

**STEAMBOAT 700:
WEST OF STEAMBOAT SPRINGS AREA PLAN &
STEAMBOAT SPRINGS AREA COMMUNITY PLAN
POLICY ANALYSIS**

WEST OF STEAMBOAT SPRINGS AREA PLAN COMPLIANCE -

CHAPTER 2 – ENVIRONMENTAL CONDITIONS AND EXISTING LAND USES:

2.8.1 Views

1. *Protect scenic corridors along US Hwy 40. Avoid development of the steep hillsides and ridges that run along the north side of US Hwy 40. Require a detailed slope, ridgeline and "seen area" (visual impact) analysis from US Hwy 40 as part of the submittal requirements for development proposals.*

➤ **How Steamboat 700 Master Planned Community (SB 700 MPC) Complies:** No development is proposed on steep slopes (over 30%) to help protect hillsides and scenic corridors along US Highway 40. With limited exceptions, the community will be largely screened from US 40 view by ridgelines and cliffs close to the highway. A visual analysis will be prepared by the City of Steamboat Springs.

2. *From US Hwy 40 and other public locations, preserve views of Emerald Mountain, Mt. Werner, the Yampa River valley to the south of US Hwy 40 and the natural "gateway" experience.*

➤ **How SB 700 MPC Complies:** This policy is not applicable to SB 700 MPC per direction from the City of Steamboat Springs Planning Department.

3. *New commercial development along US Hwy 40 is discouraged. Avoid "strip" commercial development along US Hwy 40 and road corridors. Use clusters of compact development set back from the road.*

➤ **How SB 700 MPC Complies:** SB 700 proposes two land plan scenarios – one that includes a mixed use center in Pod 3 and another that provides the opportunity for large format retail. Pod 3 (see Land Use Plan) is located adjacent to US 40 where commercial viability is most achievable, but the majority of the development area is setback a significant distance from the highway. The surrounding topography limits the visibility of the commercial uses to a relatively small "window". Under both scenarios, there would likely be only one small commercial building near US 40 with the remaining buildings clustered behind

and to the north. Furthermore, the Steamboat 700 Form Based Code (SB 700 FBC) and Steamboat 700 Design Guidelines will include provisions addressing the visual mitigation of commercial parking lots.

4. *Place parks to take advantage of views within and across each development.*

- **How SB 700 MPC Complies:** The entire project site contains wonderful views in all directions, including towards the Steamboat Ski Area, Buffalo Pass, Emerald Mountain, the Flattops, and points west. Proposed parks have been preliminarily located to take advantage of these views.

5. *Align roads to take advantage of views of prominent landmarks*

- **How SB 700 MPC Complies:** Similar to #4 above, the majority of project streets will be able to take advantage of views given that the site itself has spectacular views in most directions. The Primary Street alignments have been established in the Land Use Plan, while local streets will be designed during the individual subdivision process, where specific views and landmarks can be taken into consideration. In the SB 700 FBC, one of the possible street sections is the Edge Drive, which is a single loaded corridor aligned along open spaces to provide unencumbered views into the open space.

6. *Protect nighttime viewing of the stars. All streetlights should be downcast and opaquely shielded and placed at intersections and in other locations required for safety and security to encourage walkable neighborhoods.*

- **How SB 700 MPC Complies:** The SB 700 FBC requires that all streetlights shall be International Dark-Sky Association compliant, which means the lighting must be energy efficient and fully shielded -- directing the light downward, where it is needed, rather than upward, where it contributes to sky glow and other forms of light pollution.

2.8.2 Wildlife

1. *Follow guidelines set forth in the Wildlife Resources section of the Routt County Master Plan.*

- **How SB 700 MPC Complies:** A wildlife report conducted by Western Bionomics consulted with the Colorado Division of Wildlife (CDOW), and identified and mapped "critical" wildlife habitat as mapped by CDOW and gathered site specific data from biological surveys of the property. An analysis of the effects of the proposed development on wildlife was driven by goals, policies, and action items identified in the Routt County Master Plan, in addition to consultation with the CDOW. The Wildlife Report provides specific measures to

be implemented that achieve the goals, policies, and action items provided in the Master Plan.

2. *Preserve and enhance drainages for wildlife habitat and migration. Consult with Colorado Division of Wildlife during development review to ensure sufficient width to allow wildlife movement. Locate trail systems within drainages to the extent compatible with wildlife habitat protection.*

➤ **How SB 700 MPC Complies:** The Steamboat 700 Land Use Plan will preserve a corridor of undeveloped wildlife habitat along Slate Creek, which will provide a north-south corridor of relatively undisturbed habitat for wildlife species to use when moving through the development. Other on-site drainages are similarly preserved for the benefit of wildlife. Consultation with CDOW was initiated in the early stages of the development planning and is currently ongoing.

3. *Locate trails and recreational amenities outside important wildlife and riparian areas.*

➤ **How SB 700 MPC Complies:** Steamboat 700 trails and recreational amenities are located outside of “critical” wildlife habitat on the property. Additionally, many species of wildlife are nocturnal or crepuscular, meaning their activity periods occur between dusk and dawn. The periods of highest use by wildlife will be during that period, while human occupants will generally utilize trails during the opposite period, from dawn until dusk. Therefore, the presence of trails and recreational amenities will not adversely affect the habitat quality along Slate Creek upon full buildout.

2.8.3 Geology

1. *Avoid locating development in areas that are unstable. Site-specific geologic investigation must occur on lands designated as Potentially Unstable or Rockfall prior to any development approvals.*

➤ **How SB 700 MPC Complies:** A complete soils and geo-technical review of the site has been conducted by the local firm, NWCC. No Potentially Unstable or Rockfall areas were identified.

2. *Provide explicit notice to future landowners of potential geologic hazards, including ground subsidence, rockfall, faults, landslides, mud and earth flows, and existing or potential slope failure.*

➤ **How SB 700 MPC Complies:** None of the above conditions were identified in the Soils and Geo-Technical investigation.

2.8.4 Drainage

1. *Size setbacks and easements to accommodate 100-year storm flows, preserve riparian wildlife habitats, protect vegetation to assure stable banks and to allow multiple use non-motorized trails, e.g. pedestrian and equestrian.*

➤ **How SB 700 MPC Complies:** The Steamboat 700 Land Use Plan has been designed to accommodate the 100 year floodplain and a Floodplain Study has been completed and submitted with this application. The Floodplain Study indicates that the 100 year floodplain will not be encroached upon.

2. *Apply the City's urban drainage and stormwater management criteria and 'best management practices' to the West Steamboat Springs area. Encourage natural or grass-lined stormwater drainage swales and channels wherever possible.*

➤ **How SB 700 MPC Complies:** A Conceptual Drainage Study, to be submitted during the Annexation review, will be developed in accordance with Section 5.0, Drainage Criteria, of the City's Engineering Standards, to provide for overall stormwater management on the Steamboat 700 site.

3. *Require coordinated drainage and stormwater management plans in all development proposals. Reserve adequate drainage easements to accommodate subsequent development.*

➤ **How SB 700 MPC Complies:** A Conceptual Drainage Study, to be submitted during the Annexation review, will be developed in accordance with Section 5.0, Drainage Criteria, of the City's Engineering Standards, to provide for overall stormwater management on the Steamboat 700 site. This study will serve as a master stormwater management plan for all subsequent development proposals, including the reservation of adequate drainage easements.

4. *Require stormwater and drainage easements to be sized to accommodate trail systems, to the extent compatible with wildlife habitat protection. (See also Wildlife Policy #2)*

➤ **How SB 700 MPC Complies:** The Steamboat 700 Land Use Plan has been designed to accommodate adequate areas for such easements and trails.

2.8.5 Existing Land Uses

1. *Allow continuation of existing uses, even if non-conforming.*

➤ **How SB 700 MPC Complies:** The existing uses on the property will continue as development occurs over time.

