



MAY|RIEGLER  
PROPERTIES

March 28, 2022

Ms. Kelly Douglas  
Senior Planner  
City of Steamboat Springs  
124 10<sup>th</sup> St.  
Steamboat Springs, CO 80477

## MEMORANDUM

### RE: STEAMBOAT BASECAMP RESIDENTIAL AND OUTDOOR SPACE – CONDITIONAL USE 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.

### **SUPPLEMENTAL NARRATIVE FOR PS-20-0013 – STEAMBOAT BASECAMP CONDITIONAL USE:**

As previously mentioned, this Project is in a CS zone. Per Table 300.1 of the Community Development Code, the proposed “Multiple-family residential” and “Amusement-Outdoor” (for the pole barn structure, and adjacent open space) uses are indicated as a Conditional Uses. We feel these uses will have a positive impact on the surrounding properties and the community at-large. Given the emergence of other multiple-family residential developments in the immediate vicinity, the proposed additional multiple-family residential options will only enhance and provide additional housing options in this growing area of Steamboat Springs, also helping to meet the increasing demands for attainable for-sale housing in the community.

The lawn, pole-barn and outdoor food offerings will also provide a welcome addition to the community, providing additional food and beverage options to the existing area and an outdoor community amenity space that doesn’t currently exist on this side of town.

Specifically, per Section 707.C, Criteria for Approval of a Conditional Use, the following criteria must be met. See specific responses in **bold** below each criteria item:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

**The proposed uses are compatible with the preferred direction and policies outlined in the Community Plan, specifically those which promote mixed-use urban and infill development, maintaining a “sense of community”, and providing more affordable housing options for Steamboat residents. The Conditional uses proposed specifically further the following land use goals and policies identified in the Community Plan:**

- **LU-2: Support infill development and redevelopment**
- **LU-3: Support and plan for cohesive and mixed-use neighborhoods that serve year-round residents and visitors**
- **LU-4: Support existing commercial development along highway corridors shall evolve over time into mixed use corridors, with compact multi-modal oriented mixed-use Commercial Activity Nodes at key intersections.**
- **LU-5: Support efficient transportation system and alternative transportation modes**
- **H-1.3: Integrate housing in mixed-use areas**
- **H-3: Support a mix of housing types and styles that can accommodate the people who work in the community**
- **Policy CD-2.2: Create a functional mix of uses in new neighborhoods and development areas. New neighborhoods should contain a mix of uses and residential densities, so that residents are able to choose from a variety of housing types.**

2. The proposed use is consistent with the purpose of the zone district.

**The proposed uses are consistent with the purpose of the zone district and are similar and complementary to residential and commercial uses already in existence within the immediate vicinity. The CS zone district “is intended to provide areas for higher intensity community-wide commercial uses. This zone district accommodates automobile-oriented uses but also emphasizes pedestrian-friendly development and multi-modal access.” The proposed multiple-family offering will help in providing higher intensity community-wide uses, and because of the provision of ample parking, and its proximity to the Yampa River Core Trail and the existing City bus route, the development will be both pedestrian-friendly and have multi-modal access.**

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

**No odors, excessive noise, smoke, dust, glare, vibrations, or shadows related to the Multiple-family and Hotel uses are expected to impact any neighboring properties. Hours of Operation for the outdoor food and beverage will match closely those of the nearby food and beverage offerings. Visual impacts will be a net positive to Community as we are improving the site with new, attractively designed structures and associated landscaped areas, which is a marked improvement from the overgrown vacant lot that currently exists.**

4. The proposed use complies with all other applicable requirements of this CDC.

**The proposed uses comply with all other applicable requirements of the CDC.**

#### **Conditional Use Standard Modification**

The Applicant is also requesting a Conditional Use Standard Modification to the sizes of the townhomes. Currently, the two townhome types proposed are shown as 1,814 and 2,253 Sq. Ft. in size, while the CS zone stipulates a maximum of 1,400 Sq. Ft. All parking required for these townhomes are accommodated within the townhome garages, the tandem outdoor space in front of the garage, as well as ten street spaces

reserved for those without tandem spaces. Thus, any negative impacts related to parking are mitigated. No additional negative impacts exist due to the additional 400/800 Sq. Ft. per unit being built. Please reference the Variance Request (for sections 224 and 301.B.2.e of the CDC) included in this resubmission for additional information.

In summary, the Steamboat Basecamp Residential and Outdoor Amenity Space project will consist of conditional uses. However, these uses promote several of the policies outlined in the community plan, are consistent with the purpose of the zone district, and the Applicant has ensured any negative impacts will be mitigated through the development plan. Additionally, this project will help to fill the high need for home-ownership at an attainable price point. This project will be a desirable addition to the burgeoning West side of Steamboat Springs and a wonderful extension of uses to the mixed-use Apartment building approved for the former Pilot Building.