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608 Yampa – Development Plan Project Description & Variance Narrative PS22-0098



PERSPECTIVE VIEW TOWARDS SOUTHEAST CORNER

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General Project Concept

Overview

Diverge Homes (www.divergehomes.com) (“Applicant”), a Colorado-based infill developer and residential homebuilder, proposes a *Development Plan – Public Hearing* on the subject property located at 608 Yampa Street, at the northwest intersection of Yampa Street and 6th Street.

The Alpenglow Townhomes share the property’s north boundary. The property’s eastern boundary fronts 6th Street and faces the parking lot of Bank of the West on the opposite side of the street. The southern boundary fronts Yampa Street and faces Workman Park on the opposite side of the street. Eagle Scout Park and Butcherknife Creek is adjacent to the property on its western boundary.

Applicant proposes a three (3) story mixed-use building for commercial and residential use including covered, below-grade parking. Applicant proposes six (6) units within the building:

- Four (4) residential units, intended for private condominium ownership each with 3-bedrooms, 3 bathrooms and approximately 2,000 square feet.
- Two commercial units on the ground floor, with a combined floor area of 891 square feet. The corner unit is proposed as a public access museum. The second unit facing Yampa Street is intended primarily as a hair salon/studio but is designed as flex space to accommodate larger museum exhibits/events.
- One ground floor private patio facing Eagle Scout Park.
- A parking garage with 7 total spaces.

Project Location Illustrations:

Illustration 1 – Aerial View with Downtown Context

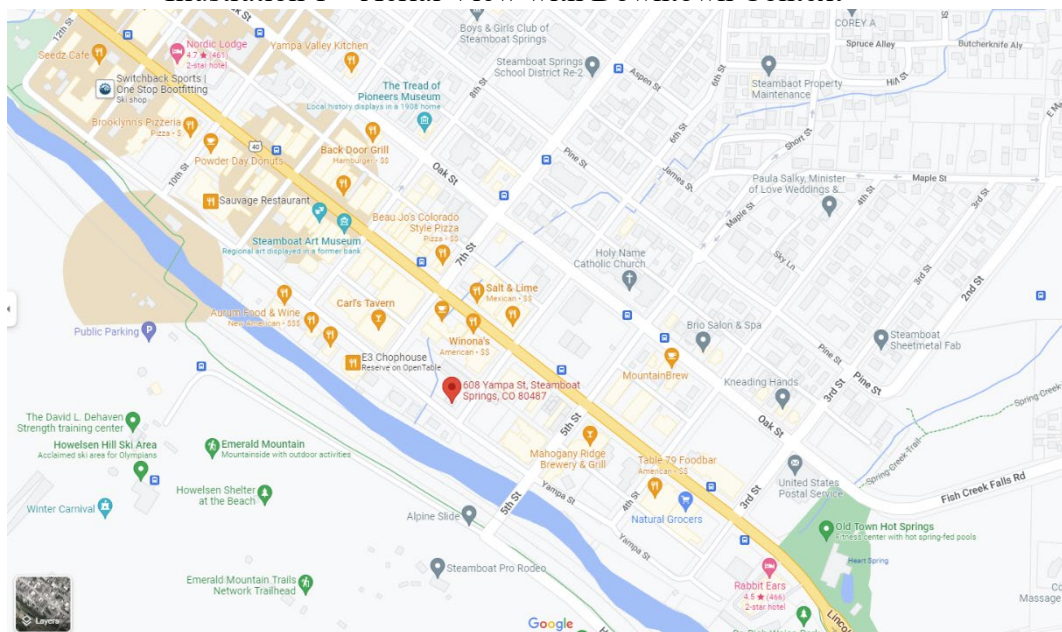


Illustration 2 – Aerial View of Immediate Vicinity



Existing Conditions within the Subject Area:

Zoning: CY2 – Commercial Yampa 2

Project Size: 0.15 acres

Existing Use: Vacant (site previously used as a single family home)

Applicant acquired the parcel on December 4th, 2020. The parcel is currently vacant and is identified in the Routt County Assessor’s Office as Account # R4772557, Parcel 302900001. Parcel size is 0.15 acres (6,417 square feet).

Illustration 3 – Yampa Street View with Corner Elevations





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Adjacent Land-Use/Zoning:

Direction	Zoning	Current Use
North	CY-2	Alpenglow Townhomes
East	CY-2	6th Street & Bank of the West parking lot
South	CY-1	Yampa Street & Workman Park (CY-1)
West	CY-2	Eagle Scout Park & Butcherknife Creek

Applicant's Purpose for Development

Overview

Applicant's purpose for this development is to contribute to and enhance the public realm within the surrounding community by following three core concepts:

- 1.) Implement high quality design that is sensitive and complimentary to the character, vision, and values of the surrounding built and natural environment, while meeting the sentiments and needs of current home buyers and business owners.
- 2.) Enhance the economic and social vitality of the surrounding community through the development and sale of high-demand properties with unique, long-lasting infrastructure and public amenities.
- 3.) Encourage a visibly strong connection to nature and the arts throughout each development.

