



MOUNTAIN ARCHITECTURE
DESIGN GROUP

709.C Narrative for Development Plan, Public Hearing

August 25, 2025

Revised October 15, 2025

Property Information:

Owners: Oak Street Partners, LLC
PO Box 775457, Steamboat Springs, CO
135 11th Street
Development Unit River House Condominium, Steamboat Springs
Routt County, Colorado
PIN: 286700004
Zone District: CK-2

Project Description / Request:

The purpose of the Development Plan application is for the relocation of a historic structure to the subject site. The structure is a historic residence originally located down the block at 1169 Oak Street. The applicant obtained the structure from its original location to avoid its demise by demolition; the structure is currently being 'stored' on the subject site 135 11th Street, resting on temporary cribbing supports, until the Development Plan application is processed. The Owner's intent is to preserve and restore the historic structure following the Secretary of the Interior's Standards for the Treatment of Historic Properties. The historic building will find its home atop a new, modern concrete foundation with a lower walk-out level. The structure will maintain its original scale as viewed from the public way, Oak Street. Historic gardens are planned for the outdoor space surrounding the home. It is intended to formally register the structure on local historic registers at a minimum.

The proposed adaptive re-use of the structure is classified as speak-easy style tavern on the main level, with a cigar lounge in the lower walk-out level. The structure will be open for historic walking tours during hours staggered from the tavern and cigar lounge. The cigar lounge will have a robust mechanical system to mitigate any potential impacts, and follow all local, state, and federal regulations for smoking facilities.

Several variances are requested for the proposed development, addressed under separate cover. Development Plan criteria response by the applicant to Community Development Code criteria are addressed below.

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 proposed development complements the character of the immediate vicinity by integrating a relocated historic structure that reflects the architectural scale, form, and materials typical of the surrounding neighborhood and preserving a local historic resource – a prioritized goal of our

community. The adaptive reuse of the historic building as a speakeasy at street level and a cigar lounge in the basement introduces a unique, boutique-style commercial use that complements the area's evolving mixture of uses. The development activates this end of Oak Street with a pedestrian-friendly use, enhancing the diversity of experiences and uses in the area without disrupting its scale or rhythm. This integration of the historic residence respects the neighborhood's existing fabric and contributes positively to its continued evolution. Furthermore, the historic home will be available for tours staggering lounge business hours to provide educational cultural experiences to locals and visitors alike.

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 proposed development has been designed to minimize impacts on the natural environment. Although the site is located adjacent to Soda Creek, the structure's footprint will be situated entirely outside of the designated floodplain and wetlands, preserving sensitive riparian areas and maintaining natural hydrological functions. All applicable erosion control, stormwater management, and best practices for protecting water and air quality will be followed throughout construction and operation.

The cigar lounge, located in the basement level, will be fully sealed and constructed with no operable windows or doors to the exterior conforming with local, state, and federal regulations for smoking facilities. A robust, state-of-the-art ventilation and air filtration system will be installed to ensure containment of smoke and particulates within the interior space and to protect the historic structure located above. As a result, there will be no adverse impact on outdoor air quality or neighboring properties. This approach supports both public health and environmental quality standards.

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 site location supports a walkable, pedestrian-friendly environment. The site is well-connected by existing sidewalks and is located within close proximity to public transit stops, further reducing the need for on-site parking and encouraging multimodal access. A dedicated area for bicycle parking will be provided to promote alternative transportation.

Customer parking during business hours is available along the Oak Street and 11th Street frontage, as well as established Right of Way parking immediately in front of the historic structure along Oak Street. Due to existing site constraints, including steep topography and the presence of Soda Creek, the site does not have alley access and cannot accommodate traditional on-site parking or loading areas. While site conditions limit traditional vehicular access, the plan provides functional and context-appropriate access that aligns with the district's pedestrian-oriented vision and preserves the natural features of the site. A parking variance has been granted for the existing uses in the adjacent, existing building under engineering variance PL20250081, dated April 23, 2025. The proposed Marshall House project does not propose any on site parking due to topographical and natural site constraints including Soda Creek in the back, and the absence of an alley (due to the creek). Deliveries are anticipated to be minimal, and will occur as they have

historically for the existing commercial use in the adjacent, on-site building (Smell That Bread Bakery).

Refuse needs will be met through a shared arrangement with the adjacent Smell That Bread bakery on site, minimizing infrastructure redundancy and site impact. An enclosed refuse and recycling building designed to accommodate six roll-out containers is located between the existing bakery structure and the proposed historic structure.

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

Several variances are requested with this development plan application to accommodate the preservation of this historic resource. Please see associated variance criteria narratives 1 through 5. The development complies with all other requirements.

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

Not applicable.