

March 17, 2026

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124 10th St.
Steamboat Springs, CO 80477

PROJECT NARRATIVE

TMPPL2026000092 – Substantial Conformance Application – Steamboat Basecamp

The Applicant is hereby submitting this Substantial Conformance Application to request approval of limited modifications to the approved Development Plan. The proposed changes are intended to respond to updated market and investor requirements, enhance functionality within the approved building volume, and refine site circulation and resident amenity space while maintaining consistency with the approved project intent and compliance with the City's Substantial Conformance criteria.

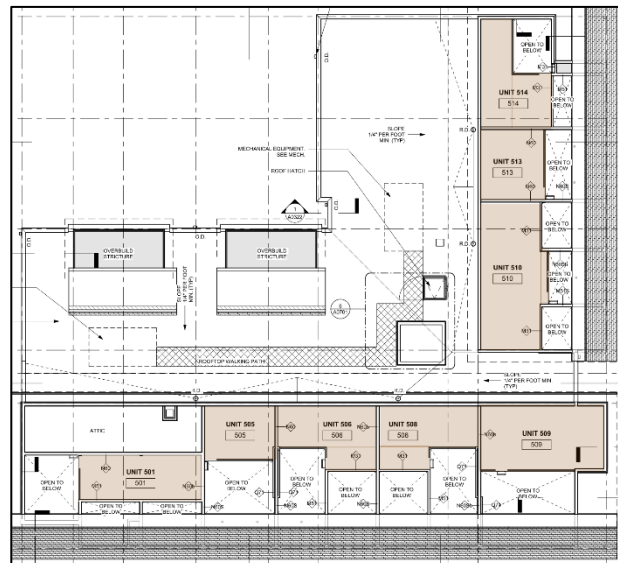
Summary of the proposed changes are as follows:

1) Unit Mix Adjustment

The Applicant proposes to adjust the unit mix to increase the number of two-bedroom units. The previous unit mix was (37) Studios, (37) 1-BRs, and (6) 2-BRs. The Applicant proposes modifying the unit mix to (28) Studios, (30) 1-BRs, and (14) 2-BRs. There is no increase in building volume or gross square footage because of this unit mix adjustment (the only increase in SF is from item #2 below only). An updated parking study and supplemental parking management plan have been included in this application to reflect the changes in the unit mix; the total parking spaces being provided for this apartment building remains the same.

2) Lofted Mezzanine Areas

The Applicant proposes adding lofted mezzanine areas within eight (8) of the fifth-floor units that fall within the approved pitched roof area, as shown in the image below. These areas are intended as open-to-below den/office/storage space (NOT additional bedrooms). The estimated net increase in gross floor area is 2,425 SF (per the chart below), which remains under the 5% threshold. There is no proposed change to the approved roof form or pitch.



Area Chart	Gross Area (SF)	Net Area (SF)
Development Plan	52,491	40,856
Permit Set	54,916	42,722
% Change	4.62%	4.57%

3) Site Plan / Parking Layout Modifications. The Applicant proposes adjusting the parking area and the area immediately adjacent to the building to avoid relocating an existing fire hydrant but also to allow the Applicant to provide a larger outdoor open space/amenity area for the enjoyment of building residents and improve the sense of entry to the building from Big Bend Dr. The total number of parking spaces has not changed but rather have simply been reconfigured to create more efficiency. The total parking lot area has decreased by 4.78% due to the more efficient parking layout but is still with the 5% threshold as noted in the chart below. The difference between the approved Development Plan parking areas and those shown on the Permit Set are graphically shown in **Exhibit A** of this narrative.

Parking Area	Area (SF)
Development Plan	33758
Permit Set	32143
% Change	-4.78%

4) Landscaping Changes. As a result of the rearranged parking area changes noted in item #3 above, the landscaping has also experienced change around the building entry area. Approximately the same quantity of plantings in the approved DP landscaping plan will be provided, just in slightly different locations (actually, three more plantings are proposed). The total amount of landscaped area has only varied by -0.43%, well below the 5% threshold. The difference between the approved Development Plan landscaping areas and those shown on the Permit Set are graphically shown in **Exhibit B** of this narrative.

	Frontage	Parking Lot Setback	Interior Parking Lot	Interior	Total
Dev Plan # of Plantings	50	13	28	5	96
Permit Set # of Plantings	52	13	29	5	99
% Change # of Plantings	4.00%	0.00%	3.57%	0.00%	3.13%
Dev Plan Landscape Area	14529	15250	2155	3007	34941
Permit Set Landscape Area	14599	15250	2059	2981	34792
% Change Area	0.48%	0.00%	-4.45%	-0.86%	-0.43%

5) Amenity Area. Through the course of design development, some shifts have occurred in both the indoor and outdoor amenity spaces. The indoor amenity space decreased in size due to the programming of various necessary elements of the ground floor, namely a public restroom, a property management office, a package storage closet, and resident mail/package area. However, the exterior amenity space has grown due to the parking area adjustments noted in item #3 above. The aggregate of both the interior and exterior amenity spaces have not varied by more than the 5% threshold as shown in the chart below. The difference between the approved Development Plan Amenity areas and those shown on the Permit Set are shown graphically in **Exhibit C** of this narrative.

