



January 25, 2022

Steamboat Springs Planning & Community Development

Reference: Detailed Narrative for Minor Modification
Downhill Plaza Lot 7 – Additional Parking Spaces
Downhill Plz Steamboat Springs, Colorado, 80487

To Whom this may concern,

Steamboat Engineering And Design, Inc. (SEAD), has prepared this narrative as part of an application for a Minor Modification for a parking lot expansion to the existing commercial buildings at Lot 7, Downhill Plaza, Steamboat Springs. The project includes paving 1,280 sq. ft. of additional parking space allow for eight additional striped parking spots. All of the proposed new parking spaces are extra to what is required and currently provided. The intent of the additional parking is to accommodate occupants and users of the buildings on lot 7. See the attached documents for more details on the proposed work.

All Existing landscaping, parking, and snow storage was originally approved and installed as part of the original development plan FDP-17-02. Paving modifications to the site require additional landscaping and snow storage. A total of 6,581 square feet of snow storage will be provided after modifications, which is 211 square feet more than required. A total of 18 plantings with 5 new plantings (a mix of deciduous trees and shrubs) shall be installed in the Parking Lot Landscaping Easement and Greenbelt which is more than required. Please refer to attached page C-2 for added snow storage to accommodate whole site and reference C-3 for additional plantings to satisfy parking lot setback landscaping requirements & the Greenbelt Easement Declaration of Covenants section 12.2

The proposed Development Plan is intended to meet the Criteria for Approval set by section 709.C of the CDC. Below is an italicized list of each criteria item from the Community Development Code, (CDC), followed by a response by SEAD.

709.C Criteria for Approval

Development Plans shall be approved upon a finding that the following criteria are met:

- 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.*

RESPONSE: The additional parking is an extension of an existing use that is already established in this location and will enhance the customer and owner/tenant experience in the area by having more parking available.

- 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.*

RESPONSE: The proposed parking lot expansion will minimize any effects on the natural environment by adding more landscaping along the greenbelt in that area. The additional landscaping will buffer Elk River Road from additional parking. The proposed location of the parking is on what is currently a dirt and gravel patch with no vegetation.

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.*

RESPONSE: The proposed parking expansion will improve vehicle access and meets all the parking standards set by the CDC

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

RESPONSE: The intent of this design was to comply with the CDC, in entirety. If anything is amiss, please bring it to our attention and we will address it to the best of our ability.

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

RESPONSE: No official approval has been given. However, a pre-submittal meeting has been conducted with Toby Stauffer, Senior Planner, to review the conceptual compliance with the CDC (pre-submittal code PS-22-0013) .

Please feel free to contact us with questions.

Sincerely,

Sam Samlowski

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