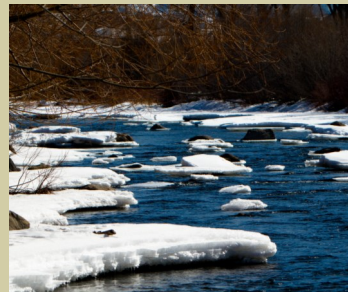


*SUPPLEMENT*

# *STEAMBOAT SPRINGS AREA COMMUNITY PLAN*



*September 2014*

**CITY OF STEAMBOAT SPRINGS, COLORADO**

**RESOLUTION NO. 2014-21**

**COUNTY OF ROUTT, STATE OF COLORADO**

**RESOLUTION NO. 2014-049**

**A RESOLUTION TO REAFFIRM CHAPTER 2, THE VISION,  
OF THE STEAMBOAT SPRINGS AREA COMMUNITY PLAN (SSACP)  
AND ACCEPT THE 2014 SUPPLEMENT.**

WHEREAS, on May 3, 2004, the Steamboat Springs Area Community Plan was adopted by the City of Steamboat Springs and Routt County; and

WHEREAS, during April, May, and June 2011, a presentation outlining changed conditions since the 2004 SSACP adoption and soliciting public input on the importance of each of the 10 vision statements in Chapter 2 of the SSACP was provided online and at 25 public meetings to over 350 participants;

WHEREAS, the input received from these presentations indicates that the community continues to support the 10 vision statements detailed in Chapter 2, The Vision, of the SSACP;

WHEREAS, on August 1, 2011, the Routt County Commissioners and the Steamboat Springs City Council held a joint meeting and approved a scope of work to re-evaluate and update select chapters of the SSACP; and

WHEREAS, Staff compiled and analyzed up-to-date community data, including population, housing, income, and employment, and completed an analysis of the build-out capacity of the City to determine infill potential; and

WHEREAS, during 2012, Staff conducted 12 planning charrettes with a total of 119 participants and synthesized the public input into three growth alternatives;

WHEREAS, during 2013, Staff presented the three growth alternatives online and at six public meetings to approximately 25 participants;

WHEREAS, on September 9, 2013, the Routt County Commissioners and the Steamboat Springs City Council held a joint meeting and discussed the level of public participation in the SSACP update project and directed Staff to draft a supplemental report detailing the data collected, public process undertaken, and work completed toward the SSACP update project to date;

WHEREAS, on February 11, 2014, the Routt County Commissioners and the Steamboat Springs City Council held a joint meeting and reviewed the 2014 Supplement to the SSACP as prepared by Staff;

WHEREAS, on September 15, 2014, the Routt County Planning Commissioners, Routt County Commissioners, Steamboat Springs Planning Commission, and Steamboat Springs City Council held a joint meeting and reviewed the 2014 Supplement to the SSACP and received public comment;

**NOW, THEREFORE, BE IT RECOMMENDED BY THE STEAMBOAT SPRINGS PLANNING COMMISSION** that the Steamboat Springs City Council reaffirm Chapter 2, The Vision, of the Steamboat Springs Area Community Plan and accept the 2014 Supplement, as attached to this resolution, this 15th day of September, 2014.

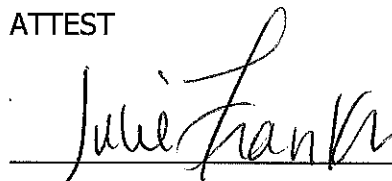
  
\_\_\_\_\_  
Jason Lacy, Chairperson  
Steamboat Springs Planning Commission

**NOW, THEREFORE, BE IT RESOLVED BY THE STEAMBOAT SPRINGS CITY COUNCIL** that Chapter 2, The Vision, of the Steamboat Springs Area Community Plan is hereby reaffirmed, and the 2014 Supplement to the Steamboat Springs Area Community Plan, as attached to this resolution, is hereby accepted.

PASSED AND ADOPTED this 15th day of September, 2014.

  
\_\_\_\_\_  
Bart Kounovsky, President  
Steamboat Springs City Council

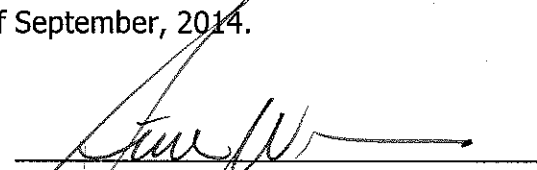
ATTEST

  
\_\_\_\_\_  
Julie Franklin, City Clerk



**NOW, THEREFORE, BE IT RESOLVED BY THE ROUTT COUNTY PLANNING COMMISSION** that Chapter 2, The Vision, of the Steamboat Springs Area Community Plan is hereby reaffirmed, and the 2014 Supplement to the Steamboat Springs Area Community Plan, as attached to this resolution, is hereby accepted.

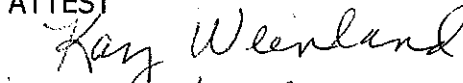
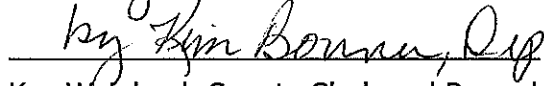
PASSED AND ADOPTED this 15th day of September, 2014.

  
\_\_\_\_\_  
Steve Warnke, Chairperson  
Routt County Planning Commission

**AFFIRMED BY THE ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS** this 15th day of September, 2014.

  
\_\_\_\_\_  
Tim Corrigan, Chairperson  
Routt County Board of County Commissioners

ATTEST

  
  
\_\_\_\_\_  
Kay Weinland, County Clerk and Recorder



# Introduction

In 2011, the City and County initiated a review and update of the Steamboat Springs Area Community Plan. This review was branded COMPASS, as it was intended to help the community understand “where we are and where we’re going.” The scope of the COMPASS update included the following four phases:

## ❖ Phase 1: Public Outreach

- Review of changed conditions since the Community Plan was last adopted in 2004.
- Public outreach to re-evaluate and prioritize the Community Plan’s vision statements and identify specific elements of the Plan to be updated.

## ❖ Phase 2: Data Analysis

- Update and analysis of demographic data, including population, housing, income, and employment.
- Vacant land and build-out capacity analysis to estimate the infill potential within the City’s current boundary.

## ❖ Phase 3: Community Visioning

- Public outreach to establish the community’s vision and goals for growth management, land use, housing, and transportation.

## ❖ Phase 4: Plan Implementation and Monitoring Program

- Update of specific Plan elements, as necessary, to articulate the community’s vision and goals.
- Development of an annual implementation and progress tracking program.

## Status of Update

Phases 1 and 2, Public Outreach and Data Analysis, have been completed. The input and data obtained in these first two phases helped inform the community visioning exercises in Phase 3. While there was considerable and meaningful public participation during a number of Phase 3 workshops, an overall lack of widespread engagement by the community resulted in insufficient public input to guide completion of Phase 4 of the update. This supplement is intended to document the data collected and public input received to date, as well as identify “take aways” from the process and suggested actions that the City and County may choose to pursue. It is the hope of the City and County to complete the update process through a more targeted approach over time as specific issues arise and generate meaningful community conversation.

## Public Outreach

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The Public Outreach phase was designed to engage the community in determining what areas of the Community Plan needed re-evaluation. A presentation outlining changed conditions since the 2004 Plan adoption was provided online and at 25 community meetings during April, May, and June 2011. The presentations included keypad polling (and an online survey) to gauge the public perception of the goals and policies of the Community Plan. The input received during this phase was then used by City and County elected officials and planning staff to develop the scope of the COMPASS update project.

Over 350 participants provided input on the importance of each of the ten Community Plan vision statements, their perception of how well the community is doing in achieving its goals, and prioritization of the most critical goals for the future. The results of the Public Outreach phase are provided in the Take Aways section of this supplement. Meetings held during this phase included organized community groups as well as open public meetings, including:

- Community Meetings: Steamboat Springs, Routt County, Hayden, Oak Creek
- Planning Happy Hours: Rex's, Ghost Ranch
- Rotary Club
- Chamber Resort Association
- Ski Corp
- Yampa Valley Medical Center
- Parks and Recreation Committee
- Kiwanis Club
- Routt County Riders
- Mainstreet Steamboat
- Lions Club
- Tax Policy Advisory Board
- Teen Council
- Yampa Valley Housing Authority
- Community Alliance of the Yampa Valley
- Historic Preservation Commission
- Yampa Valley Construction Trades Association
- Rocky Mountain Youth Corp
- Yampa Valley Sustainability Council

As a result of the input obtained in Phase 1, the scope of the COMPASS project was focused on re-evaluating and updating the growth management, land use, housing, and transportation elements of the Steamboat Springs Area Community Plan.

## Data Analysis

The Data Analysis phase was designed to update demographic and other background data in the Community Plan, as well as establish a clear picture of “what we have” and “where we are” as a community. Relevant population, housing, income, and employment data was collected from the U.S. Census, American Community Survey, and Bureau of Labor Statistics. This data was compiled into the *Where We Are... Summary of Existing Conditions* document attached to this Supplement.

### Build-Out Analysis

Phase 2 also included an analysis of the build-out capacity of the City to determine the infill potential. For the purpose of the Build-Out Analysis, the term “infill” was defined as new development on vacant land within the City’s current boundaries. The analysis did not account for annexation of new lands or the redevelopment of aging and underdevelopment properties, nor did it presume any changes in zoning that would impact allowable uses and densities.

The Build-Out Analysis identified approximately 670 vacant “buildable” lots or parcels within the City’s boundaries. While the analysis attempted to account for obvious development constraints, it is acknowledged to be unlikely that all of the identified properties could or would be developed to their fullest extent due to physical and economic constraints that were beyond the scope of the analysis.

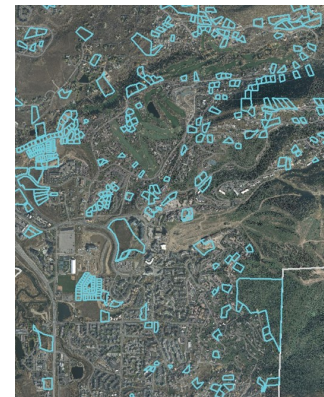
Based on City zoning at the time, the Build-Out Analysis indicated that following infill potential on the identified vacant properties:

New single family/duplex	1,400 units
New multiple family	2,600 units
New commercial space	1,030,000 square feet
New industrial space	790,000 square feet

While it is unlikely to fully realize all of this infill potential, the analysis illustrated that there is significant development capacity within the City’s boundaries. Changes in zoning on these vacant properties, as well as redevelopment throughout the City, could substantially impact this capacity.

### Housing Affordability

The results of the Build-Out Analysis, coupled with income data and knowledge of land costs, can help inform a conversation regarding housing affordability in the community. Because housing is an integral component of the Community Plan, the



#### *For perspective...*

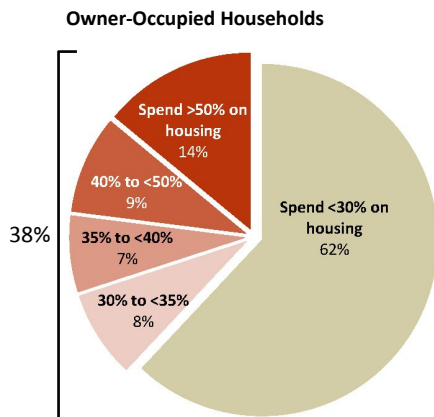
Safeway = 47,000 sq. ft.  
Walgreens = 16,500 sq. ft.  
Total housing units in 2010 = 9,966



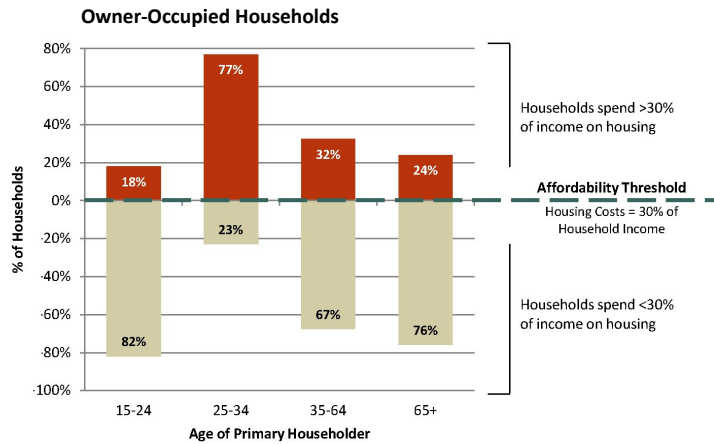
importance placed on housing affordability will help shape the community's goals and policies for growth management, land use, community design and image, transportation, utilities and services.

