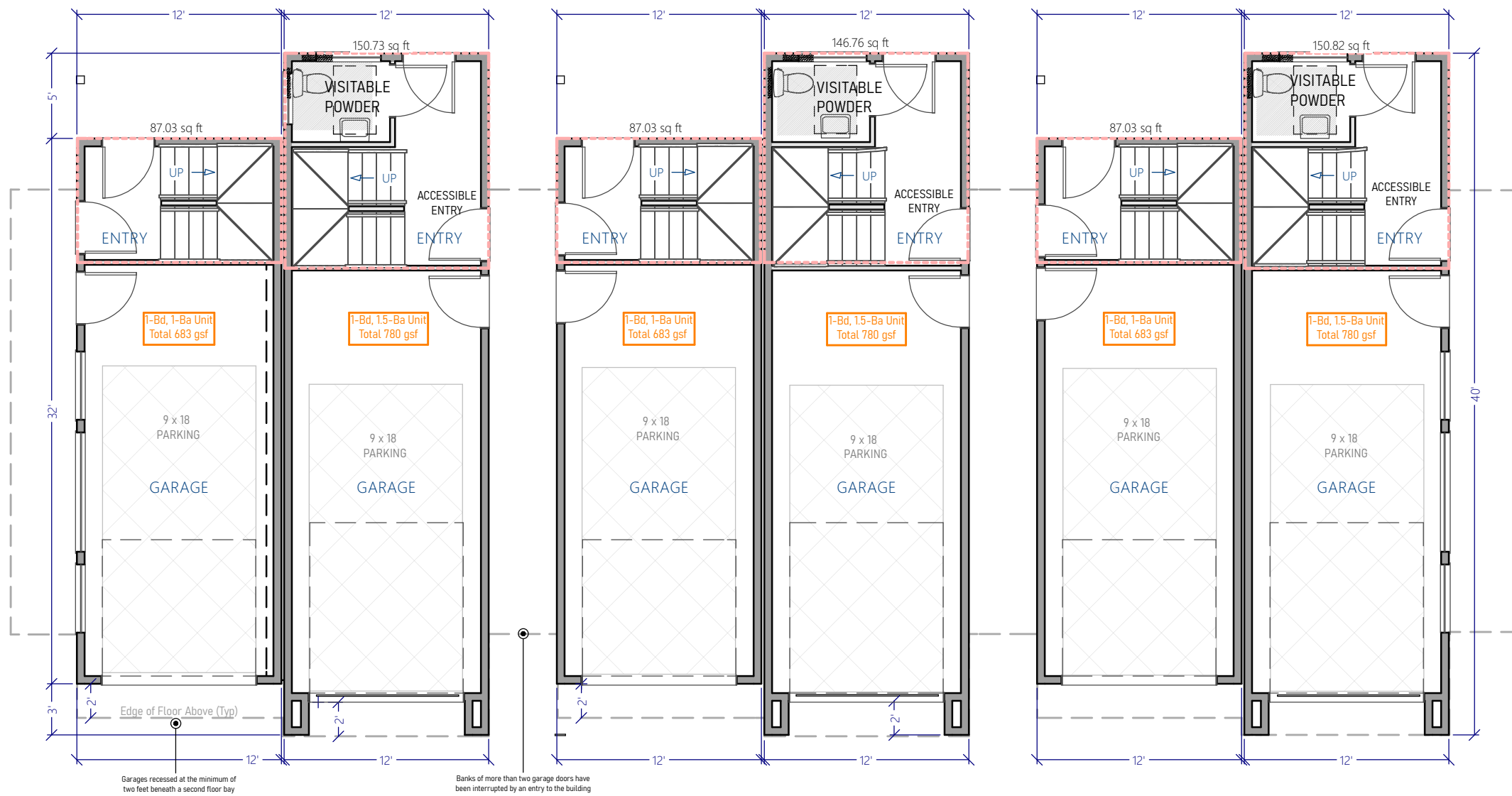


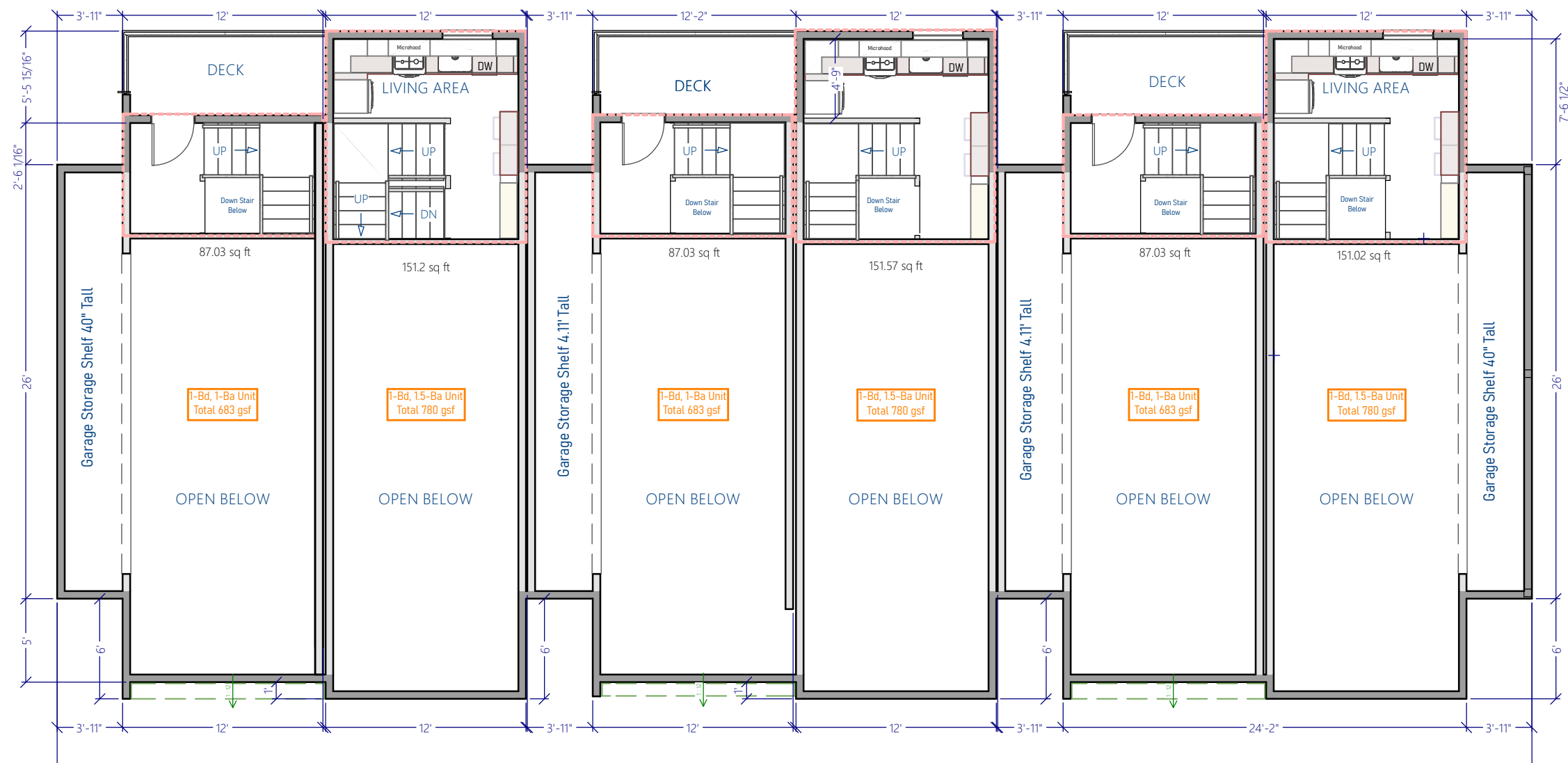
"TINY HOME" Style Building

1 of three identical buildings
6 Units per Building for a total of 18 Units

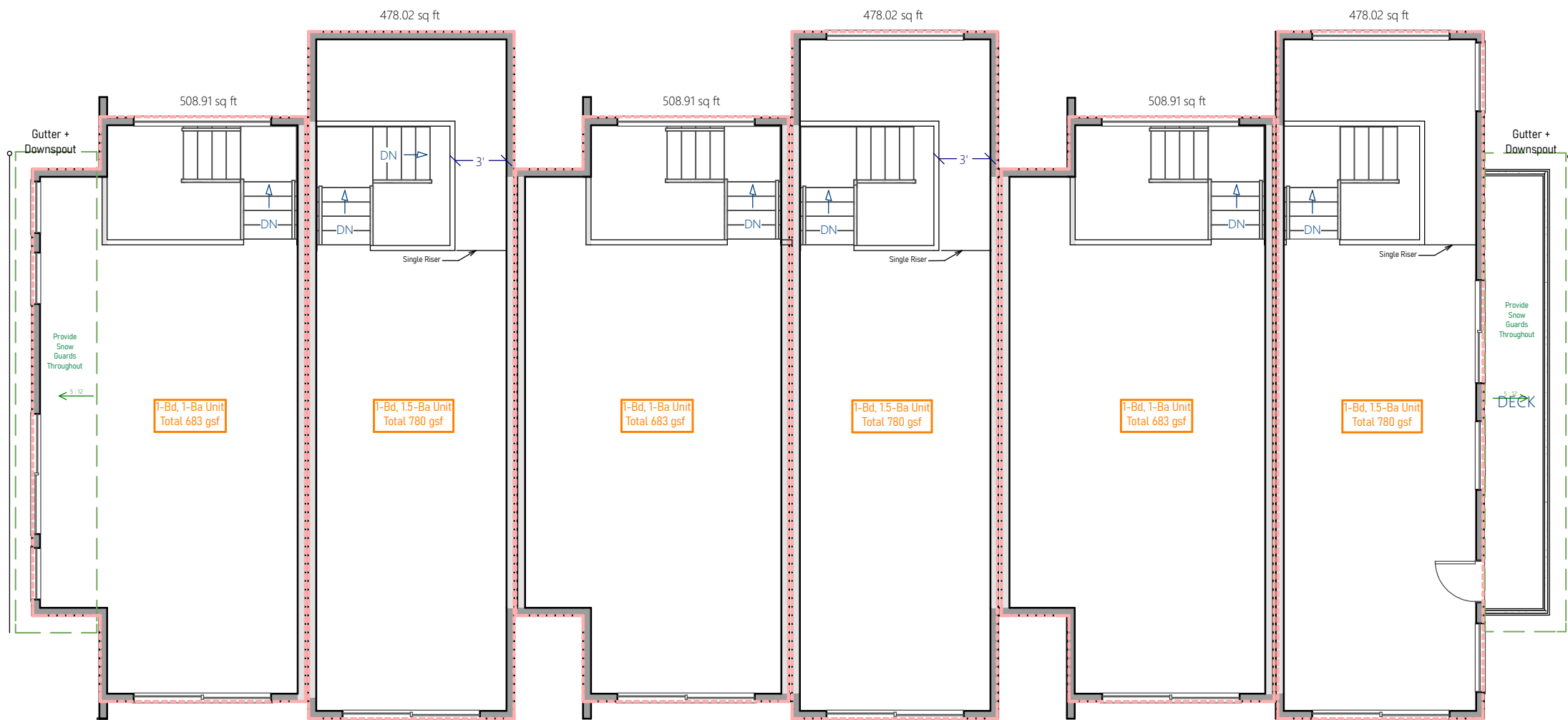
Colorado Rev. Stat. § 9-5-105 — Exemptions & Accessibility Points
Per number 2(a), a development containing 24 units (between 15-28), 12 accessibility points are required using any combination of accessible dwelling unit types to comply.
These 12 points have been achieved using 12 Type B Visible Ground Floors, each worth one point. Three are in each of the 4 buildings, ensuring that the implementation plan is acceptable and the project phasing will not result in more than thirty percent completion without a portion of accessible units being completed. Per the definition, a Type B Visible Ground Floor means a multiple-story dwelling unit with an accessible entrance and toilet facility designed in accordance with ICC/ANSI A117.1, section 1003 or successor section.



