



Revised – May 27, 2022

Ms. Kelly Douglas
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RE: Project Narrative for Preliminary Plat at Steamboat Basecamp/World West Subdivision Lot 1 and 2 (1950 and 1901 Curve Plaza).

The Steamboat Basecamp Project, located at 1901 and 1950 Curve Plz (Lot 1 and 2, Worldwest Subdivision, respectively) and submitted under DPVC-21-06 and DPVC-21-16, consist of the following components:

- 1) An adaptive reuse of and new construction addition to the existing Pilot Building located at 1901 Curve Plz. Proposed to contain 75 apartment units, 3,000 SF Restaurant, and 4,000 SF fitness studio facility.
- 2) Twenty-eight (28) 3 and 4 bedroom townhome units, built in six different groups of structures, oriented perpendicular to US40.
- 3) The applicant is also proposing a community-centric outdoor amenity space that will consist of a lawn, a performance platform, and two accessory 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.
- 4) Sitework will consist of existing a new surface parking for all uses, drive/access aisles into each condo/townhome “block”, and landscaping throughout.

This Preliminary Plat submission serves to subdivide the two existing lots (Lot 1 and Lot 2, Worldwest Subdiv.) into three (3) separate lots, for each specific use. Namely, a lot that will contain the 75-unit apartment building and retail and surface parking lot, a lot for the area comprised of townhomes (to be converted to a townhome plat in the future), and a lot for the outdoor amenity area. This is being done primarily in order to finance the project and provide flexibility for future ownership structures related to each use.

Per Section 713.D, Criteria for Approval of a Preliminary Plat, the following criterial must be met. See responses in **bold** below each criteria item:

1. The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.

The Preliminary Plat substantially conforms to all applicable requirements of the CDC and CS zone district, with the exception of sections 609.E.9, 609.E.10, 602.B.1, 602.B.6, and 602.L.1.a, for which variance requests have been submitted.

2. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.

Each individual lot in the subdivision being proposed is developable and able to meet the requirements of the CDC in terms of the specific requirements of the CS zone district, the development standards, and the subdivision standards.

3. The Preliminary Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

The Preliminary Plat conforms to all other applicable regulations and requirements and is consistent and compatible with the Development plans proposed under DPVC-21-06 and DPVC-21-16.

4. The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.

The Preliminary Plat is compatible with the character of existing or planned land development in the vicinity and will not adversely affect the future development of the surrounding area.

5. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential.

The land proposed for subdivision is physically suitable for development. The topography of the site is relatively flat with no steep or unstable slopes. There are no existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas on or near the property. No environmental hazards are present that may limit the property's development potential.