



Steamboat Springs Department of Planning & Community Development
Quarterly Newsletter
Vol. 2 Issue 1 March 2009

Department of Planning & Community Development Newsletter

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WSSAP Steamboat 700???

UP COMING MEETINGS

Date	Meeting	Location	Time	Overview
03/12/09	Planning Commission	Citizen's Hall	6:30 pm	West Steamboat Buildout: Discussion and recommendation to City Council regarding build-out target for West Steamboat.
03/17/09	City Council	Citizen's Hall	5:00 pm	Annexation Eligibility Hearing: Meeting required under Colorado State Statutes to proceed with formal annexation review process.
04/07/09	City Council	Citizen's Hall	5:00 pm	Annexation Update: Monthly Update and discussion of current issues
04/07/09	City Council	Citizen's Hall	After 5:00 pm	West Steamboat Build-out: Decision regarding build-out target for West Steamboat.



Please make sure you return our signs once your approval date has passed!!!

Project Overview
Steamboat 700 Annexation Proposal

The complete application is several hundred pages in length and is available online: http://steamboatsprings.net/departments/planning_department/Steamboat_700.

Review of the project is being conducted by a multidisciplinary team of City staff and consultants working with multiple agencies including: Yampa Valley Housing Authority, Steamboat Springs School District, Routt County, and Yampa Valley Electric

Planning & Community Development Project Updates

STEAMBOAT 700

Land Use Program

The application includes two land use scenarios for the 508 acre annexation area. The applicant’s preferred alternative does not include land for large format retail development. An alternative land use scenario that includes land for large format retail has also been provided as required by the City of Steamboat Springs. Steamboat Springs “Old Town” figures have been included for comparison purposes.

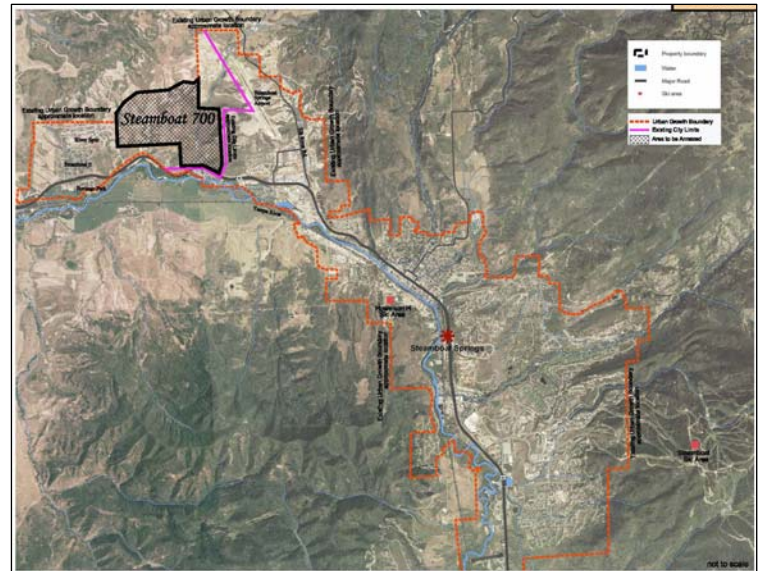
	Steamboat 700 Land Use Program			
	Steamboat 700 Preferred		Large Format Retail Alt.	
	Acres	Percentage	Acres	Percentage
Agriculture	0	0.0%	0	0.0%
Residential	279	54.0%	279	54.0%
Commercial			22	4.0%
Mixed Use	40	8.0%	19	4.0%
Industrial	4	1.0%	4	1.0%
Right of Way	34	7.0% (primary streets)	34	7.0% (primary streets)
Vacant				
Public (total)	149	30.0%	149	30.0%
Parks	23	5%	23	5%
Open Space	123	24 %	123	24 %
Public Facilities	3	1%	3	1%
TOTAL	508	100.0%	508	100.0%

Dwelling Units (DU)

Steamboat 700 preferred alternative: 2,044 dwelling units;
 Large format retail alternative: 1,847 dwelling units

Staff note:

If the proposed density is applied to other vacant parcels in West Steamboat the total build-out would be over 4,000 new dwelling units. The WSSAP and Pre-Annexation agreement are based on a total build-out of 1,100 – 2,600 new DU; distributing those units evenly across the vacant land within West Steamboat would result in 562 – 1,350 DU on the Steamboat 700 property. Meetings to discuss residential density and total build-out in West Steamboat have been tentatively scheduled for Planning Commission on 03/12/2009 and City Council on 04/07/2009.