2. *Encourage continuation of agricultural uses in the Yampa Valley, especially irrigated hay meadows south of US Hwy 40. Encourage continuation of agricultural uses on the upper plateau until replaced by development.*

➤ **How SB 700 MPC Complies:** The existing agricultural use on the property may be continued as development occurs over time. There are no irrigated meadows on the property.

2.8.6 Water

1. *Adequate water supply and pressure exist for the West Steamboat Springs area. Expansion of the water treatment facilities may be required by future growth in the region (including West Steamboat Springs). Expansion costs must be paid for by new development proportionally, including but not limited to tap fees.*

➤ **How SB 700 MPC Complies:** Expansion of the water treatment facilities has not been made a requirement of this development, but tap fees will contribute to future expansion costs. Adequate treatment capacity exists to serve the development.

2. *New development will be responsible for water system delivery infrastructure (identified in the City's Treated Water Master Plan) that is required by the new development including looping/redundant infrastructure required to ensure adequate fire flow.*

➤ **How SB 700 MPC Complies:** The Steamboat 700 development will provide the necessary water system delivery infrastructure required to serve the development.

3. *Water service will not be provided to plumbing fixtures that are above the service elevations.*

➤ **How SB 700 MPC Complies:** Not applicable.

4. *Water service will not be extended into areas outside the Urban Growth Boundary (UGB) without a formal revision to the WSSAP and only if the level of service meets the goals and policies of the WSSAP.*

➤ **How SB 700 MPC Complies:** Not applicable.

2.8.7 Wastewater

1. *Lift stations typically require significant maintenance and are subject to occasional failure. Therefore, areas that would require new lift stations will not be considered for development. Most of the plateau area can be served by gravity connections to the Regional Treatment facility -- without secondary lift stations.*

- **How SB 700 MPC Complies:** As an alternative, wastewater from the western and central portions of the Steamboat 700 site could flow to one or more, city owned regional pumping lift stations, thereby eliminating the need for installation of a dedicated sewer interceptor along US 40.

2. *Expansion of the wastewater treatment facilities may be required by future growth in the region (including West Steamboat Springs). Expansion costs must be paid for by the new development proportionally, including but not limited to tap fees. New development will be responsible for wastewater system collection infrastructure that is required by the new development.*

- **How SB 700 MPC Complies:** No expansion of the wastewater treatment facility is required as part of Steamboat 700, but tap fees will contribute to future expansion costs. The development will be responsible for all new wastewater collection system infrastructure necessitated by the development.

2.8.8 Transportation

1. *All development in the Plan area should be transit-oriented. Development should include a transit center in the Village Center, transit stops in residential areas and efficient bus route connections within the context of a regional transportation plan.*

- **How SB 700 MPC Complies:** Steamboat 700 has been carefully planned to be transit-oriented, which by one definition is “a mixed-use community within walking distance of a transit stop that mixes residential, retail, office, open space, and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car.” At least three transit stops are planned in the development, in conjunction with a new transit line to West Steamboat, each within a mixed use core/village center environment.

The Steamboat 700 Walkability Plan documents that 72% of residential units and 100% of non-residential units are within ¼ mile of the three primary transit stops, and 100% of all housing units are within ½ mile of these transit stops. This proximity to transit will encourage transit ridership.

The WSSAP discussed the need for a “transit center” in the Village Center area although it did not specify what should be included. According to Steamboat 700 Annexation Traffic Study, the three primary transit stops referenced should each function as “transit centers” or “super stops”, but a transit center “building” or station in the Village Center area is not needed and not recommended. The super stops will include as many of the following as possible:

- located in an inviting, attractive and interesting streetscape environment
- proximity to retail shops, sidewalk cafes, etc.
- uninterrupted sidewalk access



- paved waiting area behind the curb
 - heated shelter on a paved pad with benches inside and outside the shelter
 - bike racks
 - at least one stop, such as at the Village Center, should include an indoor seating area (possibly with lockers and restrooms) in association with an adjacent public facility or commercial building
 - at least one stop should have bike lockers available (possibly within an adjacent building)
 - informational kiosk
 - street lighting and pedestrian scale lighting in the area
 - at least one stop should have proximity to a parking reservoir near a retail facility to allow some residents to “park-and-ride”
 - on-street parking to be prohibited at the bus stop to allow buses to stop against the curb (bus pullouts not recommended).
2. *Link the Village Center area to neighborhoods, and neighborhoods to neighborhoods through trails, sidewalks, and transit stops. Development in the Plan area will include the design and construction of certain streets as pedestrian-oriented with a focus on pleasurable walking experiences to community facilities and safe routes for school children to travel to school and recreation facilities.*
- **How SB 700 MPC Complies:** An extensive trails network, including expansion of the core trail, coupled with pedestrian oriented streets that feature wide sidewalks detached from the street, will provide excellent non-vehicular connections throughout the site, including to the mixed use village centers, from neighborhood to neighborhood, to the many anticipated parks. The Steamboat 700 Walkability Plan illustrates this connectivity and the SB 700 FBC will insure development at a scale and character that encourages pedestrian travel.
3. *Design and build streets in the Plan area to provide an integrated connected system of roadways.*
- **How SB 700 MPC Complies:** The SB 700 FBC proposes a hierarchy of Street Types for the project, including arterial, collector, local and neighborhood streets, and alleys. Mid-block pedestrian Paseos are also anticipated on some blocks. The Form Based Code will specify a maximum block size and connectivity requirements that will result in a highly connected and integrated system of roadways.
4. *Avoid the use of dead ends and cul-de-sacs on arterials, collectors and local streets to disperse traffic throughout the neighborhoods.*
- **How SB 700 MPC Complies:** The SB 700 FBC includes a provision that prohibits the use of cul de sacs in all areas, except where physical constraints do

not allow for connected streets. In those cases, a pedestrian connection will be required from the end of the cul de sac to the adjacent neighborhood or open space.

5. *Designate portions of the New Victory Parkway through the Village Center as an urban parkway. Parkways are important signature streets upon which important building and commercial areas should front.*

➤ **How SB 700 MPC Complies:** The Streets and Circulation Standards in the SB 700 FBC include a distinct Street Type for the portion of New Victory Parkway that passes through the secondary mixed use area (called Parkway In-Town in the FBC). The FBC further includes build-to-line standards that require the majority of a building be built to the front property line to form a desirable urban edge along the parkway.

6. *Extension of the transportation network (roads, trails, sidewalks) to provide required access will be the responsibility of the developer. This may include offsite improvements to extend infrastructure to the development.*

➤ **How SB 700 MPC Complies:** All of the on-site transportation network will be constructed by the SB 700 master developer or future subdivider. The extent of off-site transportation improvements have yet to be determined, but will be defined through the NEPA Category Exclusion Study for US 40. SB 700 has proposed a formula for determining its fair share of US 40 improvements. SB 700 also plans to construct a trail underpass of US 40 to allow the core trail extension to and through the site.

7. *Where new roads connect to existing roads, connections or densities may be limited if existing road capacity is not sufficient and no improvements are identified to adequately upgrade the existing roadway.*

➤ **How SB 700 MPC Complies:** It is anticipated that all roadways connecting to the SB700 site will have adequate capacity to accommodate the projected future traffic given the shared funding of off-site roadways described above in 6. All on-site roadways connecting through the site from edge to edge should also have adequate capacity when implemented.