Generally, housing that costs 30% or less of total household income is considered to be affordable. Data from the American Community Survey indicates that 38% of the County's owner-occupied households and 54% of renter-occupied households are above that affordability threshold (meaning more than 30% of their household income is spent on housing). Analyzing this data by age group can be helpful as the community evaluates housing policies targeted at specific segments of the population. For example, 77% of all owner-occupied households in the County in the 25-34 year age group spend more than 30% of their household income on housing.

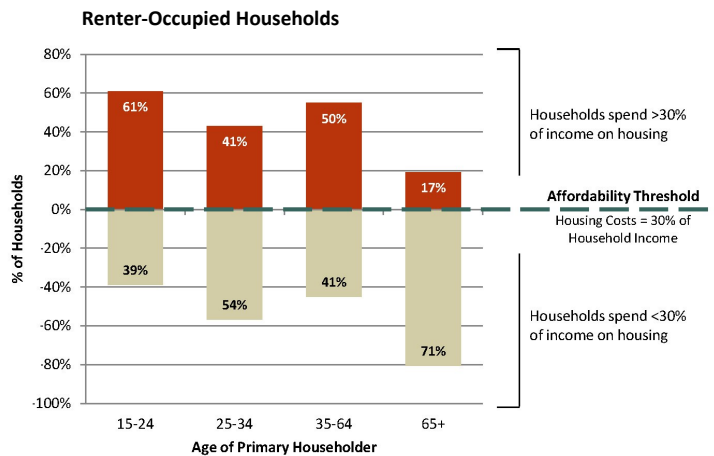
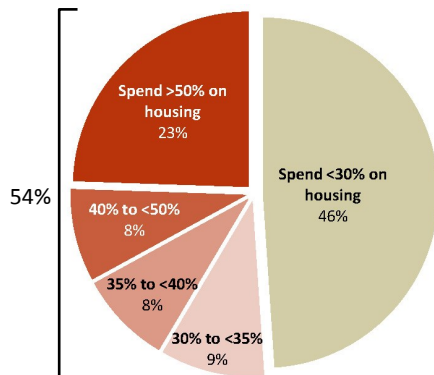
**Housing as % of Household Income**  
Routt County Households



**Households Above/Below Affordability Threshold**  
Routt County Households by Age Group

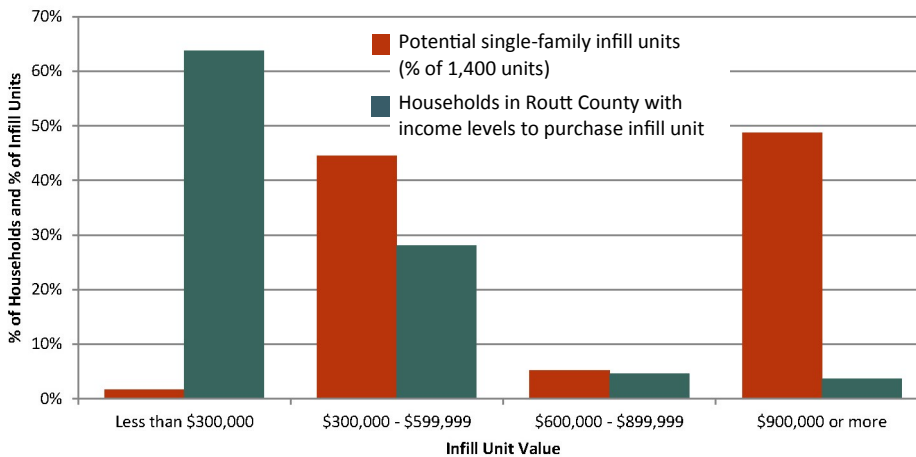


**Renter-Occupied Households**



The Build-Out Analysis indicated that approximately 1,400 additional single-family homes can be built on vacant land within the City. Based on land values and construction costs, the graph below estimates the final price range for these infill single-family homes. Comparing the estimated value of the infill units with the purchase potential of County households clearly illustrates the imbalance between what County residents can afford and what will likely be built. Approximately 64% of all households in the County could purchase a home with a maximum value of less than \$300,000; while only 2% of single-family infill units will likely be valued in this price range. Nearly half (48%) of the potential single-family infill units will likely be valued at \$900,000 or more; while only 4% of County households could purchase a home within this price range.

**Single Family Infill Values v. Household Purchase Potential**  
 City Infill Potential and Routt County Households



Comparisons like this can help inform not only housing policy, but land use and zoning policy as well. Zoning for higher density single-family and multiple family residential uses may allow for a greater number of units, thereby reducing land costs per unit, and potentially lowering the overall per unit cost.

## Community Visioning

The Community Visioning phase included two rounds of public involvement, including hands-on planning charrettes as well as public meetings.

### Planning Charrettes: Developing Alternatives

The charrette or workshop was designed to actively engage participants in the planning process. Conducted 12 times, a total of 119 people participated in this first round. Over the course of two to three hours, participants worked in small groups and planned for future population growth of the city.



Each group was provided with a number of “game chips” and a “game board” or large map of the City that illustrated the existing transportation network and the infill capacity of each neighborhood. Each game chip represented a specific number of single family homes, multiple family units, commercial space, or industrial space. Using the game board and chips, each group was asked to work as a team to develop a preferred plan that works toward achieving the community’s vision and goals while accommodating future population growth of 1,500, 3,000, and 4,500 full-time residents.



The group planning exercise challenged participants to determine where people will live and in what types of housing; where new commercial and industrial uses will be located to meet shopping and employment needs of a growing population; and what trade-offs are necessary to balance often competing community goals. For example, concentrating urban and infill development with increased density may accommodate additional population and further the community’s growth management goals, but it may also change the character of established neighborhoods. Charrette participants often struggled with how best to balance goals of affordable housing, growth management, efficient provision of services, improving core areas, and maintaining a sense of community.



In addition to completing the “chip game,” each charrette group was asked to identify attainable and ideal goals for affordable housing and transportation mode share. Attainable goals were described as reasonable to achieve in a shorter-term; ideal goals were described as best case scenario in the longer term. These attainable and ideal goals are provided in the Take Aways section of this supplement.

## Public Meetings: Selecting a Preferred Alternative

The results of the charrette's chip game were synthesized into three alternatives for how the City might accommodate future population growth. These growth alternatives were then presented to the community at six public meetings held at different locations across the City. In addition, a detailed presentation and survey was made available online, and informative displays were set up in Centennial Hall and the Historic County Courthouse.

Community members who attended one of the meetings or completed the online survey were asked to identify which alternative they believe best furthers the community's overall vision, as well as which of the three alternatives they preferred best. Unfortunately, only about 25 people participated in this round of public input.

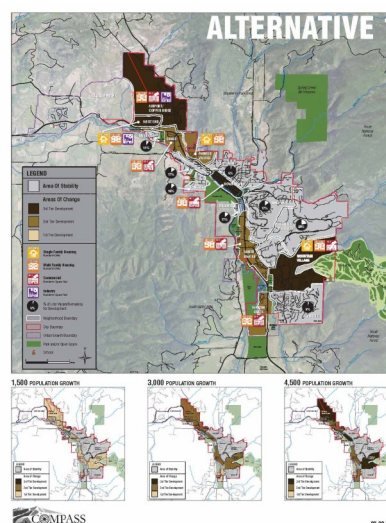
Each alternative identifies Areas of Change and Areas of Stability within the community.

**Areas Of Change** are defined as those neighborhoods and nodes that will absorb the majority of new development. These are areas that will benefit from, and thrive on, an infusion of population, economic activity and investment. Areas of Change offer opportunities for:

- Redevelopment that will enhance the character and vitality of areas such as downtown and the mountain base area.
- New growth and infill in areas that are served by existing infrastructure such as the UC 40/Lincoln Avenue corridor and Copper Ridge.
- Eventual expansion of the City for uses that cannot be viably accommodated within the existing boundaries.

Areas of Change are likely to require changes to zoning to accommodate the changes in type and density of development illustrated by the growth alternatives.

**Areas of Stability** make up the vast majority of the City of Steamboat Springs. These areas are primarily the stable residential neighborhoods and surrounding open space and agricultural lands where no significant changes in land use are anticipated or desired in the foreseeable future. The intent is to retain the character of these areas while accommodating build out and maintenance of the current development patterns consistent with the existing scale, intensity, lot pattern, use and vitality of the area. Areas of Stability will continue to experience development and redevelopment, but it will not likely require significant changes to



current zoning and will be consistent with the pattern and character of the neighborhood.

Input received through the Community Visioning phase of the project are summarized in the Take Aways section of this supplement.

## Take Aways

While Phase 4 of the COMPASS update has not been completed, a significant amount of work and resources have gone into this project. There is considerable information and public input that the City and County can take away from this effort. Organized by the ten vision statements of the Community Plan, these “take aways” describe what the community has learned from this process (What We Heard) and identify suggested next steps for the City and/or County to consider.

### ☉ Concentrate Urban and Infill Development

*As the Steamboat Springs community grows, new development will occur within or adjacent to already developed areas to minimize sprawling development in the agricultural and rural parts of the valley. Concentrated urban development allows for more efficient land use, higher rates of transit use, and resource conservation. It also allows Steamboat Springs to become a pedestrian-oriented urban center with interconnected neighborhoods. The Future Land Use Plan directs urban development to be within the Urban Growth Boundary — within and adjacent to the city. The West of Steamboat Springs area will be the major new neighborhood growth area.*

#### What We Heard

- 79% of Phase 1 participants rated this as important. 60% believe the community is addressing this well.
- Phase 1 participants identified infill within the City as the top priority for growth. Phase 3 participants also prioritized infill over annexation in their plans for future growth.

#### Suggested Next Steps

- Review and amend the City’s zoning and development standards, as necessary, to facilitate infill development.
- Review the Urban Growth Boundary to confirm consistency with community goals.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

### ☉ Improve the Community’s Core Areas

*The community considers two areas as the foundation of the City of Steamboat Springs—they are important to the health and well-being of the community as a whole: (1) Lincoln Avenue in Old Town and (2) in the Mountain base area. The plan promotes redevelopment and enhancement of these core community areas.*

### **What We Heard**

- 86% of Phase 1 participants rated this as important. 62% believe the community is addressing this well. 20% believe the community is addressing this poorly.
- Phase 3 participants supported additional commercial uses and multiple family density in and near Downtown and the Base Area.

### **Suggested Next Steps**

- Evaluate and, if appropriate, implement tools such as an Urban Renewal Authority, Business Improvement District, and Transfer of Development Rights program to promote redevelopment and enhancement of the core areas.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

## **© Maintain the Area’s “Sense of Community”**

*The community will work to preserve its urban neighborhoods and promote a viable agricultural lifestyle in the rural areas, such as South of Steamboat Springs. Community design should promote historical, environmental, recreational, and family values and enhance the visual quality of the built environment.*

### **What We Heard**

- 89% of Phase 1 participants rated this as important. 63% believe the community is addressing this well.
- Phase 1 participants ranked this as the second greatest concern for the community moving forward. Phase 1 participants also identified “keeping families living and growing here” as an important planning concept.

### **Suggested Next Steps**

- Review the Urban Growth Boundary to confirm consistency with community goals.
- Review and amend, if necessary, processes and regulations to encourage reinvestment within the City.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

## © Develop a Comprehensive, Integrated Transportation System

*The community will improve mobility in town and to the surrounding areas for residents and visitors by creating a comprehensive, integrated and multi-modal transportation system. The integrated transportation system consists of four parts: a transit system, pedestrian and bicycle systems, and a roadway network.*

### What We Heard

- 89% of Phase 1 participants rated this as important. 58% believe the community is addressing this well. 25% believe the community is addressing this poorly.
- Phase 1 participants identified “trails, signage, and connectivity” as an important planning concept.
- Phase 3 participants identified the following attainable and ideal goals for transportation mode share within the City:

	Existing Condition	Attainable Goal	Ideal Goal
Car-Truck	98%	81%	55%
Pedestrian-Bike-Transit	2%	19%	45%

### Suggested Next Steps

- Coordinate growth, housing, and transportation strategies.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

## © Promote Stewardship of Natural, Scenic, and Environmentally Sensitive Areas

*The community will identify and conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, visually sensitive areas through a variety of means including education, guidelines, standards, monitoring, and enforcement. In addition, the community will prevent further development in hazardous or constrained areas, including geologic hazard areas, steep slopes, flood-prone areas, and wildfire hazard areas.*



### **What We Heard**

- 92% of Phase 1 participants rated this as important.  
67% believe the community is addressing this well.

