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February 17, 2022
Revised: June 1, 2022

City of Steamboat Springs Planning
137 10th St
Steamboat Springs, CO 80487

RE: Detailed Narrative for Lot 1 Indian Meadows Phase I Development Plan
Address: TBD
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this development plan narrative for the Phase I Development Plan at the vacant parcel located in the northeast quadrant of the intersection of Stone Lane and US Highway 40. Legal description: LOT 1 INDIAN MEADOWS F3. Lot 1 is 3.875 acres and zoned Community Commercial (CC). The Owner, Gray Stone, LLC, is proposing to develop a new shared cross access easement and roadway to Storm Peak Apartments. Phase I primarily includes a new shared cross access to the Storm Peak Apartments and subsequent removal of the existing access to the Storm Peak Apartments and a partial vacation of the existing access easement. The easement vacation and new easement dedication shall correlate with this project. An easement vacation application has been submitted and should be reviewed concurrently with this development plan application. Phase I includes additional infrastructure and improvements to be incorporated as part of the overall full buildout plan for Lot 1. A conceptual plan review and feedback from staff provided direction for this development plan. Four Points has prepared a complete application package that outlines the Phase I improvements.

Other improvements associated with Phase I development plan include:

1. 8-foot wide trail extension in line with City's trail extension to the Core Trail.
2. New sewer main and new manhole connection to existing main along the eastern property line to serve future development of Lot 1.
3. Drainage and permanent water quality infrastructure for the cross access road.
4. Landscaping plantings and wetland restoration.
5. Sidewalk installation after removal of the old access road.
6. Gas main connection per Atmos for future development of Lot 1.
7. Removal of old "Fairfield Inn" sign located on Lot 1.

Phase I development plan includes off-site improvements proposed on the neighboring northerly lot where Storm Peak Apartments exist. The proposed off-site improvements for Phase I have been discussed and coordinated with the owner of the Storm Peak Apartments. A letter of intent from the property owner will be obtained and submitted with a grading permit that outlines the proposed off-site improvements on the Storm Peak Apartments lot. Improvements consist of:

1. Demolish and remove (2) existing non-conforming structures which consist of a maintenance shed located outside of zoning setbacks, and a dumpster enclosure that is crossing the property line and is partially located on Lot 1.
2. Construct the 24-foot wide paved access connection from Lot 1 to the Storm Peak Apartments parking lot.
3. Construct the 8-foot wide trail extension to the existing westerly 8-foot wide concrete sidewalk. This trail will also connect to the trail designed by Baseline Engineering in the northeast property corner.

4. Remove existing access to Storm Peak Apartments and vacate access easement.

Development Plan - Section 709.C of the CDC

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.*
 - a. The proposed use is in line with CC zoning. The proposed development will supply Steamboat Springs with additional lodging for tourists and visitors. The proposed use is compatible with the preferred direction and policies outlined in the CDC. No variances to code or standards are proposed. The proposed use shall include the development of a Core Trail connection trail and the cross-access road that is in line with the Colorado Department of Transportation US Highway 40 East Access Study. A stormwater quality swale is proposed to treat runoff from the cross access road. Wetland plantings will be incorporated along the east side of the proposed access.
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.*
 - a. The Development Plan will not negatively impact the existing water quality as engineered stormwater treatment is incorporated within the design. Existing vegetation will be removed by the development but open areas will be re-vegetated and landscaping will be implemented according to the CDC. Some wetlands will be removed and/or disturbed, however this area is expected to be less than 1,000 square feet. An application for a nationwide permit from the Army Corps has been submitted and is under review.
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.*
 - a. The development plan provides adequate vehicular access in both grade and width for private vehicles, emergency service vehicles (e.g. ambulances and fire trucks), and service vehicles such as garbage trucks, delivery trucks, busses, and work trucks.
 - b. The development plan incorporates interconnected pedestrian trails and sidewalks.
 - c. The existing paved turnaround at the end of Stone Lane is proposed to be maintained until the construction of the Stone Lane bridge is completed.
4. *The Development Plan complies with all applicable requirements of this CDC.*
 - a. The development plan conforms to all of the applicable requirements of the CDC.
5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*
 - a. n/a

Stone Lane Bridge Sidewalk Connection – Cash-in-Lieu

Per the City's request, see the following calculation for cash-in-lieu for the future sidewalk connection to the Stone Lane Bridge.

Cash in Lieu Calculation for Future Stone Lane Bridge Sidewalk Connection

- Unit Cost for Sidewalk Construction: \$15/ sq ft
 - Frontage Length: 125 feet
 - Sidewalk Width: 8 feet
 - Total Cost for Frontage Sidewalk Install = 125 feet x 8 feet x \$15/sq ft = \$15,000
 - 10% admin fee = \$1,500
 - **Total Cash in Lieu = \$16,500**
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Trail Maintenance Requirements

The proposed 8-foot wide concrete trail along the north property line of Lot 1 shall be accessible year round and shall be maintained as such by the owner of the to be subdivided lot for the Holiday Inn Express Hotel. Prior to the completion of the Holiday Inn Express Hotel, trail maintenance shall be the responsibility of the Owner of Lot 1 Indian Meadows. The trail shall be kept free of snow and ice buildup during the winter season. During all seasons, the trail shall be kept free of debris and obstructions. Trail maintenance shall be outlined in the covenants as part of the final plat for the subdivided Lot 1. The same goes for the existing westerly 8-foot wide concrete trail that runs north/south and the Stone Lane frontage sidewalks.

Proposed Cross Access Easement Vacation and Dedication

As part of this development plan, we are proposing to vacate a portion of the existing 50-foot wide public access, underground utility, emergency service vehicle access easement and a portion of a 35-foot side public utility easement that are located along the westerly portion of Lot 1. A new 30-foot wide public access, underground utility, and emergency service vehicle easement shall be dedicated along the easterly portion of Lot 1 for the new cross access to Storm Peak Apartments. The existing 50-foot and 35-foot wide easterly easements shall be vacated and the new easement dedicated only when the new cross access road to Storm Peak Apartments is completed and operational. Phase I development plan improvements shall be completed prior to the vacation of the existing easements.

Four Points looks forward to working with City Staff and bringing this Project to the community. Please don't hesitate to call with any questions, comments, or concerns.

Sincerely,

Joe Wiedemeier, PE
Four Points Surveying and Engineering

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