8. *A cost reimbursement mechanism such that initial developers may be reimbursed for offsite infrastructure expenses they incur that serves later development may be negotiated with the City of Steamboat Springs as part of the required annexation agreement. The implementation of a special district may be an appropriate tool for creating a cost reimbursement mechanism.*

- **How SB 700 MPC Complies:** A cost reimbursement mechanism has been proposed by SB 700 for such infrastructure expenses (see Annexation Traffic Study).
9. *In order to permit traditional neighborhood streets (narrow road widths, shorter radius curbs, etc.) alternate road standards consistent with AASHTO and industry practice may be approved providing adequate provisions for emergency services, utilities, drainage, and snow storage are provided. Planning standards (such as garage setbacks, roof pitch direction, side lot setback, etc.) may also need to vary to accommodate different road standards.*
- **How SB 700 MPC Complies:** The SB 700 FBC proposes a range of Street Types that facilitate the construction of “traditional neighborhood streets” that allow for, among other things, narrower street widths, shorter radius curbs, and limited on-street parking to arrive at a functional and pedestrian oriented streetscape, yet still provide for emergency services, utilities, drainage and snow storage.
10. *To ensure a coordinated street system each new development shall be required to dedicate adequate rights-of-way and connection points for the New Victory Parkway and all other streets and trails in conjunction with new development proposals and annexations.*
- **How SB 700 MPC Complies:** Steamboat 700 proposes adequate rights of way and connection points to for the New Victory Parkway and other streets both internally and to adjacent properties.
11. *New development will incorporate consistent, high quality design standards for the New Victory Parkway, other major streets, and major intersections that include consistent streetscape design, e.g. signage, street lights, shelters and pedestrian paving.*
- **How SB 700 MPC Complies:** The Street Types in the SB 700 FBC ensure that each street will be designed to create a high quality streetscape with requirements for maximum and minimum street widths, on-street parking in some areas, planter strips with street trees, and adequately sized sidewalks on both sides of streets. Additionally, the Street Types provide consistent standards for signage, street lights, transit shelters and sidewalk and trail materials.
12. *Design the New Victory Parkway to accommodate on-street parking in the Village Center.*
- **How SB 700 MPC Complies:** On-street parking will be required in may areas of the Village Centers (see Parkway In-Town Street Type in the FBC).

13. *A developer may choose to fund certain infrastructure in West Steamboat through a Special District or other similar mechanism. The City of Steamboat Springs and Routt County will cooperate in the development of any reasonable funding mechanism.*

- **How SB 700 MPC Complies:** The Steamboat 700 Metropolitan Districts are proposed to provide funding for a portion of the public improvements necessary and appropriate for the development. The primary purpose of the Districts is to finance the costs of certain improvements necessary for the development of the project and then dedicate many of them to the City for ongoing operations and maintenance.

Also see Section 3.4.5 for additional Policies related to trails.

2.8.9 Airport

1. *Residential uses in the Flight Pattern area may be allowed with the following conditions:*

- *Use of non-reflective exterior materials.*
- *Use of construction techniques that reduce interior noise levels by 25 decibels (lower than achieved by typical construction techniques).*
- *Granting to the City or County aviation easements that notify potential owners of the airport impacts and require compliance with height, light and sound attenuation measures.*

- **How SB 700 MPC Complies:** Steamboat 700 was involved in the adoption of the Steamboat Springs Airport Master Plan and the adopted plan addressed many of the Steamboat 700 concerns. However, future implementation through adoption of an overlay zone may create conflicts with the project as planned, such as potentially prohibiting solar panels. SB 700 has agreed to provide aviation easements.

CHAPTER 3 – MASTER LAND USE PLAN

3.5.1 Overall

1. *Urban types of development will be allowed only in areas that are annexed to the City of Steamboat Springs. The City will annex only parcels that are contiguous to the existing City limits in accordance with state and local statutes.*

- **How SB 700 MPC Complies:** The applicant proposes annexation for the entire portion of the 508 acre site contained within the Steamboat Springs Urban Growth Boundary. The proposed parcel to be annexed complies with state statutes with regard to contiguity.

2. *The property currently platted as the “540 Subdivision” will be required to include a designated area for a Village Center and areas for, commercial/light industrial uses, schools, emergency services, parks, trails, and open space as necessary to ensure orderly development in conformance with this plan.*

➤ **How SB 700 MPC Complies:** Steamboat 700 will provide at least two different Village Centers (in Pod 9, and a smaller mixed use area in Pod 10b and 11b along New Victory Parkway) with the possibility of a third in Pod 3 of the Land Use Plan. Two land use scenarios are contemplated for Pod 3: one as a mixed use, Village Center (the “Steamboat 700 Land Use Plan”) and another as a large format retail center (the “Large Format Retail Alternative”).

Should the Steamboat 700 Land Use Plan be the selected development scenario for Pod 3, then this will be the primary Village Center and the mixed use area in Pod 9 will be the secondary Village Center, and the one in Pod 10b and 11b will be a small, tertiary center.

If the Large Format Retail Alternative becomes the selected development scenario for Pod 3, then the mixed use area in Pod 9 will become the primary Village Center.

According to the SB 700 FBC, the two smaller Village Centers will be “zoned” T-4-NC (Neighborhood Center), which will allow a variety of commercial and residential uses, while the primary commercial area in Pod 3 will be “zoned” T-5-TC (Town Core).

A limited range of neighborhood compatible, light industrial uses are allowed in the T 4-NC and T 5-TC and Special District. A public safety facility, such as for emergency services is also allowed in the above zone districts. Parks, trails and open space are allowed within all “zoning” designations.

All of the land uses listed above are proposed in the Land Use Plan except for a school. The School Districts has informed the City that an on-site school is not desired.

3. *Other properties to be annexed may be required to include designated areas for commercial/light industrial uses, schools, emergency services, parks, trails, and open space as necessary to ensure orderly development in conformance with this plan.*

➤ **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700 per direction from the City of Steamboat Springs Planning Department.

4. *The Master Land Use map is intended to provide a delineation of the areas that are available for development in West Steamboat. It is not intended to establish limits of*

the areas that are suitable for development that will be determined through site-specific constraints analysis.

- **How SB 700 MPC Complies:** A thorough analysis of the areas suitable for development has been undertaken by the development team and the resulting Land Use Plan provides pod boundaries that only include areas that are suitable for development.
5. *New urban level development in West Steamboat should be in general conformance with the Design Guidelines contained in Section 6 of this plan.*
- **How SB 700 MPC Complies:** The SB 700 FBC will guide all development within Steamboat 700. It is based on Traditional Neighborhood Design principles and the Design Guideline section of the WSSAP.
6. *The land outside the Urban Growth Boundary (UGB) of the WSSAP shall remain at a density of 1 unit per 35 acres except as approved through a Land Preservation Subdivision (LPS) or Transfer of Development Rights (TDR) program.*
- **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700 per direction from the City of Steamboat Springs Planning Department.
7. *In the West Steamboat Springs Area only, consider parcels of 35 acres or more (including remainder parcels in Land Preservation Subdivisions), as holding zones that could be re-zoned to higher densities in the future, consistent with the WSSAP.*
- **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700 per direction from the City of Steamboat Springs Planning Department.

3.5.2 Village Center

1. *The property currently platted as the “540 Subdivision” will be required to submit a detailed Master Development Plan in consultation with adjoining property owners and with the participation and approval of the City prior to annexation.*
- **How SB 700 MPC Complies:** A Land Use Plan showing development pods, land use, trails, and primary street network has been submitted with the Annexation Application. In addition, two development pods (Pods 2 & 9) were conceptually planned out with further detail, including showing potential lots and blocks layout, building types and footprints, land use, and secondary street types.

Regarding adjacent owners, SB 700 has consistently reached out to the property owners in the area with a variety of communication methods.

2. *Creation of a Village Center is a required part of the development of West Steamboat. The Village Center should incorporate uses that leverage, complement and support each other while creating a community focal point. Including, but not limited to, institutional uses such as post office, childcare, fire station, police substation, public buildings, churches, etc. as well as some community neighborhood retail such as grocery store, neighborhood convenience store, bank, coffee shop, laundry, dry cleaners, bakery, restaurants, etc.*

How SB 700 MPC Complies: See Response to 3.5.1 #2. According to the SB 700 FBC, the Transects (a/k/a zoning) for these mixed use areas are T4-NC (Neighborhood Center) and T5-TC (Town Core), both of which allow all of the above uses.