	Interior Amenity	Exterior Amenity	Total Amenity
Development Plan	1276	374	1650
Permit Set	876	831	1707
% Change			3.45%

6) Glazing/Transparency. The glazing/transparency has experienced some minor modifications because of design coordination relating to the building's Structural design, PTAC air conditioning locations, and final unit layouts. The changes to the glazing/transparency are reflected in the chart below, confirming that the changes at each facade are well within the 5% threshold.

	North Facade	South Facade	East Facade	West Facade
Dev Plan Transparency	31.0%	29.2%	40.2%	27.9%
Permit Set Transparency	29.4%	31.7%	37.1%	24.8%
% Change	-1.60%	2.50%	-3.10%	-3.10%

Substantial Conformance Criteria for Approval

Per section 728.D of the City Community Development Code, regarding the Substantial Conformance process, the following Criteria for Approval will be met:

1. General - The location, design, or phasing of buildings, structures, footprints, parking, access, circulation, loading, entrances, landscaping, amenities, architectural features, building materials, and similar site design and architectural features may be varied upon a finding by the Planning Director that the changes are minor in nature.

The Applicant's requested modifications are minor in nature. The proposed changes are limited to internal unit configuration, interior mezzanine areas within the approved roof volume, and adjustments to parking/landscape areas and adjacent amenity space, and minor changes in the transparency. No changes are proposed to the approved building location, exterior design, phasing, structure, footprints, entrances, height, roof pitch, building materials, or overall site access points.

2. Buildings and Structures

- a. The height of buildings and structures shall not vary by more than five percent.**
- b. Roof pitch shall not vary by more than 1/12 slope.**
- c. Transparency of front facades shall not vary by more than five percent.**
- d. Gross floor area shall not vary by more than five percent.**
- e. The area of interior and exterior amenity space shall not vary by more than five percent.**

The Applicant is not proposing any change to building height, roof pitch, or exterior massing. The proposed lofted mezzanine areas occur entirely within the approved roof volume and do not alter the roof form or pitch, and has increased the gross floor area by only 4.62% (under the 5% threshold). The total area of amenity space has increased, but has not varied by more than the five percent as noted in summary item #5 above.

3. Off-Street Parking

- a. The number of parking spaces shall not vary by more than five percent.**
- b. The parking lot area shall not vary by more than five percent.**

The Applicant proposes adjustments to the parking areas and adjacent paved areas to avoid relocation of a fire hydrant and to improve the site's entry and outdoor amenity area. The total number of parking spaces provided will remain unchanged. The parking lot area does not vary by more than five percent, as illustrated in item #2 above.

4. Landscaping

- a. The amount of landscaped area shall not vary by more than five percent.**
- b. Planting locations shall only vary due to utilities, trails, sidewalks, snow shed, grading, or drainage considerations. Changes in planting locations shall not reduce the effectiveness of the landscaping for the purpose of screening or buffering.**

Landscaping adjustments associated with the revised site layout are minor in nature and only occur on the Big Bend Dr. side of the site plan as a result of the parking lot reconfiguration. The landscape area varies from the approved development plan by 0.43% as shown above. The changes do not reduce the effectiveness of the landscaping for the purpose of screening or buffering, and the quantity of plantings are unchanged (3 additional plantings proposed). The chart in item #4 above summarizes the landscaping changes.

5. Land Subdivisions

- a. The total number of lots shall not increase.**
- b. The total number of lots shall not decrease by more than ten percent.**
- c. The gross lot area of individual lots shall not be varied by more than five percent.**
- d. The number and size of pedestrian linkages shall not decrease, and the type of linkages shall not be varied.**
- e. The amount of public land dedication or open space designation shall not increase by more than five percent.**
- f. The amount of public land dedication or open space designation shall not decrease.**
- g. The degree of conformity with City street standards shall not have decreased.**

