority. That includes Goal H-1 to “continue to increase its supply of affordable home ownership, rental and special needs housing units for low, moderate and median-income households.

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

The lot, as a whole, contains high-intensity commercial uses within the existing structures, including an electrical supply store, gymnasium, dance studios, and the Public Defender’s Offices. Additional commercial uses are located in the townhomes south of the commercial building, which currently house a plumber’s warehouse, a transit company’s warehouse, and a metalworker, amongst others.

Within the Corridor area, the only significant residential uses we could identify are located on this lot and in the two YVHA developments—one at the base of Sunlight and the other at the corner of Elk River Road. All of these properties are also zoned CS, and two of them are exclusively residential.

The CS zone district “emphasizes pedestrian-friendly development and multi-modal access”. While high-intensity commercial uses are particularly well-suited for the frontage along Highway 40, a lot situated

between the Core Trail and the Yampa River is ideally positioned to support the higher mix of residential uses envisioned as a goal within the area plan.

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.

The proposed multi-family use, which provides a substantial surplus of parking, is not anticipated to create any negative impacts on surrounding properties. On the contrary, it offers a clear community benefit by introducing affordably priced, for-sale housing units—an option currently in critical short supply. In addition, the location of these homes adjacent to the Core Trail and public transit helps to reduce odors, traffic, and congestion both within the immediate area and in the downtown core more broadly.

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

Two variances have been proposed to slightly modify two standards.

Firstly, we are proposing to alter the ground floor height from a *minimum* of 14' to an *average* of over 15'. As you'll see in the narrative addressing this, we have maintained 14-18' ground floor heights in all garage areas, but small amounts of residential in the rear of each building do not currently meet the minimum standard.

Secondly, while the development more than exceeds both residential AND commercial glazing requirements on 14 out of 16 facades, we are requesting to avoid unsightly walls on two facades by reducing the glazing on those fronts.

Please see the narrative for the Variance for details. Otherwise, the proposed use complies with all applicable requirements.

VARIANCE - Modify Minimum Ground Floor Height

719.D 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.

We anticipate no adverse impacts to adjacent properties. Instead of meeting the **minimum** ground floor height uniformly across all locations, we propose to exceed the requirement by providing an **average** ground floor height more than one foot higher across the entire development. This approach allows for greater variation in layouts and more diverse building facades while still upholding the purpose and intent of ensuring long-term flexibility for ground-floor uses.

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

The variance advances the Plan's direction to "support a variety of affordable housing options that are integrated throughout the community" while "ensuring that the scale, form, and quality of housing development is compatible with surrounding development." (Policy H-1.2) By averaging a ground-floor height above the minimum (rather than enforcing a uniform minimum height), we can deliver varied unit layouts and meaningful storage while maintaining compatible character. It also furthers the goal to "integrate housing in mixed-use areas and close to" commercial and other employment areas, such as the Commercial Node at Elk River/Hwy 40, helping to "promote a greater diversity of housing opportunities" (Policy H-1.3). Finally, the flexible, high-performing ground floor supports the City's strategy to encourage mixed-use infill development while preserving adaptability for potential future commercial use. This ability to adapt to changing economic and social conditions has been possible because of the community understanding its past and proactively defining its future." (Intro SSCAP)

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

b. Acceptable Alternative: (iii. The application of other code standards, purposes, or intents will be improved by varying the standard:)

Varied building massing is more effectively achieved by using different layouts within each townhome, which in turn supports variation in siding, massing, and window placement—creating clear differentiation between units. Permitting an average ground floor height enables greater flexibility in the floorplan, including the ability to accommodate a taller overhead garage door. This not only provides expanded storage possibilities while the ground floor functions as a garage, but also preserves the option for future commercial uses.

VARIANCE - Modify Minimum Glazing Ratio on 2 of 16 facades

719.D 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.

We can identify no negative impacts from reducing glazing on the west-facing wall. In fact, neighboring residents have expressed support, noting that fewer windows on this elevation help maintain privacy for their east-facing exterior walls by avoiding unnecessary views into their living space.

Similarly, on the east-facing wall we see no adverse impacts. Allowing reduced glazing here produces a cleaner, more intentional design, rather than a facade that reads as “swiss cheese.” Landscaping provided between the core trail and the facade further softens the building. Please see the Variance Request page (A6) in the architectural plan set for a visual demonstration.

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

This variance is consistent with the Steamboat Springs Area Community Plan. **Goal CD-1** calls for preserving small-town character through high-quality building design (Policy CD-1.4:) and “maintaining a continuation of traditional development patterns in new neighborhoods”. Reducing glazing on the west and east façades supports this goal by protecting neighbor privacy on the west elevation and creating a cleaner, more intentional façade on the east. Since this area was originally developed as an industrial district, where façades typically have fewer windows, the proposed reduction is both compatible and contextual.

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

“The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought, AND the purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance.” Strict application of the glazing requirement in this case produces a disorganized façade, with staggered header heights that appear awkward and out of character. Attempts to force further compliance would also significantly hinder the functionality of both the residential unit and the garage. By contrast, the façade resulting from a modest reduction in glazing reads as far more cohesive, expected, and aesthetically pleasing. Since the intent of the glazing standard is to improve façade design, and in this instance it would create the opposite effect, the proposed variance better achieves the underlying purpose of the Code.

Other Specific Items:

A. Limited Use - Permit: Workforce Units in the CS Zone District

All use standards have been met.

- Workforce unit are not located within the pedestrian-active building frontage (CS standard).
- Workforce units do not exceed 1,000 square feet gross floor area.
- The deed restriction for the workforce unit shall be reviewed and approved by the City and recorded with the Routt County Clerk and Recorder.

We will be pursuing a deed restriction that requires ***no fewer than*** 9 of the 18 micro-living style townhomes to be occupied by qualified residents, with the cost of the restriction shared equitably across all units. Rather than encumbering specific units, we believe the project's design will naturally attract a buyer pool consistent with qualified resident requirements. Our intent is to maintain fairness across the development and foster a sense of community, rather than placing disproportionate burdens on certain owners and creating "haves" and "have-nots" within the development. The HOA would be required to update its records and verify that the development continues to meet the minimum threshold of qualified residents. To ensure compliance, the HOA will be responsible for (i) maintaining a running list of residents, (ii) verifying and reporting annually on qualified resident status, and (iii) confirming at all times that at least 9 units are occupied by qualified residents, regardless of which units those may be.

B. Parking Calculations

Parking Requirements:

Multiple Family Residential	Proposed	Required
1 bds: 1.5 per du 3	9	13.5
2-3 bds: 2 per du 3	6	12
Workforce Unit		
1 per du	9	9
TOTAL REQUIRED		35
TOTAL PROPOSED		52

As noted in our narrative, our goal is to maximize flexibility, so we are providing an example of how parking calculations would apply if some units converted garages (reducing parking) to potential commercial uses requiring additional parking:

Multiple Family Residential	Proposed du #du or sf	Required Spaces
1 bds: 1.5 per du	9 du	13.5
2-3 bds: 2 per du	6 du	12
Workforce Unit		
1 per du	9 du	9
Studio, Instruction	8 du	
1 per 300 sf	2216 sf	7.4
TOTAL REQUIRED		42
TOTAL PROPOSED		44