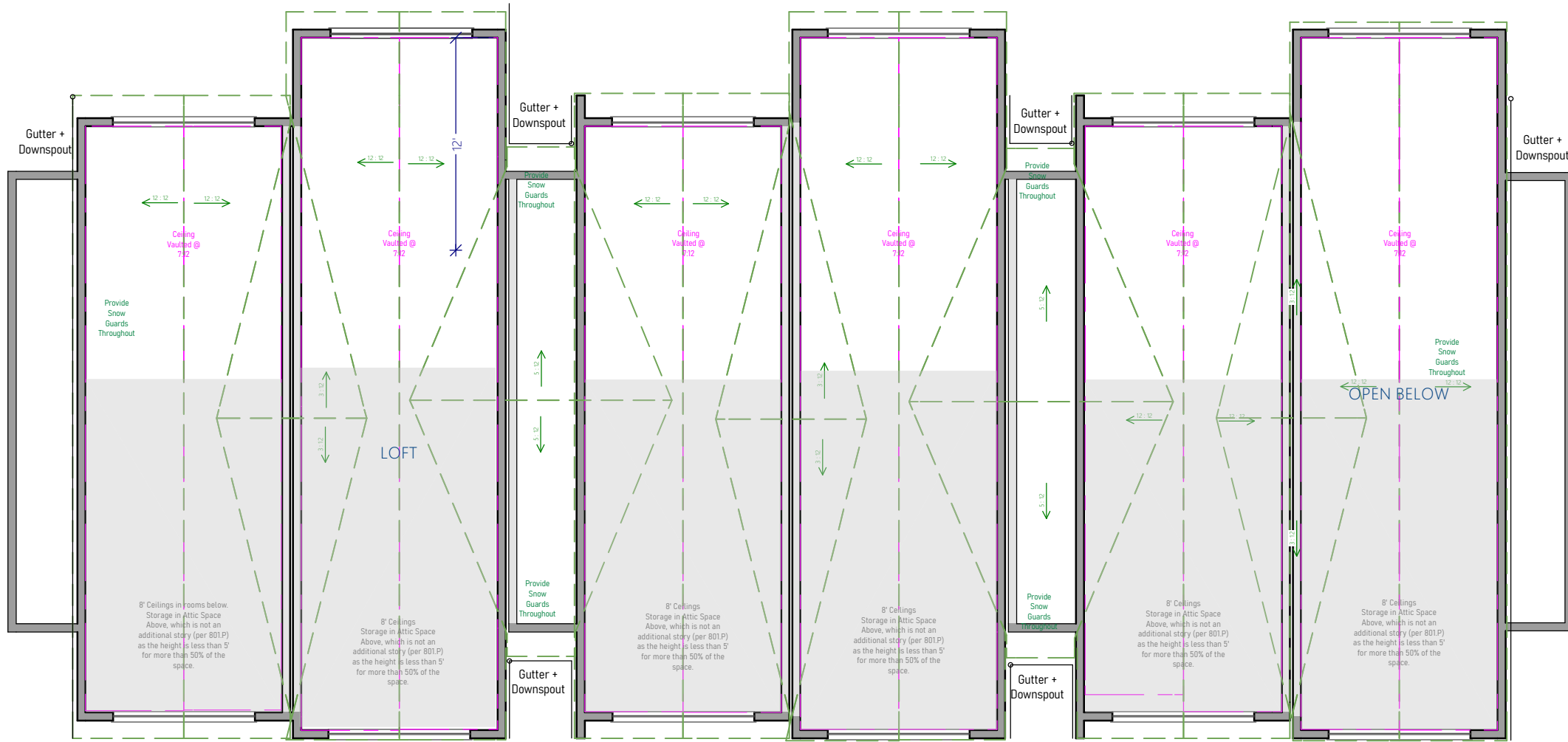
GROUND STORY PLAN Scale 1/8" = 1'-0"



SECOND STORY PLAN Scale 1/8" = 1'-0"



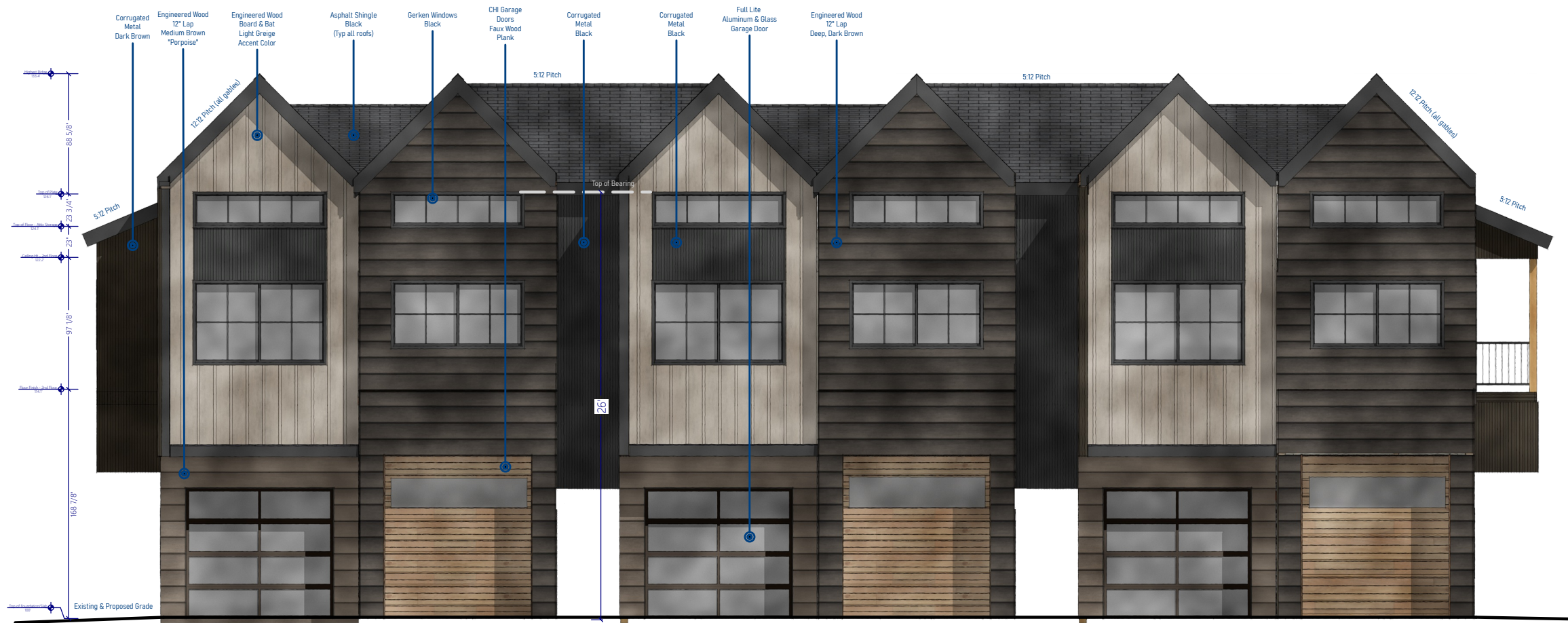
THIRD STORY PLAN Scale 1/8" = 1'-0"



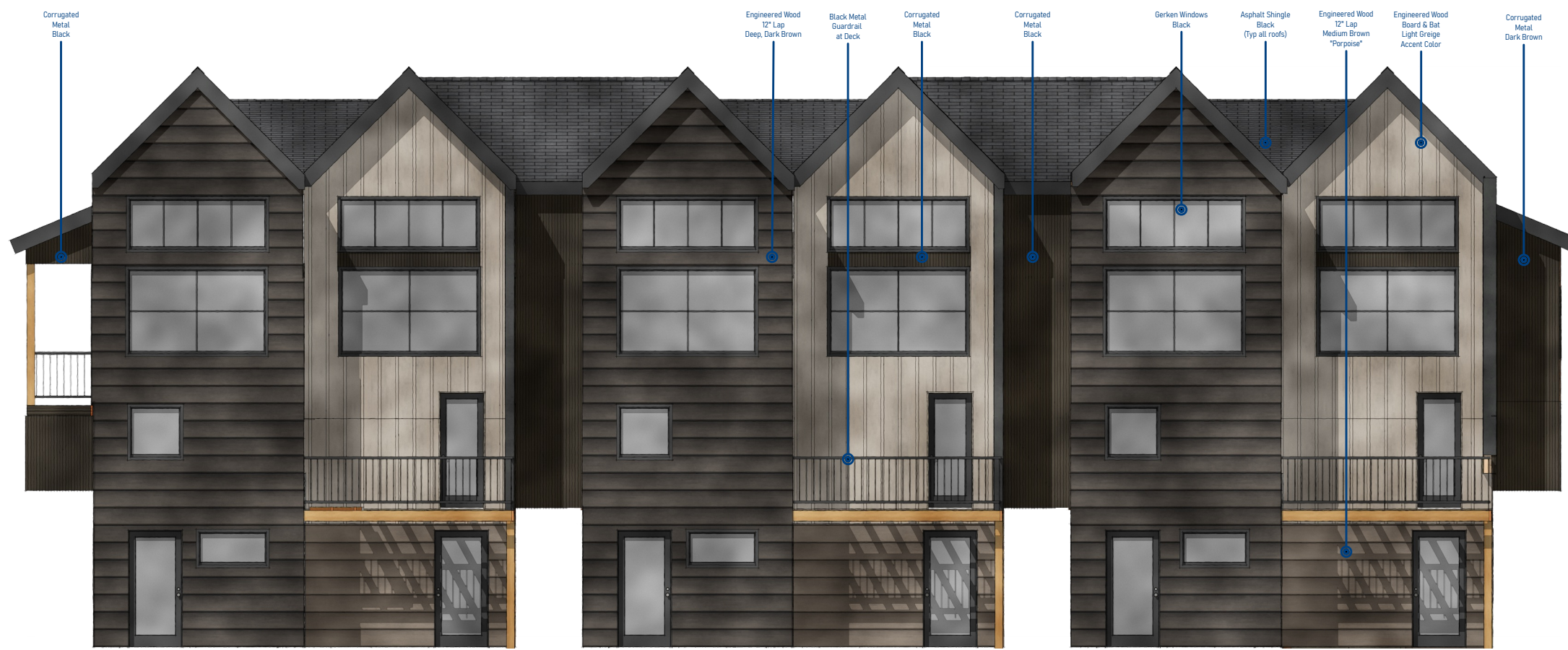
ROOF PLAN Scale 1/8" = 1'-0"

"TINY HOME" Style Building

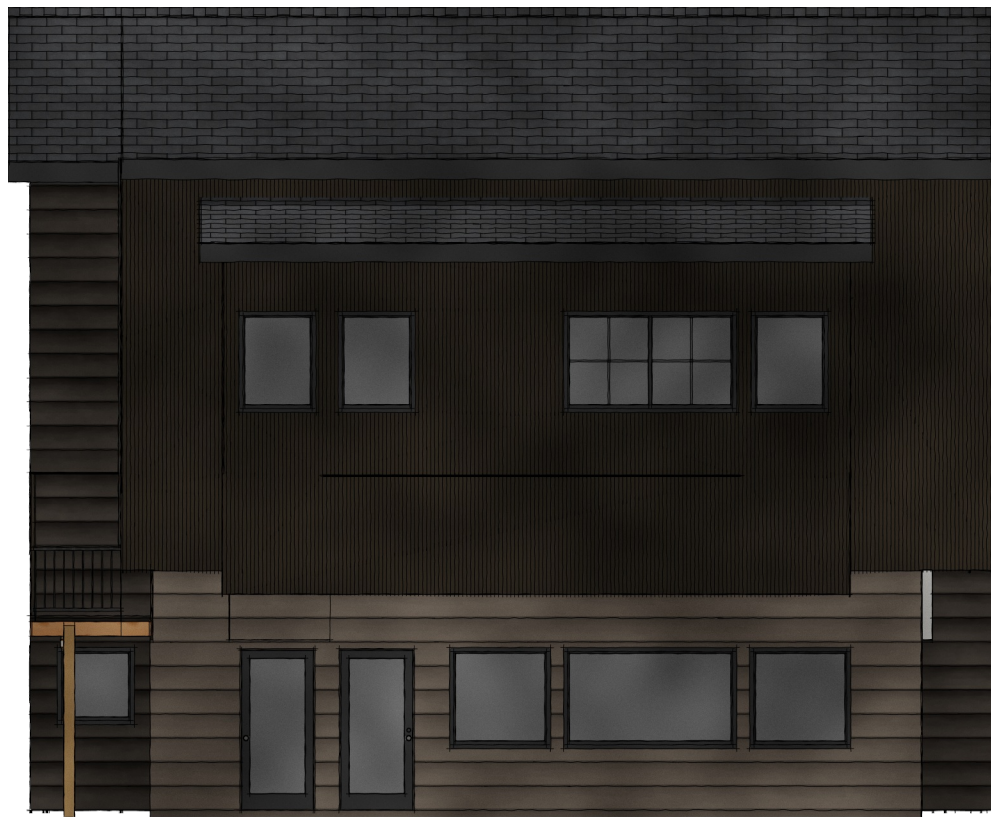
1 of three identical buildings
6 Units per Building for a total of 18 Units