3. *The core area of the Village Center should reflect the best of the traditional character of Steamboat Springs while helping establish a distinct identity in its own right. Include design elements such as street trees, wide sidewalks and appropriately scaled public spaces that tie the center together and identify it as the "heart of the community".*

- **How SB 700 MPC Complies:** Specific Street Types are proposed in the SB 700 FBC for the Village Centers to ensure that the resulting streetscape represents an inviting and desirable, “main street” character through requirements for on-street, parallel parking, street trees and wide sidewalks. The Building Form section of the FBC dictates building placement up to the sidewalk to create good urban design and the Parks & Open Space Standards of the FBC require appropriately scaled and designed public spaces for these areas, such as plazas and civic spaces.

4. *Link the Village Center with surrounding neighborhoods through the provision of trails and sidewalks and transit stops.*

- **How SB 700 MPC Complies:** The Village Centers will be well connected to surrounding neighborhoods through wide, detached sidewalks along all streets and an extensive trail system through project open space. Transit stops are proposed in all three village center areas.

5. *Include multiple types of housing opportunities in the Village Center, such as apartments and condos above the office and retail uses. Flexibility in zoning requirements is required to accommodate the mixed uses of the Village Center (use of the Commercial Old Town (CO) or Commercial Neighborhood (CN) zone districts would be appropriate).*

- **How SB 700 MPC Complies:** The SB 700 FBC includes a variety of Building Types that allow for vertical mixed use, including apartments and condos above commercial, in the two village center zone districts: T4-NC and T5-TC.

6. *Include high density housing within and adjacent to the Village Center to provide sufficient population to ensure cost effective transit.*

➤ **How SB 700 MPC Complies:** A high proportion of the housing within and adjacent to the Village Centers is higher density, multi-family housing to maximize the efficiency of transit. In fact, 72% of the proposed units are within a one quarter mile walking distance to transit.

7. *Encourage the development of a multi-purpose community center for the community at large.*

➤ **How SB 700 MPC Complies:** A site for a community center for Steamboat 700 has been designated on the Land Use Plan in Pod 9.

3.5.3 Residential

1. *Place higher density housing adjacent to and near the Village Center.*

➤ **How SB 700 MPC Complies:** The higher density uses are in the mixed use Village Centers (Pod 3 & 9) and in the T4 and T5 Transects in the Regulating Plan of the FBC.

2. *Develop residential areas as a community of individual neighborhoods, defined and buffered by open space. Encourage pedestrian use with an internally connected street system that is linked to other neighborhoods in multiple locations.*

➤ **How SB 700 MPC Complies:** The Land Use Plan shows a series of pods (a/k/a neighborhoods) that have resulted from separating out natural open space areas, which also function as a buffer between the pods. All of the pods are connected to each other by a multitude of different sidewalks and trails as well as streets.

3. *Provide affordable housing intermixed with market-rate housing recognizing that differences in lot coverage, height and scale create a beneficial vitality.*

➤ **How SB 700 MPC Complies:** The SB 700 CHP provides the framework for intermixing of affordable and market rate housing in the designated “CHP Neighborhoods” (Pods 2, 3, 4, 5, 9, and 10) to assure a healthy balance between market-rate and Community Housing units. No more than 50% of the total number of homes in those pods will be comprised of Community Housing Units and at least 10% of the total number of for-sale Community Housing Units constructed will consist of each category of product type (condominium, townhome, and single-family detached Courtyard homes on lots of less than 5,000 square feet).

4. *Encourage exceptional design that incorporates compact development patterns combined with open space as an option to suburban sprawl.*
 - **How SB 700 MPC Complies:** The SB 700 FBC will ensure compact development patterns through the Regulating Plan and will mandate high quality design through prescriptive development standards. The SB 700 FBC is based on TND principles, also known as Smart Growth, and incorporates compact development, higher density, mixed use cores, transit service, and walkability – all of which are the opposite of that associated with suburban sprawl.
5. *To address affordable housing needs, secondary units, etc. are encouraged in single-family residential areas.*
 - **How SB 700 MPC Complies:** Accessory/secondary units are allowed uses in the single family residential Transects (T2-NE, T3-NG1, and T3-NG2).
6. *Utilize a portion of the Plan area as identified on the Master Land Use map as a receiving zone for density transferred from the surrounding areas.*
 - **How SB 700 MPC Complies:** No transfer of density program currently exists.
7. *Innovate with various types of residential structures such as duplexes, multi-family, carriage houses, etc. to achieve affordability.*
 - **How SB 700 MPC Complies:** Among the allowed Building Types in the SB 700 FBC are innovative residential types such as cluster housing, bungalow court, and cottage that will help achieve the goals of affordability due to the higher densities they can achieve.

3.5.4 Commercial/Light Industrial

1. *Provide an adequate amount of light industrial land in the City to keep a balanced, full service community. Locate light industrial uses to minimize their visual impact while taking advantage of areas with infrastructure and higher noise levels.*
 - **How SB 700 MPC Complies:** The Land Use Plan designates an area for light industrial uses and allowance has been made in the SB 700 FBC Regulating Plan for areas of light industrial uses, specifically a maintenance yard for the City of Steamboat Springs and the Steamboat 700 Homeowners Association, as well as a parcel for a new fire station and a YVEA substation. The SB 700 FBC allows a variety of light industrial uses (e.g. furniture repair and manufacturing, laundry, light manufacturing, storage facility/warehouse, etc.) as possible uses in the T4, T5, and Special Districts.

2. *Encourage mixed-use development outside the Village Center that supports the concept of pedestrian friendly neighborhoods. Careful site design that clearly favors pedestrian access and provides sensitive integration with surrounding development will be required.*
 - **How SB 700 MPC Complies:** As proposed, the three village center mixed use areas on the plan are the only areas that will allow true mixed use. In the other Transects, limited “commercial” uses are allowed such as daycare, bed and breakfast and home occupations.

3. *The M&M and Routt County Rifle Club sites, may be appropriate for highway-oriented uses such as a small business park, office and/or indoor manufacturing that can also have an attractive appearance. Set this development back from US Hwy 40. Use high quality architecture and landscape design to preserve the scenic corridor. Screen parking and outdoor storage behind buildings.*
 - **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700 per direction from the City of Steamboat Springs Planning Department.

4. *Avoid development on the highly visible M&M knoll by clustering on the lower portion of the property. Restore the knoll to a natural appearance.*
 - **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700.

5. *On and near the airport, locate uses that augment existing airport improvements and are compatible.*
 - **How SB 700 MPC Complies:** Steamboat 700 was involved in the adoption of the Steamboat Springs Airport Master Plan and the adoption draft addressed many of the Steamboat 700 concerns. However, future implementation through adoption of an overlay zone may create conflicts with the project as planned, such as potentially prohibiting solar panels.

3.5.5 Parks, Trails, and Open Space

1. *Provide a broad range of opportunities for open space, developed parks and recreation activities to: A) reduce the need for automobile travel to Steamboat Springs for recreation, and B) provide important quality-of-life amenities for residents in the area.*
 - **How SB 700 MPC Complies:** The SB 700 FBC requires that each subdivider of development pods, or neighborhoods, provide at least 5% of the total acreage as park and open space. The Parks & Open Space chapter in the SB 700 FBC

describes the range of allowed parks and open spaces from Natural Preserve to Plazas and Civic Spaces and their appropriate Transects. The master developer plans to construct the twelve acre Steamboat 700 Community Park (with playfields, etc.) and a primary core trail extension along with preservation of considerable natural open space areas for the residents to enjoy.

2. *Provide small, walk-to mini parks for very young children and for focal points for each neighborhood.*

➤ **How SB 700 MPC Complies:** The Land Use Plan depicts a series of small parks that will be focal points within neighborhoods.