### **Suggested Next Steps**

- Inventory environmentally sensitive areas.
- Review and amend development standards, if necessary, to balance infill priorities with environmental concerns.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

## **⊙ Develop an Open Lands Program**

*The community will develop a well financed and well maintained open lands program using a variety of techniques to preserve viable agriculture and a system of open lands and river corridors. In addition, the community will develop adequate parks and recreation opportunities and trails that are important for the high quality of life for residents.*

### **What We Heard**

- 90% of Phase 1 participants rated this as important.  
73% believe the community is addressing this well.

### **Suggested Next Steps**

- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

## **⊙ Provide Affordable Housing**

*The community will take measures to allow the majority of people who work in Steamboat Springs, or who have lived in and retired in the community, to afford to live in the city if they desire.*

### **What We Heard**

- 67% of Phase 1 participants rated this as important.  
12% believe the community is addressing this well.  
67% believe the community is addressing this poorly.
- Phase 1 participants ranked this as the third greatest concern for the community moving forward. Phase 1 participants also identified “keeping families living and growing here” as an important planning concept.
- Phase 3 participants supported higher single family and

multiple family densities and mixed use along main transportation corridors as a means of providing more affordable housing options within the City.

- Phase 3 participants identified the following attainable and ideal goals for the percent of households that spend less than 30% of their income on housing:

	Existing Condition	Attainable Goal	Ideal Goal
Owners	62%	70%	86%
Renters	46%	62%	84%

### Suggested Next Steps

- Develop a scope and budget to review and update Chapter 9: Housing Strategies.
- Evaluate and implement new balanced housing programs and incentives.
- Review the Urban Growth Boundary to coordinate and balance the community's housing and growth management goals.
- Review the Community Plan's action strategies annually and develop City and County implementation programs for the upcoming year.

## ◎ Diversify and Balance the Economic Base

*The community will continue to diversify the local economic base to provide employment opportunities for residents. Outdoor-based recreation tourism will remain the community's economic backbone, but the community will seek to sustain a self-reliant, vibrant, year-round, diverse and sustainable economy.*

### What We Heard

- 82% of Phase 1 participants rated this as important. 30% believe the community is addressing this well. 43% believe the community is addressing this poorly.
- Phase 1 participants ranked this as the greatest concern for the community moving forward. Phase 1 participants also identified "keeping families living and growing here" as an important planning concept, and commercial air service and improved IT infrastructure as priorities for the future.

### Suggested Next Steps

- Coordinate with community organizations to facilitate economic development initiatives.

- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

### ⊙ **Preserve Historic Resources**

*The community will proactively preserve its lands, waters, structures and its cultural heritage. This plan reflects the values of the community as expressed through the recent work of local government, preservation organizations, and the public.*

#### **What We Heard**

- 77% of Phase 1 participants rated this as important.  
65% believe the community is addressing this well.

#### **Suggested Next Steps**

- Continue to identify and survey the community’s historic resources.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

### ⊙ **Provide Infrastructure and Public Services Efficiently and Equitably**

*The community will coordinate future development and provision of capital facility projects and infrastructure, including water, wastewater, fire protection, emergency management services, police protection, schools, parks, and other utilities that affect the quality of life and economic stability of the community.*

#### **What We Heard**

- 86% of Phase 1 participants rated this as important.  
66% believe the community is addressing this well.

#### **Suggested Next Steps**

- Review the Urban Growth Boundary and coordinate growth management policies with strategic provision of urban facilities and services.
- Review the Community Plan’s action strategies annually and develop City and County implementation programs for the upcoming year.

## Attachments

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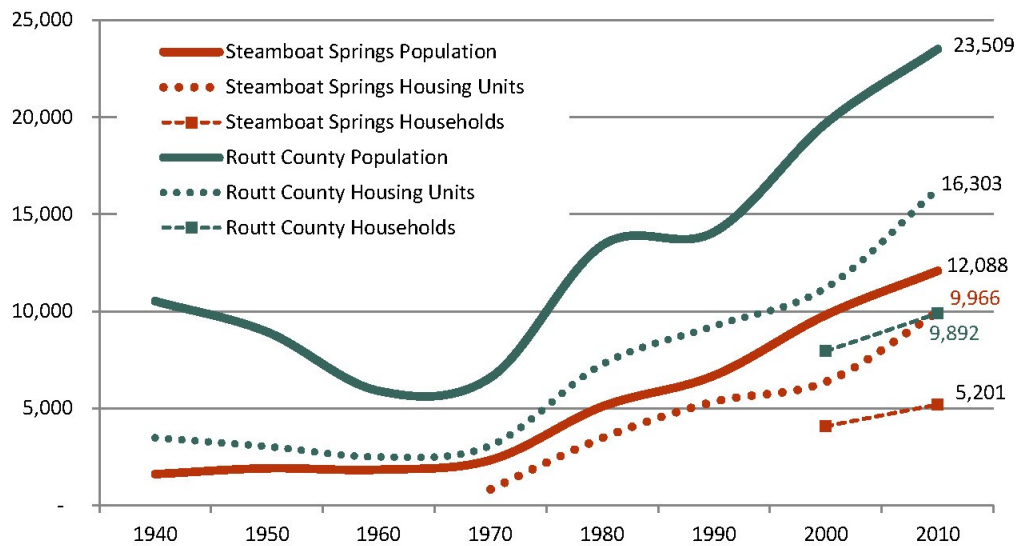
- Where we are.... Summary of Existing Conditions handout
- Planning Charrette instructions and group recording and evaluation forms
- Community Plan display
- Growth Alternatives 1, 2, and 3
- Growth Alternatives comparison display
- Growth Alternatives comparison handout



# Where we are...

## Summary of Existing Conditions

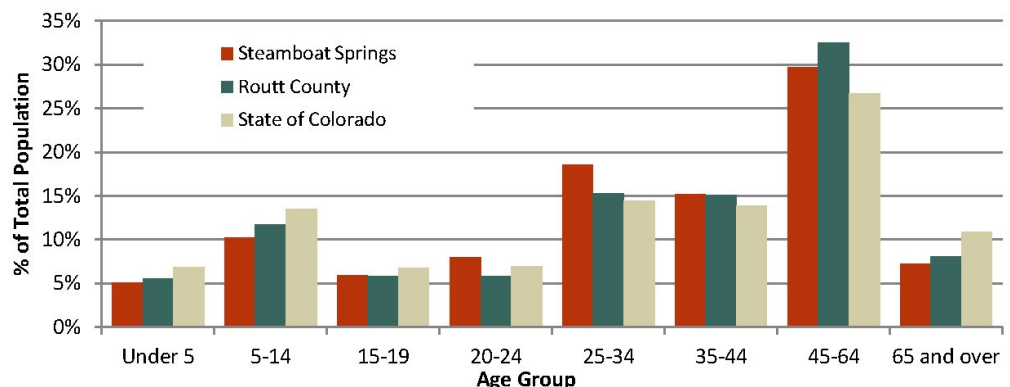
### Population, Households and Housing Units



#### Population, Households, and Housing Data<sup>1</sup>

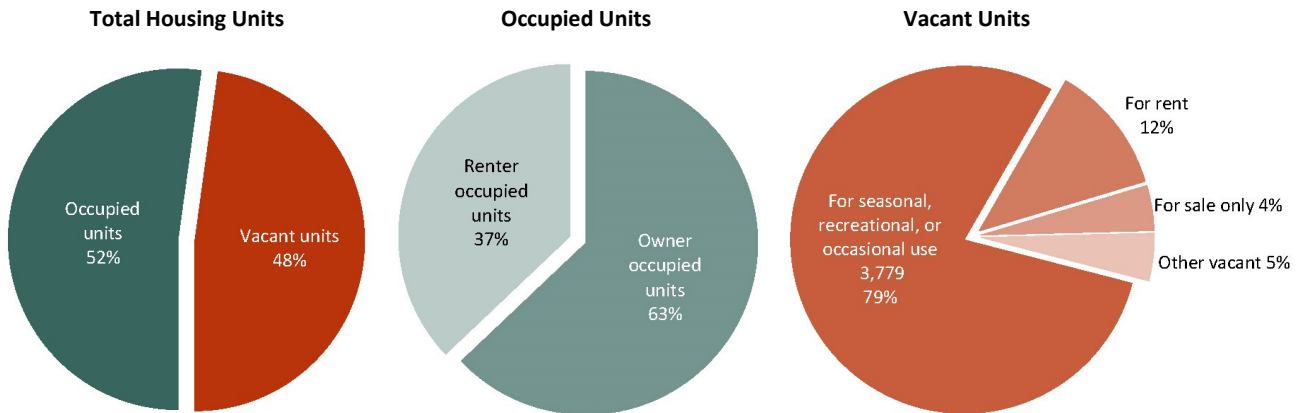
Population	Households	Average household size	Housing units
City: 12,088	City: 5,201	City: 2.27 persons	City: 9,966
County: 23,509	County: 9,892	County: 2.34 persons	County: 16,303

#### Age of Population<sup>1</sup>

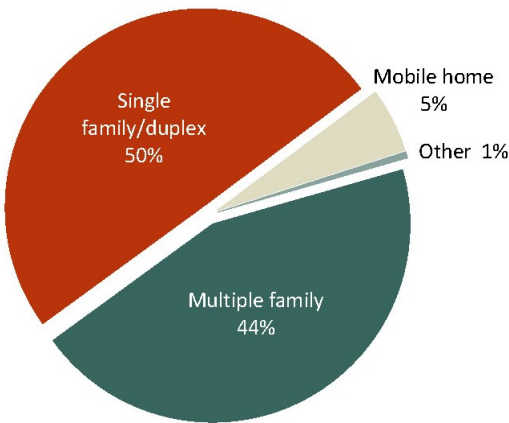


# Existing Housing Stock

## Occupancy Status — City of Steamboat Springs<sup>2</sup>



## Unit Type — City of Steamboat Springs



## Housing Data — City of Steamboat Springs<sup>2</sup>

### Housing Units

Total: 9,966

Occupied: 5,201

Owner occupied: 3,273

Renter occupied: 1,928

Vacant: 4,765

For seasonal, recreational, or occasional use: 3,779

For rent: 574

For sale only: 201

Other vacant: 211

Rented, not occupied: 18

Sold, not occupied: 33

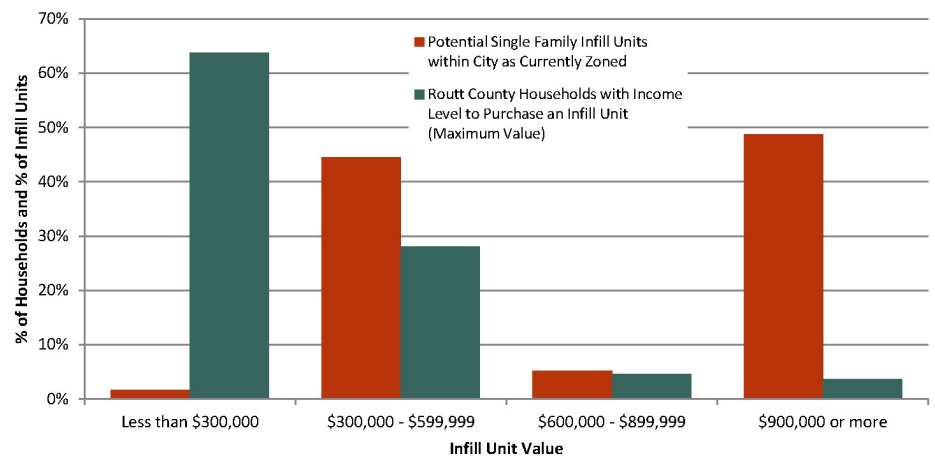
For migratory workers: 55

Other: 105

## Supply v. Demand

Approximately 1,384 single family units can be developed on vacant land within the City as currently zoned. It is estimated that only 2% of those homes would be valued under \$300,000. Approximately 64% of Routt County households have an income level to attain a maximum home value of \$300,000 or less. On the other end, nearly 50% of the City's single family infill capacity, valued at \$900,000 or more per home, could be attained by only 4% of the County's households.