Compatibility and Use of City and Community Publications

Applicant's proposed development seeks the highest level of compatibility with the general vision, rules, codes, and guidelines detailed within the following documents published by the City of Steamboat Springs:

1. Downtown Plan – Adopted April 2, 2019
2. Community Development Code – Effective January 1, 2018
3. Register of Historic Places – As updated on City website
4. Cultural & Historical Resource Inventory – 608 Yampa and Yampa Street in general, dated 2013
5. Parks, Recreation, Open Space, Trails and Yampa River Master Plan – August 2019
6. Area Community Plan – As Amended 2015
7. Sustainability Management Plan – As Amended 2013



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Applicant conducted additional research and reviewed the following City documents and records to help influence and reinforce the project's overall vision and design:

- 1.) Site walks and character studies of the surrounding neighborhood.
- 2.) Reviews of City of Steamboat Springs development applications from other developments located within Yampa and Lincoln Streets.
- 3.) Prior subject property owner's Development Plan approval from 2017, including Town comments of same.

Summary of Prior Development Plan Approval:

In 2016 and 2017, the prior property owner submitted two mixed-use development plans to the City and received City Council approval on June 6, 2017. Reference: Plan #DPF-17-03.

General architectural character similarities exist between Applicant's proposed project and the prior development application relating to lot line setbacks, overall intensity and footprint siting within the subject parcel. The prior project's density, with one residential unit and one commercial unit, is lower than currently proposed. The prior project's building height, approved at 48'-7.75", was approximately 25% (10' feet) higher than currently proposed.

Developer Background

Diverge Homes LLC (www.divergehomes.com) is both the owner and developer of 608 Yampa. Founded in Lafayette, Colorado, in 2016, Diverge Homes' mission and vision remains firmly in place today: We were founded to lead the industry in redevelopment of American small towns.

Building Townie Life®

Since 2016, Diverge Homes builds communities for those looking for greater proximity to the outdoors, walkability to revived old town commercial districts, and smartly designed homes built for active families.

We are a new kind of developer. One that is laser-focused on small town infill as opposed to sprawl. We create neighborhoods that are truly a part of the towns they are in. Diverge Homes is building townie life.

Diverge by the Numbers

6	Colorado Developments
100+	Homes in Process
1	Sculpture with 2000+ Mylar Tubes
36	<i>Townie Homes</i> ® Delivered



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10% Annual Growth Rate
1,253 Plants and Trees Planted To Date

Diverge Homes Mission

We are on a mission to rebuild America's small towns. We proudly diverge from industry expectations not just through our site locations, but in believing that home builders should offer greater transparency, deep info sharing, high-touch service, and door-to-door neighborhood communication.

Diverge believes in thoughtful development that enlivens our small-town communities. We hire local contractors, designers, and builders who know and care about the towns we build in. Our way may not be the fastest or easiest, but it's always the right way.

Our move-in ready homes are designed with smart, active lifestyles and families in mind. Community areas seek to inspire wonder and connect to the nature around them, with access to trails and open space, and amenities like pocket parks, native plant walks, and kinetic art installations.

Walkability and a Meaningful Connection to Nature

Our developments are either in quaint old-town districts or just nearby, so the car can stay in the garage when you're out for the day or for a night on the town. These small towns, with their picturesque Main Streets, are steeped in history while offering unique shops and restaurants that easily rival those found in bigger cities.

Likewise, each of our developments encourage walkability. We are near trails and/or parks and open spaces, so the best of Colorado is at your doorstep. And within all of our community areas, we design high-quality and funky outdoor art and landscape that seek to inspire and educate.

Diverge Projects and Programs (in addition to 608 Yampa)

Marshall Fire Rebuilds – Louisville and Superior, Colorado

Within several hours on December 30th, 2021, over 1,000 homes in the Front Range communities of Louisville and Superior were wiped from the earth due to a high-wind fire, now called the Marshall Fire. The owners of Diverge Homes live and raise their family in Louisville. Their home was spared, but so many friends and community members lost their home. Diverge is honored to be part of the rebuilding of the Louisville and Superior community due to the Marshall Fire. For homeowners with small-lot parcels and economic challenges, Diverge is designing nine cost-efficient home models to choose from. In addition, Diverge is designing and rebuilding semi- and full-custom homes for those who have larger lots and budgets.



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Cannon Trail - Lafayette, Colorado (www.cannontrail.com)

Cannon Trail was Diverge's initial development, and the high demand validates our mission that Diverge communities positively contribute to the small towns they're in. It also confirms our gut instincts about being completely open about what we do. Cannon Trail has clearly resonated with homebuyers looking for a better way to live.

We invested in Lafayette because we see how people enjoy the active Old Town district and we believe in its on-going potential. It's such a fun, diverse place to call home. With art galleries, restaurants, breweries, a theater, and a stellar children's museum, Lafayette offers everything you might want from a big city.

The Cannon Trail neighborhood includes 39 paired and single-family homes, and features a pocket park, native plant walk, and a kinetic art installation. All within a five-minute walk to Old Town Lafayette, with its wonderful shops and delicious restaurants.

The development lies next to the Coal Creek Trail, a beautiful, year-round biking and hiking path connecting Lafayette and Louisville. And the RTD Park and Ride is less than a mile away.

