



**FOR IMMEDIATE RELEASE**

**OFFICE OF THE CITY MANAGER**

**May 21, 2009**

**Proposed Mountain Base Area Zoning Changes**

Steamboat Springs, Colorado - In an effort to promote redevelopment at the base area and make the development process more predictable, the City of Steamboat Springs is proposing a number of changes to the Zoning Map and the Community Development Code (CDC). Amongst those efforts is requiring new development in the base area zone districts (RR-1, RR-2, G-1, G-2) to be third-party certified with a green building program.

Prior to the proposed changes, development requesting variances in the base area was subject to the Base Area PUD (Planned Unit Development) process. The Base Area PUD is a process of negotiation between requested variances for public benefit. Height variances are a common request in the base area, for which Planning Staff would negotiate for public benefit such as sustainable design and affordable housing. This process has created widespread frustration by drawing out the development review and removing predictability.

The City of Steamboat Springs proposes to eliminate completely the Base Area PUD and establish firm dimensional standards, which reflect typical development requests, and establish non-negotiable public benefit. The changes to the CDC include increasing the height in the RR-2, G-1, and G-2 zone districts and in turn requiring an additional contribution to the Urban Renewal Authority (URA) and certification with a green building program such as US Green Building Council's LEED (Leadership in Energy and Environmental Design).

In addition to the changes proposed above, the City of Steamboat Springs proposes to rezone 12 parcels in the base area to reflect the desired direction for redevelopment. The majority of the parcels to be rezoned are in the vicinity of Ski Time Square, a parcel on Après Ski Way, and a parcel along the URA's proposed promenade. The rezoning of these parcels is to encourage denser resort-level development in areas recognized to compliment a first class ski area.

The proposed changes to the mountain base area are being heard before Planning Commission on Thursday, May 28, 2009 at 5:00 PM in Citizens Meeting Room, Centennial Hall, 124 10<sup>th</sup> Street.

For more information please go to [http://steamboatsprings.net/departments/planning\\_department](http://steamboatsprings.net/departments/planning_department) or contact Seth Lorson, City Planner at: [slorson@steamboatsprings.net](mailto:slorson@steamboatsprings.net) or 970-871-8280

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