



March 30, 2022

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RE: STEAMBOAT BASECAMP RESIDENTIAL AND OUTDOOR AMENITY SPACE – PROJECT NARRATIVE

The Steamboat Basecamp Residential and Outdoor Public Space project, proposed for the vacant land on Lot 2 (1950 Curve Ct.) and the remaining vacant portion of Lot 1 (1950 Curve Plz.) of the Worldwest Subdivision in Steamboat Springs, will consist of the following components:

- 1) Twenty-eight (28) Townhome Units, between six separate groups of structures, labeled on the plan set as Townhome 1 (7 units), Townhome 2 (7 units), Townhome 3 (4 units), Townhome 4 (3 units), Townhome 5 (4 units), and Townhome 6 (3 units).
- 2) Outdoor amenity space, which will contain two principal structures, namely a storage container restaurant/bar and an open-air pole barn structure that will provide a shaded area for games and seating in summer and an ice rink in winter. A small performance platform is also proposed as an accessory structure to the container restaurant/bar.

This project aims to be a natural extension to the adjacent 75-apartment unit project (DPVC-21-06) at 1901 Curve Plaza in Steamboat Springs, CO, and will complete the city block with additional housing (for-sale) and lifestyle-focused amenities for both Steamboat Springs residents and visitors alike. In contrast to the rental housing offered in the apartment building, the applicant's goal for the adjacent land is to provide much-needed homeownership opportunities at an attainable price point.

The applicant is proposing six (6) separate groups of 4-story townhomes, oriented perpendicular to Lincoln Ave. Each of the townhome structures will contain covered garage parking (with an additional tandem exterior space for the majority of the townhomes) at the ground levels, and residential dwelling space in the above 3 levels of construction. The townhomes offered will either be a 16'-wide 3-Bedroom model (QTY 20) or a 20'-wide 4-Bedroom model (qty 8) containing 1,814 and 2,253 finished square feet, respectively. The residential component of the Project will comprise a total of 68,280 SF of Gross Floor Area. The exterior facades of these buildings will consist of corrugated metal siding, painted EIFS, fiber board wood-look accent panels and soffit, and asphalt shingle roofs. Each townhome unit will contain a rooftop deck for residents to enjoy private outdoor space.

The applicant is also proposing a community-centric outdoor space that consists of a lawn and plaza area, a performance platform, and two primary structures, namely a set of storage containers which will house outdoor food and beverage offerings and an open-air pole-barn structure that will house games and seating in summer and an ice rink in winter.

Sitework will consist of a surface parking lot for the outdoor uses and the Basecamp apartments, and two drive aisles for access to each townhome garage. Landscaping is proposed to meet all CDC standards.

The project is located within a CS zone, allowing for both "Multiple-Family Residential" and "Amusement, Outdoor" uses as Conditional Uses. The parking required for this site is indicated in the chart below:

Land Use	Parking Space Req. per CDC	Parking Spaces Provided
MF Residential Townhomes 3-BR (20 units)	2 space / DU = 40 spaces	40 spaces (33 garage/tandem behind, plus 7 street spaces)
MF Residential Townhomes 4-BR (8 units)	3 space / DU = 24 spaces	24 spaces (21 garage/tandem, plus 3 street spaces)
Amusement, Outdoor (18,293 SF)	10 +(20 per acre >.5 acre-N/A)	10 spaces
(Outdoor) Rest/Tavern (1,824 SF)	1 space/150 SF = 12.12	13 spaces
Total	87 spaces	87 spaces

It's important to note that the East side of the new road bisecting the site has changed since the development plan submission for DPVC-21-06 in order to provide access/entrances to the large surface parking area and the access aisles for the townhomes/condo buildings. Specifically, the (17) spaces that were shown on the East side of the new road in DPVC-21-06 has since decreased to (4) spaces. However, the new proposed surface parking lot will contain 50 spaces, which will be able to more than accommodate the spaces allocated to the apartments that were removed with this change. The parking management plan included in the plan set on sheet A 1.2 contains color-coded site plan which identifies the proposed parking allocation holistically for the entire site, including the (128) spaces that were required per the parking study submitted with DPVC-21-06 as well as the (87) spaces required for the uses currently being proposed (Total of 215 parking spaces).

Note, the Applicant is providing a total of 217 spaces across the entire site (inclusive of garage/tandem spaces), which yields a surplus of 2 spaces. The surplus spaces will be reserved for guest parking and USPS or package delivery vehicles.

Per Section 709.C, Criteria for Approval of a Development plan, the following criterial must be met. See specific responses in **bold** below each criteria item:

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 Development Plan is consistent with the character of the immediate vicinity and enhances and complements the mixture of uses, structures and activities currently present. The Townhomes will complement the existing rental properties immediately adjacent with a home-ownership option that is NOT single family, like those located in the nearby Sunlight neighborhood. Similarly, the park/open space offering will enhance the existing uses by providing a landscaped open space available for use by the public which does not currently exist in the immediate vicinity but will surely be a welcome addition.

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 Development Plan will minimize adverse impacts on the natural environment as follows:

- 1) **The new buildings will be highly efficient and utilize sustainable materials where possible.**
- 2) **Stormwater quality and drainage calculations and plans are being provided with this development plan, and mitigation to minimize any adverse impacts to water quality are incorporated in this plan.**

3) Any vegetation disturbed throughout construction will be replaced with new landscaping in accordance with CDC standards. This site will not have an impact on any existing wildlife habitat, natural landforms or wetlands.

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 Development Plan provides adequate vehicular access, as a new entrance to the site will be constructed along Curve Ct. as well as a road that will bisect the site providing a connection to Elk River Rd. The parking provided will be sufficient per the Parking Study included in this application. Loading/unloading and refuse management have been accounted for all proposed uses, with Loading/unloading areas dumpster/trash enclosures shown. Pedestrian access and facilities are maintained through a network of sidewalks through the site. The Projects' proximity to the Yampa Valley Core Trail and the Steamboat Springs Transit bus lines helps provide more than adequate access to pedestrian and public transportation facilities.

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

The Development Plan complies with all applicable requirements of this CDC, but for the requested variances submitted herein.

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

N/A.

In summary, the proposed Steamboat Basecamp townhomes/condos and adjacent outdoor amenity areas will be an exciting addition to the burgeoning West side of Steamboat and a natural extension of the adjacent approved apartments at 1901 Curve Plz. The project will provide for-sale multi-family housing at attainable price points, and exciting food and beverage and outdoor open space amenities for both the Steamboat Springs community and visitors alike.

Please provide this in a larger format.