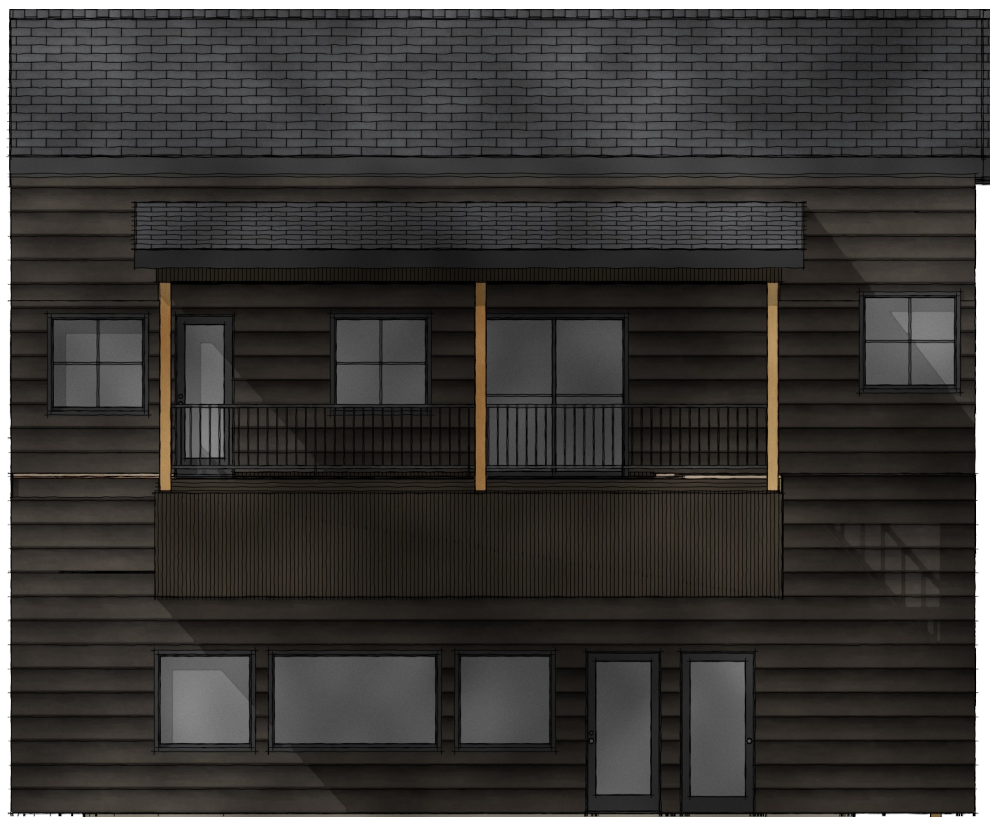
FRONT ELEVATION Scale 1/8" = 1'-0"



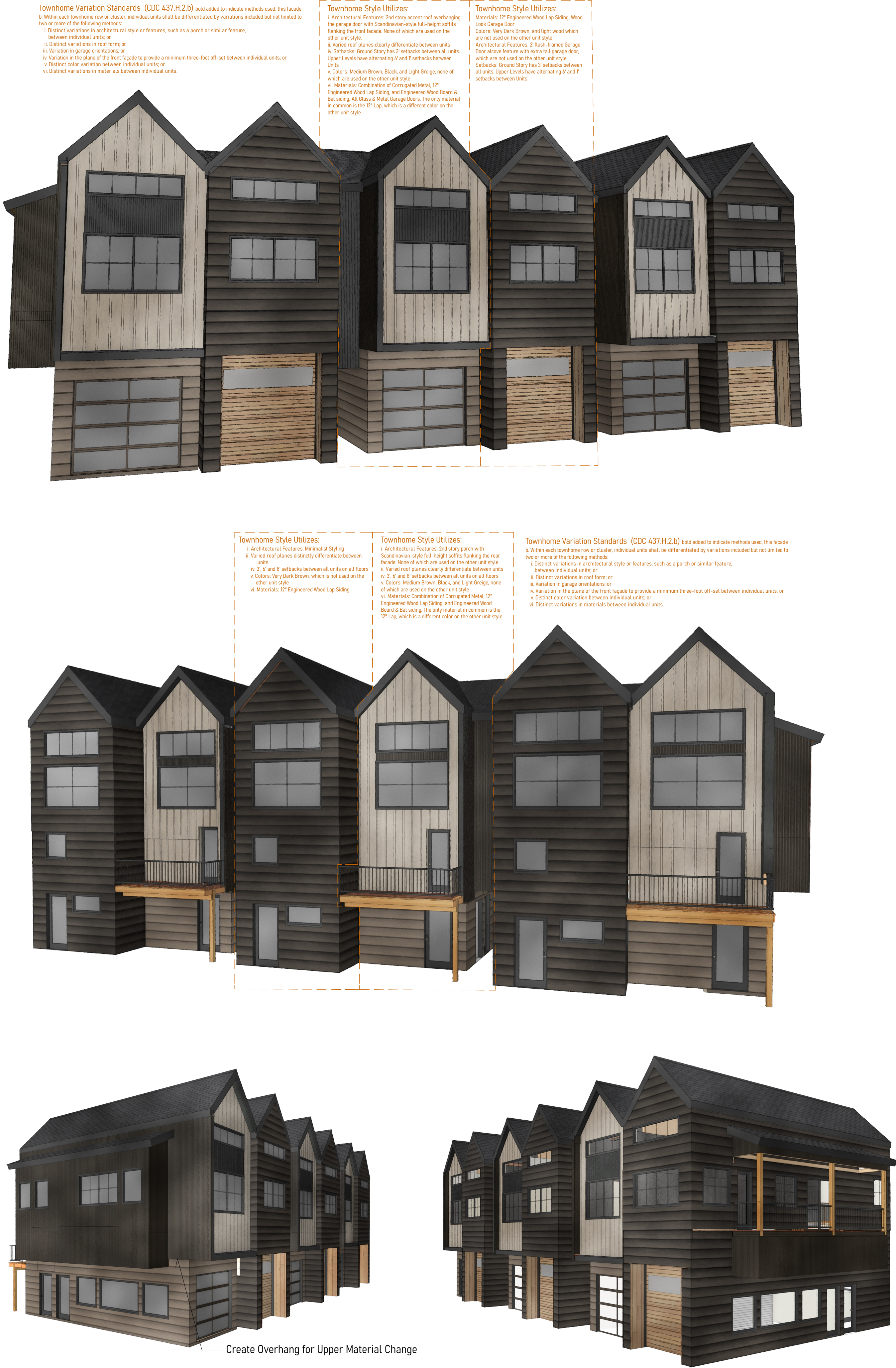
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LEFT ELEVATION Scale 1/8" = 1'-0"

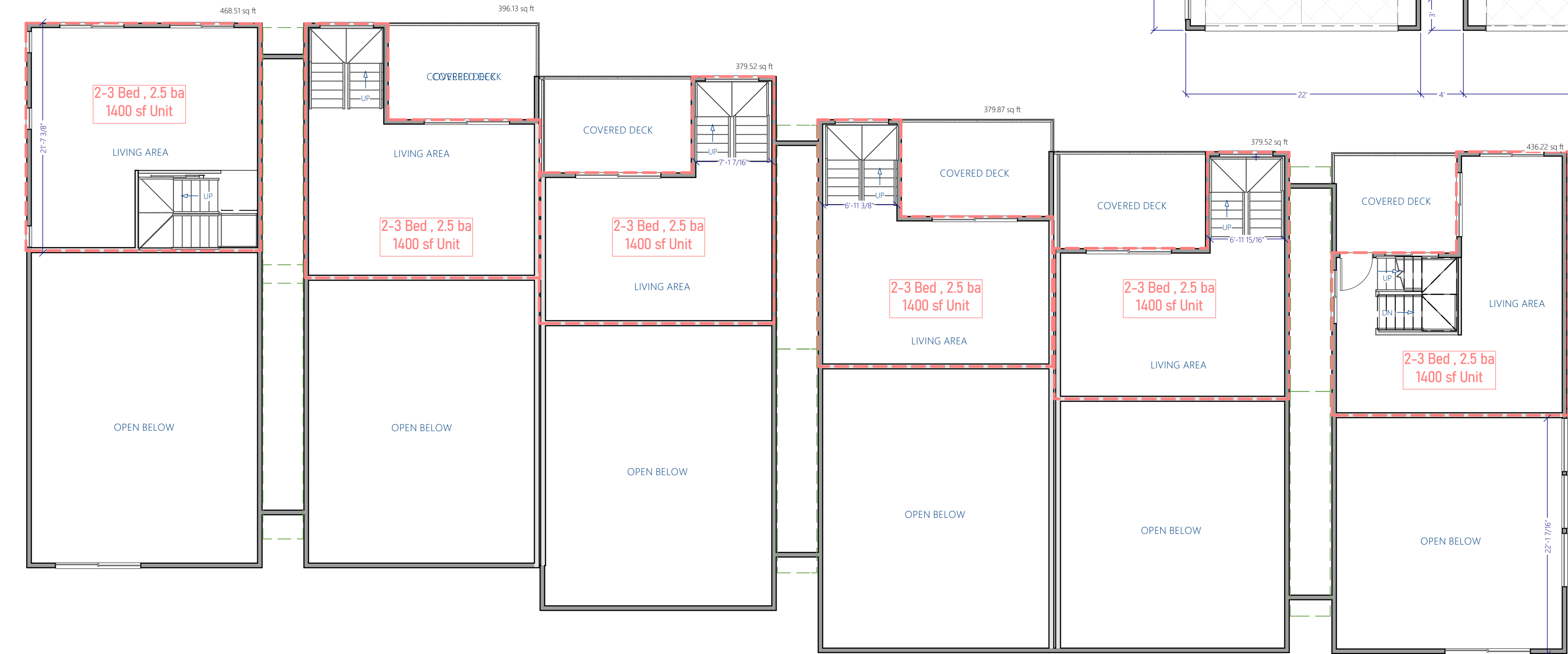


RIGHT ELEVATION Scale 1/8" = 1'-0"