Bonvue Ranch - Golden, Colorado

With an enviable location just minutes away from Denver, Golden is the home of our latest project. Located at the foot of the Rockies, our North Table Mountain property has stunning views. The project is currently zoned for 30 single-family homes. Trailheads are just a short walk away, so put together a day pack and the hike begins at your doorstep. The car stays behind.

Golden is one of the original communities of the American West, and this is still reflected in the city's character, even with its proximity to Denver. Golden has kept a level of diversity for architecture, retail, and restaurants that other towns envy. The buildings are heavy on stone and wood as opposed to steel, concrete, and glass and our architecture will reflect and build upon this heritage.

There are several equestrian stables nearby, including one right across the street from our development. Hiking, climbing, biking, kayaking, skiing, horseback riding, as well as being near to good jobs, schools, and cities — there might not be a more perfect distillation of "Colorado living" than in Golden.

Erie Junction – Erie, Colorado

Breaking ground in the summer of 2022, Erie Junction is located in Erie's Old Town district, at the intersection of County Line Road and Balcolm. Erie Junction will feature 23 stunning homes (primarily duplexes), private backyards, and detached garages with a separate workspace loft above it.



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It is no surprise that Erie is rated one of the best places to live, not only in Colorado, but in the country. Erie has delightful places to eat, drink, and relax, great schools, and an excellent library. In terms of outdoor pursuits, Erie offers more than 1,300 acres of parks and open space, 58 miles of trails, and is an easy drive to Rocky Mountain National Park, Red Rocks, and more. And it's only 30 minutes from both Denver and Boulder. All further proof that the right type of small-town life won't sacrifice your access to the good stuff.

Old Town Golden – Golden, Colorado

Currently in design and development, the Old Town Golden development is currently proposed as a 42-unit duplex development overlooking and within walking distance to the City of Golden Old Town commercial district.

Old Town Car Wash – Louisville, Colorado

Diverge recently acquired this 1-acre parcel, currently operating as a coin-operated car wash in Louisville's Old Town district. With a 10-acre development occurring adjacent to this parcel, Diverge intends to develop this parcel for high-density residential use.

Design Team for 608 Yampa

Nick Jacobs – President and Founder

Nick is President and Founder of Diverge Homes and affiliated companies. He founded the company in 2016 and oversees all operations, services, and developments. Specific responsibilities include site acquisition, building and site design, data science, and financing of all projects.

Diverge Homes' founding vision remains in place today: to redevelop under-utilized parcels of land in and around American small towns, starting with Colorado. Nick structured the company so that architecture, amenities, and construction operations can be repeated with high consistency regardless of location.

Prior to Diverge Homes, Nick spent 17 years in telecommunications and technology, managing operations and sales for real estate acquisition, construction, hardware, and software. He received an M.A. from Utah State and a B.S. from Michigan State.

Ken Bailey – Construction Director

Ken is based in Boulder County, Colorado, and is responsible for all residential construction and operations. He has over 40 years in single and multifamily construction. Ken has led the design and construction of nearly 200 units in the Boulder and Denver metropolitan area.

Ken's strength is his artistic touch combined with the pragmatism of a veteran builder. Whether designing large custom homes or dozens of multifamily units, all buyers are



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guaranteed to receive the same level of attention and service that has led to Ken's reputation for excellence.

Stewart Architecture – Architecture & Design

Since 1992 Stewart Architecture has provided planning and architectural services for a diverse range of project types, including public, commercial, residential, land planning, and historic preservation. Their focus is on building community through sustainable planning and architecture. The firm believes sustainability includes preservation of our energy, natural, and cultural resources.

Based in Louisville, Stewart Architecture is recognized for its cultural heritage and preservation work with numerous awards. These include the Stephen H. Hart Award of the Colorado State Historical Society and the Colorado Preservation Inc. Dana Crawford Award for Excellence.

Peter Stewart, Founder and Principal

Peter has practiced architecture in Colorado for 30 years, planning and implementing historic and sustainable neighborhood and home design projects. He is a passionate advocate for the reuse of existing structures and resources. He leads the way in reuse while never compromising modern adaptations and energy performance in his numerous residential, commercial, and public projects. Peter's sensitivity to local community and context distinguish him and his firm. With Diverge, Peter designs quality neighborhoods and homes that create a sense of place where people want to live, work, and play.

Kelsey Tessier, Architect

Kelsey develops architectural designs for Diverge Homes, as well as the construction documents and permit submissions. A Colorado native, Kelsey has been with Stewart Architecture for six years. She received her masters' degree in Architecture from Montana State University in Bozeman. Kelsey has a variety of experience in residential, historic preservation, and small commercial architecture. She especially enjoys pushing the limits of design to create unexpected solutions. Outside of architecture, Kelsey loves

Jim Brzostowicz – Civil Resources, Inc.

For more than a decade, Civil Resources has provided civil, municipal, and private engineering expertise and services to the communities of the Rocky Mountain region. Established in 2003 in Frederick, Colorado, just north of the Denver Metro area, their professional services also include water resources, geotechnical engineering, roadway and facilities design, land development and construction engineering. They have worked with the Town of Erie for over five years.