Rollingstone Village

Local Developers Kim and Peter Kreissig have submitted a Development Plan / Final Development Plan prepared by local design firm Vertical Arts for the 2.79-acre parcel located directly behind the Safeway grocery store and further bounded by Fish Creek, Rollingstone Drive and Pine Grove Road. The mixed-use project proposes to preserve many of the large trees and historic structures on the property. Included in the proposal are 61 residential units and 7 commercial units. The project has been reviewed by the Technical Advisory Committee and Public Hearings are scheduled before the Planning Commission and City Council on February 26, 2009 and March 17, 2009 respectively. Please contact Senior Planner Jonathan Spence for additional information.



Development Permits & Code Enforcement Stats

Attention Secondary Unit Owners

Registering your Secondary Unit has never been easier and will save you money. Planning fees will be waived until September 30, 2009 on newly registered Secondary Units. Non registered Secondary Units are not only illegal but could potentially be dangerous.

Not sure if you have a secondary unit?

A secondary unit is described as: A residential unit ancillary to a principal dwelling unit, located on the same lot where the principal dwelling unit is located. Also known as a caretaker unit, mother in law apartment, studio apartment, basement apartment or the apartment over the garage.

Please contact Christy in Planning and Community Development for more information 871-8222



Community Housing Updates

Economic Impacts on Affordable Housing

The national recession and economic challenges have had an enormous effect on both the financing available to construct affordable housing as well as mortgage lending requirements. Since the City's Community Housing Ordinance was created in 2006 and amended in 2007, significant national and international economic issues have affected the ability to market units and provide mortgage financing for homebuyers for some of the affordable housing units that have been built or are under construction. Tightened lending requirements, limited financing available for any residential unit (deed restricted and free market) if less than 51% -- and now up to 70% -- of all units in a new development are under contract, new appraisal standards that restrict financing for owner-occupied units in condo-tels, and increased interest rates for homebuyers that apply down payment assistance funding in any form are among the financial and mortgage lending changes and challenges in the last 6 months.

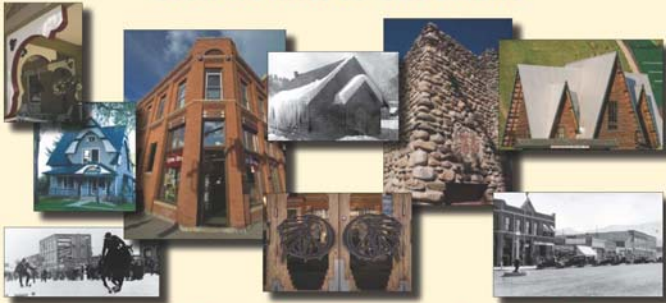
Multiple local developments and corresponding qualified homebuyers have been affected by these lending and financing changes. In a mixed income development with both affordable and free market units, for example, the successful sale of affordable units is dependent on the sale of free market units given lender requirements that more than 51% and up to 70% of all units be under contract. For all Steamboat Springs mixed-income developments, the affordable units make up a small percentage of the total units; consequently, if the market rate units don't sell, the homebuyers for affordable units cannot obtain favorable financing to close on their units.



The economic stimulus bill, the American Recovery and Revitalization Act of 2009, contains significant funding to boost financing for affordable housing through USDA Rural Development and the U.S. Department of Housing and Urban Development as well as rural community development programs for communities such as Steamboat Springs. Greater oversight of lending and underwriting institutions has also been mandated both within those agencies as well as governmental bodies to address past oversights that led to subprime mortgages and loose underwriting standards for households at all income levels. These measures are designed to contribute to greater resources for affordable housing as well as encouragement of free market purchase of properties to allow for more favorable financing for all income units.

For more information, please contact Nancy Engelken, Community Housing Coordinator (970) 871-8253
nengelken@steamboatsprings.net

Steam Rails to Ski Trails



An Architectural Walking Tour of Downtown Steamboat Springs

Free Guide Book



1. Steamboat Springs Depot, 1000 13th Street

As part of the deal that brought railroad service to Steamboat Springs in the early 1900s, local citizens agreed to pay for the town depot. They raised \$15,000 for the project and hired famed Denver architect Frank J. Edbrooke, designer of the Colorado State Capitol and dozens of other noteworthy Colorado buildings, to draw up the blueprints. His design incorporated brick and stone from the local Emerald Mountain Quarry, with quoin patterns and a bell-cast hip roof. When the depot opened in June 1909, the Steamboat Pilot brimmed over with pride: "Nothing now stands in the way of the growth of this town. We will go forward with leaps and bounds."