3. *Require a comprehensive trail system plan to be implemented as part of all new development. Include ridgelines, hillsides and natural drainages and other open spaces as trail corridors.*

➤ **How SB 700 MPC Complies:** A conceptual, comprehensive trail system has been planned for the property (see Land Use Plan) that traverses through the natural areas of the site and will likely range from trails that are more hiking trail in nature to the Steamboat 700 core trail extension, which will be wide and hard surfaced.

4. *Provide a large community park within the West Steamboat Springs area. If possible integrate the park with a school facility for efficient joint use of facilities. Size the community park to serve the active recreation needs of the West Steamboat Springs area.*

➤ **How SB 700 MPC Complies:** The Land Use Plan designates a large community park is planned for the western portion of the Steamboat 700 site. Park programming has not occurred yet, but facilities could include ball fields, playgrounds, picnic areas and other such uses.

5. *Include public spaces appropriately scaled to the commercial development and community activities that are central to the Village Center.*

➤ **How SB 700 MPC Complies:** Plazas and civic spaces are appropriate for commercial and village center areas that are largely hardscape in material and could include outdoor pavilions, open air shelters, outdoor assembly, outdoor seating, public restrooms, and could accommodate farmers markets, outdoor dining and playgrounds.

6. *Allow recreation uses to continue at the Steamboat Golf Club site.*

- **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700 per direction from the City of Steamboat Springs Planning Department.
7. *Encourage continuation of agricultural uses on open lands in the Yampa Valley and the undeveloped portions of the plan area.*
- **How SB 700 MPC Complies:** This policy is not applicable to Steamboat 700 per direction from the City of Steamboat Springs Planning Department.

CHAPTER 4 - ACHIEVING AFFORDABILITY

4.4 Policies

1. *As part of any annexation submittal, each new development within the West Steamboat area shall provide a detailed affordable housing plan. The plan must provide a minimum of 20% permanent affordable housing for ownership and occupancy by eligible households with an average of the Community Housing Units being permanently deed restricted to rental or ownership and occupancy by eligible households with incomes at eighty percent (80%) of AMI. The implementation of these requirements should be modeled on the City of Steamboat Springs Inclusionary Zoning (IZ) Ordinance.*
- **How SB 700 MPC Complies:** According to the Steamboat 700 Community Housing Plan, 20% of all of the housing to be developed on the site will be Permanently Affordable Community Housing Units available to households with at least one worker employed full-time in the City of Steamboat Springs and with a household income between 70% and 120% of AMI, with an average affordability of 95% of AMI. A minimum of 50% of the PACHU's will be rental housing units based upon the substantial demand for rental housing among the Steamboat Springs workforce identified in the Steamboat Springs Workforce Housing Demand Analysis. An additional 5% of all of the housing to be developed on the Site will be Attainable Community Housing Units, which will be available to households with at least one worker employed full-time in the City of Steamboat Springs and with a household income between 120% and 160% of AMI. Please refer to the SB 700 CHP for more detail.
2. *Ensure that affordable housing is available to local workers in the community on a permanent basis. To accomplish this, affordable units shall be permanently deed restricted in accordance with a deed restriction enforceable in the State of Colorado, as approved by the City Council.*
- **How SB 700 MPC Complies:** The affordable units will include deed restrictions per the Steamboat 700 Community Housing Plan, to insure that they are permanently affordable. Please refer to the SB 700 CHP for more detail.

3. *For those developments that propose to achieve more than 20% permanently affordable dwelling units, the City will consider providing incentives and assistance, in the form of grants, low or zero interest financing, cost sharing of installation of public utilities, additional density or increased building height, etc. Additional assistance may be provided by the City and County through YVHA. Developers are encouraged to propose creative alternatives to meet affordable housing goals as described in the Section 4.*
 - **How SB 700 MPC Complies:** The Steamboat 700 CHP proposes an additional 5% attainable community housing units, over and above the 20% permanently affordable housing units. Steamboat 700 is interested in the above stated partnerships with other agencies to achieve additional affordable housing.

4. *The affordable units in any project must be clearly delineated in the project development plan, must be similar in style and materials to the market rate units and must be constructed and sold concurrent with the market-rate components of the project.*
 - **How SB 700 MPC Complies:** The SB 700 CHP conforms to these requirements. Please see the SB 700 CHP.

5. *Inclusionary zoning requirements will continue to apply throughout further resubdivisions of the same property to other developers and must be required regardless of transfer or assignment of title or a portion thereof. In other words, no net decrease or dilution of inclusionary zoning requirement through further subdivision of property. (Townhome plats for the creation of duplexes are exempt).*
 - **How SB 700 MPC Complies:** The Steamboat 700 CHP will dictate the affordable housing requirements for the entirety of the project.

6. *Payment in-lieu may be accepted in accordance with the City's Inclusionary Zoning Ordinance. It can also be utilized for fractional remainders from 20% minimum requirement. Funds from the payment in-lieu fee are to be used solely for the development of new affordable housing units within the Steamboat Springs City limits with priority given to the West Steamboat Springs Area. The citywide Inclusionary Zoning Ordinance shall be used to guide collection and distribution of funds.*
 - **How SB 700 MPC Complies:** The SB 700 CHP addresses the relationship to the citywide Inclusionary Zoning Ordinance.

7. *Developers may choose to deed land to the City to satisfy their obligation under Section 4, with the approval of City Council.*

- **How SB 700 MPC Complies:** No deeding of land to the City is proposed in the current SB 700 CHP.
8. *The City and County should share the cost of providing affordable housing (in excess of the minimum 20%) across the whole West Steamboat Springs Planning area.*
- **How SB 700 MPC Complies:** SB 700 welcomes the financial participation of the City and County to provide additional affordable housing.

CHAPTER 5 - FISCAL IMPACT

5.5 Policies

1. *Each landowner and/or developer in the Plan area will be responsible for construction of all necessary (on-site or off-site) infrastructure at his/her own expense unless the benefits to the City of participating are clearly demonstrated as outlined in Section 4.3. Furthermore, each landowner and developer may be required to participate in a special district or other mechanism to finance and construct any necessary community or offsite infrastructure (fire station, collector roads, utility lines, etc.).*
- **How SB 700 MPC Complies:** The Steamboat 700 Metropolitan Districts are proposed to provide funding for a portion of the public improvements necessary and appropriate for the development (please see the Metro District Description in the Annexation Submittal). The primary purpose of the Districts will be to finance the costs of certain improvements necessary for the development of the project, and then dedicate them to the City for ongoing operations and maintenance.

CHAPTER 6 - DESIGN GUIDELINES

- Applicant response to be submitted with submittal of Steamboat 700 Form Based Code

STEAMBOAT SPRINGS AREA COMMUNITY PLAN COMPLIANCE

CHAPTER 3 - LAND USE:

LU-1.2: Future development will be in compact mixed use neighborhoods.

- **How SB 700 MPC Complies:** SB 700 MPC is designed as a series of compact neighborhood with a high percentage of multi-family and small lot single family dwelling units and three distinct mixed use areas and approximately 30% of the total 508 acres reserved as park and natural open space.

LU-1.3: New development will create a reasonable balance between jobs and housing.

- **How SB 700 MPC Complies:** The recent Community Housing Demand Analysis concluded that there exists a large gap between the number of jobs in Steamboat Springs and the number of affordable housing units. SB 700 MPC will help to narrow the gap and also provide job opportunities for its residents through the approximately 390,000 square feet of proposed commercial for the Land Use Program and 538,500 square feet with the Large Format Retail Alternative.

LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods

- **How SB 700 MPC Complies:** To help provide walkable or bikeable access to mixed use areas, three distinct mixed use areas are planned into the project.

LU-5.1: Develop appropriate land use densities to support transit.

- **How SB 700 MPC Complies:** Approximately 72% of the dwelling units in the development are within ¼ mile walking distance to a mixed use area. In order make extending transit to this area feasible, it is necessary to have relatively high densities to support and justify it. With between 1,818 and 2,044 units (depending on the land use plan) on 508 acres and residential densities immediately surrounding transit stops of between 12 to above 30 dwelling units per acre, SB 700 MPC provides adequate densities necessary to support transit.

LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways, and bicycle lanes.

- **How SB 700 MPC Complies:** The SB 700 MPC Land Use Plan and Pod Examples demonstrate the pedestrian and bicycle connectivity within individual neighborhoods and between neighborhoods, as well as the comprehensive trail system planned. Street sections in the FBC demonstrate our commitment to detached sidewalks along streets and bike lanes along key major streets.

Ultimately, a resident would likely be able to walk out their front door directly to a sidewalk that will lead to bus stops, other sidewalks, the trail system, park, a neighbor's house, or one of the village centers. A biker can leave their home, turn onto a bike lane or onto one of the many trails circumventing the property or connecting pods to each other, then connect to Old Town via a core trail extension that will go underneath US 40 directly to the Yampa River Core Trail.

CHAPTER 4 - GROWTH MANAGEMENT:

GM -2.2: Development will only be allowed in areas where it can be adequately served by critical public facilities and services.

- **How SB 700 MPC Complies:** Steamboat 700 can be adequately served by all critical public facilities and services.

GM -2.3: Development will pay its fair share of the cost to provide needed facilities and services.

- **How SB 700 MPC Complies:** Steamboat 700 agrees to pay its fair share of the cost to provide needed facilities and services as determined through the negotiation of the Annexation Agreement.

GM -2.4: New development should not cause a reduction in the level or quality of services offered to taxpayers and residents.

- **How SB 700 MPC Complies:** It is the intent of the Steamboat Springs City Council that the SB 700 MPC be revenue neutral to the City of Steamboat Springs.

CHAPTER 5 - COMMUNITY DESIGN AND VISION:

CD-1.4: Encourage high quality site planning and building design.

- **How SB 700 MPC Complies:** The SB 700 FBC, which will guide all development within the Steamboat 700 development, includes provisions for high quality site planning and building design by carefully prescribing TND principles.

CD-2.1: Create identifiable neighborhoods with unique design elements.

- **How SB 700 MPC Complies:** Each “pod” in the master plan represents a definable neighborhood with a unique combination of land uses and topography, views, and vegetation, buffered by open space, resulting in clearly identifiable neighborhoods.

CD-2.2: Create a functional mix of uses in new neighborhoods and development areas.

- **How SB 700 MPC Complies:** The SB 700 FBC prescribes and allows a functional and healthy mix of uses in the neighborhoods and development areas.

CD-2.3: Incorporate natural features in new development areas and orient structures to maximize energy efficiency and water conservation.

- **How SB 700 MPC Complies:** Vast areas of the development site have been retained as natural areas, including riparian corridors, steep slopes, ridgelines, wetlands and stream corridors. The natural areas also serve as the backbone for the extensive project trail system. Structures will be oriented for passive solar gain, to the extent possible considering topographical constraints, the requirements for a high degree of street connectivity and the goal of achieving a critical mass of density.

Steamboat 700 has submitted a Sustainability Master Plan for the project, which makes recommendations for sustainability measures that will be incorporated into the FBC, design guidelines, and other project documents.

CD-3.1: Maintain the rural landscape outside of the City of Steamboat Springs.

- **How SB 700 MPC Complies:** The SB 700 Land Use Plan retains approximately 30% of the project acreage as open space or park – double the minimum standard of 15%.

CD-4.1: Major highways and arterials shall maintain a high quality of design.

- **How SB 700 MPC Complies:** All streets within the development will maintain a higher quality of design than most existing streets within the city by providing bike lanes on key streets, on-street parking, sidewalks on both sides of the street, street trees, gutter pans instead of series of open ditches and culverts, and utilities in the public right of way. Furthermore, traffic calming measures will be instituted, such as narrower traffic lanes and roundabouts at key intersections to discourage speeding and make the streets more pedestrian friendly.

CD-4.2: Protect Scenic Corridors and the community's key gateways.

- **How SB 700 MPC Complies:** Development in the SB 700 MPC will strive to minimize and mitigate any potential skyline ridgeline impacts, thus protecting scenic corridors and community gateways. There are only one or two areas that

have skyline issues – these will be analyzed in more detail at the time of subdivision of those particular areas. The SB 700 community gateways will be enhanced through well designed landscaping entry features.

CD-4.3: Public buildings and public outdoor spaces shall continue to be built to a high design standard.

- **How SB 700 MPC Complies:** Requirements for public spaces in the SB 700 FBC will ensure that public buildings and outdoor spaces will attain a high standard of quality.

CHAPTER 6 TRANSPORTATION, MOBILITY, AND CIRCULATION

T-1.1: New development, including infill, shall be designed to achieve walkable communities and limit trip generation.

- **How SB 700 MPC Complies:** Laid out in a Traditional Neighborhood Development style, with grid streets, generous and inviting sidewalks and streetscapes, encouragement of highly connected streets, and a trail system that connects the different neighborhoods, the site has been designed to be very walkable. The pedestrian system will be further improved with enhanced pedestrian crossing treatments where trails cross major roadways to insure safe pedestrian mobility. By situating over 70% of the dwelling units within ¼ mile walking distance of the three proposed transit stops (along New Victory Parkway and Steamboat West Blvd.), and all of the site within ½ mile walking distance of the main transit stops, use of transit will be efficient and easy.

T-1.2: Land use planning and road/intersection capacity analysis shall be coordinated, and land uses modified based on road/intersection capacity issues.

- **How SB 700 MPC Complies:** The City of Steamboat Springs Public Works Department and the Colorado Department of Transportation (CDOT) recently adopted an access control plan designed to help improve traffic efficiency along US 40 in the area. SB 700 accesses to US 40 will be in full compliance with that Plan. The City has also recently completed a capacity analysis for US 40 in the West Steamboat area. In addition, SB 700 has committed to help fund a Categorical Exclusion study in the US 40 corridor consistent with NEPA requirements to define recommended capacity improvements in the corridor and to develop cost estimates and construction plans. This NEPA study, which has recently been commissioned, will include an area-wide traffic study and transit improvement study to help define corridor needs. Finally, a SB 700 annexation transportation study has been conducted and submitted, evaluating in detail all on-site and off-site travel demand generated by the proposed land uses

T-1.3: Investments in transit infrastructure shall be maximized through the land use approval process.

- **How SB 700 MPC Complies:** Investments in transit infrastructure are key to making the project transit oriented, including extending transit routes to the site and constructing enhanced transit stops with benches, bike racks, shelters, informational kiosks, etc. As noted above, an initial transit loop through the site has been identified, working with Steamboat Springs Transit (SST) staff, to link the site with the rest of the community with frequent transit service. Additional consideration is also being given to a local loop within West Steamboat that will further enhance service throughout the site (See also 2.8.8.1 above).

T-1.4: New development shall incorporate transit friendly design.

- **How SB 700 MPC Complies:** The development incorporates transit friendly design by siting the higher density residential uses and all of the commercial development near transit stops and providing excellent pedestrian connections from neighborhoods to the proposed transit stops (See also 2.8.8.1 above).

T-1.5: Implement access control improvements as development occurs.

- **How SB 700 MPC Complies:** Access Control Plan improvements are incorporated into the design of SB 700 MPC with the limited connection to US 40 and CR 129. As noted above, the proposed accesses to US 40 will be in full compliance with the recently adopted US 40 Access Plan. Further traffic analysis to determine the design of specific intersections at these connection points will be conducted as part of the site specific traffic studies for SB 700 development phases, or as part of the US 40 NEPA study.

T-2.1: New development shall include an interconnected pedestrian and bicycle system.