Civil Resources believes in smart, constructible design and enduring value, in building infrastructure to withstand time and the elements, and in creating communities that enhance the way we live, work and play. They strive to understand stakeholder goals and



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make them their own. And Civil Resources always designs and constructs with the health and safety of the community in mind.

Jim joined Civil Resources in 2011, and has been practicing civil engineering for more than 20 years. His professional experience includes a variety of development and municipal projects, including complex urban and transportation projects, energy services, health care and commercial. Jim is extremely involved in design work and consistently uses technology to supplement sound engineering judgment.

Kurt Munding – Munding Design LLC

Kurt Munding has been practicing landscape architecture and irrigation design for 20 years. Kurt is a registered landscape architect in Colorado and Wyoming. Kurt is also a Certified Irrigation Designer (CID) and Certified Landscape Irrigation Auditor (CLIA) through the Irrigation Association and has been since 1999. Kurt has managed hundreds of projects over his career and has first-hand experience and relationships with most municipalities, and park and school districts throughout Colorado.

Project Description for 608 Yampa

Overall Architecture Design and Character

Because of its unique Yampa Street frontage and river access at 6th Street, 608 Yampa's modernist design was intended to celebrate access and livability to Butcherknife Creek and the massive trees in Eagle Scout Park, the Yampa River and the Yampa Street commercial promenade.

The front façade of the building aligns with and compliments the surrounding Yampa architecture, both recent and older, through large storefront windows with steel beam casing on the first floor and full expanse, cantilevered residential balconies on the upper two floors. The steel framing around the ground floor windows continues via a continuous steel frame cantilever, extending up and outward from the recessed patios. The large residential patios mitigate the visual weight of the building and pull the eyes upward toward the open areas.

The exterior palette maintains strong relationships with the immediately surrounding Yampa Street architecture and promenade through the use of steel beams, pre-finished fiber cement in horizontal and vertical forms complemented by smooth panel and cementitious stucco, corten metal sheeting, and buff stone masonry. The building height sits well below the top roof line of its immediate neighbor, the Alpenglow Townhomes, and is ten feet (over 24%) lower than the previously approved design from 2017. Applicant achieved this height reduction by shifting the garage entry toward Yampa while still maintaining code-required distances for traffic flow and safety. This shift in the garage entry allowed Applicant to design a fully-enclosed semi-underground garage with parking that is in line with all other buildings along the Yampa



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promenade and meets the requirements established in the Community Development Code without compromising the high-visibility of commercial space fronting Yampa.

Design Considerations – Ground Floor

The ground floor of 608 Yampa is designed for commercial use and semi-underground parking. The greatest challenge in designing the ground floor was ensuring high visibility of the Yampa commercial frontage with a fully enclosed vehicle parking area hidden from public view, and adequately sized to meet or exceed code requirements for parking. However, the small lot size due to a previous subdivision affected this parcel's ability to meet such requirements while maintaining setbacks.

The ground floor commercial space contains a museum in the corner unit plus an adjoining flex space for a hair salon and art studio. Located directly across from Workman Park, the museum is intended for public access and will showcase the arts, culture, and heritage of the City and Routt County every day, not just during festivals and public events. Diverge is in discussions with the Tread of the Pioneers Museum and Steamboat Arts Council to act as managers and curators for the museum. All discussions with these organizations are preliminary, and Applicant does not imply in any way whatsoever that an agreement has been reached. Applicant believes the proposed public museum is a critical amenity to the long-term value of the property and to the community, in general, therefore proper planning among Applicant and key community stakeholders is paramount to ensure the operational success of this amenity.

The proposed size of the museum space, approx. 450' square feet, is sufficient to allow for public access viewing of interactive media exhibits. This area can be expanded into the adjoining salon/studio for a combined total commercial area of 891' square feet to accommodate larger events as needed. Frontage along Yampa and 6th streets includes substantial public improvements to streetscape design with bike racks, planters and benches along the building façade, all in accordance with City guidelines. The Yampa frontage includes large storefront windows surrounded by architectural stone masonry and steel frame window casing features that tie-in to the upper-level steel frame cantilever.

A large, two-level, 435 square foot patio is designed on the western portion of the ground floor. This patio area is integrated with the accessible entry into the building. The square footage (435 sf) does not include the area intended for ramp accessibility. The lower patio will have gated access to/from Yampa Street, it is approximately 150 square feet in size and extends the commercial space to allow visitor's access to the visuals and sounds of Butcherknife Creek. The upper patio is generally intended to serve the residential units, but will not be gated from the lower-level patio. Both patios will include an outdoor fireplace and snow melt floors.

The ground floor frontage is setback 1' foot behind the City sidewalk and streetscape. This site design requires a variance, as City code requires a 10' setback, and was chosen as a trade-off to



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reduce the overall height of the building while maintaining code-required parking. Further detail of this variance is contained within the Variance Narrative of this submittal.

Behind the commercial space on the ground floor is a parking garage with a total of seven spaces, therefore meeting parking code requirements: six residential and one commercial, along with room for recycling and trash bins, separate closet units for residential storage, and an elevator lobby for visitors and residents.

Design Considerations – Floors Two and Three

The upper two floors of 608 Yampa are designed for residential use and intended to be sold as condominiums. Each residential unit is a single-floor design approximately 2,000 square feet in size, with three bedrooms, three bathrooms, and a large area for living and kitchen/dining. The owners of Diverge Homes intend to keep unit 302, on the eastern side of the property, for their personal use.