In 1972, a few years after passenger service stopped, local residents again passed the hat for the depot — this time to convert it into a new home for the Steamboat Springs Arts Council. They raised hundreds of thousands of dollars to fix the place up, adding a theater and

gallery space — and by leaps and bounds the depot moved forward again, resuming its central place in the life of Steamboat Springs.

Year Built: 1909
Architect: Frank Edbrooke
Style: Italianate
National Register 1978

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2. Howelsen Hill Tow House, 845 Howelsen Pkwy.

It's no exaggeration to say the Colorado ski industry was born on Howelsen Hill. Carl Howelsen's ski-jump exhibition here for the 1914 Winter Carnival drew huge crowds, establishing skiing's potential as a tourist draw. Over the next several years, Howelsen instilled a passion for the sport that endures to this day — not just in Steamboat Springs but throughout Colorado. Howelsen Hill became the state's first permanent, dedicated recreational ski area and the home of the Steamboat Springs Winter Sports Club, which remains one of the most prestigious such organizations in the country.



European Alps with its chalet-style A-frame architecture, a form that later became ubiquitous in Colorado ski towns.

Year Built: 1947
Builder: Rex Gill
Style: Rustic/Scandinavian
State Register 2000

The Tow House, completed in 1947, self-consciously evoked the

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c. 1900

3. Yampa Valley Electric Association, 32 10th Street



Electric Association was formed in 1940 as part of FDR's nationwide program of rural electrification.

By the mid-1950s the YVEA had more than 4,000 customers on the rolls and needed a larger headquarters. Denver architect Eugene Sternberg (see also page 13) designed the building with a prairie-style roof and distinctive stone facade. The YVEA still operates from this building, serving more than 25,000 households.

Built: 1956
Architect: Eugene Sternberg
Builder: W.L. Price
Style: Prairie

People living within the city limits of Steamboat Springs had electrical power as early as 1901 (see page 44), but most of the ranchers in the surrounding

countryside remained without it for another half-century, relying on kerosene lamps, iceboxes, and other vestiges of 19th-century homesteading. The Yampa Valley



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Pick up your free Guide Book at:
City Hall
Tread of Pioneers Museum
Chamber Resort Association
The Depot
Epilogue Book Store
Off the Beaten Path Bookstore
Bud Werner Memorial Library

4. Sore Saddle Cyclery, 1136 Yampa Street

Kent Eriksen and Bruce Alston built this shop in 1978 from an abandoned sawmill incinerator that once stood on Twenty Mile Road, on the opposite bank of the Yampa. In a creative feat of recycling, they stripped the structure down to its steel frame, plastered the exterior, installed a passive-solar heating system, and turned it into Sore Saddle Cyclery (known today as Orange Peel Bicycles) — one of the most unique bike shops in the country. "We're not just selling bicycles," Eriksen said. "We're selling an alternative way of life."



industries like mining, logging, and grazing waned, while values like environmental quality and outdoor recreation became increasingly important. This

building's conversion symbolizes the community's shift in attitudes.

Year Built: 1978
 Style: Mission Funk / Novelty

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5. Chamber of Commerce, 1201 Lincoln Avenue

This is one of two buildings on the tour designed by Eugene Sternberg (see also page 11), the Czechoslovakian-born architect who helped shape the Denver suburbs. Steamboat Springs hired him as a planning consultant in the late 1950s, and his mastery of the so-called Usonian style — which featured tight integration between buildings and the surrounding landscape — made him a perfect fit for the town, which developed a back-to-nature ethic as the skiing and outdoor tourism industries grew.



Usonian structures, the building cost just \$2,500, low even by 1960 standards. The Chamber of Commerce did business from here until 1984.



Year Built: 1960
 Architect: Eugene Sternberg
 Style: Usonian
 National Register pending 2008

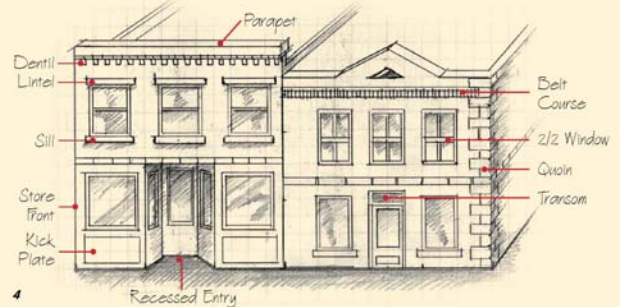
Sternberg's blueprint for this building featured local river rock and a distinctive butterfly roof. Designed for affordability, like all

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20th Century Commercial Architecture

Many of Steamboat Springs' buildings are designed in the 20th Century Commercial style. Buildings were built lot line to lot line with no setbacks. Look for some of the elements shown here:



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This guidebook is supported in part by a Preserve America grant administered by the National Park Service, Department of Interior. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and participants in the planning process and do not necessarily reflect the views of the Department of the Interior.