## Single Family Infill Capacity Compared to Homeowner Purchase Potential



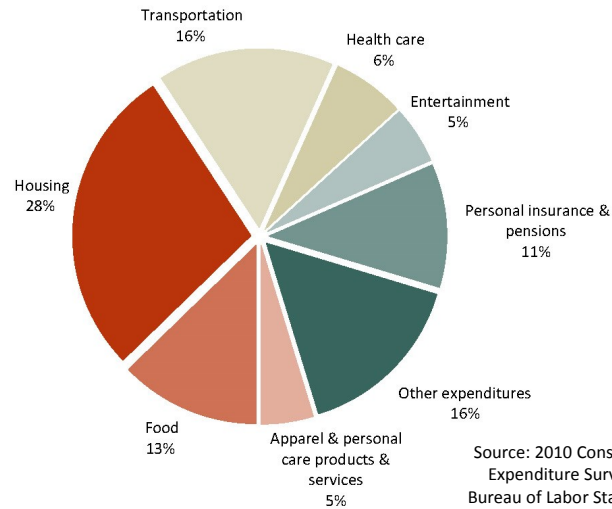
# The Economics of Housing

The 2010 Consumer Expenditure Survey conducted by the Bureau of Labor Statistics indicates that, on a national average, housing costs equal 28% of total household expenditures.

Affordable housing is generally considered housing that costs 30% or less of total household income.

Housing that costs more than 30% of household income requires households to reduce expenditures in one or more other categories. In other words, as the housing slice of the pie increases, households have less money available to spread across the other slices of the pie.

Average Annual Expenditures



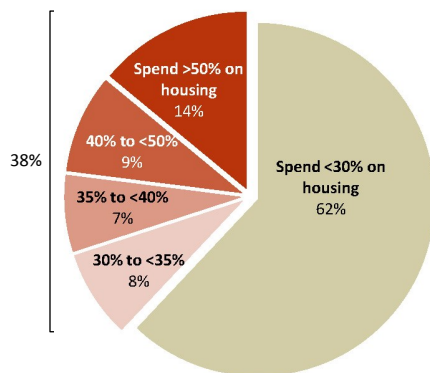
Source: 2010 Consumer Expenditure Survey, Bureau of Labor Statistics

## Cost of Housing - What do we spend locally?

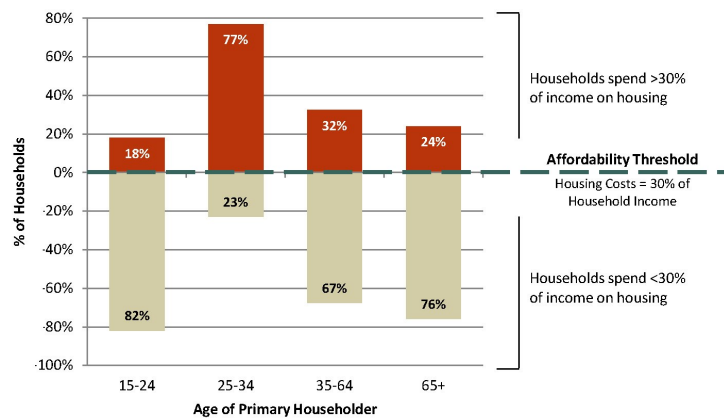
38% of owner occupied households in Routt County spend more than 30% of income on housing<sup>3</sup>  
 54% of renter occupied households in Routt County spend more than 30% of income on housing<sup>3</sup>

### Households Spending >30% of Income on Housing — Routt County<sup>3</sup>

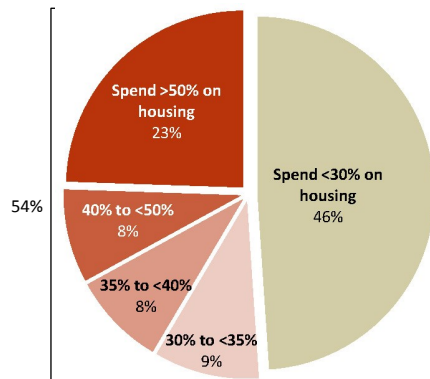
% of Owner Occupied Units



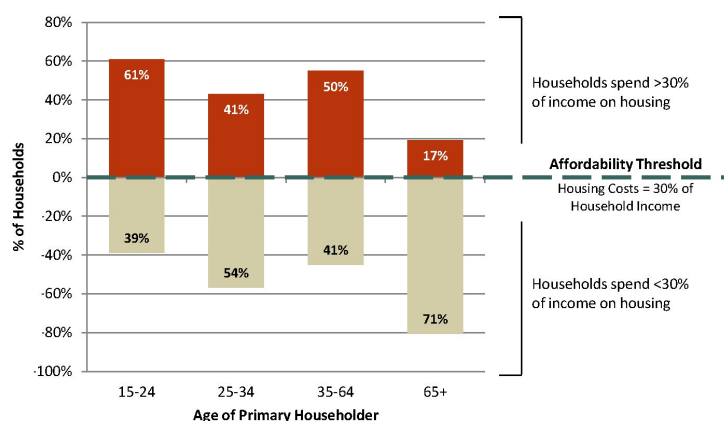
% of Owner Occupied Units by Age Group



% of Renter Occupied Units



% of Renter Occupied Units by Age Group

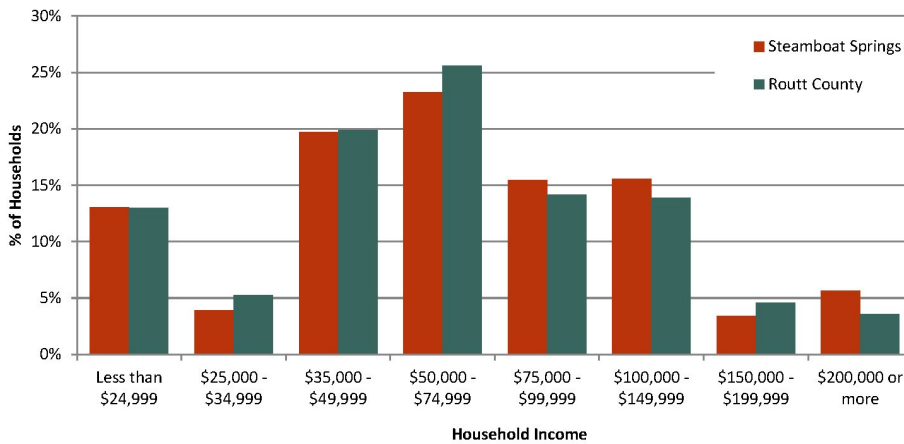


<sup>3</sup>Source: American Community Survey

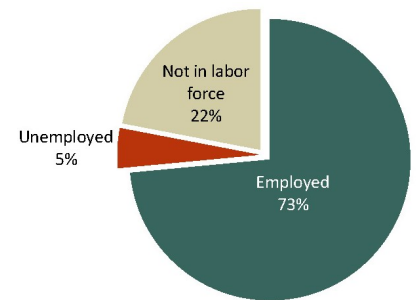


# Employment and Income

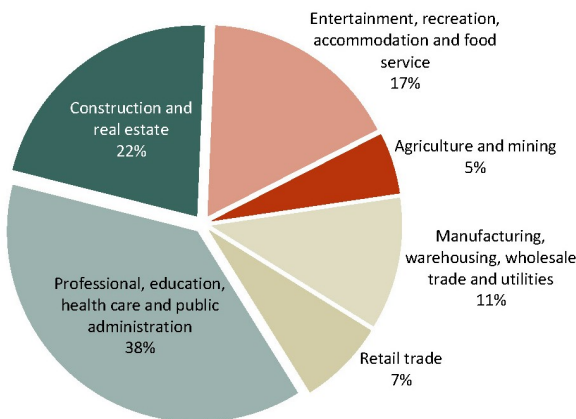
## Household Income<sup>4</sup>



## Employment Status of Population 16 Years and Over — Routt County<sup>4</sup>



## Employment by Industry — Routt County<sup>4</sup>



## Income and Employment Data<sup>4,5</sup>

### Median Household Income

City (2010): \$61,756      County (2010): \$58,728

### Employment of Total Population 16 Years and Over

City (2010): 75%      County (2010): 73%  
 City (2000): 80%      County (2000): 78%

### Unemployment of Population 16 Years and Over in Labor Force

City (2010): 3.6%      County (2010): 5.8%  
 City (2000): 3.5%      County (2000): 3.1%

# Transportation

## Transportation Data

### Mean Travel Time to Work<sup>4,5</sup>

City (2010): 12.9 minutes  
 City (2000): 13.3 minutes  
 County (2010): 17.5 minutes  
 County (2000): 18.5 minutes

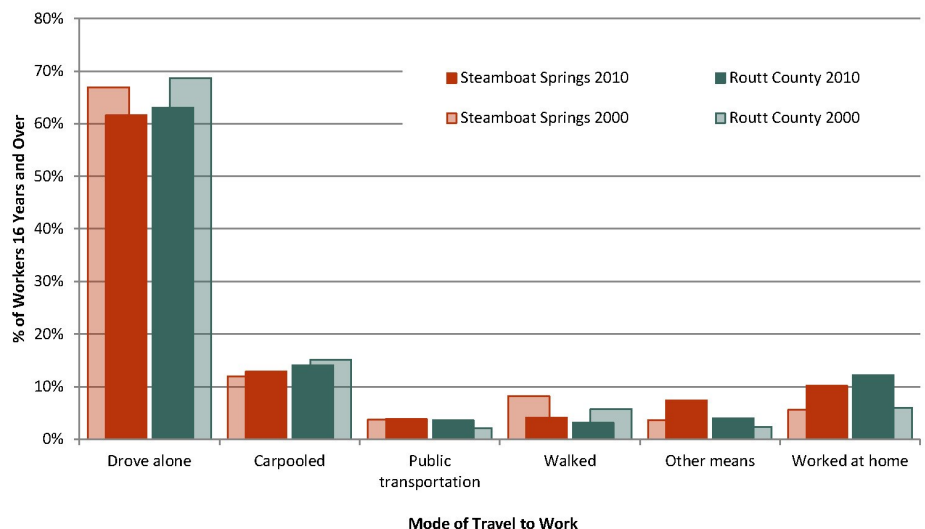
### Existing Infrastructure

Roads: 77 miles  
 Trails: 44+ miles  
     Yampa Core Trail: 7 miles  
     Neighborhood: 20 miles  
     Backcountry: 17+ miles

### Mode Share

Car-truck: 98%  
 Pedestrian-Bicycle-Transit: 2%

## Means of Commuting to Work by % of Workers 16 Years and Over<sup>4,5</sup>











# 1

## Group agenda

- Introduce yourselves to your group.
- Select a group spokesperson and a secretary.
- Review ground rules.
- Review “game chips” and community objectives.
- Using the game pieces, work as a group to develop a preferred plan that accomplishes our community objectives while accommodating the future growth Scenarios A, B and C.
- Record your plan on recording sheet provided.
- Evaluate your plan for each Scenario. Explain how your plan accomplishes each objective, and provide the rationale behind your choices.
- Work as a group to develop measurable community goals on recording sheet provided.

## Game chips

 = Single family	 = 50 units
 = Multiple family/ Mixed use	 = 50 units
 = Commercial	 = 10,000 square feet
 = Industrial	 = 10,000 square feet

# 4

# 2

## Ground rules

- Build consensus.
- Be respectful.
- Be positive.
- Give everyone the opportunity to speak without interruption.
- Critique ideas, not people.
- Stay focused on your group tasks. Don't get sidetracked.
- Work as a group. Your end results should be a product of your group decisions.

## Scenarios

Imagine a number of years from now. The City's population has increased by an additional 1500, 3000, or 4500 full-time residents. Where will these people live? What types of housing will be needed? Where will additional commercial and industrial uses occur to meet the shopping and employment needs of the City's growth?

Working as a team, develop a preferred plan for accommodating future growth Scenarios A, B and C. Consider how your plan may or may not support the community's objectives. Evaluate your plan using the worksheet provided, and record your plan on the recording sheet.

- Scenario A** = 1500 additional full-time residents
- Scenario B** = 3000 additional full-time residents
- Scenario C** = 4500 additional full-time residents

# 5

# 3

## Community objectives

- **Diversify & Balance the Economic Base** – sustain a self-reliant, vibrant, year-round & diverse economy.
- **Maintain the Area's "Sense of Community"** – preserve the community's urban neighborhoods and promote the area's agricultural lifestyle.
- **Provide Affordable Housing** – allow majority of people who work in/have retired in the City to afford to live here.
- **Promote Stewardship of Natural, Scenic, & Environmentally Sensitive Areas** – wildlife habitat, visually sensitive areas, steep slopes, and flood-prone areas.
- **Provide Infrastructure and Public Services Efficiently & Equitably** – coordinate development of capital facilities and infrastructure.
- **Improve the Community's Core Areas** – 1) Lincoln Ave. in Old Town, 2) the base area.
- **Develop a Comprehensive, Integrated Transportation System** – transit system, roadway network, and pedestrian and bicycle systems.
- **Concentrate Urban & Infill Development** – new development should occur within existing City limits or adjacent to already developed areas to minimize sprawl.
- **Develop an Open Lands Program** – preserve viable agriculture, system of open lands and river corridors, and parks and recreation opportunities.
- **Preserve Historic Resources** – preserve lands, waters & structures that comprise our heritage.