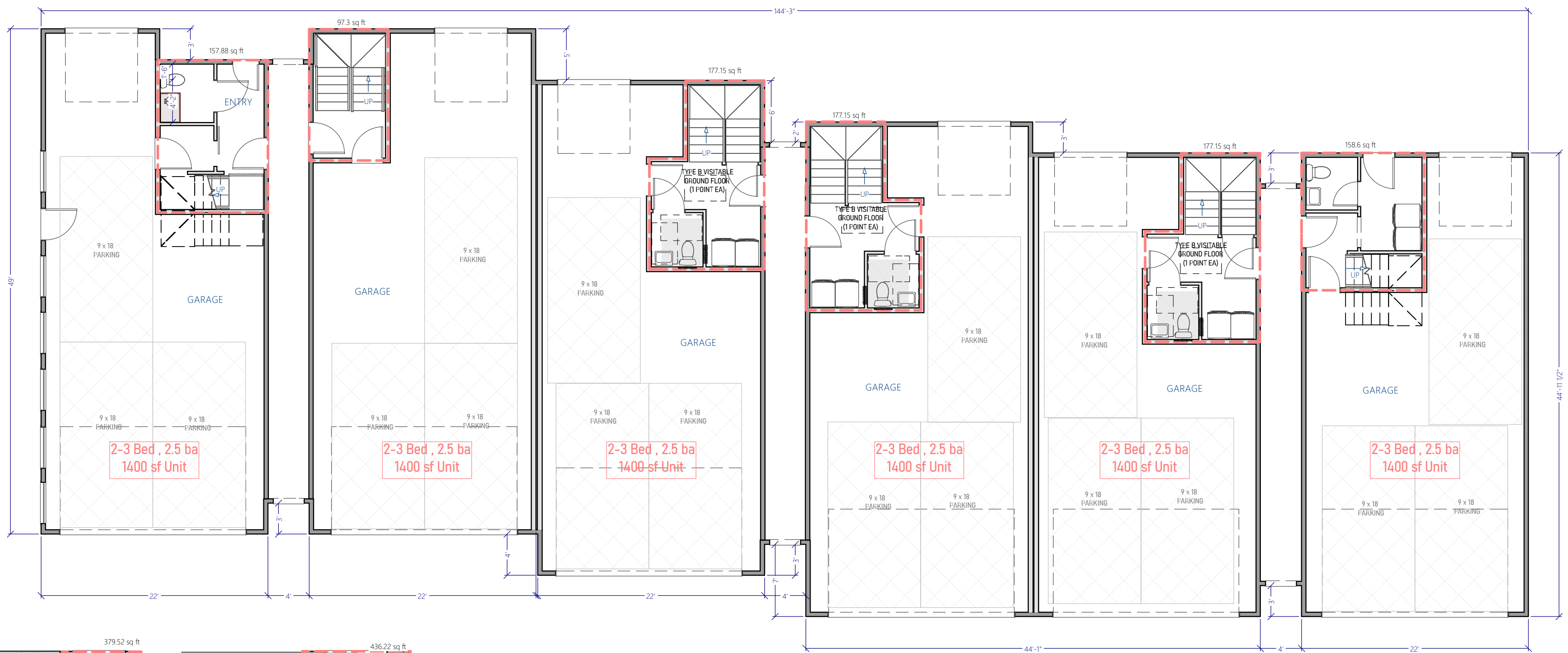


Riverfront Building
1 Unique Building with 6 Units

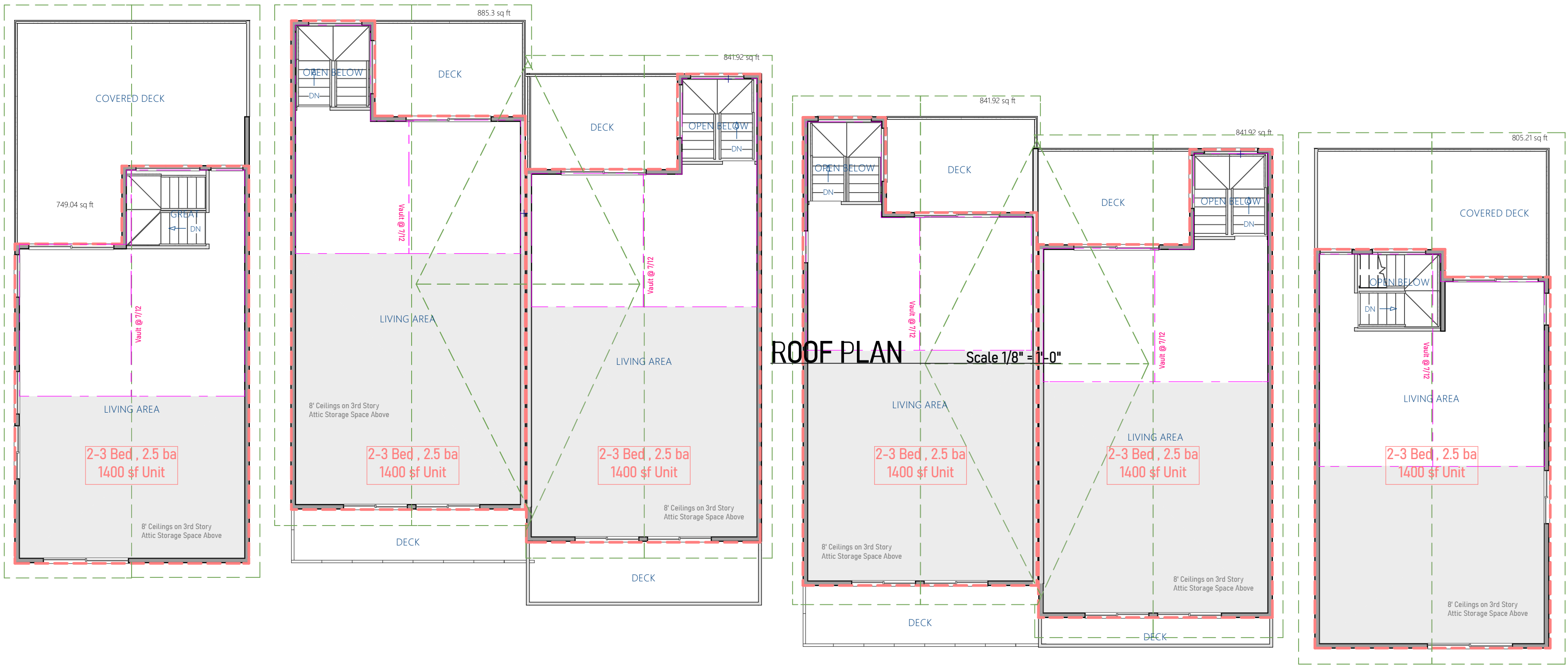
Colorado Rev. Stat. § 9-5-105 — Exemptions & Accessibility Points
Per number 2(a), a development containing 24 units (between 15-28),
12 accessibility points are required using any combination of
accessible dwelling unit types to comply.
These 12 points have been achieved using 12 Type B Visitable Ground
Floors, each worth one point. Three are in each of the 4 buildings,
ensuring that the implementation plan is acceptable and the project
phasing will not result in more than thirty percent completion
without a portion of accessible units being completed. Per the
definition, a Type B Visitable Ground Floor means a multiple-story
dwelling unit with an accessible entrance and toilet facility designed
in accordance with ICC/ANSI A117.1, section 1003 or successor section.



SECOND STORY PLAN Scale 1/8" = 1'-0"



GROUND STORY PLAN Scale 1/8" = 1'-0"



ROOF PLAN Scale 1/8" = 1'-0"

THIRD STORY PLAN Scale 1/8" = 1'-0"



DRAWINGS & DESIGN BY:
Calais Kruse
Steamboat Springs
229-798-2145
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DATE	REVISED BY	REVISIONS	DESCRIPTION
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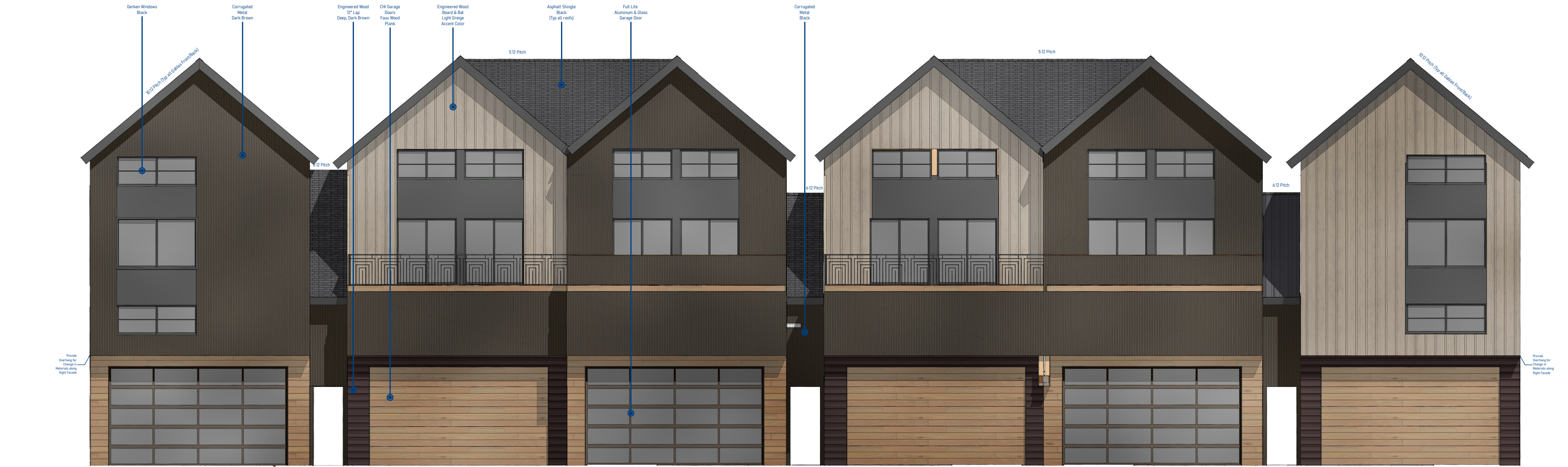
PROJECT/CLIENT:
"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Riverfront
Floorplans

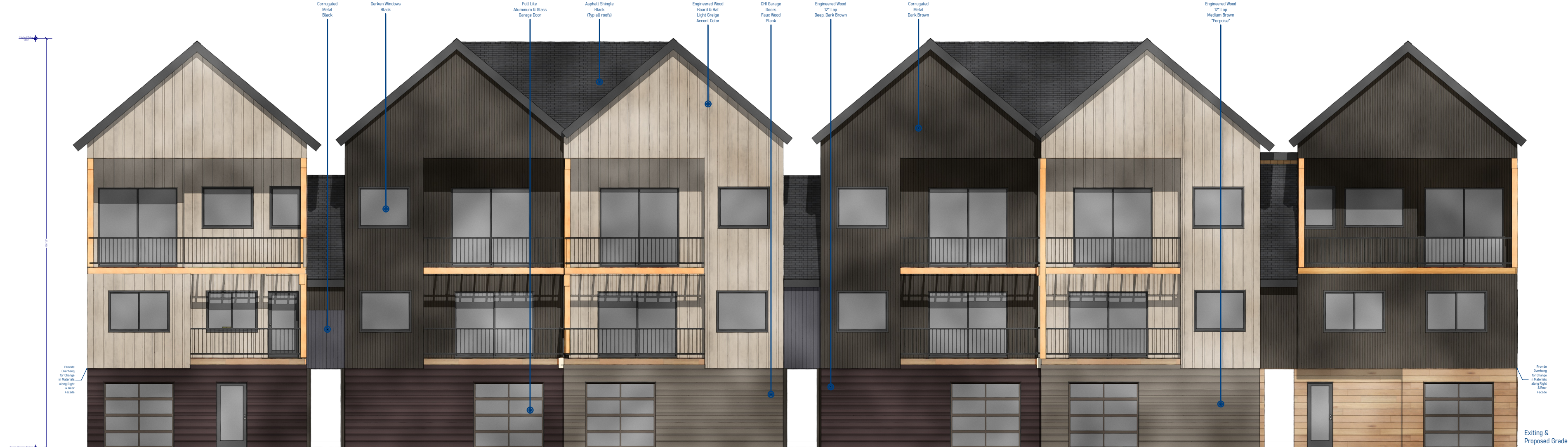
SHEET:
A3

DRAWINGS DATED:
10/20/2025

Riverfront Building
1 Unique Building with 6 Units



FRONT ELEVATION Scale 1/8" = 1'-0"