The primary bedroom of each unit contains an ensuite five-piece bathroom and large walk-in closet. The second bedroom also has an ensuite bathroom. The third bedroom shares the full-size hall bathroom with the living and kitchen/dining area.

The open-floor plan for living, kitchen, and dining faces the Yampa commercial district and extends onto a large 260 square foot deck spanning the width of each unit and overlooking the Yampa River. Each residential unit includes smaller decks on the sides of the building to afford residents access to the trees and sounds of Butcherknife Creek, if on the west side; and on the east side, expansive views of Mt. Werner and the greater downtown area. All residential units have an option in their extended hallway design that allows for code and safety-compliant hallway bunks in lieu of additional storage. Each unit contains a laundry center with shelving and counter-space as well as a kitchen pantry.

Rooftop access is required by Code and is exclusive to the Owner's unit (Unit 302). It includes a visually transparent and modest stairway access and pergola, most of which is invisible to pedestrians along the Yampa promenade. The rooftop deck is designed to include pergola, outdoor kitchen and cable railing.

Design Considerations – Sustainability

The project is preliminarily designed to meet 2018 International Building Code (2018 IBC).

In Applicant's other developments throughout Colorado, they are now developing plans for single-family and 2- to 3-unit residential buildings that qualify as a zero energy ready home. For 608 Yampa, Applicant is now analyzing ways to improve its overall energy performance and intends for the building to run solely on electricity, including large solar panel arrays designed for the western half of the rooftop. Applicant is also exploring geothermal capabilities on the property.



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The exterior cladding of the building is designed for fire and weather resiliency in line with the standards for Wildland Urban Interface.

Alignment of Project to Code, Studies, Plans, and Other Documents

CDC Chapter 26 Article 2 – Zone District CY-2 Commercial Yampa – Two

<u>Standard for CY-2 Commercial Yampa - Two Sec 2-25 Article 219</u>	<u>608 Yampa Proposed</u>
219.A Purpose	Applicant’s design is of moderate intensity for its commercial use and includes residential upper floors that support an active streetscape and are compatible with the surrounding built environment of Yampa Street, particularly the northern side. The use of commercial ground floor for both retail and an arts, cultural, and historic purpose complies with pedestrian-oriented development that provides physical and visual connections and transitions between the Yampa River and the Commercial Old Town zone district.
219.B – Dimensional Standards	
Front Setback 10’min Principal Building up to 28’	Proposed as 1’. The subject property does not have lot width that is typical of CY-2 district, adversely affecting overall building footprint and functionality. Furthermore, the 1’ setback is consistent with the majority of the developed properties along the north side of Yampa Street. The upper floors of the building have been designed to meet the intent of the standard by providing deeply set back porches facing Yampa and a 2 nd and 3 rd story wall that is setback approximately 12’ feet.
Front Setback 25’ min. Principal Building above 28’	Proposed as 12’. The subject property does not have lot depth that is typical of CY-2 district due to previous subdivision that now contains Alpenglow Townhomes. This reduced depth adversely affects overall building footprint and functionality. The ground floor of the building was designed so that roughly 67% of the frontage



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	extends to the pedestrian corridor and the remaining 33% is patio.																								
Side Setback – West Principal Building 0' min.	Proposed as 5' The west side of property adjoins with Butcherknife Creek and contains mature pine and deciduous trees approximately 55' in height. The subject property was designed outside of the waterbody setback within the southwest corner. The 5' setback for the remaining building is intended to reduce the visual intensity of building in relation to the trees as well as encourage visitor/residential use of the patio and property line adjacent to the creek.																								
Rear Setback 0' min. Principal Building	Proposed as 5' Setting the building away from the rear property line affords greater building separation to the Alpenglow Townhomes. This separation enables the introduction of aspen trees and many other native and adapted shrubs, as further detailed in the landscape plan, to be used as a buffer between the building's north façade and the Alpenglow Townhomes.																								
Overall Height 38' max. Buildings with Residential on Uppermost Floor	Max height proposed as 39'-3" in southwest corner of building. Most of the building height is below 38'. Average Plate Height is 33'-10". Height variance required due to slope of the property and trade-off to allow for 3 rd floor residential density. Table below shows corner building heights in decimal feet. <table border="1"> <thead> <tr> <th>Corner</th> <th>Grade</th> <th>Roof</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>NE</td> <td>6715.80</td> <td>6746.53</td> <td>31.73</td> </tr> <tr> <td>SE</td> <td>6710.25</td> <td>6746.53</td> <td>37.28</td> </tr> <tr> <td>SW</td> <td>6708.25</td> <td>6746.53</td> <td>39.28</td> </tr> <tr> <td>NW</td> <td>6710.80</td> <td>6746.53</td> <td>36.73</td> </tr> <tr> <td>Roof Stair</td> <td>6710.50</td> <td>6755.28</td> <td>45.78</td> </tr> </tbody> </table>	Corner	Grade	Roof	Height	NE	6715.80	6746.53	31.73	SE	6710.25	6746.53	37.28	SW	6708.25	6746.53	39.28	NW	6710.80	6746.53	36.73	Roof Stair	6710.50	6755.28	45.78
Corner	Grade	Roof	Height																						
NE	6715.80	6746.53	31.73																						
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NW	6710.80	6746.53	36.73																						
Roof Stair	6710.50	6755.28	45.78																						
Lot Coverage 85% max.	85% Lot Coverage = 5,454 sf. Proposed is 83.4% Lot Coverage = 5,354 sf																								
Floor Area Ratio With 3 rd Floor Residential 200% max.	200% max. = 12,834 sf. Proposed as 216% or 13,871 sf.																								