## Measurable goals

One of the purposes of updating the Community Plan is to identify and develop measurable goals to guide community decision making and direct allocation of our limited resources. The “chip game” is the first step in developing measurable goals for land use and growth management.






As a group, discuss the questions regarding transportation and housing in the “measurable goals” box on your group recording sheet. Come to a consensus and record your group's answers.

There will be additional opportunities for community members to refine and prioritize our community goals in the future.

# 6

Your plans should build upon each other. For example, Scenario B = your Scenario A plan + 1500 additional residents = total growth of 3000 people.

**Status quo.** Given current zoning and community characteristics, 1500 additional residents requires:

	=	 350 units
		 300 units
		 70,000 sq. ft.
		 50,000 sq. ft.

★ You may plan for the status quo or something entirely different.

date

group #

# How does your plan check out?

## Group Explanation/Rationale

Evaluation Criteria	Scenario A: 1500	Scenario B: 3000	Scenario C: 4500
Diversify and balance the economic base.			
Maintain the area's "Sense of Community."			
Provide affordable housing.			
Promote stewardship of natural, scenic, and environmentally sensitive areas.			
Improve the community's core areas.			
Provide infrastructure and public services efficiently and equitably.			
Develop a comprehensive, integrated transportation system.			
Concentrate urban and infill development.			
Develop an open lands program.			
Preserve historic resources.			
 Triple bottom line: economy-society-environment.			

# Group recording sheet

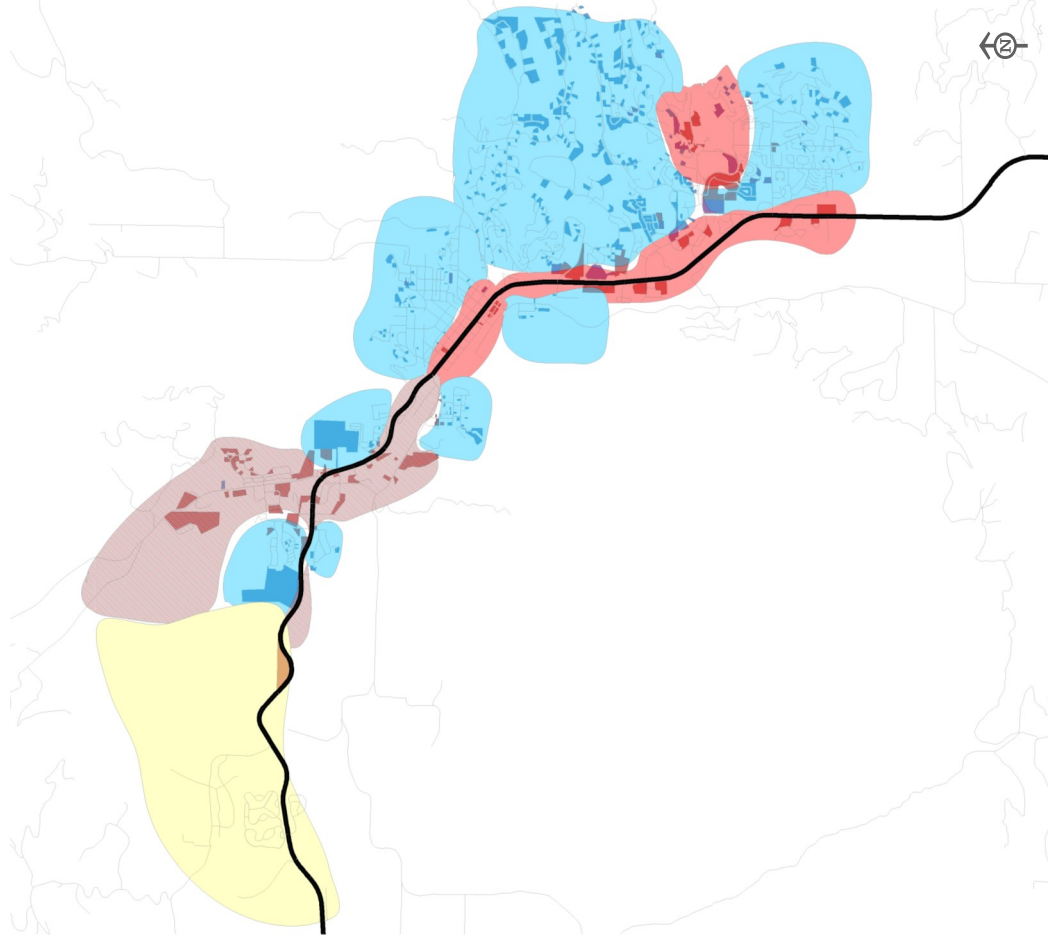
Record your group's preferred plan for Scenarios A, B and C on the maps below. Evaluate your plan using the checklist on the reverse side.

As a group, answer the question in the Community Goals box. Record your answers.

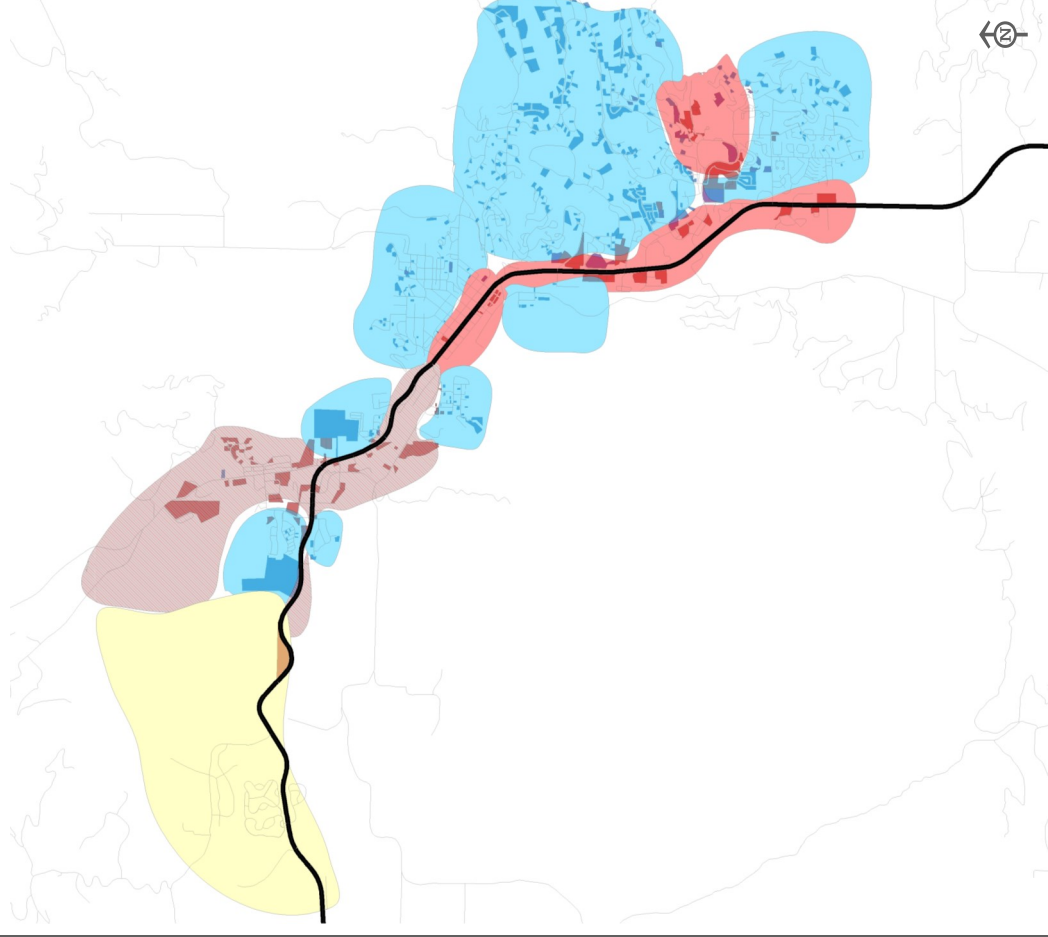
date

group #

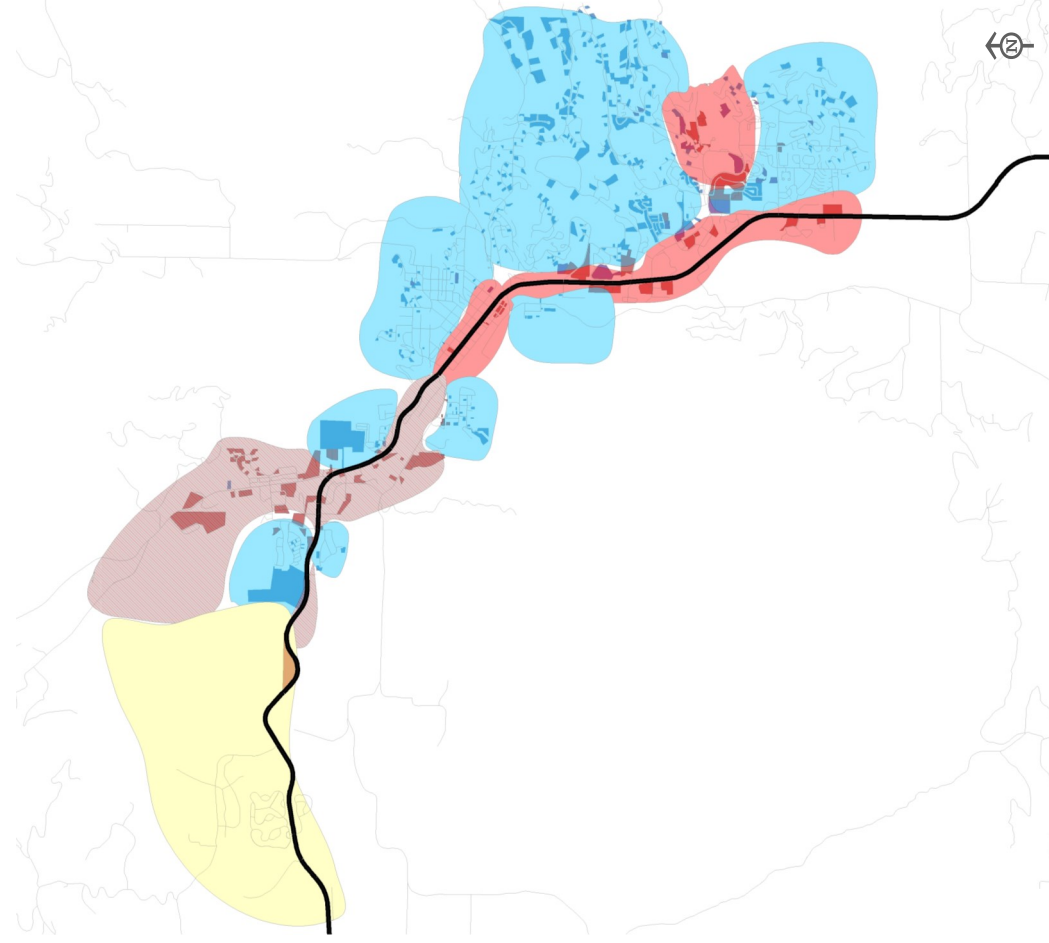
Scenario A: 1500



Scenario B: 3000



Scenario C: 4500



## Measurable goals

As a group, discuss and answer the following:

- 1) The City's current transportation mode share is approximately 98% car-truck and 2% pedestrian-bike-transit. What is the desired mode share for our community? Identify your group's vision of attainable and ideal mode share goals:

	Current	Attainable	Ideal	Example: Boulder
<b>Car-truck</b>	98%	%	%	61%
<b>Pedestrian-bike-transit</b>	2%	%	%	39%
	100%	100%	100%	100%

- 2) Identify transportation corridors that should be a priority for future pedestrian-bike-transit improvements in order to meet or exceed your group's mode share goals. You may be general or specific in your recommendation. For example, your group can identify a street or area of town in need of overall improvement, or you can identify specific corridors or areas for pedestrian improvements and other areas for bike improvements, etc. You may record your answers on one or more of the maps on this sheet or in the space below.