- **How SB 700 MPC Complies:** As evidenced by the Land Use Plan and the Walkability Plan, the development will include an interconnected pedestrian and bicycle system providing extensive coverage to all portions of the site. This system will include a network of trails through open space areas that link to adjacent developments and provide sidewalks along both sides of most roadways, wider sidewalks in commercial areas, and enhanced pedestrian crossings on major roadways such as New Victory Parkway. New Victory Parkway and Steamboat West Boulevard will include on-street bicycle lanes for efficient and safe bicycle circulation, while the Steamboat 700 core trail and other trails will provide additional bicycle connections, including a potential trail undercrossing of US 40 to link to the future extension of the Yampa River Core Trail.

T-2.3: Provide adequate funding for a transit system.

- **How SB 700 MPC Complies:** Further discussion on transit funding is required once the appropriate level of transit service is defined. This will be addressed in the Annexation Agreement.

T-2.4: Promote the use of alternative modes of transportation by both locals and tourists.

- **How SB 700 MPC Complies:** The extensive trail, sidewalk, and bike lane system for pedestrians and bicyclists will provide ease for locals and, possibly tourists, to move about the site not only for recreation, but also as a legitimate mode of transportation for trips within the project and/or between the project and surrounding developments. These trips may be for accessing a neighbor's house, a shop, a restaurant, an office, or a transit stop. The density, proximity, and character of the development in both the residential and commercial areas are being designed with "new urbanism" and "transit oriented development (TOD)" concepts as a primary motivation. In this context, the land use plan itself is a key component of insuring that residents, neighbors, shoppers, and employees on the site will be able to move about efficiently using alternative modes of transportation to the single occupant automobile.

T-2.7: Promote the development of community and neighborhood transit centers.

- **How SB 700 MPC Complies:** The main stops will be located at the mixed use centers. These transit "super stops" will be located in areas where there is an enhanced streetscape environment that will help encourage transit usage. Transit stops along New Victory Parkway and Steamboat West Blvd. will include benches, heated shelters, bike racks, trash receptacles, and information kiosks. There will also be proximity to parking adjacent to retail uses that can be used for "park and ride" access. There will also be proximity to indoor seating and possibly lockers at least one of the super stops. In this context, each super stop will function as a transit center, and a specific transit center building will not be needed.

T-2.8: Develop a multi-modal transportation system that can accommodate future planned growth in the West of Steamboat Springs area.

- **How SB 700 MPC Complies:** The SB 700 multi-modal transportation grid of roadways, sidewalks, trails, bike lanes, and transit routes/stops is being designed to not only serve the SB 700 site efficiently, but also to provide linkages to surrounding developments on all sides, where topography allows. Roadway access will be provided to adjacent properties, trails and bike lanes will be available for extension to adjacent properties and to regional facilities, the primary transit system loop along US 40 and New Victory Parkway will be available for access to other developments in West Steamboat.

T-2.9: Promote an integrated roadway network.

- **How SB 700 MPC Complies:** The roadway network illustrated on the Land Use Plan includes key “backbone” roadways, known in the FBC as Primary Streets. This includes the New Victory Parkway which provides east-west parallel capacity to US 40 and links adjacent development along the north side of US 40; the Slate Creek Connector which will ultimately extend across adjacent properties and connect to Routt County Road 129; Steamboat West Boulevard which will connect US 40 to New Victory Parkway; a local collector loop through the northern part of the site, referred to as Steamboat West Drive. Building on the Primary Street Network, a series of smaller, Secondary Streets will provide access to residential neighborhoods and provide a high degree of connectivity throughout the site and to the Primary Streets.

T-2.10: New development shall create an efficient, interconnected, multi-modal road system without dead ends and cul-de-sacs.

- **How SB 700 MPC Complies:** The FBC provides a range of Primary and Secondary Street Types that will allow for an efficient, multi-modal road system. The FBC further provides standards for maximum block size that require them to be broken up with a street of a Paseo, thus resulting in a highly interconnected street and pedestrian system.

T-2.12: Re-evaluate opportunities to address traffic congestion between West of Steamboat Springs area and Downtown Steamboat Springs.

- **How SB 700 MPC Complies:** SB 700 MPC has committed to help solve the traffic problems between the downtown and developments in the West Steamboat area. Further discussion on the necessary improvements will be determined by the US 40 NEPA study (which has been funded in large part by SB 700 and recently commissioned) and the contribution of SB 700 MPC will be determined through the annexation process. A cost sharing model for off-site transportation system improvements in the US 40 corridor has been developed to help support necessary annexation agreements.

T-3.1: Limit the effects of traffic from outlying communities on the local road system by providing affordable housing within the city.

- **How SB 700 MPC Complies:** Limiting impacts of traffic from outlying communities, by providing affordable housing, is one of the primary reasons for SB 700 MPC. Providing between 363 and 408 community housing units (20% of the total residential units in the two land use scenarios) as well as 5% additional attainable housing units (an additional 92 and 103 units, depending on the

scenario) will provide the opportunity for many people to live within the City boundaries and to utilize city transit, thus removing the need for commuting from down valley and points south of Steamboat Springs.

CHAPTER 7 NATURAL, SCENIC AND ENVIRONMENTALLY SENSITIVE AREAS

NS-1.1: New development will not occur in the 100-year floodplains and will be designed to protect water quality and riparian areas.

- **How SB 700 MPC Complies:** SB 700 MPC will protect the 100 year floodplain of Slate Creek and will propose appropriate sustainable stormwater management techniques to ensure that water quality and riparian areas are protected to the highest possible degree.

NS-1.2: Provide water body and riparian area buffers from development to protect water quality.

- **How SB 700 MPC Complies:** SB 700 MPC proposes open space and sizable building setbacks around the existing drainages.

NS-2.1: Conserve water and increase water storage capacity.

- **How SB 700 MPC Complies:** SB 700 MPC has provided a Sustainability Master Plan that make recommendations for water conservation that will be incorporated into the FBC, design guidelines, and other project documents.

NS-3.2: New development will be designed to respect Wildlife Habitat.

- **How SB 700 MPC Complies:** SB 700 MPC has not been identified by the Colorado Division of Wildlife as containing any significant wildlife habitat; however, new development will provide significant setbacks from the riparian areas, which are the primary wildlife habitat on the property. Additionally, SB 700 has agreed to construct a dog fence along the entire northern border of the property to protect elk and deer in the Deer Mountain area.

NS-3.3: Promote the Use of a local Transfer of Development Rights (TDR) Program to conserve high priority resource lands.

- **How SB 700 MPC Complies:** Currently, there is no mechanism in place for a TDR program. SB 700 MPC supports conserving high priority resource lands and has proposed to conserve such lands (i.e. wetlands, creek corridors, steep slopes, etc.) in the land plan.

NS-4.1: Maintain the quality of visually sensitive areas.

- **How SB 700 MPC Complies:** The land plan takes into account visually sensitive areas and additional study of visual impacts will be conducted during the specific planning of individual pods to identify and mitigate impacts.

NS-5.1: New development will be limited on steep slopes.

- **How SB 700 MPC Complies:** Slopes of 30% or greater will be avoided with development.

CHAPTER 8 OPEN SPACE, RECREATION, AND TRAILS

OS-3.1: Take a comprehensive approach to the region's trail system, to link existing trails as a contiguous system; give neighborhoods access to trails; and connect city and county trails and public lands.

- **How SB 700 MPC Complies:** All neighborhoods will be linked by a trail system, which will link to the Yampa River Core Trail and the rest of the community.

CHAPTER 9 HOUSING

H-1.2: Support a variety of affordable housing options that are integrated throughout the community, but protect the character of existing neighborhoods.

- **How SB 700 MPC Complies:** SB 700 MPC is proposing that the affordable housing is integrated into most of the development pods. The Community Housing Units will be in a variety of forms, including small lot, single family detached homes, courtyard homes, apartments, townhome and condominium units and will be interspersed throughout each pod. On top of that contribution, a self imposed Community Enhancement Fund is proposed to create a perpetual funding mechanism for affordable housing through a real property transfer fee.

H-1.3: Integrate housing in mixed-use areas.