This guidebook was produced by Exhibit Design Associates, a Colorado corporation, in collaboration with the staff of the City of Steamboat Springs. We wish to acknowledge the assistance of Main Street Steamboat Springs, Historic Routt County, the Steamboat Springs Arts Council, and we thank the Tread of Pioneers Museum for the use of its photos.
 Text: Larry Borowsky
 Art Director: Bill Baird
 Photography: James Frank
 Graphics and Layout: Luther Tower

Photography credits: Courtesy The Tread of Pioneers Museum: pages 5, 6, 9, 10, 13, 16, 17, 18, 21, 22, 27, 29, 31, 33, 35, 36, 38, 39, 41, inside back cover

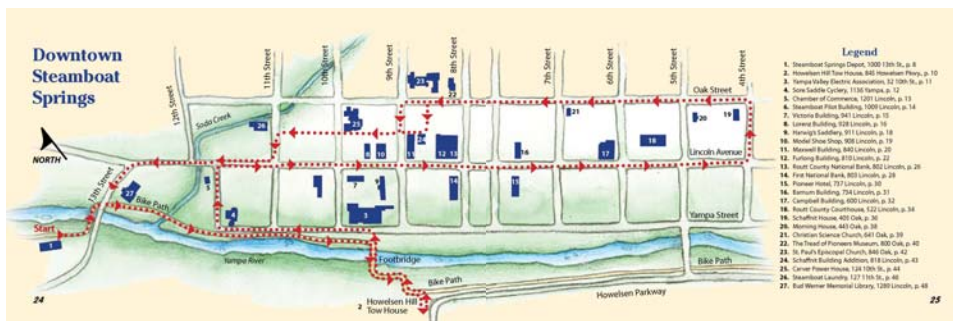
Courtesy Denver Public Library, Western History Department: pages 45, 47

Courtesy Colorado Historical Society: page 30

Photo by James Frank: cover, pages 8, 11, 12, 13, 14, 15, 17, 19, 21, 23, 29, 32, 35, 37-40, 42, 43, 46, 48

Back cover: The 1945-Square Dance Festival on Lincoln Avenue. Courtesy The Tread of Pioneers Museum.

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Green Building Updates

Yampa Valley Sustainability Council and the City of Steamboat Springs receive grant from the Governor's Energy Office to implement ENERGY STAR New Homes Program

February 2, 2009 (Steamboat Springs, CO) Yampa Valley Sustainability Council, the City of Steamboat Springs, and Mountain Energy Consultants are pleased to announce they are recipients of the 2009 Governor's Energy Office (GEO) ENERGY STAR New Homes Grant. The GEO will match the grant amount of \$11,000, thus contributing to a total budget of \$22,000.

As a critical part of Colorado's New Energy Economy, the GEO is working closely with more than 50 local governments, community organizations, utilities, homebuilders associations, homebuilders and Home Energy Raters to support the statewide construction and testing of new energy efficient single family homes built to ENERGY STAR standards. The program aims to increase consumer awareness of energy efficiency options in residential new construction, and actively support all participating Colorado ENERGY STAR homebuilders. All certified new homes will receive the ENERGY STAR label to allow for simple identification by Colorado home buyers.

To earn the ENERGY STAR label, a home must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency (EPA). In our region, these homes are at least 20% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy saving features that typically make them 20-30% more efficient than standard homes. The home's actual energy performance must be certified by an independent Home Energy Rater who is responsible for conducting onsite testing and inspections of installed measures such as insulation, high performance windows, building envelope, duct systems, and efficient heating and cooling equipment. Also, in 2009, the City of Steamboat Springs and Routt County are launching the newly adopted Green Building Program. One of the core components of the program is the ENERGY STAR performance pathway for energy efficiency. "The education and outreach of ENERGY STAR will be aptly timed to support the implementation of the Green Building Program," said Bob Keenan, Senior Planner for the City of Steamboat Springs. "Last year, the City of Steamboat Springs participated in the granting program and provided training for two energy raters and an all day ENERGY STAR workshop held in December."



Governor's
Energy Office

This year, the Yampa Valley Sustainability Council (YVSC) and Mountain Energy Consultants teamed up with the City of Steamboat Springs to bring a larger program to the valley. By collaborating, the grant request nearly doubled in size and scope. "The primary focus of the ENERGY STAR program will be a series of workshops for the trades, builders, developers, architects, realtors and public," said Angela Ashby co-chair of YVSC. "The workshops will vary in content, depending on the audience. For example, the workshop for the public will be much more condensed and less technical than the workshop for the builder. The workshop for the realtor will focus more on the marketing and energy efficiency advantages of an ENERGY STAR certified home." Chad Feagler of Mountain Energy Consultants who is a certified Home Energy Rater accredited through RESNET (Residential Energy Services Network) will be the lead facilitator in the workshops.