- 3) The nationally accepted percent of income to spend on housing is 30%. In Routt County, 38% of owners and 54% of renters spend over 30% of their income on housing. Identify your group's vision of attainable and ideal affordable housing goals:

	Current	Attainable	Ideal
<b>Renter-Occupied Households</b>			
Spending less than 30%	46%	%	%
Spending more than 30%	54%	%	%
<b>Owner-Occupied Households</b>			
Spending less than 30%	100%	100%	100%
Spending more than 30%	62%		
Spending more than 30%	38%	100%	100%

# Steamboat Springs Area Community Plan

## What is the Community Plan?

### Steamboat Springs Area Community Plan

The Steamboat Springs Community Plan is the visioning document for the City of Steamboat Springs and surrounding areas of Routt County; it is a blueprint for the future. The purpose of the Plan is to direct the type, location, and quality of growth, while addressing its impacts and reinforcing its desirable characteristics.

The Plan is comprehensive, providing for future land use, transportation, and community facilities and services in a coordinated fashion. It provides a clear statement of community goals, establishes a vision for the future, and includes plans to achieve that vision. In addition, the Plan promotes a land use pattern that is consistent with the community's goals.

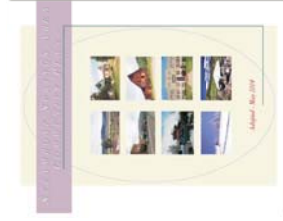
The information and concepts presented in the Community Plan are used to guide local decisions regarding public and private uses of land and the provisions of public facilities and services. The Plan is long-range in its view and is intended to guide development in the City for years to come.

### Jointly Adopted

In the State of Colorado, cities and counties have the authority to create and adopt a "master plan" for the physical development of the municipality. In addition, the State authorizes and encourages local governments to cooperate with each other for purposes of planning and regulating the development of land. The Community Plan is jointly prepared and adopted by the City of Steamboat Springs and Routt County, and both the City and County actively work toward implementation of the Plan's goals and policies.

### COMPASS: Plan Update

The Community Plan was last updated and adopted in May 2004. Since early 2011, the City and County have been working together to complete an update to specific sections of the 2004 Plan. This update to the Plan, referred to as COMPASS, is intended to refine the community's goals regarding growth management, land use, transportation, and housing. During the last two years, nearly 40 public meetings and workshops have been held and over 450 people have participated in the COMPASS process.



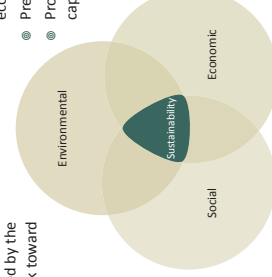
### The Community's Vision

The Steamboat Springs Area Community Plan articulates the community's vision for the future. The following statements, together as a whole, describe the overall vision of the community for the future of Steamboat Springs:

- Concentrate Urban & Infill Development – new development should occur within existing City limits or adjacent to already developed areas to minimize sprawl.
- Improve the Community's Core Areas – 1) Downtown, 2) the base area.
- Maintain the Area's "Sense of Community" – preserve the community's urban neighborhoods and promote the area's agricultural lifestyle.
- Develop a Comprehensive, Integrated Transportation System – transit system, roadway network, and pedestrian and bicycle systems.
- Promote Stewardship of Natural, Scenic, & Environmentally Sensitive Areas – wildlife habitat, visually sensitive areas, steep slopes, and flood-prone areas.
- Develop an Open Lands Program – preserve viable agriculture, system of open lands and river corridors, and parks and recreation opportunities.
- Provide Affordable Housing – allow majority of people who work in/have retired in the City to afford to live here.
- Diversify & Balance the Economic Base – sustain a self-reliant, vibrant, year-round & diverse economy.
- Preserve Historic Resources – preserve lands, waters & structures that comprise our heritage.
- Provide Infrastructure and Public Services Efficiently & Equitably – coordinate development of capital facilities and infrastructure.

### Commitment to Sustainability

Throughout the COMPASS process, we have heard the community's desire for a sustainable approach to the future. This commitment to sustainability is an underlying theme of the community's vision that focuses on the interdependent relationships of environmental stewardship, economic strength, and social integrity. These three elements, often referred to as the "triple bottom line" of sustainability, will serve to guide the choices and decisions the Steamboat Springs community will need to make as we work toward our shared future.



## How can you participate?

There are several ways for you to get involved in the Community Plan process — attend one of our upcoming public meetings, visit the Community Plan website, or invite us to come to a meeting of your organization or group. This is your community. Tell us what you think. We want to hear from you! Can't make it to one of the meetings?

Provide your input online at:

[www.steamboatsprings.net/communityplan](http://www.steamboatsprings.net/communityplan)

**Get involved.**

**Tell us what you think.**

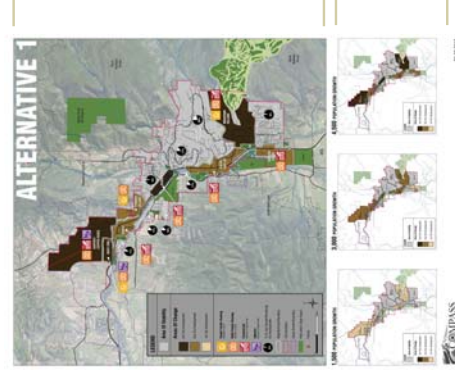
**Make a difference.**

### Upcoming Public Meetings

Date	Location	Start Time
May 29, 2013	Centennial Hall Citizens' Hall, 124 10th Street	6:00 pm
June 5, 2013	Routt County Historic Courthouse Hearing Room, 522 Lincoln Avenue	6:00 pm
June 11, 2013	Yampa Valley Medical Center Conference Rooms 1-3, 1024 Central Park Drive	6:00 pm
June 17, 2013	Steamboat Springs Community Center East Room, 1605 Lincoln Avenue	6:00 pm
June 19, 2013	Bud Werner Memorial Library Library Hall, 1289 Lincoln Avenue	6:00 pm
June 26, 2013	Mountain Fire Station 2600 Pine Grove Road (Please park on Pine Grove)	6:00 pm

## Understanding the Alternatives

At several workshops in 2012, nearly 120 participants worked in groups to plan for future population growth of the City in 3 increments of 1,500 new full-time residents. The results of those workshops have been synthesized into 3 different growth alternatives. Each alternative identifies **Areas of Change** and **Areas of Stability**.



Large map provides a detailed picture of the 3rd increment of growth (4,500 new full-time residents). Icons identify the types of land uses planned in specific areas, as well as the amount of anticipated development.



The icons are included for each Area of Change. To achieve the presented mix and amount of land uses, some areas may require changes to the City's zoning code under all of the Alternatives, as well as annexation under Alternatives 2 and 3.

Smaller maps illustrate the anticipated timing of development relative to the population growth increments. The 1st Tier of Development (lightest brown) indicates when (during which population growth increment) development is expected to begin within an area. Medium and dark brown illustrate the 2nd and 3rd Tiers of Development.

### Mixed Use Areas

Several Areas of Change include multiple land uses and are described as "mixed use" areas. Mixed Use development refers to places in our community where residential and non-residential uses can be intertwined.

### Mixed Use areas:

- ... Enhance opportunities for people to walk, bike, or take the bus for their daily errands, or drive with shorter and less frequent car trips, providing more choices for residents, employers, and visitors.
- ... Allows for varied uses, as well as complementary variety of housing forms, sizes, densities, and prices in close proximity.

Description and comparison of the 3 Alternatives



Photos illustrate what different types of development and densities could look like in the Areas of Change.

### Areas of Change

The majority of new development will be directed to Areas of Change. These are areas that will benefit from, and thrive on, an **infusion of population, economic activity and investment**. Areas of Change offer opportunities for:

- ... **Redevelopment** that will enhance the character and vitality of areas such as downtown and the mountain base area.
- ... **New growth and infill** in areas that are served by existing infrastructure such as the US 40/ Lincoln Avenue corridor and Copper Ridge area.
- ... **Eventual expansion** of the City for uses that cannot be viably accommodated within the existing community boundaries.

Areas of Change may require changes in zoning to achieve the land uses and densities illustrated.

### Areas of Stability

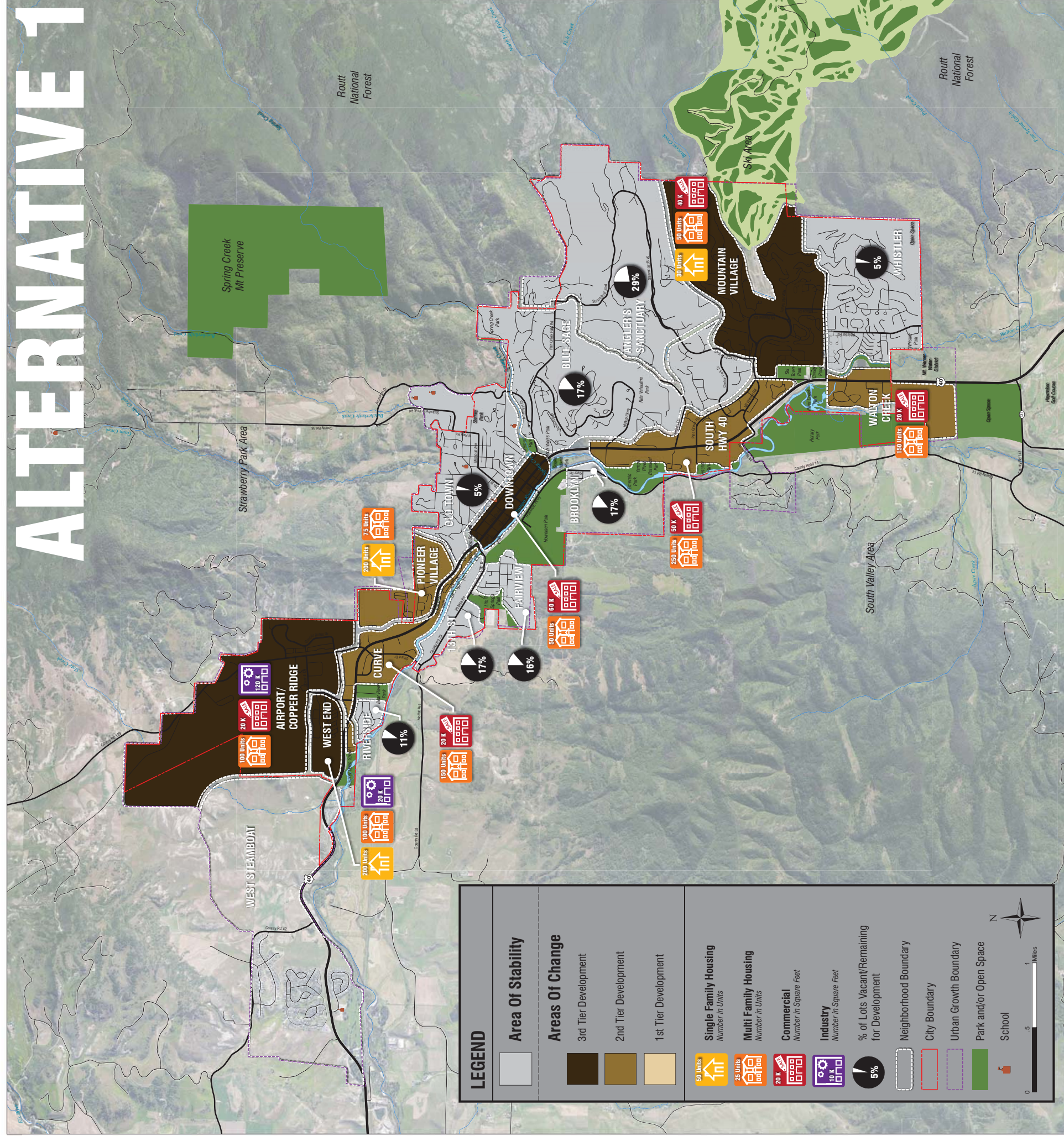
Areas of Stability include the vast majority of the City of Steamboat Springs. These areas include primarily the stable residential neighborhoods and surrounding open space and agricultural lands where **no significant changes in land use are anticipated** or desired in the foreseeable future.

The goal is to **retain the character** of these areas while accommodating build out and maintenance of the current development patterns consistent with the existing scale, intensity, lot pattern, and vitality of the area.