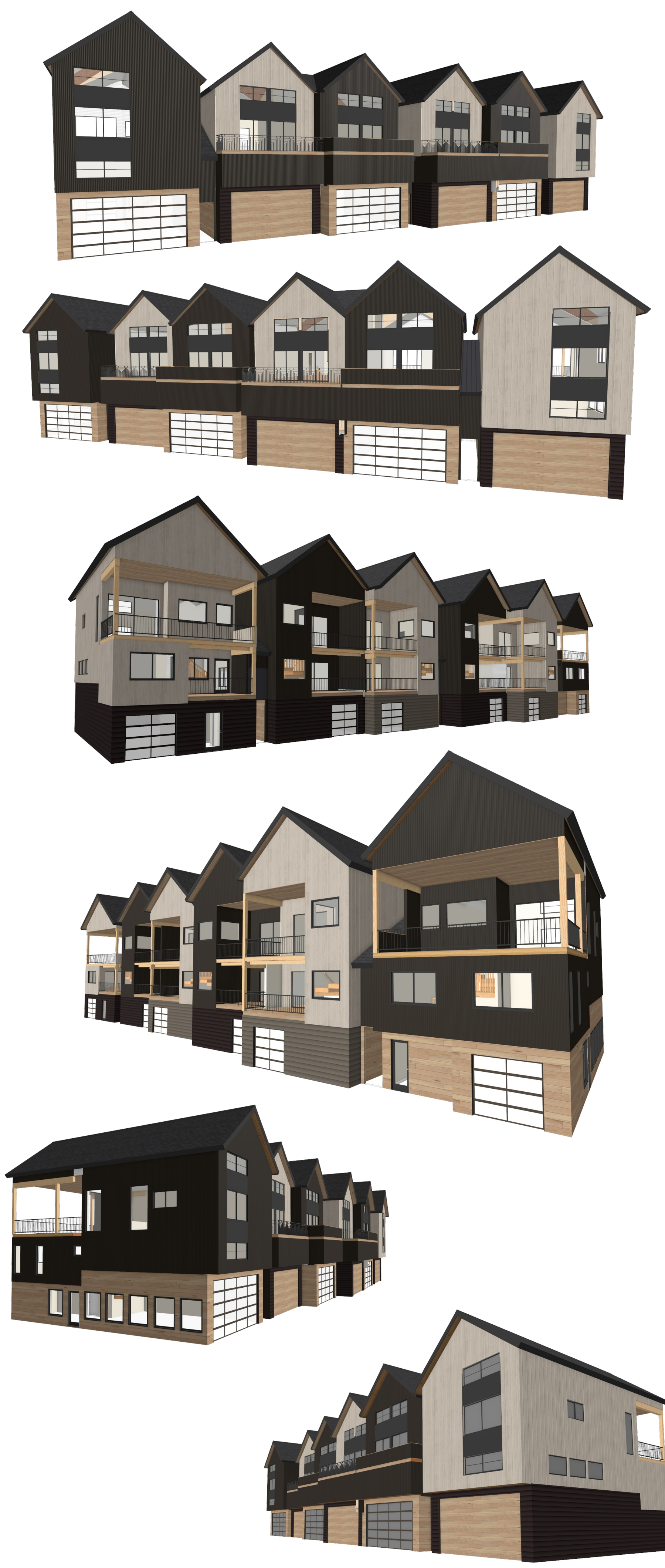
REAR ELEVATION Scale 1/8" = 1'-0"



LEFT ELEVATION Scale 1/8" = 1'-0"



RIGHT ELEVATION Scale 1/8" = 1'-0"





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Steamboat Springs
229-798-2145
www.calaiskruse.com

DATE	REVISED BY	REVISIONS	DESCRIPTION

PROJECT/CLIENT:

"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Riverfront
Elevations

SHEET:

A4

DRAWINGS DATED:

10/23/2025

GLAZING / FENESTRATION CALCULATIONS

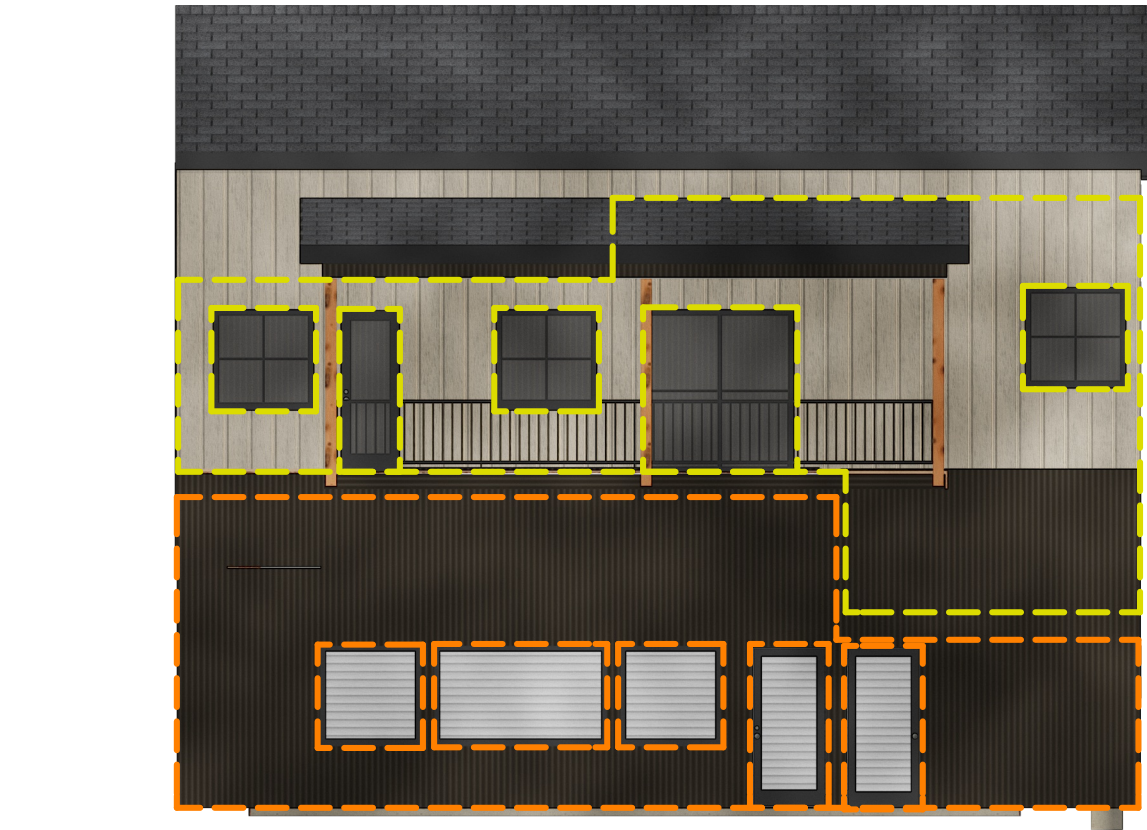
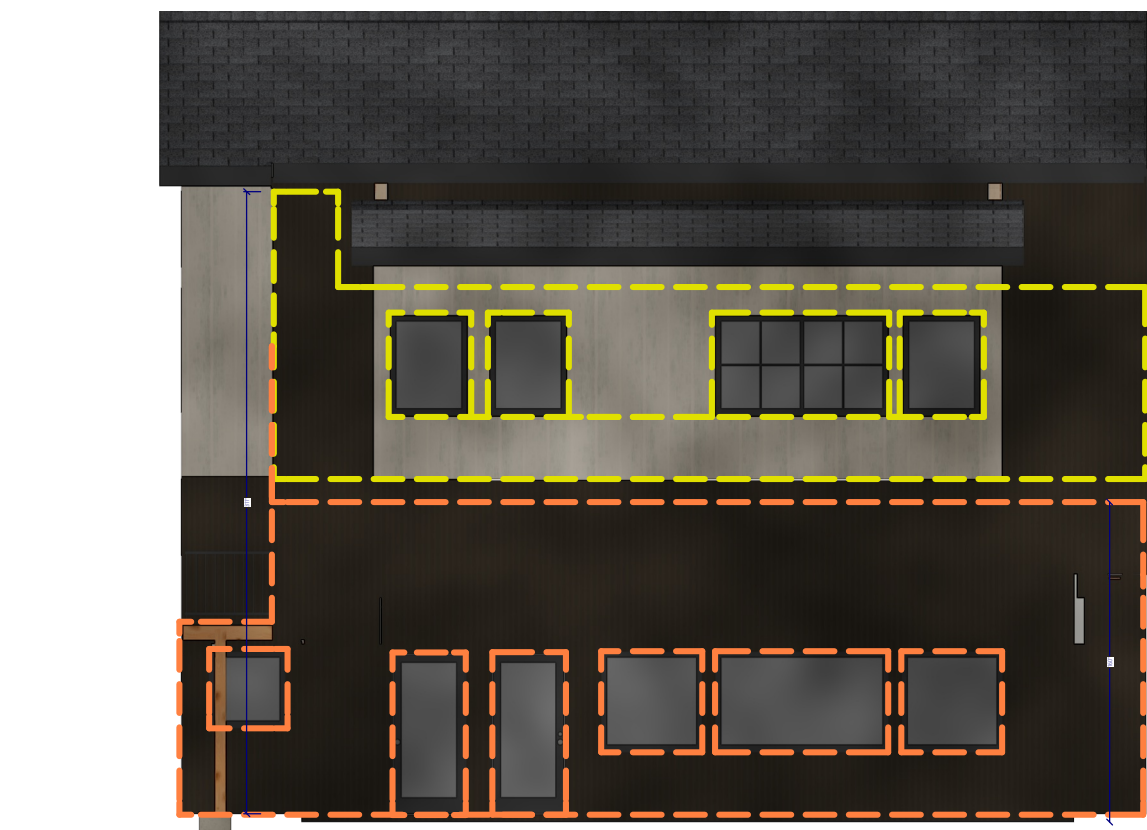
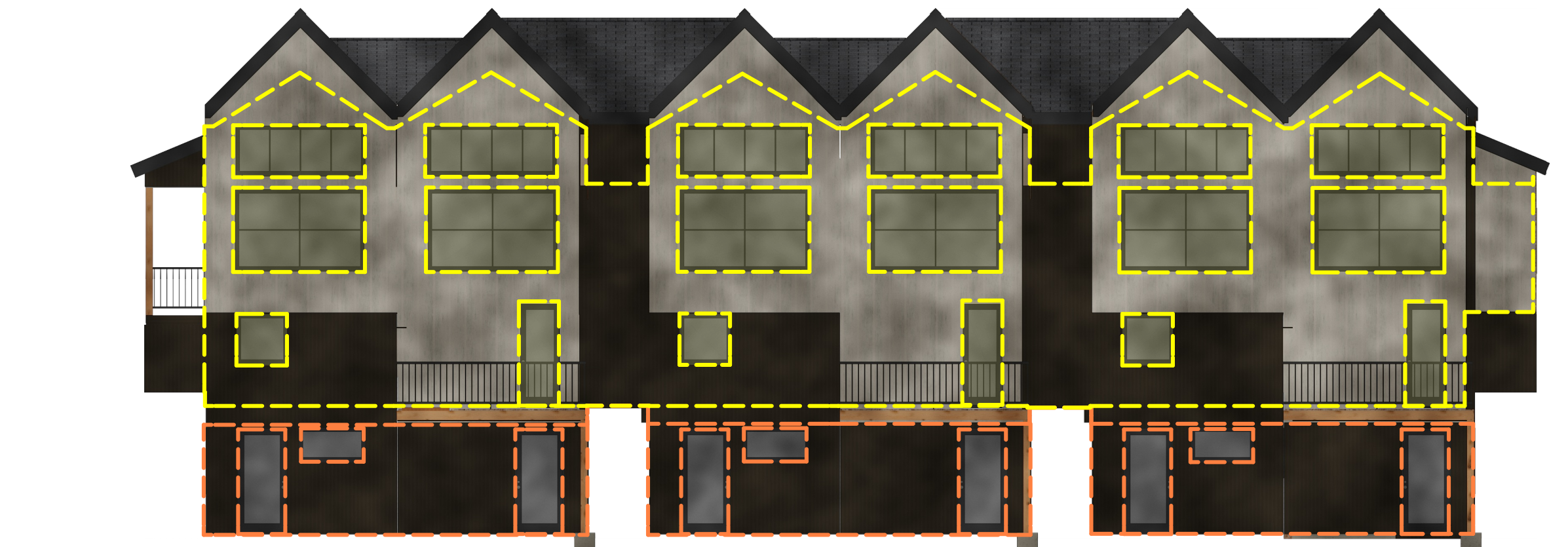
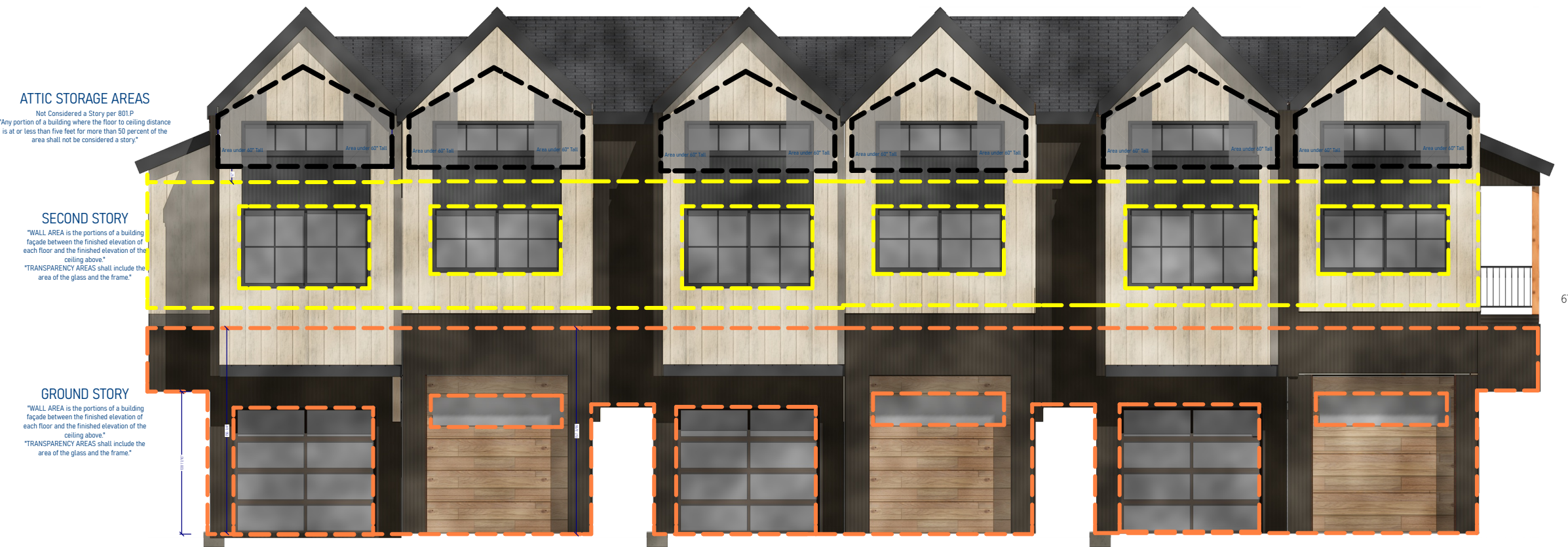
Scale 1/8" = 1'-0"