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	The subject property does not have lot depth that is typical of CY-2 district due to previous subdivision that now contains Alpenglow Townhomes. This reduced depth adversely affects overall building footprint and functionality.
Dwelling Units Per Lot No max.	Proposed as 4 Residential Dwelling Units

CDC Chapter 26 Article 3 – Parking and Use Standards

<u>Standard</u>	<u>608 Yampa Proposed</u>
Required Parking Table 300.1 Permitted Use Matrix – Principal Uses <2,000 sf: 1.5 per DU	Residential unit size ranges from 2,096 to 2,121 SF. The subject property includes six indoor parking spaces for four (4) residential units and one (1) parking space for commercial use.
Residential Principal Use Article 301.B Section 2(a)	In the CY zone district, the subject property complies with multiple-family residential shall not be located within the pedestrian-active building frontage.
Civic, Public, and Institutional Principal Use Article 304.D Section 3	The proposed use of ground floor commercial space as a museum complies with an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling, and exhibiting a collection of natural, historic, scientific, literary, or artistic objects of interest.

CDC Chapter 26 Article 4

<u>Standard</u>	<u>608 Yampa Proposed</u>
401.E Waterbody Setbacks	Building setback complies with Butcherknife Creek setback of 30’ min from ordinary high water mark.
402.D.7 Landscape Design	Applicant complies with Street trees, landscaping, street furniture, and other amenities shall be provided within the right-of-way in accordance with City Engineering Standards and all adopted and applicable streetscape plans and standards.



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403.C.2 Fencing	New fencing proposed for property line adjoining with Butcherknife Creek shall comply with standard
405.D Lighting	All proposed lighting complies with Sections 405.2, 405.3, 405.4, and 405.5
406.C Parking	
406.C.1 Amount	Parking design complies with Table 300-1 – 6 spaces for residential and 1 space for commercial
406.C.2 Location	Parking is located on site and located entirely within lot lines and shall not encroach on any public right-of-way. Parking was designed so that it is not necessary for vehicles to back into any street or public right-of-way.
406.C.4 Maneuvering Space	Complies with 90 Degree/90 Degree 24' min
406.C.5 Surfacing	Parking area will be indoor. Construction shall be paved concrete, graded and drained to dispose of all surface water accumulation.
406.C.6 Stormwater Quality	Sand-Oil Interceptor shall be included for stormwater quality management.
406.C.7 Bicycle Parking 2 spaces required	Bicycle racks shall be included on site as shown in drawings and will allow for a minimum of 5 bicycle parking spaces.
406.C.8 Towing of Vehicles	Signage on the garage bay door to the indoor parking facility will comply with posting requirements of this section.
407 Off-Street Loading	The indoor parking garage area complies with Table 407.1 Off-Street Loading 1 space
408 Refuse Management	Storage for trash and recyclables are shown in the drawings as indoor with zero-step, easy-roll access out to the public street for compliance with all sub-sections of this standard.
409 Snow Storage	No snow storage is proposed or intended for the project. Snow melt will be installed on all decks and patios. Public sidewalk areas shall be cleared in accordance with standards.
410 Performance and Operation	All outdoor mechanical facilities will comply. No other applicable or known use on the property is subject to this standard.
411 Technical Specifications	Building design complies with all applicable portions of this standard relating to engineering, drainage, fire prevention, and geologic hazards.
412 Critical Improvements	Not Applicable



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413 Phasing	Not Applicable.
414 Multi-Mode Facilities / Complete Streets 8' minimum width	The street width is proposed as 10' to 11' minimum. Bicycle facilities are included as detailed above.
415 Clear Vision Setbacks 30' min. for corner lots	Meets Standard
416 Outdoor Storage	None currently proposed.
417 Internal Sidewalks	Not applicable
418 Retaining Walls	Existing 8' x 4' retaining wall on the north side of the property boundary adjacent to Alpenglow Townhomes will be removed and reconstructed.
419 Flood Damage Prevention	This property is sited adjacent to Butcherknife Creek and requires adherence to this section. Building design complies with all required standards.