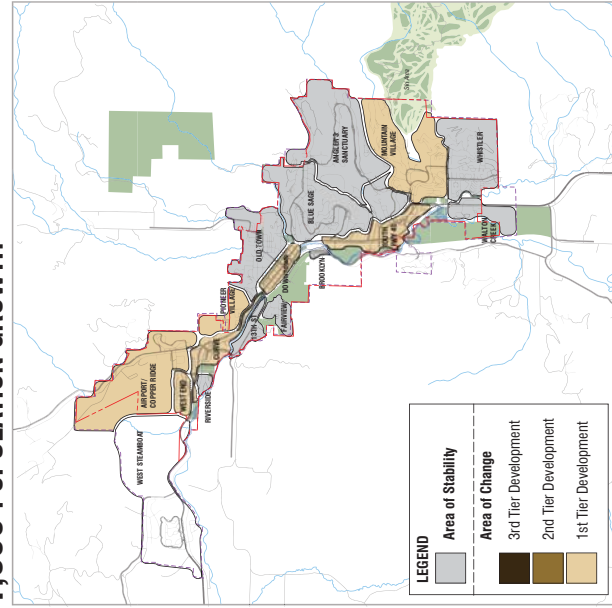
Pie graphs illustrate the approximate percentage of lots that are vacant, or remaining for development, within each Area of Stability. These graphs are intended to convey the development potential for each area. It's important to remember that Areas of Stability will experience some change—whether it's development or redevelopment—however, continued development within these areas is expected to be consistent with the existing pattern and density of the neighborhood and generally accommodated under current zoning codes.