CDC Version 26-7
437.H Building Scale, Variation, and Fenestration
4. Glazing and Transparency Standards
Transparent glazing, including glazed doors, shall be provided as follows:
a. A minimum of 25 percent of the wall area of all floors on all building facades.

801.Q Glazing
1. Wall area (WA): Wall Area is the portions of a building façade between the finished elevation of each floor and the finished elevation of the ceiling above.
2. Transparency Area (TA): Transparency areas shall include the area of the glass and the frame.

"TINY HOME" Style Buildings

1 of three identical buildings
6 Units per Building for a total of 18 Units



"TINY HOME" Style Buildings

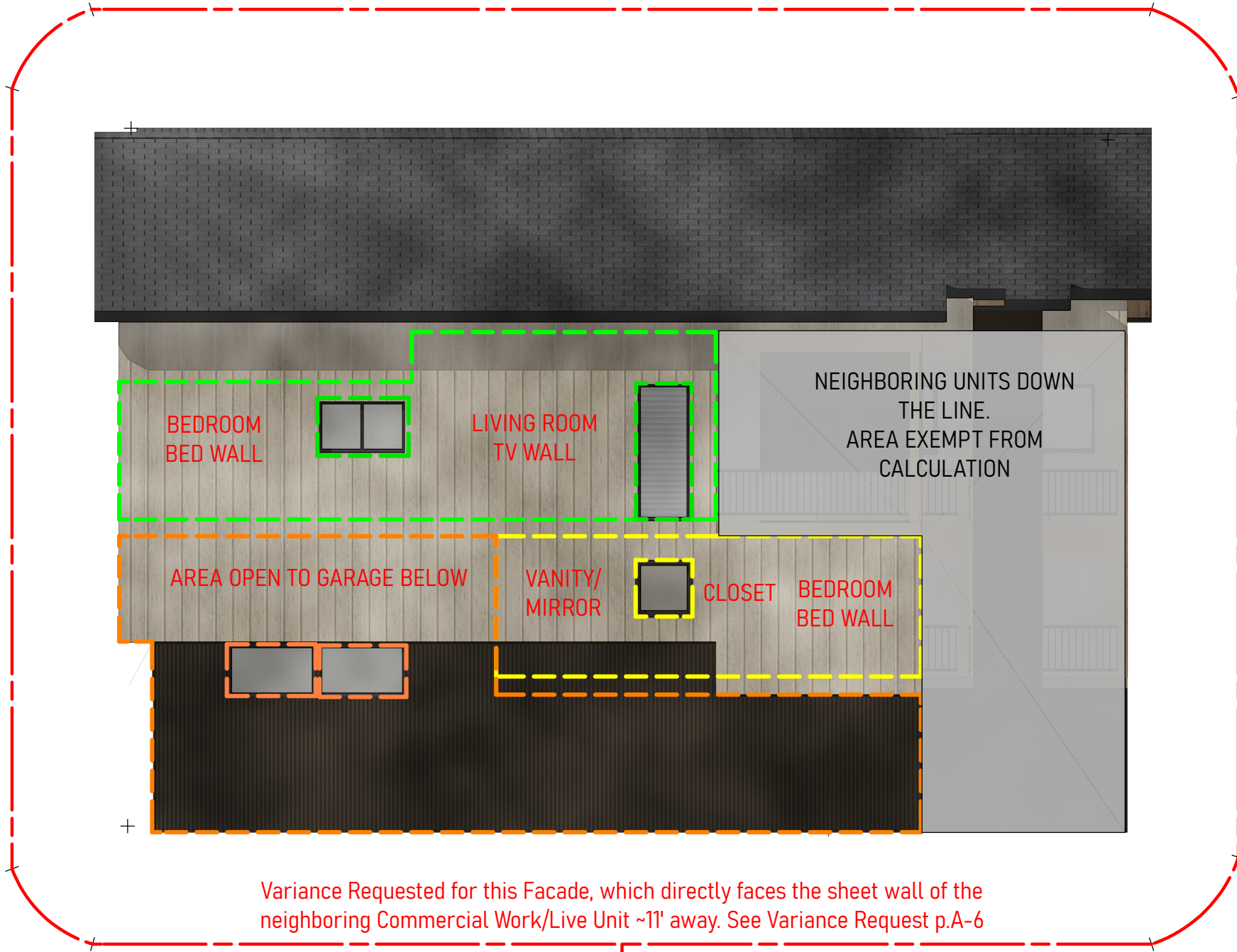
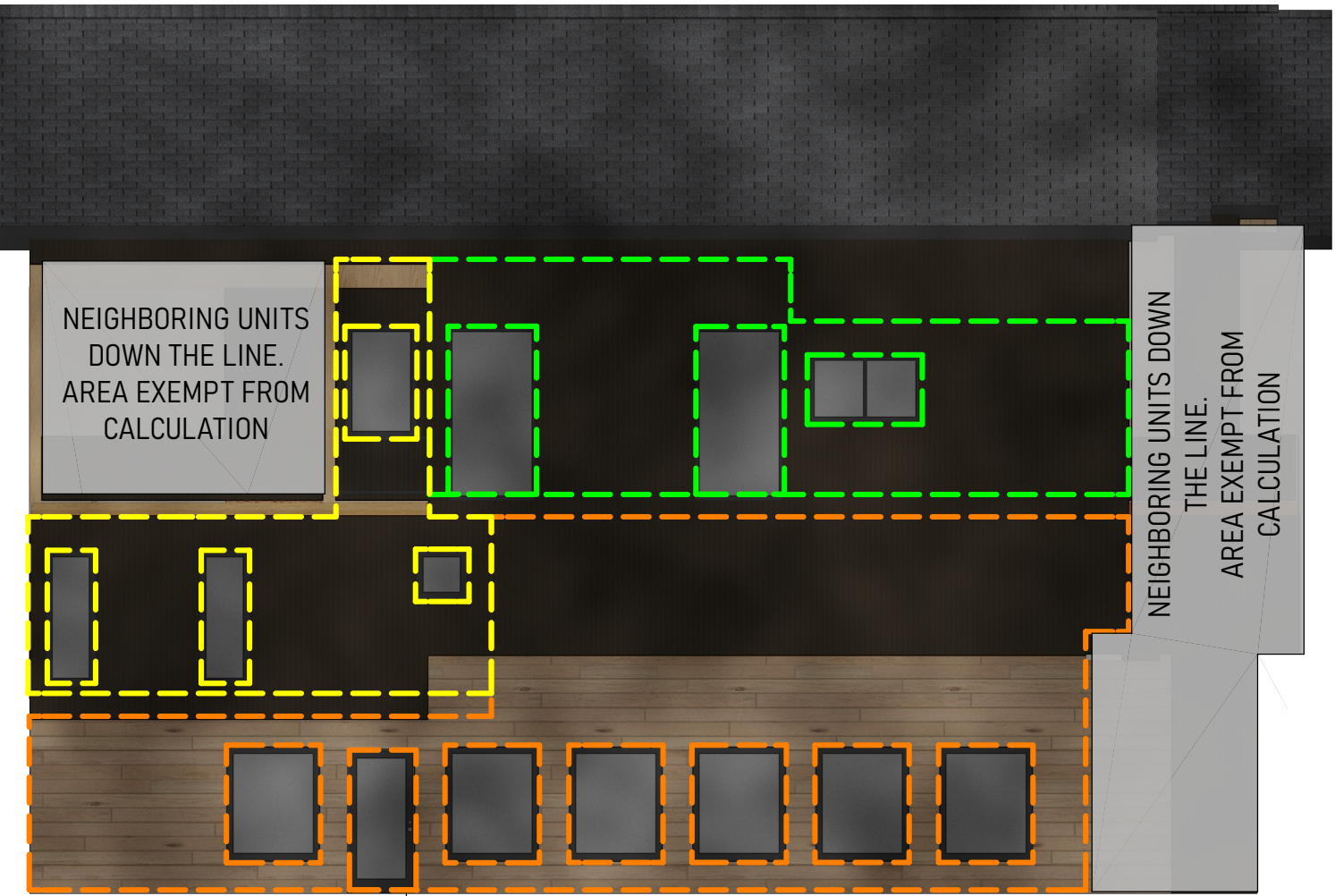
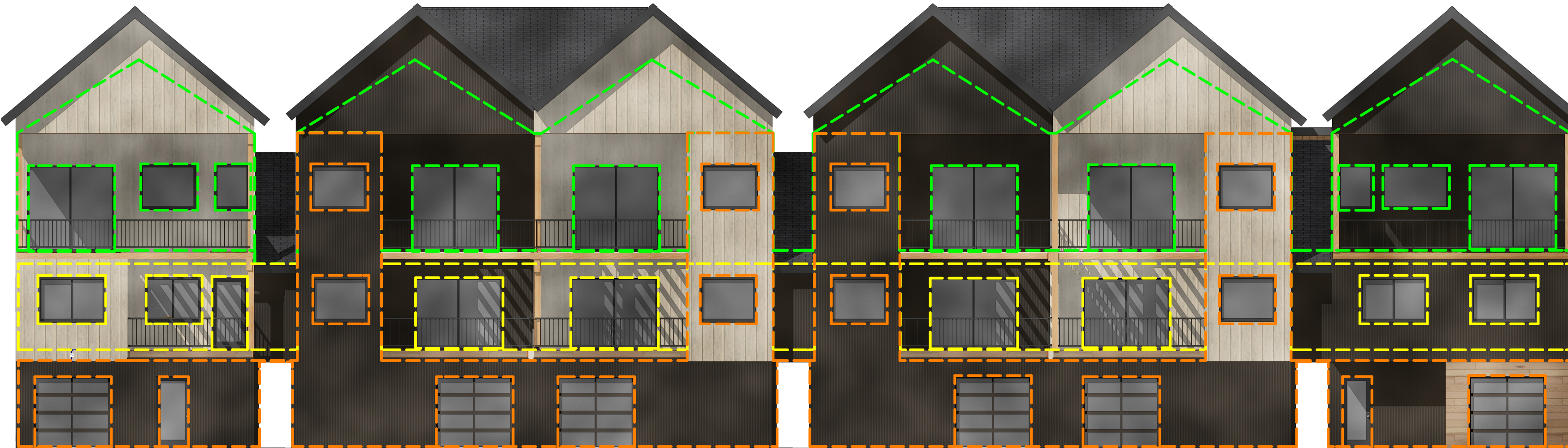
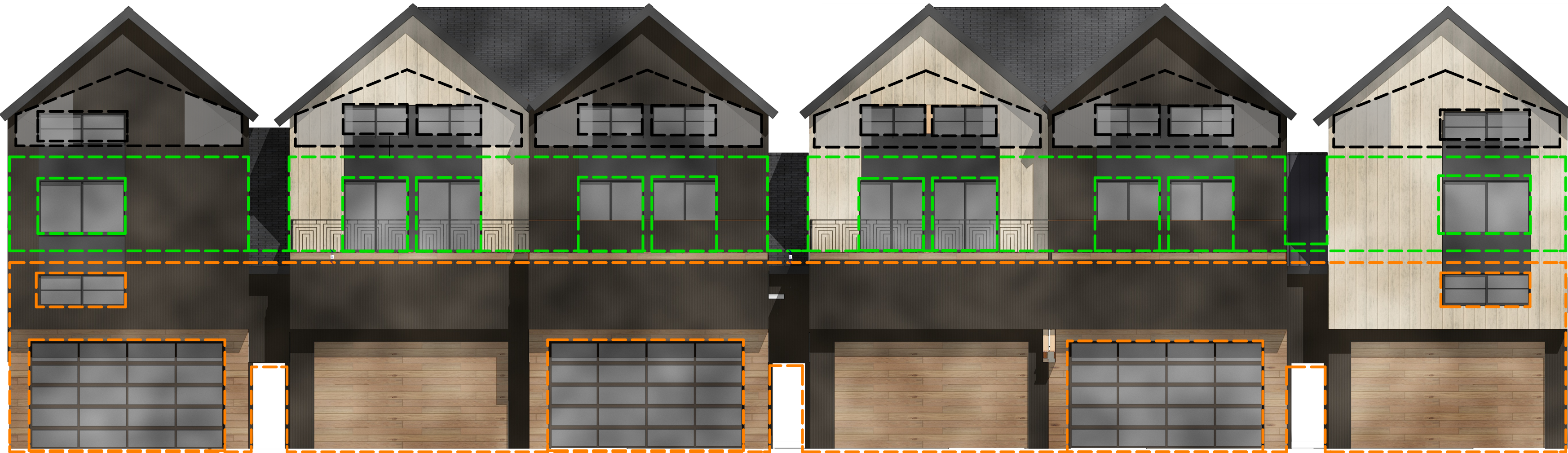
	Wall Area	Transparency Area	% proposed	% required
Front Facade:				
1st Floor:	1021 sf	266 sf	26%	25%
2nd Floor:	673 sf	258 sf	38%	25%
Rear Facade:				
1st Floor:	513 sf	145 sf	28%	25%
2nd Floor:	1550 sf	518 sf	33%	25%
Left Facade:				
1st Floor:	500 sf	125 sf	25%	25%
2nd Floor:	301 sf	77 sf	26%	25%
Right Facade:				
1st Floor:	444 sf	113 sf	25%	25%
2nd Floor:	467 sf	116 sf	25%	25%