N/A – none of the above are proposed to change

6. Uses. The gross floor area of approved uses shall not vary by more than 20 percent.

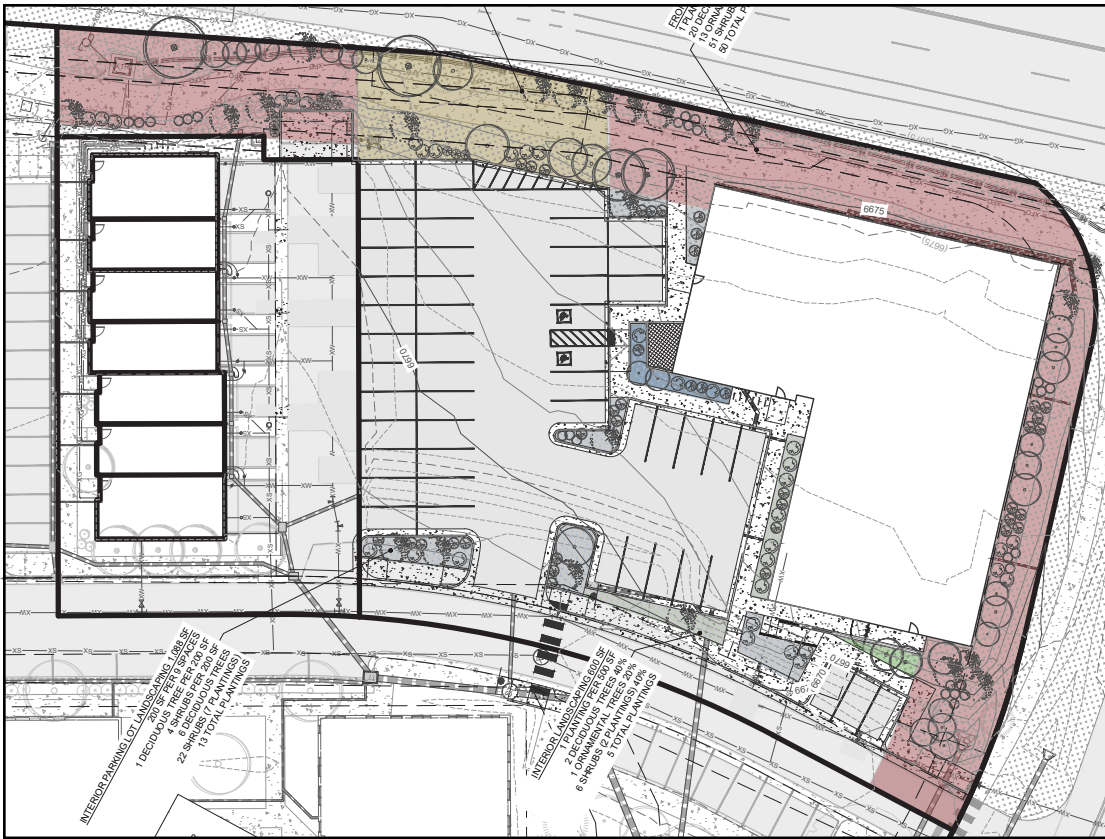
The proposed changes do not alter the approved use types. The project remains consistent with the approved program and intent.

7. Planned Unit Developments – N/A

8. TND Regulating Plans – N/A

EXHIBIT B

DEVELOPMENT SUBMISSION



FRONTAGE:
14,529 SF
50 PLANTS

PARKING LOT SETBACK:
15,250 SF
13 PLANTS

INTERIOR PARKING LOT:
2,155 SF
28 PLANTS

INTERIOR:
3,007 SF
5 PLANTS

PERMIT SUBMISSION



FRONTAGE:
14,599 SF (0.48% CHANGE)
52 PLANTS (4% CHANGE)

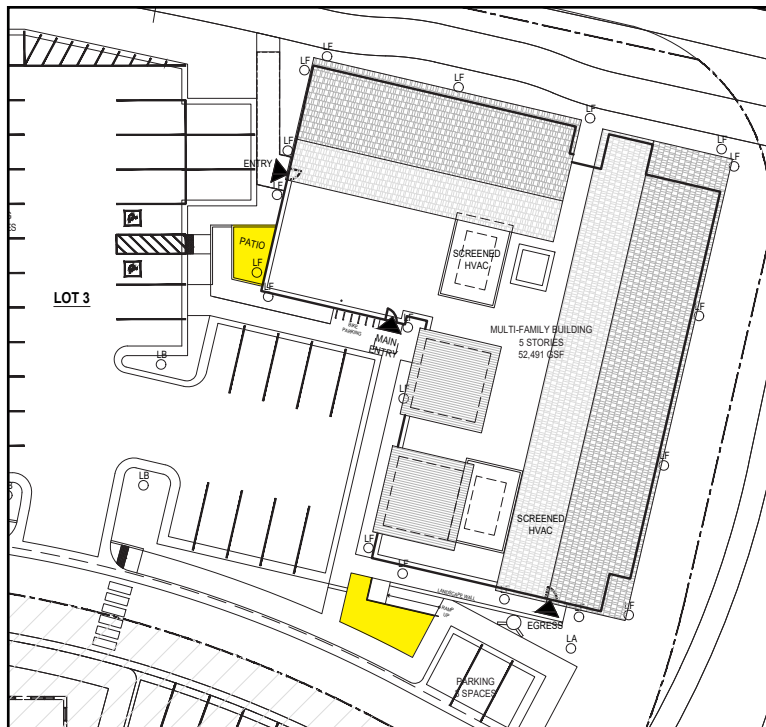
PARKING LOT SETBACK:
15,250 SF (0% CHANGE)
13 PLANTS (0% CHANGE)

