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June 24, 2022

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

RE: Narrative for Lot 1 Indian Meadows Phase II Development Plan
FPSE Job No. 1448-005

Dear Planning Department,

Four Points Surveying and Engineering is pleased to provide this narrative for a proposed hotel development located within a vacant property known as LOT 1 INDIAN MEADOWS F3. Lot 1 is 3.875 acres and zoned Community Commercial (CC). The Owner, Gray Stone, LLC, is proposing the a Holiday Inn Express. In addition, a new shared cross access roadway and 30-foot-wide easement to Storm Peak Apartments (formerly the Fairfield Inn) is part of a separate development plan application. The new cross access road will entail subsequent removal of the existing access to Storm Peak Apartments to allow for construction of the hotels in its place.

Phase 2 – Holiday Inn Express

The Holiday Inn Express has 87 guest rooms. The parking lot has 95 parking stalls and is outfitted with stormwater treatment best management practices (BMPs) including rain gardens and water quality swales. Some of the parking stalls will be utilized as snow storage area during the winter months (see parking stall calcs and breakdown on sheet C1). The development plan includes an amenity area for guests, staff patio, building access/exits on all four sides of the hotel, a dumpster enclosure and bike racks are provided.

Final Plat Minor Subdivision

The Owner wishes to subdivide Lot 1 into two new Lots, Lots 1 & 2. A Final Plat Minor Subdivision application (PL2022029) was submitted concurrently with this development plan application and should be reviewed as such. The subdivision should alleviate the need for variances as described in the 1st DRT planning review comment, #34. In addition this should alleviate the need to landscaping the entire front portion of the existing Lot 1.

Development Plan Criteria for Approval

The development plan as submitted meets the Community Development Code (CDC) criteria for approval under Section 707 (Conditional Use) and 709 (Development Plan) as outlined on the following page.

Development Plan Criteria for Approval: Section 707.C of the CDC

1. *The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*
 - a. The proposed use is compatible with the preferred direction and policies outlined in the CDC. No

Narrative: "variances to code of standards are proposed. The proposed use shall include the development of a Core Trail connection and the cross access road is in line with the Colorado Department of Transportation US approval of this development plan, but parking or other site development will be built, clarify that in the narrative, plans, and request. Or, provide all required information that meets standards for hotel B vertical and site development with this development plan.

Highway 40 East Access Study. The Holiday Inn Express shall have six employee housing units which is encouraged in the CDC by incorporating additional density. Ample stormwater treatment BMPs are proposed to treat runoff from the parking lot prior to discharging into the wetlands. Landscaping will provide screening for neighboring properties.

2. *The proposed use is consistent with the purpose of the zone district.*
 - a. The proposed use is consistent with the purpose of the zone district and with that of existing surrounding developments which include Homewood Suites Hotels neighboring to the south and Storm Peak Apartments (formerly Fairfield Inn) and Holiday Inn and La Quinta Inn neighboring to the north. The property is zoned Community Commercial and the proposed use as a hotel is a use by right in the zoning district.
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.*
 - a. The proposed use shall mitigate any negative impacts to surrounding properties and the community. Four Points and the owner understand the presence of the FEMA floodplain and wetland areas bordering the east property line. An engineering firm that specializes in floodplain analysis was contracted to study the impacts with the associated development and ensure through hydraulic modeling and floodplain analysis that the development shall not cause an increase in base flood elevations and shall not create additional risk to downstream and neighboring properties. The development plan shall provide improvements to the surrounding area including vehicular and pedestrian traffic connectivity in the form of the 8-foot-wide trail connection along the north property line and the shared cross access road. Adequate landscaping shall be provided that conforms to standards and shall provide screening of the hotels from neighboring properties. A fully enclosed dumpster enclosure shall ensure odors are contained, and the enclosure deters bears. The hotels shall not be constructed above allowed building form heights.
4. *The proposed use complies with all other applicable requirements of this CDC.*
 - a. The proposed use complies with all other applicable requirements of the CDC. As mentioned, no variances or adjustments to the CDC or engineering standards are being proposed at this time.

Development Plan Criteria for Approval: 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 consistent line with CC zoning. The proposed development will supply Steamboat Springs with additional lodging for tourists and visitors that is necessary for Steamboat's economy. The proposed use is consistent with the purpose of the zone district and with that of existing surrounding lodging developments which include Homewood Suites Hotels neighboring to the south and Storm Peak Apartments (formerly Fairfield Inn) and Holiday Inn and La Quinta Inn neighboring to the north. The proposed multiple stormwater BMPs (rain gardens and swales) complement the existing wetland areas in and around Lot 1. The 8-foot Core Trail connection enhances trail connectivity and pedestrian mobility. The proposed colors for the hotel will utilize muted earth-tones. Facades are finished in various materials including stone, EIFS stucco, and metal siding panels in 2 different profiles and colors. The elevations meet the design criteria stated in section 438 of the CDC regarding the distinct base, middle and top through the use of changes in material and architectural accents. The façades articulate to help break up the overall mass of the building as shown in the renderings. Roof penetrations are limited to the plumbing and linen chute vents. Ground mounted equipment is also minimized and will be screened by landscaping as necessary. The overall height of the building was kept as low as possible while still accommodating the 4 stories shown.

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 shall minimize any adverse impacts to the natural environment. Multiple engineered stormwater treatment BMPs are incorporated in the civil design both, in and around the parking lot and accesses which blends well with the existing wetlands landscape to the east. Existing vegetation shall be removed by the development, but all unpaved areas shall be re-vegetated and/or landscaping shall be implemented according to the CDC. Some wetlands will be removed and disturbed, however this area is expected to be less than 1,000 square feet in total. A nationwide permit from the Army Corps has been approved for the proposed wetland removal. The area of wetlands to be removed shall be revegetated with wetland plantings (see landscaping plan) and a water quality swale that will provide ideal conditions for vegetation to thrive and wildlife to exist. The wetland area identified in the plans requires grading to improve stormwater drainage and provide stormwater treatment for the runoff from the cross-access road.

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. The development plan is consistent with the Colorado Department of Transportation US Highway 40 East Access study for a future connection to Ingles Lane. Adequate parking and snow storage is provided. The development plan incorporates interconnected pedestrian trails and sidewalks from the hotels to existing trails and sidewalks and a connection to the approved Core Trail connection on City property at the northeast property corner. Heated sidewalks around the hotels and a heated porta-cochere pull up will provide safe and unencumbered access for pedestrians. 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. Each hotel will have a fully enclosed dumpster enclosure. The Holiday Inn Express incorporates employee housing which is consistent with the CDCs encouragement of mixed-use, employee housing, and density.

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. As mentioned, no variances or adjustments to the CDC or City engineering standards are being proposed.

5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*
 - a. A conceptual development plan was reviewed, and comment was provided by City planning and engineering staff. This development plan is in conformance with the comments and recommendations provided by City Staff.

Fee in Lieu for Stone Lane Sidewalk Construction w/ Stone Land Bridge

Four Points used a unit cost for concrete sidewalk per city standards at \$140/SY. The required additional sidewalk along Stone Lane to Connected to the proposed future bridge is approximately 125.0 feet. 125 ft x 8 ft width x \$15.56/SF = \$15,560

Admin fee = 10% x \$15,560=\$1,556

Total Fee in Lieu = \$17,116

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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