



September 15, 2022

City of Steamboat
Planning & Community Development
124 10th Street
PO Box 775088
Steamboat Springs, CO 80477

Project: **The Lodge at Steamboat South Parking Garage**
Address: 2700 Village Drive
Re: Development Plan & Variance Narrative

To Whom It May Concern:

Please see the attached Development Plan for the proposed The Lodge at Steamboat South Parking Garage project. Please let us know if you have any questions.

Thanks,

A handwritten signature in black ink that reads "Gregory S. Hall". The signature is written in a cursive, flowing style.

Greg Hall
ESA Architects

Project Narrative

This Development Plan seeks to repurpose the surface of the existing South Parking Structure at The Lodge at Steamboat Condos. The structure was built in 1980-1982 timeframe and this proposal will not increase the footprint. Only a waterproof membrane will be placed in the 15-foot setback. The 1979 Woodard/Taylor Master Site Plan Work Sheet (Designated DP-1.3) shows South Parking Structure in its current location.

The surface of the existing structure has deteriorated is now vulnerable to the freeze thaw cycle and is in desperate need of repair. The deterioration of the surface has made the original use as a tennis court not possible for many years. The North Parking Structure also has a tennis court on the roof but is currently being used for the far more popular pickleball with four interlocking floor tile system courts.

This plan seeks to add to residents' amenities, while also protecting the integrity of the existing Parking Structure. This Plan proposes 123 storage lockers for condo renters and owners and therefore provides an amenity not currently available at the Lodge. Additionally, this Development Plan seeks to enhance the outdoor gathering area at the Structure's east side - with enhanced landscaping and a proposed Trellis Structure. Lastly, This Development Plan will provide an enclosure for the trash and recycling dumpsters currently visible in the adjoining parking lot.

Development Plan – Public Hearing

709.C Criteria for Approval

Development Plans shall be approved upon a finding that the following criteria are met:

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.

The added storage locker structure on top of the existing garage will have exterior finishes matching the existing condo buildings. Removing the ten-foot chain-link fence will also improve the appearance of the structure. Providing storage for condo renters also improves the appearance of the community and reduces obstacles to pedestrian circulation on the sidewalks around the buildings where bicycles can be stored. Enclosing the existing dumpster storage area also enhances the appearance of the area. Unit and building maintenance will also be reduced when skies/snowboards are not carried into the units for safekeeping.

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.

This project does not expand the footprint of the existing garage and dumpster storage area. Approximately 500 s.f. of concrete sidewalk and gravel sitting area are being replaced by a 800 s.f. patio, pergola and sidewalk to the storage lockers. The sod from the pergola/new sidewalk area will be moved to the former concrete sidewalk and gravel area. This development should have no effect on water quality, air quality, wildlife habitat, vegetation, wetlands or natural landforms.

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.

There will be no change to vehicular access to the existing parking garage or change in the number of parking spaces in the garage or adjacent parking spaces. Access to refuse management (dumpsters) will not change except for opening the trash enclosures doors. Pedestrian traffic from the condos into the storage lockers will be along existing pathways except for 68' feet of additional sidewalk on the south side of the pergola.

4. The Development Plan complies with all applicable requirements of this CDC.

SEE SECTIONS LISTED UNDER ARTICLE 4 BELOW.

5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

Not Applicable

Article 4

Section 404 Revegetation

Ensure prompt revegetation of areas disturbed by development to prevent runoff and create an attractive appearance.

After the 500 s.f. sidewalk and gravel sitting area on the east side of the garage are removed, sod from the 800 s.f pergola and new sidewalk will be transferred to prevent runoff and maintain an attractive appearance. No other areas of the existing landscaping will be disturbed.

Section 405 Exterior Lighting

Permit reasonable use of lighting for safety, utility, security, productivity, enjoyment and commerce. Minimize light pollution, light trespass and glare.

Please see lighting plan.

Section 409 Snow Storage

Ensure there are adequate areas for storing accumulated snowfall until it melts.

This project will not alter the existing snow storage areas or procedures.

Section 411 Technical Specifications

Ensure development complies with proper engineering standards to protect the public health, safety, and welfare.

Waivers have been approved for Traffic Impact, Geotechnical Report, Drainage Study and Water Demand Report.

Section 413 Phasing

Ensure that development occurs in an efficient and orderly manner with consideration of the importance of certain improvements to the community and the project itself.

This project is proposed to be completed on one phase of construction work.
October 2022 – March 2023.

719 Variance

Variances shall be reviewed through the Minor Variance process when the following criteria are met.

No variance is requested for this project.