



July 8, 2022

Ms. Kelly Douglas
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RE: Project Narrative for Final Plat at Steamboat Basecamp (currently World West Subdivision Lot 1 and 2 – 1950 Curve Ct and 1901 Curve Plz).

This Final Plat application is being submitted for the Steamboat Basecamp Project, located at 1901 and 1950 Curve Plz (currently Lots 1 and 2, Worldwest Subdivision, respectively) and approved under DPVC-21-06 and DPVC-21-16. The Preliminary Plat was approved by City Council Resolution under PL20210006.

This Flat Plat proposes 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 and commercial mixed-use building and surface parking area, 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 facilitate financing of the project construction and provide flexibility for future ownership structures related to each use.

The approved Development Plan (DPVC-21-06 and DPVC-21-16) for the site will 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, and approximately 8,000 SF of commercial space.
- 2) Twenty-eight (28) 3 and 4 bedroom townhome units, built in six different groups of structures, oriented perpendicular to US40.
- 3) A community-centric outdoor amenity/commercial space that will consist of a lawn, a performance platform, and two accessory structures, that 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) Associated sitework will consist of a new private road bisecting the site, existing and new surface parking for all uses, drive/access aisles into each condo/townhome “block”, and landscaping throughout.

Per Section 716.C.1 and 2, Criteria for Approval of a Final Plat, the following criteria must be met. See responses in **bold** below each criteria item:

- a. The Final Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district, unless specifically varied through a Variance process.

The Final 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 approved as part of the Preliminary Plat process.

- b. 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.

- c. The Final 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 Final 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.

- d. The Final Plat shall be compatible with the character of existing or planned land development patterns in the vicinity and shall not adversely affect the future development of the surrounding area.

The Final 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.

- e. 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.

- f. The Final Plat shall be prepared in substantial conformance with state law governing subdivisions, plats, and surveying requirements.

The Final Plat has been prepared in substantial conformance with state law governing subdivisions, plats and surveying requirements.

- g. The required infrastructure, including but not limited to streets, drainage, water, and sewer, are complete and have final acceptance, or an Improvements Agreement has been executed.

The required infrastructure, including streets drainage, water, and sewer are under construction and are expected to be complete/have final acceptance by the time the Final Plat is approved.

2. Additional Criterion for Major Subdivision The following criterion for approval shall apply to Major Subdivisions and shall be in addition to the general criteria for approval in Section 714.C.1:

- a. The Final Plat shall be consistent with the approved Preliminary Plat including any conditions of approval.

The Final Plat is consistent with the approved Preliminary Plat including conditions of approval.