Riverfront Buildings

	Wall Area	Transparency Area	% proposed	% required
Front Facade:				
1st Story:	2325 sf	612 sf	26%	25%
2nd Story:	None			
3rd Story:	1165 sf	414 sf	36%	25%
Rear Facade:				
1st Story:	1753 sf	504 sf	29%	25%
2nd Story:	900 sf	343 sf	38%	25%
3rd Story:	1552 sf	455 sf	29%	25%
Left Facade:				
1st Story:	666 sf	166 sf	25%	25%
2nd Story:	229 sf	57 sf	25%	25%
3rd Story:	311 sf	77 sf	25%	25%
Right Facade:				
1st Story:	564 sf	32 sf	6%	25%
2nd Story:	205 sf	11 sf	6%	25%
3rd Story:	335 sf	44 sf	13%	25%

Riverfront Buildings

1 Unique Building with 6 Units



VARIANCE REQUEST - SEE PAGE A6



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Calais Kruse
Steamboat Springs
229-798-2145
www.calaiskruse.com

DATE
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REVISIONS
DESCRIPTION

PROJECT/CLIENT:
"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Glazing
Calculation
s

SHEET:
A5

DRAWINGS DATED:
10/23/2025

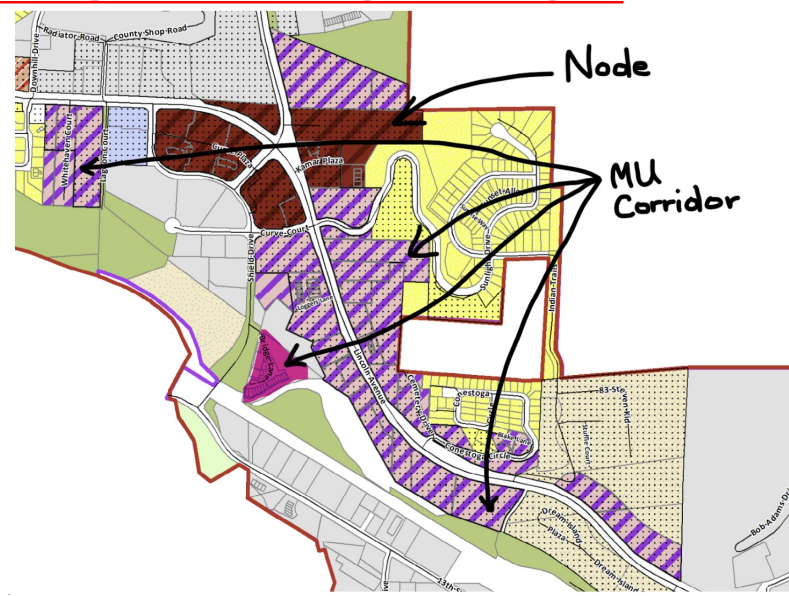
CONDITIONAL USE: MF RESIDENTIAL IN CS ZONE DISTRICT

Standard: Table 300-1 defines MF Residential as a Conditional Use in the CS Zone. "Conditional Uses are uses that may be consistent with the purpose of the zone district and may further the preferred direction and policies of the Community Plan; however, Conditional Uses may have greater impacts to surrounding properties and the community than By-Right and Limited Uses." (300.D.3) Conditional Uses are subject to additional criteria, but "shall be approved" if that criteria are met.

Request: Include MF Residential Use in the CS Zone District

Criteria: Conditional uses shall be approved if the following conditions are met (707.C):

- 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 intensify 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.
- 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.
- 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. High garages further mitigate any impacts due to potential loss of Commercial Lands by maintaining adaptability (see Ground Story Height Variance Request
- The proposed use complies with all other applicable requirements of this CDC. The use is compliant with all other applicable requirements of the CDC.



CONDITIONAL USE: WF UNIT IN PEDESTRIAN ACTIVE FRONTAGE

Standard: "In G, CO, CK, CN, CC, CS, and I zone districts, workforce units shall not be located within the pedestrian-active building frontage" (301.B.5.b)

Request: Provide square footage with Workforce Unit Use within this area.

Criteria: Conditional uses shall be approved if the following conditions are met (707.C):

- The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans. The proposed use provides housing affordability for our workforce, which is woven throughout the Community Plan. It is an uncommon, if not non-existent, form of housing provided in the way of tiny homes, which is supported by our goal to provide many forms of housing types. This directly advances Goal H-1 of the Area Community Plan: "Steamboat Springs will increase its supply of affordable home ownership, rental, and special needs housing units for low, moderate, and median income households." and Policy H-1.3, which states that we must "Integrate housing in mixed-use areas". It directly mirrors the suggestions in Policy H-3.1: "New Development will incorporate a Mixture of Housing Types" by adding a private-sector development that includes new and varied housing sizes and types, specifically focusing on affordability and access to public transportation and core trail access within a mixed-use development. Additionally, the Land Use chapter emphasizes a "functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses" (Goal LU-1), and encourages development of housing in compact mixed-use neighborhoods within the Urban Growth Boundary (Policy LU-1.2). It also specifically highlights this Mixed Use Corridor for a mixture of uses and suggests that a higher density of residential should be provided further away from the commercial node found at the corner of 40 and Elk River Road. (please see also Q1 for CU on the prior page for MF Housing in CS Zone). Policy LU-1.3 calls for New development to "create a reasonable balance between jobs and housing," and Strategy LU-1.3(a) asks for us to monitor the jobs-to-housing ratio. While I was unable to find specific jobs-to-housing ratios for the present day, the SSCAMP states that in 2004 it was 1.5 jobs for every housing unit, and also stated that we were at a shortfall of 1200 units at the time. According to recent data, we are now at a shortfall of 1400 units, so I would make an educated guess that we are at a greater ratio today, and the "reasonable balance" required by the SSCAMP would be even more heavily weighted towards housing over jobs than it was in 2004 when it was written. We have clearly been prioritizing Commercial Use and jobs over housing during development review. Together, these policies show that the project not only aligns with, but actively implements, the Community Plan's preferred direction of providing diverse, affordable workforce housing in appropriate infill locations.
- The proposed use is consistent with the purpose of the zone district. Workforce Unit is a Limited Use with a Permit in the CS Zone District (Table 300-1), meaning that the CDC itself states that the use is appropriate within the zone. 6 of 18 tiny homes meet all standards and thereby are allowed within the CS zone. However, the other 12 tiny homes abut the Core Trail. In the CS zone district, workforce units shall not be located within the pedestrian-active building frontage (301.B.5.b), and when specific use standards are not met, the use shall be considered and reviewed as a Conditional Use (300.D.2.a). However, that procedural requirement does not alter the underlying determination that Workforce Housing is an appropriate and contemplated use within the CS Zone District, as it is in almost all non-residential zones within City Limits.
- 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. While no potential impacts have been identified to surrounding properties, we have requested fencing along all rear yards adjacent to the Core Trail Easement, creating a privacy buffer between the trail and the private yards. This design benefits both residents and trail users: residents gain a sense of separation and privacy, while trail users are able to enjoy the public space without feeling as though they are intruding into private outdoor areas. The fencing therefore ensures compatibility and minimizes any potential negative visual or spatial impacts.
- The proposed use complies with all other applicable requirements of this CDC. The use is compliant with all other applicable requirements of the CDC.



These 12 Units Require review as a Conditional Use because workforce units shall not be in the pedestrian-active frontage caused by the Core Trail. Garages have been provided facing the drive aisle. The sf proposed facing the pedestrian-active frontage are entries/stairs for every unit, and an ADA "visible" bathroom in half of the units.

These 6 Units are reviewed and approved as Limited Use with a Permit by meeting all Use Standards:

- Not exceeding 1000sf
- No applicable pedestrian-active frontage
- Deed Restriction will be recorded

VARIANCE: GLAZING REQUIREMENTS

Standard: "Transparent glazing, including glazed doors, shall be provided as follows: A minimum of 25 percent of the wall area of all floors on all building facades." (437.H.4)

Request: Meet and/or exceed standard on all floors, all facades excepting ONE facade facing (11' away from) an existing work/live unit on a neighboring property.

Criteria: Variances may be approved upon a finding that the following criteria are met:

- 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. There is no way to mitigate the impacts of the privacy lost when windows face one another from a distance of ~11'. We believe that varying the glazing minimum on this facade produces only benefits for the adjacent property.
- 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 facade supports this goal by protecting neighbor privacy. Since this area was originally developed as an industrial district, where façades typically have fewer windows, the proposed reduction is both compatible and contextual.
- The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:
 - The proposed development provides at least one of the following acceptable alternatives to the standard:
 - The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought: Meeting minimum glazing guidelines on the right facade of the Riverfront Building would deteriorate the privacy of both the unit we're building and the existing neighboring unit, which sits merely 11' away. Our proposal, instead, shifts the glazing emphasis to the front and rear elevations — the locations with the greatest public approach and best views. By doing so, we not only exceed the intent of the glazing minimum, but also create a more livable, and coherent building design. The alternative plan proposes glazing far in excess of minimum requirements on these primary facades, following the Guideline intended to help guide proposed variances within the CDC: "Extensive glazing should be utilized to take advantage of views..." (437.H.5.a)

All Glazing Areas, Project-Wide.

BOLD indicates exceeding the standard, and RED indicates not meeting the standard.