INTERIOR PARKING LOT:
2,059 SF (4.45% CHANGE)
29 PLANTS (3.57% CHANGE)

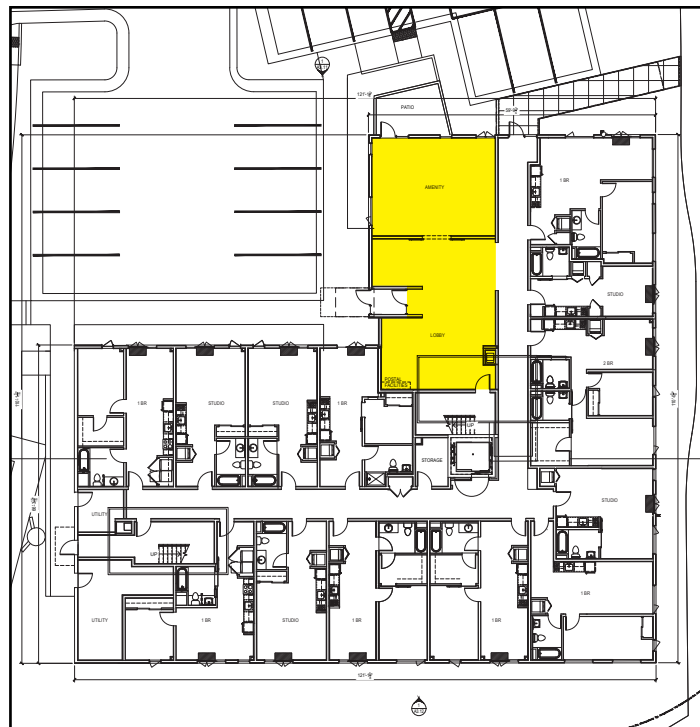
INTERIOR:
2,981 SF (0.86% CHANGE)
5 PLANTS (0% CHANGE)

BASECAMP 2

LANDSCAPE AREA (LOT 3)



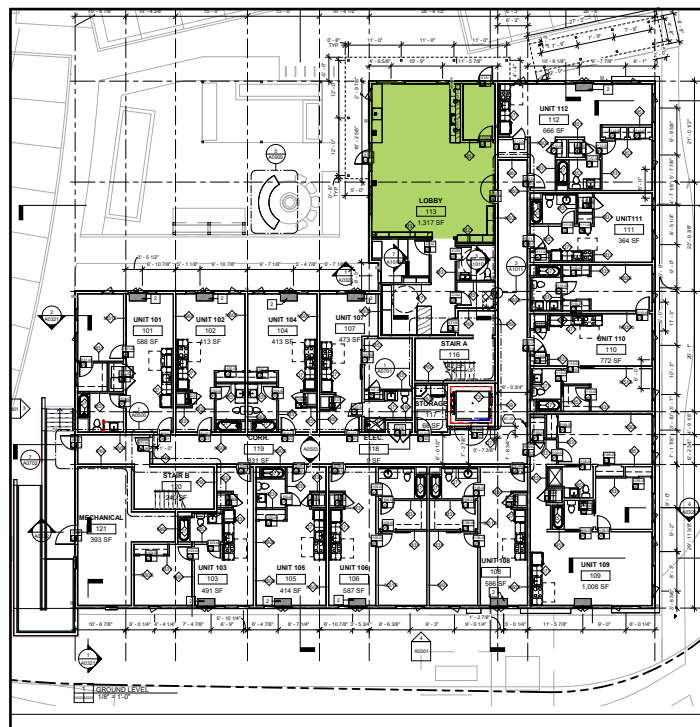
**DEVELOPMENT SUBMISSION
SITE PLAN
374 SF EXTERIOR AMENITY**



**DEVELOPMENT SUBMISSION
GROUND FLOOR PLAN
1,276 SF INTERIOR AMENITY**



**PERMIT SUBMISSION
SITE PLAN
831 SF EXTERIOR AMENITY**



**PERMIT SUBMISSION
GROUND FLOOR PLAN
876 SF INTERIOR AMENITY**

**TOTAL DEV. SUB. AMENITY AREA: 1,650 SF
TOTAL PERMIT AMENITY AREA: 1,707 SF
CHANGE IN AREA: 57 SF (3.47%)**

BASECAMP 2

AMENITY SPACE