

DATE: February 23rd, 2022
TO: City of Steamboat Springs Planning Commission
FROM: Timberline Lodge at Trappeur's Crossing - Board of Directors
2920 Village Drive Steamboat Springs, CO 80487
CC: Simply Steamboat
RE: PS21-0239B Village Drive Townhomes and Mountain Office Park Subdivision

Dear City of Steamboat Springs Planning Commission,

We represent the owners of Timberline Lodge, part of Trappeurs Crossing, the property opposite to Village Drive Townhomes (Temporary Street Address: 1805 Walton Creek Rd Project Code DPVC-21-01) on the Walton Creek side of their proposed development. We hereby submit our recommendations and concerns relative to the impact of this development on our owners, the neighborhood, and the community as a whole.

Following are our key recommendations and concerns:

1. We concur with the developer and Pine Ridge (they have already sent their views and position to the Planning Board) on a change to the zoning to Residential. The property is too small for mixed use commercial development in our opinion and would negatively impact close properties (noise, lights, traffic).
2. Currently, as we understand the most recent plan, the driveway access would be off Village Drive. We concur with this and would strongly object to driveway access on Walton Creek for the following reasons and would recommend underground parking as an option
 - a. Vehicle lights and noise would directly negatively impact Timberline Lodge and potentially the adjacent Champagne Lodge when vehicles turn right onto Walton Creek.
 - b. Because of the steep slope of Walton Creek at this location and the volume of traffic, especially during rush hours, it would require vehicles to accelerate rapidly both increasing noise and creating traffic hazards.
3. Our biggest concern is the negative impact on views from much of the Timberline building, given the proposed height of 3 stories plus a rooftop veranda. The developers have two buildings in their plan—one two story and one three story—and we request that they reconfigure the development to site the lower building adjacent to Walton Creek and have restrictions on the height of the veranda. Current assessments indicate that owners on the first and second floors of Timberline will be most severely impacted by the height.
4. We would also like restrictions to be placed on lighting (across the property) and noise from vehicular activities.
5. Lastly, it should be noted that the intersection of Village Drive and Walton Creek is already very busy. Traffic flow has increased dramatically in the past 5-7 years. The Planning Board should consider the impact on an already congested area of Steamboat Springs of not only this development, but the one being proposed across the street by the same developer for mixed residential/commercial usage.

We respectfully thank you for taking these concerns into consideration as you deliberate and negotiate with the developer regarding this parcel.

Sincerely,

The Timberline Lodge Owners' Association Board of Directors
Bill Schiemann – President, Michael Ceddia – Vice President, Michael Routh – Treasurer, Marsia Blackwell – Secretary, Steve Skalet – Board member at large, and John Herbert – Board alternate.