"TINY HOME" Style Buildings

	Wall Area	Transparency Area	% proposed	% required
Front Facade:				
1st Floor:	1021 sf	264 sf	26%	25%
2nd Floor:	673 sf	258 sf	38%	25%
Rear Facade:				
1st Floor:	513 sf	145 sf	28%	25%
2nd Floor:	1550 sf	518 sf	33%	25%
Left Facade:				
1st Floor:	500 sf	125 sf	25%	25%
2nd Floor:	301 sf	77 sf	26%	25%
Right Facade:				
1st Floor:	444 sf	113 sf	25%	25%
2nd Floor:	467 sf	116 sf	25%	25%

Riverfront Buildings

	Wall Area	Transparency Area	% proposed	% required
Front Facade:				
1st Story:	2325 sf	612 sf	26%	25%
2nd Story:	None			
3rd Story:	1165 sf	414 sf	36%	25%
Rear Facade:				
1st Story:	1793 sf	504 sf	29%	25%
2nd Story:	900 sf	343 sf	38%	25%
3rd Story:	1552 sf	455 sf	29%	25%
Left Facade:				
1st Story:	666 sf	166 sf	25%	25%
2nd Story:	229 sf	57 sf	25%	25%
3rd Story:	311 sf	77 sf	25%	25%
Right Facade:				
1st Story:	564 sf	32 sf	6%	25%
2nd Story:	205 sf	11 sf	6%	25%
3rd Story:	335 sf	44 sf	13%	25%



VARIANCE: GROUND STORY HEIGHT MINIMUM

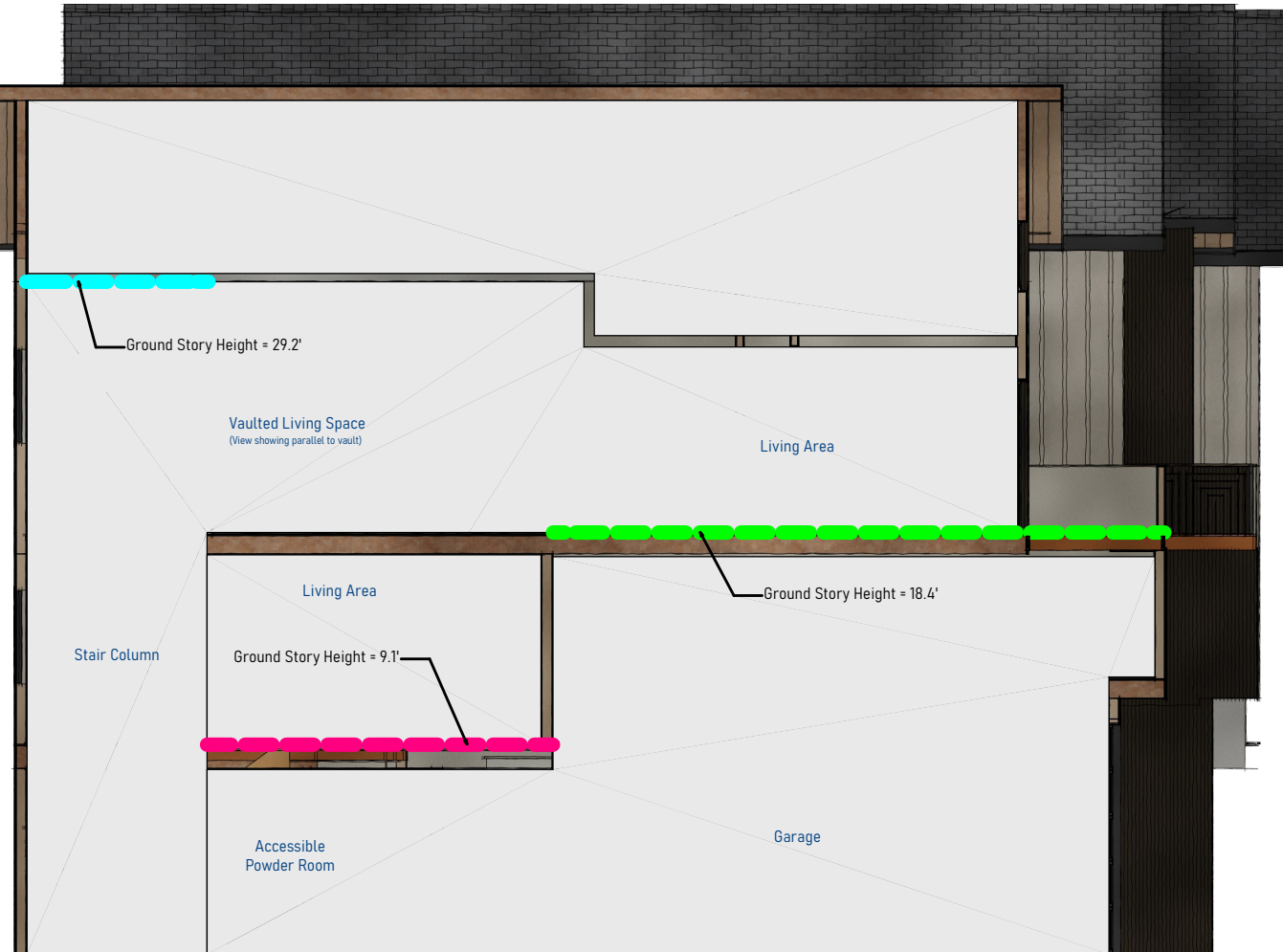
Standard: CS Zone, Ground Floor Height Minimum = 14' (Article 2)

Request: Provide an alternative: Ground Floor Height AVERAGE of 14.9', allowing for living areas to have reasonably-paced stairwells (8-9' total rise) while maintaining adaptable garage spaces that could be converted to Commercial Uses in the future if the desire exists, and the use meets all standards and requirements within the CDC.

Criteria: Variances may be approved upon a finding that the following criteria are met:

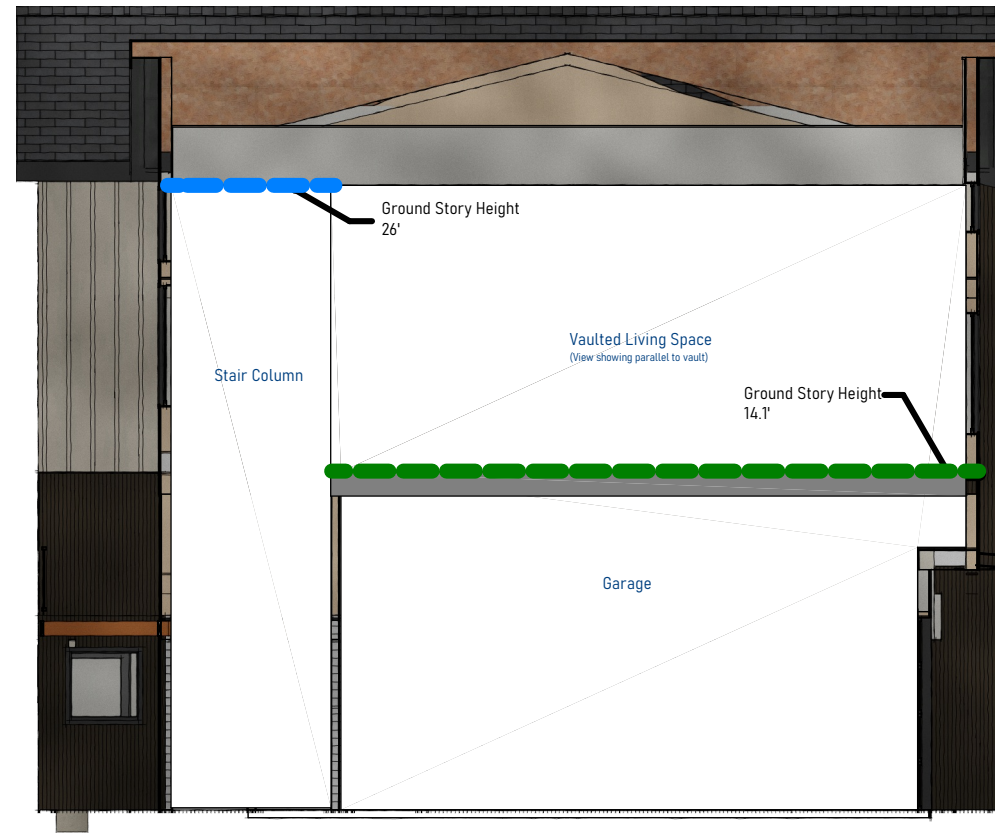
- The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts. We could foresee no possible adverse impacts to uses on the adjacent property, but are willing to mitigate if staff, commissioners, or council sees otherwise.
- 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)
- The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:
 - The proposed development provides at least one of the following acceptable alternatives to the standard:
 - The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought: Our request provides an alternative that is equal or better in both value and purpose: a Ground Story Height average that is nearly one foot higher than the minimum standard. The intent of the Ground Story Height requirement is to ensure that ground floors remain adaptable to future potential uses. By maintaining or exceeding the 14-foot minimum within garage areas, we preserve that intended adaptability. At the same time, allowing lower plate heights in the residential areas enhances livability and creates more proportionate, comfortable stairways for the residential units that are proposed and are likely to remain for many years to come.

"Riverfront Home":
Specific Locations of Each Plate Height Vary per Unit
Please see map above for those locations

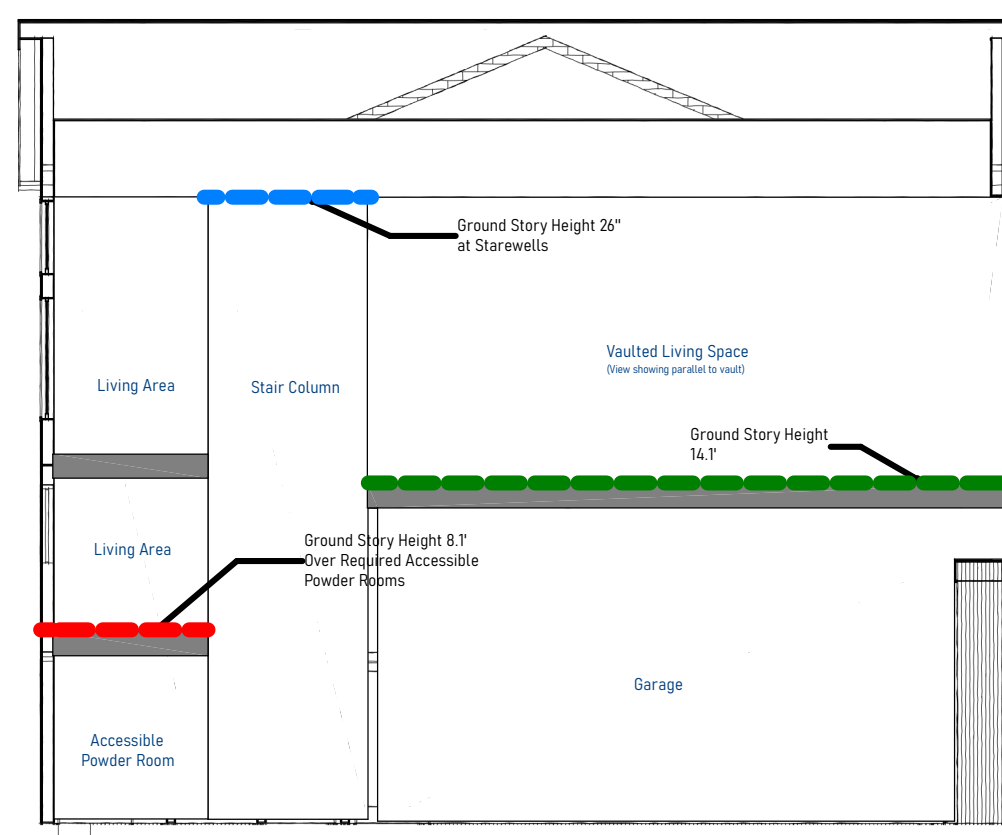


Pink and Red are below the minimum set by the CDC standard. Dark green meets it exactly. All other colors exceed it by anywhere from 4 feet to 15 feet.

"Tiny Home" Style 1:
14.25' Ground Story Height Throughout
each of 12 Units



"Tiny Home" Style 2:
Average 14.9' Ground Story Height
in each of 6 Units



DRAWINGS & DESIGN BY:

Calais Kruse
Steamboat Springs
229-798-2145
www.calaiskruse.com

REVISIONS
DESCRIPTION
REVISED BY

DATE

PROJECT/CLIENT:

"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Conditional
Use &
Variance
Exhibits

SHEET:

A6

DRAWINGS DATED:
10/23/2025