CDC Chapter 26 Article 4 Division 2

<u>Standard</u>	<u>608 Yampa Proposed</u>
443 Commercial Yampa-Two (CY-2) Design Standards	
443.C Building Placement and Orientation	<p>The building was sited to take advantage of its immediate adjacency to Butcherknife Creek via the ground floor patios, and, upper decks on the side portions of the units facing the creek. All units have expansive views and large deeply-set 260 square foot decks facing Yampa Street.</p> <p>The building's commercial use as a museum across from Workman Park reinforces pedestrian activity and is intended to create a "sense of place" and tie-in with Workman Park, the eastern portion of the Yampa Promenade, and the Rodeo.</p>
443.D Access	The large window frontage promotes pedestrian scale and interaction by providing high levels of transparency on the



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	ground floor fronting Yampa Street and facing Workman Park.
443.E Building Massing	<p>Overall height of the building is lower than its only adjacent property, the Alpenglow Condominiums. The building was designed via multiple character studies of the surrounding architecture, to ensure the scale and massing is complementary to height, proportion, and roof form.</p> <p>The building orientation and scale is specifically intended to complement and activate residential owner activity with Butcherknife Creek and Workman Park via large outdoor decks and patios.</p>
443.F Roof Forms	The building was designed with a flat roof to reduce visual intensity with Alpenglow Townhomes as well as complement the modern architectural style along Yampa.
443.G Surface and Structured Parking	The parking for the building was designed to be hidden and to maximize the number of allowable spaces within the boundaries of this small lot configuration. Garage access from 6 th Street
443.H Building Scale, Variation, and Fenestration 443.H.3 Glazing	<p>The building complies with all aspects of this section. Form, void and size, along with solid to void ratios, are complimentary to the Yampa Street promenade for both built environment and natural context of the Eagle Scout Park. High level craftsmanship showcase all levels of the building with the use of fire and weather resilient exterior materials that vary in nature and form/type.</p> <p>Glazing complies as a minimum 60 percent of the wall area of the ground floor façade and is in excess of the minimum 25 percent of the upper floor facades.</p>
443.I Building Materials	Proposed building materials are suitable to the rigors of the high mountain climate while minimizing maintenance costs and enhancing the long term quality of the development. The steel frame architecture and cantilever, complimented by use of stone, traditional lap board cladding, stucco, and metal sheeting reflect and evoke the natural and historical context of the City and Yampa street architecture.
443.J Building Color	The building contains mix of colors from natural stone and wood to steel frame and painted lap board and cementitious stucco siding.
443.K	Mechanical systems for the building are located on the rooftop, out of visual and audible impact zones.



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Mechanical, Service, and Accessory Structures	
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City of Steamboat Springs Downtown Plan, Adopted April 2, 2019

<u>Plan Element</u>	<u>608 Yampa Proposed</u>
Known Redevelopment Opportunities	608 Yampa Street is identified as Item 13 among 16 Known Redevelopment Opportunities within the Downtown area. See Downtown Plan page 9.
LUZ Land Use and Zoning Goals Met: LUZ1, LUZ2, LUZ4, LUZ5	<p>This project’s vision seeks to balance its modern design within the built environment of Yampa Street, while also activating the many natural areas immediately adjacent to it.</p> <p>Applicant’s proposed ground floor salon/studio and public museum, which can be combined for larger events, are sited across from Workman Park and adjacent to Eagle Scout Park. This flexible cultural resource and retail space seeks to support both locals and tourists alike, and is intended to improve the overall experience for retailers by extending the Yampa commercial promenade eastward and the rodeo visitors westward.</p> <p>The building’s design seeks to maximize parking and available housing on this small and segmented parcel of land without sacrificing aesthetics and mitigating the intensity in its relation to the Alpenglow Townhomes.</p> <p>The four residential 3-bedroom units are larger in size than what is normally found in CY-2 district.</p>
CPM Connectivity, Parking and Mobility Goals Met: CPM3, CPM4	<p>The building design enables the required number of parking spaces (7) by shifting the garage entrance toward the south portion of the building.</p> <p>Proposed bike racks are in excess of the required minimum.</p>
ACH Art, Culture, and Heritage	Applicant’s proposed project with public-access museum seeks to strengthen Downtown as a historic district. The museum is intended to be curated by existing cultural



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<p>Goals Met: ACH2, ACH3, ACH4</p>	<p>resources within the City, namely, the Tread of the Pioneer Museum and the Steamboat Arts Council for the benefit of locals and visitors.</p> <p>The museum space will support, enhance, and diversify public art within the Yampa Promenade.</p>
<p>CB Character of Built Environment</p> <p>Goals Met: CB1, CB2, CB4, CB5, CB6</p>	<p>Applicant’s proposed project seeks to strengthen the character of the building environment along the eastern portion of Yampa Street.</p> <p>The building’s use, design, and overall character celebrates its unique proximity to the Yampa River, Butcherknife Creek and adjoining Eagle Scout and Workman parks.</p> <p>The intent of the museum and adjoining flex space salon/studio is to act as a central gathering space for daily visitors as well as larger events on a periodic basis. The introduction of a cultural resource center along the eastern portion of Yampa Street seeks to introduce a new sense of place to engage the City’s resources for art, cultural, and heritage resources. The proposed continuation of architectural elements from existing Yampa buildings to this project seeks to create a cohesive look and feel to Downtown’s public realm.</p>

Variance Requests & Narratives

Variance Request #1 – Building Placement Lot Line Setbacks

<p><u>Standard</u></p>	<p><u>608 Yampa Proposed</u></p>
<p>Front Lot Line Setbacks for 6th Street & Yampa Street Standards: Below 28’ – 10’ min Height above 28’ – 25’ min</p>	<p>Proposed as 1’ for Yampa and 6th frontage with no setback at 28’</p> <p>The subject property does not have lot depth or size that is typical of CY-2 district due to a previous subdivision that now contains Alpenglow Townhomes. This reduced depth and size adversely affects overall building footprint</p>