- **How SB 700 MPC Complies:** SB 700 MPC is proposing housing incorporated into the mixed use village center and commercial nodes.

H-3.1: New Development will incorporate a mixture of housing types.

- **How SB 700 MPC Complies:** SB 700 FBC allows a mixture of unit types and lot sizes in each development pod.

CHAPTER 10 ECONOMIC DEVELOPMENT AND SUSTAINABILITY

ED-1.2: An adequate supply of useable industrial and commercial land will be available.

- **How SB 700 MPC Complies:** SB 700 MPC proposes between 390,000-538,550 square feet of commercial space depending on the Land Use Plan alternative. In addition to providing over five acres for a City and HOA maintenance yard, Yampa Valley Electric substation, and fires station, light industrial uses are allowed uses in three Transects in the FBC.

ED-3.1: Continue to promote Steamboat Springs as the center of the community and the region.

- **How SB 700 MPC Complies:** SB 700 MPC is designed to make Steamboat Springs more sustainable in terms of creating an environment for the current and future workforce, thus furthering Steamboat Springs as the center of the region.

CHAPTER 12 CAPITAL FACILITIES

CF-1.1: Adequate public facilities and services will be provided for and maintained, with reliable funding to protect investments in existing facilities and ensure appropriate levels of service.

- **How SB 700 MPC Complies:** SB 700 MPC will consist of public facilities and services that are designed, constructed and funded by the developer or Metro District to serve the new development. Investment in existing facilities will be protected through the City's review and approval of such facilities as well as through its analysis of available capacity of services, including water, sewer and other utilities.

CF-1.2: Utility and public facility requirements shall be determined using level of service (LOS) standards.

- **How SB 700 MPC Complies:** Level of service standards were considered by the City Council recently, but not adopted as policy.

CF-1.5: Development should only occur where it can be concurrently served by critical public facilities and services.

- **How SB 700 MPC Complies:** The WSSAP identified the SB 700 MPC site as being served by critical public facilities and services, including a network of street, water distribution and sewer collection systems. Subsequent completion of a Conceptual Infrastructure Plan by SB 700 confirmed the concurrent feasibility of other facilities and services, including stormwater management electric, natural

gas, telephone and cable television/internet utilities; public transportation; and pedestrian and bicycle trails. A Phasing Plan is included in this submittal, further detailing infrastructure requirement to construct each portion of the site.

CF-1.6: Promote a pattern of contiguous, orderly development and provision of urban services through the regional coordination of land use and public services related to capital facilities and utilities.

- **How SB 700 MPC Complies:** The WSSAP was devised in order to ensure orderly development and provision of urban services. SB 700 MPC will adhere to this goal by providing a master planned community with adequate services, roads, and other necessary infrastructure (see Phasing Plan).

CF- 1.7: The provision of water and sewer service by the City shall be limited outside the Urban Growth Boundary (UGB).

- **How SB 700 MPC Complies:** Not applicable.

CF-1.8: Compact areas of concentrated development shall be promoted in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.

- **How SB 700 MPC Complies:** The WSSAP designates compact development in appropriate areas. SB 700 MPC complies with this vision by providing compact areas of concentrated development that will facilitate efficient provision of utilities, public facilities, and services.

CHAPTER 13 SPECIFIC PLANNING AREAS (WEST OF STEAMBOAT SPRINGS PLANNING AREA)

SPA-5.1: New development West of Steamboat Springs will be phased to coincide with the community's provision of services and funding.

- **How SB 700 MPC Complies:** Municipal services will be provided in accordance with the Steamboat 700 development plans.

SPA-5.2: Maintain the visual quality of the western and northern community gateways through the West of Steamboat Springs area.

- **How SB 700 MPC Complies:** SB 700 MPC development will not be very visible from US 40 in most cases due to the presence of ridgelines and cliffs between the site and the highway. Where it will be visible, it will maintain the visual quality of the gateway to Steamboat Springs by providing high quality, aesthetically pleasing architecture and landscaping where development can be

seen. At our community gateways, such as near the entrance to the project at the village center off of US 40, a welcoming and aesthetically pleasing entry feature will be included.

SPA-5.3: Require new neighborhoods in the West Steamboat Springs area to develop following Traditional Neighborhood Planning Principles.

- **How SB 700 MPC Complies:** SB 700 FBC is based on TND planning principles with its mix of uses and residential types, compact development, small lots, walkability with lots of sidewalks and paths, preservation of open space and sensitive areas, and connected street system.

SPA-5.4: New neighborhoods should be sensitively site to respect environmental features and maintain key scenic resource values.

- **How SB 700 MPC Complies:** During the initial planning, a site suitability analysis was conducted that identified sensitive site features, such as wetlands, riparian areas, stream corridors, wildlife areas, and steep slopes and avoided them with location of development pods.

SPA-5.5: Neighborhoods shall have a comprehensive roadway and transit system.

- **How SB 700 MPC Complies:** SB 700 MPC will be a transit friendly community. Steamboat Springs Transit service will be extended to the site and at least three bus stops will be provided centered around the proposed village centers. At least 70% of the units in the development will be within an easy ¼ mile walking distance, which is the generally held distance for walkability. A connected street system is a requirement of the FBC to help evenly distribute the traffic around the development.

SPA-5.6: The West of Steamboat Springs area shall include adequate open space, recreation facilities, and a quality system of trails.

- **How SB 700 MPC Complies:** SB 700 MPC retains approximately 30% of the total 508 as open space. The open space provides ample room for a large community park, many smaller neighborhood parks, an extensive trail system that connects all of the pods with each other and neighboring properties and as natural open space.

WEST OF STEAMBOAT SPRINGS AREA PLAN POLICIES:

The Community Plan also established *policies* specific to the West Steamboat Springs area:

Encourage the development of appropriate land uses within the airport influence area.

- **How SB 700 MPC Complies:** Steamboat 700 was involved in the adoption of the Steamboat Springs Airport Master Plan and the adoption draft addressed many of the Steamboat 700 concerns. However, future implementation through adoption of an overlay zone may create conflicts with the project as planned, such as potentially prohibiting solar panels.

Improve the visual quality of the US HWY 40 corridor throughout the community.

- **How SB 700 MPC Complies:** See response to 2.8.1 #3 on page 1.

Site new neighborhoods that are sensitive to the environmental features and maintain key scenic resource values.

- **How SB 700 MPC Complies:** See response 3.5.1 #4 on page 10

Require appropriate “neighborhood” structure for new developments (e.g. walking distance to transit stops, mix of residential densities, a range of public uses – parks, open space, and convenient access to neighborhood commercial).

- **How SB 700 MPC Complies:** The SB 700 FBC will ensure appropriate neighborhood structure by providing a broad range of uses and residential densities in each Transect, requiring appropriately scaled parks, natural open space, and trails within easy walking distance of most units and by siting several mixed use areas within a quarter mile walking distance to 72% of the residential units.

Time infrastructure provisions with community needs, and balance costs between the public sector and neighborhood developers.

- **How SB 700 MPC Complies:** See response 5.5 #1 on page 18.

Promote community interaction, while maintaining privacy for residential development.

- **How SB 700 MPC Complies:** The SB 700 FBC will provide numerous opportunities for community interaction by encouraging compact development, high quality streetscapes, multiple pedestrian and bicycle options, a range of parks and natural open space, and mixed use village centers with retail and entertainment opportunities. Privacy for residential developments will be maintained through carefully crafted design guidelines, good site planning, and landscaping.

Ensure a comprehensive roadway and transit system.

- **How SB 700 MPC Complies:** See response 2.8.8 #3 and policy T-2.8.

Ensure adequate open space, recreation facilities and a quality system of trails.

- **How SB 700 MPC Complies:** The SB 700 FBC includes requirements for open space, recreation facilities, and an extensive trail system.

Ensure the sensitive addition of industrial uses.

- **How SB 700 MPC Complies:** See response 3.5.1 #2.