Historic Preservation Updates

HISTORIC PRESERVATION ORDINANCE

On February 13th, the City's newly adopted Historic Preservation Ordinance went into effect. Some of the changes are:

- ✦ A new Steamboat Springs Register of Historic Places – Buildings listed on this register will be eligible for state income tax credits and other incentives for preservation and rehabilitation.
- ✦ There are three categories for the Steamboat Springs Historic Register: Historic Resources, Local Landmarks and Historic Districts.
- ✦ The new Historic Preservation Commission (HPC) will review nominations to this local register and list properties to it. They will review permit applications for buildings that are listed or eligible to this Steamboat Springs Register, and focus on education and outreach to the community.

To see the ordinance go to the City's website

http://steamboatsprings.net/documents/adopted_historic_preservation_ordinance

or call the Department of Planning & Community Service at 871-8258 for more information.

Green Building Updates

GREEN BUILDING PROGRAM ADOPTED

Steamboat Springs, Colorado— The City of Steamboat Springs is proud to announce the start of the City and County's joint Green Building Program.

January 1st marked the start of the City of Steamboat Springs' and Routt County's newly adopted Green Building Pilot Program (GBP) for residential construction (excluding condominiums and large multifamily). This pilot program will continue through the end of the year and will serve primarily as an educational tool but will also serve as a current green building practices barometer. As with any new program, we expect there to be some fine tuning needed as we continually evaluate the effectiveness of the program.

This is a voluntary program with the only mandatory requirement that a signed Green Building Program checklist be attached to all building permit plans for single-family, duplex, or row townhome construction. There is no requirement for compliance with the GBP but owners and builders are encouraged to participate in the program as they can benefit from the many advantages of building sustainably.



Several of the many benefits of building to the merits of the Green Building Program (GBP) are as follows:

Energy Savings -A GBP home will be at least 20% more energy efficient than a home built to code.

Increased Comfort -Comfortable heating and ventilation, natural day-lighting, tight construction (no drafts) etc.

Healthier Home -A GBP home will have greater indoor air quality than a typical home due to increased ventilation and the reduced and eliminated use of VOCs and other harmful chemicals.

Resale -Sustainably built homes have proven to have a higher resale value as well as a shorter sale period.

This coordinated effort has been over a year in the making. A grant from the State of Colorado's Department of Local Affairs was instrumental in leading our communities down the path of sustainable construction. The grant funds were matched by the City and were used to hire a consulting team with expertise in sustainable building programs. We then combined the consultant's experience and expertise with that of our local building trades' knowledge and created a program custom tailored to our climate and needs.

Staff:

Dept. of Planning & Community Development

Tom Leeson, AICP Director

John Eastman, AICP Planning Services Manager

Jonathan Spence, Senior Planner

Bob Keenan, Senior Planner

Jason K. Peasley, Planner II

Seth Lorson, Planner I

Janet Dunham, Administrative Assistant

Kat Kelly, Staff Assistant

Christy Patterson, Bldg. Permit Review/Code End.

Barb Wheeler, Code Enforcement

Nancy Engelken, Community Housing Coor.

Laureen Schaffer, Historic Preservation Coor.

Alexis Casale, Historic Preservation Planner

Ginger Scott, Historic Preservation Staff Assistant

Tami Heskett, Minute Taker

VISION STATEMENT

We are a team of professionals recognized as a valuable community resource trusted by the public and policy makers to provide a greater understanding of planning and community development principles.

We are committed to protecting the historical integrity of the community and the unique natural resources that make up the Yampa Valley.

We positively influence the preservation and evolution of our community's character, one that promotes a healthy, desirable quality of life.

We are integral in ensuring the quality and sustainability of the built environment and are leaders in proactively employing innovative solutions and forward thinking ideas.

WE'RE ON THE WEB:

[HTTP://STEAMBOATSPRINGS.NET/DEPARTMENTS/PLANNING_DEPARTMENT](http://steamboatsprings.net/departments/planning_department)

UPCOMING EVENTS



Join us for an Historic Places Bike Tour on Saturday, May 23rd at 10am. Learn about the history of Steamboat Springs while getting your exercise. More information will be available closer to the event. Refreshments will be served and bike helmets are required.

*Public Hours: 8:00AM-5:00PM M-F
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