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	<p>and functionality for commercial space and parking on the ground floor.</p> <p>The ground floor of the building was designed so that roughly 67% of the frontage extends to the pedestrian corridor and the remaining 33% is patio that meets the setback requirement.</p> <p>Upper residential floors were designed with large 12' depth, open patios spanning the entire frontage along Yampa. They are intended to reduce the intensity of the building's adjacency to Yampa Street.</p>
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719.D General Criteria for Approval

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

Applicant Response – Applicant's proposed variances for lot line setback impose no known or observable injury or adverse impact to the adjacent property. Most importantly, in our character studies along Yampa Street, the proposed setback is consistent with the majority of developed properties along the north side of Yampa Street. Applicant's building site is off-set by 5' from the rear lot line in order to reduce the visual intensity between it and the Alpenglow Townhomes.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

Applicant Response – The proposed variances for lot line setback are intended to better align with the Community Plan and CDC by allowing the building to:

- Fully enclose and incorporate the required amount of parking;
- enable a reasonable increase to the quantity and size of residential units (four) within the Yampa Promenade and Downtown district; and
- allow for the inclusion of commercial unit(s) designed in line with the architectural character, form and quality of the surrounding streetscape.



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- The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

Applicant Criteria: Unnecessary Hardship or Practical Difficulty

Major Variance: The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstances are not the result of actions of the property owner or applicant.

Applicant Response – The subject property does not have lot width that is typical of CY-2 district, adversely affecting overall building footprint and functionality. The upper floors of the building have been designed to emulate the visual intent of the standard by providing porches facing Yampa and a 2nd and 3rd story wall that is setback approximately 11’ feet.

Variance Request #2 – Building Height Above 38’

<u>Standard</u>	<u>608 Yampa Proposed</u>																								
Maximum 38’	<p>Max height proposed as 39’-3” in southwest corner of building.</p> <p>Most of the building height is below 38’. Average Plate Height is 33’-10”. Height variance required due to slope of the property and trade-off to allow for 3rd floor residential density. Table below shows corner building heights in decimal feet.</p> <table border="1"> <thead> <tr> <th>Corner</th> <th>Grade</th> <th>Roof</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>NE</td> <td>6715.80</td> <td>6746.53</td> <td>31.73</td> </tr> <tr> <td>SE</td> <td>6710.25</td> <td>6746.53</td> <td>37.28</td> </tr> <tr> <td>SW</td> <td>6708.25</td> <td>6746.53</td> <td>39.28</td> </tr> <tr> <td>NW</td> <td>6710.80</td> <td>6746.53</td> <td>36.73</td> </tr> <tr> <td>Roof Stair</td> <td>6710.50</td> <td>6755.28</td> <td>45.78</td> </tr> </tbody> </table>	Corner	Grade	Roof	Height	NE	6715.80	6746.53	31.73	SE	6710.25	6746.53	37.28	SW	6708.25	6746.53	39.28	NW	6710.80	6746.53	36.73	Roof Stair	6710.50	6755.28	45.78
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719.D General Criteria for Approval



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1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

Applicant Response – Height variance is required due to slope of the property.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

Applicant Response – The proposed variance for building height is intended to better align with the Community Plan and CDC by allowing the building to:

- Incorporate residential use on the upper floors without compromising a strong commercial ground floor.
- Fully conceal the parking garage and ensure parking spaces meet the Development Code.

3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

Applicant Criteria: Unnecessary Hardship or Practical Difficulty

Major Variance: The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstances are not the result of actions of the property owner or applicant.

Applicant Response – The subject property does not have lot width and size that is typical of CY-2 district, adversely affecting overall building footprint and functionality. The upper floors of the building have been designed to emulate the visual intent of the standard by providing porches facing Yampa and a 2nd and 3rd story wall that is setback approximately 12’ feet.

Variance Request #3 – Floor Area Ratio above 200%

<u>Standard</u>	<u>608 Yampa Proposed</u>
Floor Area Ratio Maximum of 200%	200% max. = 12,834 sf. Proposed as 216% or 13,871 sf.



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	<p>Floor Area Ratio includes the enclosed garage.</p> <p>Floor Area Ration excluding the enclosed garage is 10,372, or 162%.</p>
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719.D General Criteria for Approval

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.

Applicant Response – The subject property does not have lot depth that is typical of CY-2 district due to previous subdivision that now contains Alpenglow Townhomes. This reduced overall size adversely affects building footprint and functionality.

2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

Applicant Response – Choosing to enclose the garage is consistent in use, nature, and form with the vast majority of other buildings along the Yampa promenade.

3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:

Applicant Criteria: Unnecessary Hardship or Practical Difficulty

Major Variance: The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstances are not the result of actions of the property owner or applicant.

Applicant Response – The subject property does not have lot depth that is typical of CY-2 district due to previous subdivision that now contains Alpenglow Townhomes. This reduced overall size adversely affects building footprint and functionality.