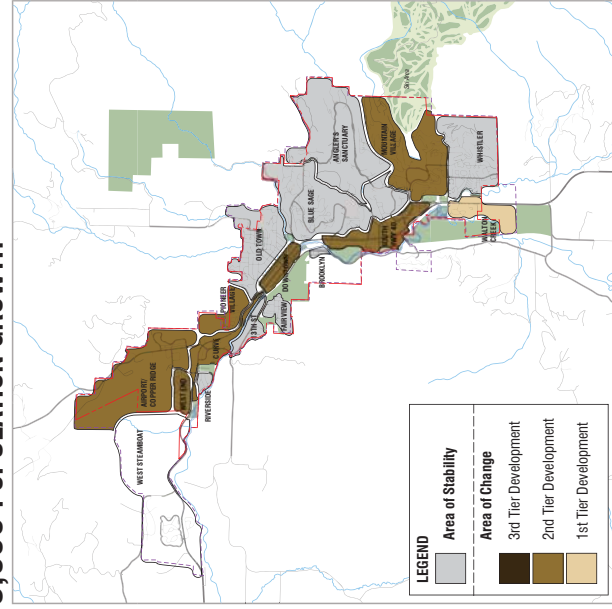
# ALTERNATIVE 1



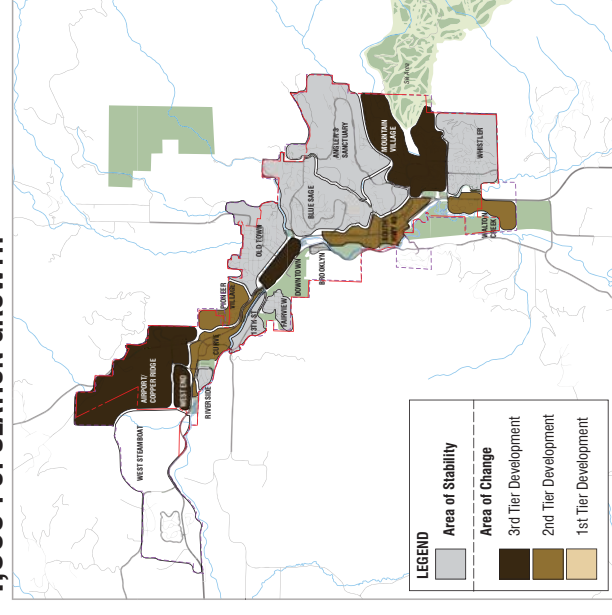
1,500 POPULATION GROWTH



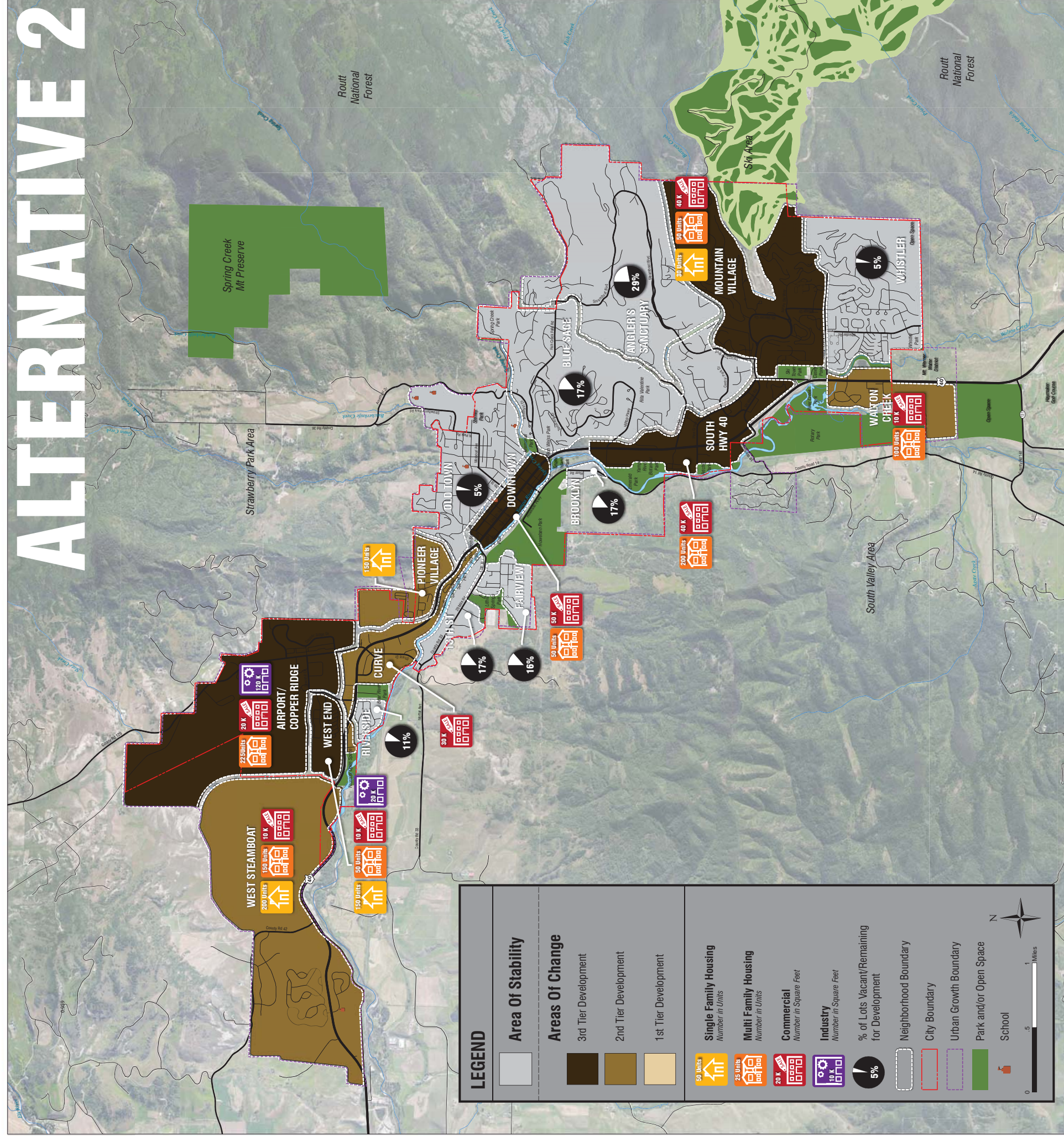
3,000 POPULATION GROWTH



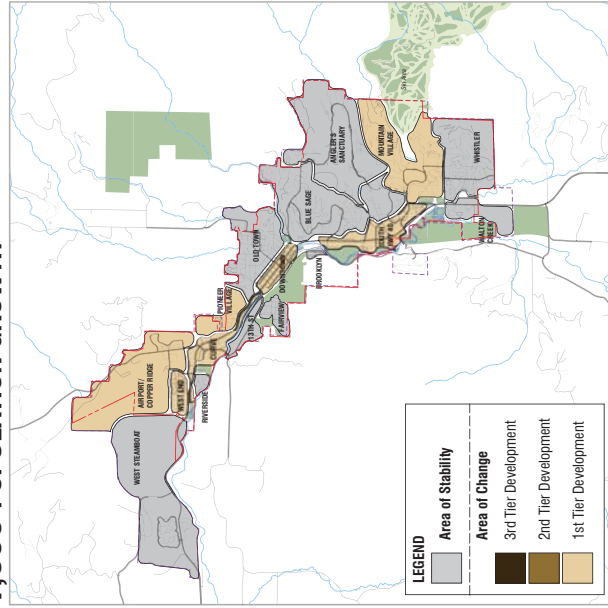
4,500 POPULATION GROWTH



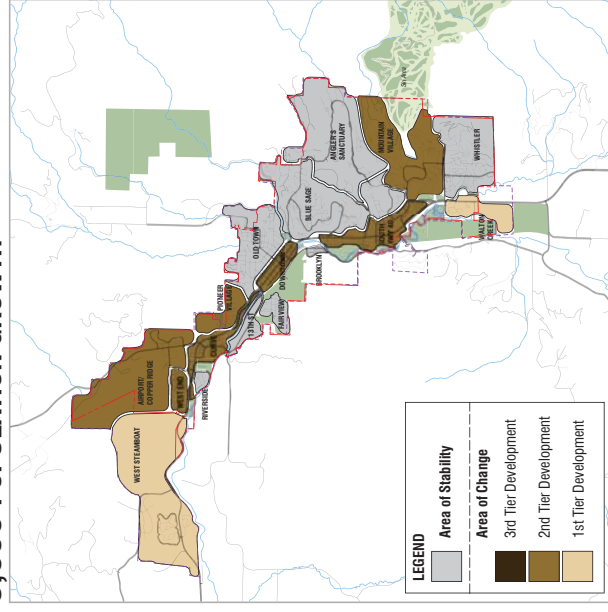
# ALTERNATIVE 2



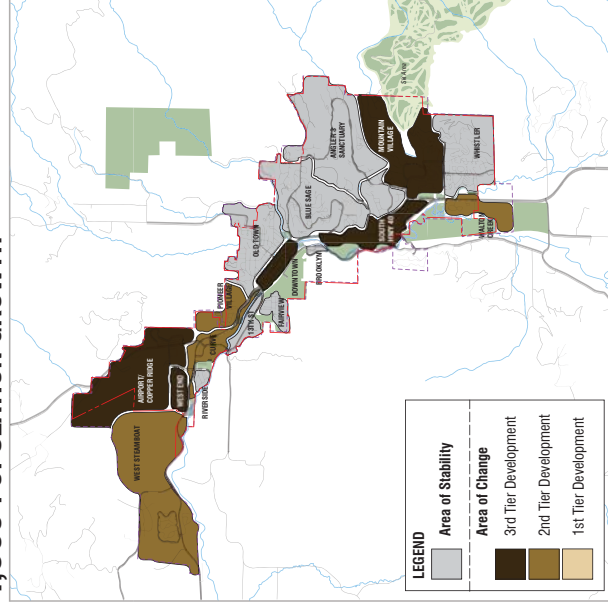
1,500 POPULATION GROWTH



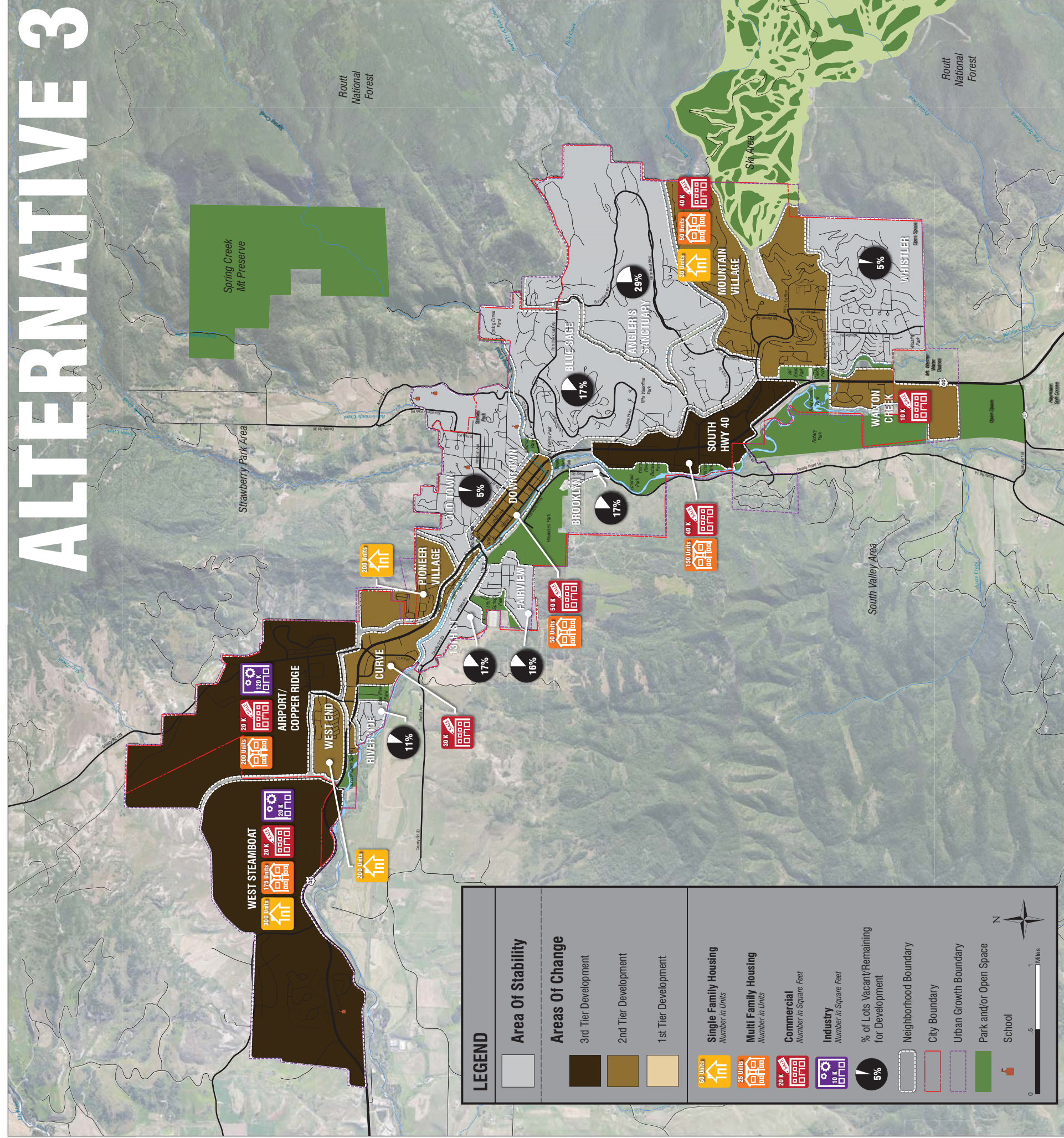
3,000 POPULATION GROWTH



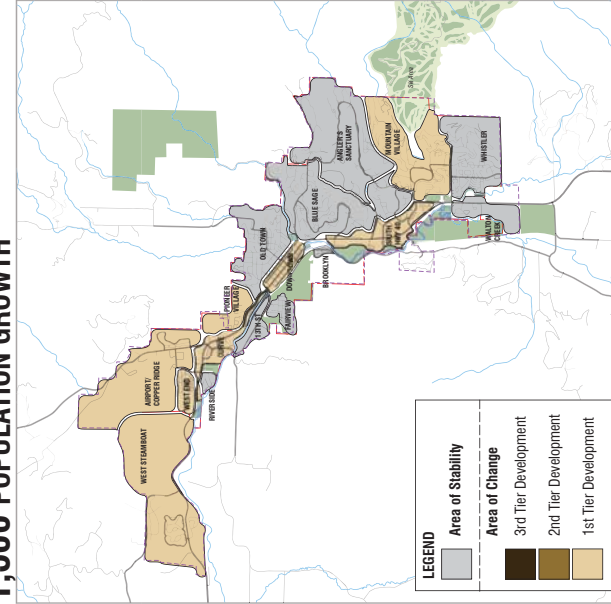
4,500 POPULATION GROWTH



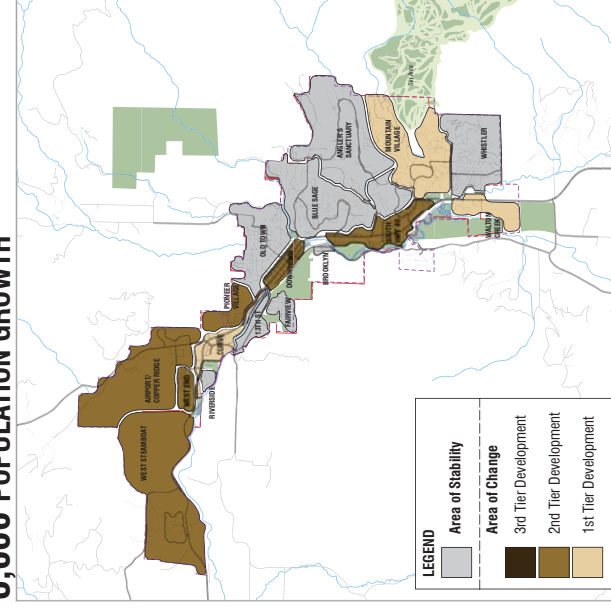
# ALTERNATIVE 3



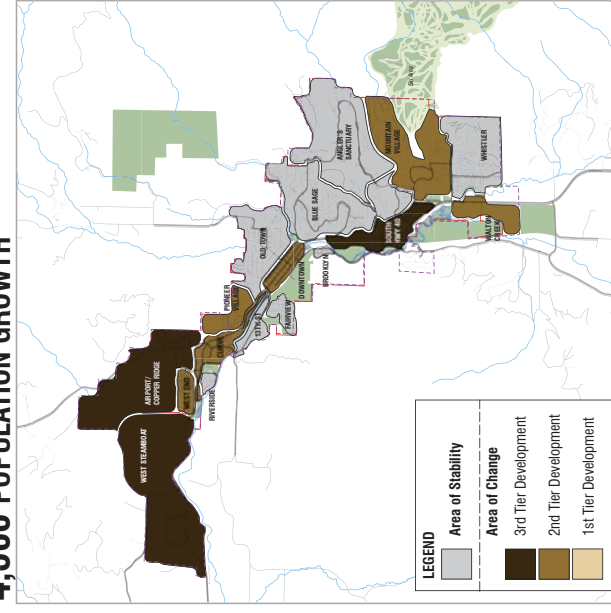
1,500 POPULATION GROWTH



3,000 POPULATION GROWTH



4,500 POPULATION GROWTH





# How do the alternatives compare?

	Alternative 1	Alternative 2	Alternative 3
<b>Expansion of City</b> <i>(Downtown and Mountain Base Area)</i>	No expansion to West Steamboat. Possible expansion to the south (Walton Creek area within the Urban Growth Boundary) in second or third increment of growth. Concentrating development within existing City boundary prevents sprawl of urban development into outlying agricultural lands and open spaces and may result in more efficient use of developed lands.	Expansion to West Steamboat in second increment of growth. Possible expansion to the south (Walton Creek area within the Urban Growth Boundary) in second or third increment of growth. Expanding the City boundary changes the edge between urban and rural land uses and pushes development further into outlying agricultural lands and open spaces.	Expansion to West Steamboat in first increment of growth. Expanding the City boundary changes the edge between urban and rural land uses and pushes development further into outlying agricultural lands and open spaces.
<b>Core Areas</b> <i>(Downtown and Mountain Base Area)</i>	Designated as Areas of Change. Absorb commercial and Multiple Family residential development in all 3 increments of growth.	Designated as Areas of Change. Absorb commercial and Multiple Family residential development in all 3 increments of growth.	Designated as Areas of Change. Absorb commercial and Multiple Family residential development in first 2 increments of growth.
<b>Public Infrastructure</b>	No major extension of public infrastructure and streets required. Resources may be focused on upgrades and maintenance of existing infrastructure within current City boundary.	Extension of public infrastructure and streets to West Steamboat required. Fewer resources may be focused on upgrades and maintenance of existing infrastructure within current City boundary.	Extension of public infrastructure and streets to West Steamboat required. Fewer resources may be focused on upgrades and maintenance of existing infrastructure within current City boundary.
<b>Areas of Stability</b>	Continue to absorb infill development consistent with established neighborhoods. Greater reliance on Areas of Stability to meet demand for Single Family residential development.	Continue to absorb infill development consistent with established neighborhoods.	Continue to absorb infill development consistent with established neighborhoods.
<b>Areas of Change</b>	Increased residential densities and mixed use development along existing transit lines, with no expansion of the City boundary and more Multiple Family residential options, may support greater transit use and reduce transportation costs for residents.	Increased residential densities and mixed use development along existing transit lines, in Walton Creek, South Highway 40, Downtown, and West End, may support greater transit use and reduce transportation costs for residents of these areas.	Increased residential densities and mixed use development along existing transit lines, in South Highway 40 and Downtown, may support greater transit use and reduce transportation costs for residents of these areas.
Walton Creek	Commercial (20,000 sq. ft.) and Multiple Family residential (150 units) mixed use.	Commercial (10,000 sq. ft.) and Multiple Family residential (100 units) mixed use.	Commercial (10,000 sq. ft.).
Mountain Village	Mix of commercial and resort residential development and redevelopment near Base Area.	Mix of commercial and resort residential development and redevelopment near Base Area.	Mix of commercial and resort residential development and redevelopment near Base Area.
South Highway 40	Commercial (50,000 sq. ft.) and Multiple Family residential (250 units) mixed use.	Commercial (40,000 sq. ft.) and Multiple Family residential (200 units) mixed use.	Commercial (40,000 sq. ft.) and Multiple Family residential (150 units) mixed use.
Downtown	Mix of commercial and residential development and redevelopment.	Mix of commercial and Multiple Family residential development and redevelopment.	Mix of commercial and Multiple Family residential development and redevelopment.
Pioneer Village	Mix of Single Family and Multiple Family residential.	Primarily Single Family residential.	Primarily Single Family residential.
Curve	Commercial (20,000 sq. ft.) and Multiple Family residential (150 units) mixed use.	Primarily commercial (30,000 sq. ft.).	Primarily commercial (30,000 sq. ft.).
West End	Mix of Single Family and Multiple Family residential. May incorporate small scale industrial development, as appropriate.	Mix of Single Family and Multiple Family residential with limited commercial along US 40. May incorporate small scale industrial development, as appropriate.	Primarily Single Family residential.
Airport/Copper Ridge	Community's primary industrial area with limited commercial (20,000 sq. ft.) and Multiple Family residential (100 units) mixed use.	Community's primary industrial area with commercial (20,000 sq. ft.) and Multiple Family residential (225 units) mixed use.	Community's primary industrial area with commercial (20,000 sq. ft.) and Multiple Family residential (200 units) mixed use.
West Steamboat	Remains an Area of Stability under County zoning (typical density of 1 dwelling unit per 35 acres).	Expansion to West Steamboat in second increment of growth. Mix of Single Family (200 units) and Multiple Family (150 units) residential with limited commercial (10,000 sq. ft.).	Expansion to West Steamboat in first increment of growth. Mix of Single Family (300 units) and Multiple Family (175 units) residential with limited commercial (20,000 sq. ft.) and industrial development, as appropriate.
<b>Residential Unit Mix</b> <i>(New Units in Areas of Change)</i>	Single Family residential — 430 units Multiple Family residential — 925 units	Single Family residential — 530 units Multiple Family residential — 825 units	Single Family residential — 730 units Multiple Family residential — 625 units

## What could this look like?

<p><b>A</b> Single Family Residential — Medium Density</p>  <p>Local examples: Butcherknie Cohousing (left &amp; above) River Place (right-bottom)</p>	<p><b>A</b> Single Family Residential — High Density</p>  <p>Examples of higher density (5-10 units/acre) single family developments that emphasize the pedestrian and are situated around common open spaces, resulting in walkable, family-oriented neighborhoods.</p>	<p><b>B</b> Multiple Family Residential</p> 	<p><b>C</b> Downtown — Mixed Use</p> 	<p><b>D</b> Mixed Use — Commercial / Residential</p>  <p>Examples of mixed use buildings with design features, such as front porches, private entrances, common open space, and shared community facilities, that result in family-oriented neighborhoods. This type of multiple family development provides an alternative to single family neighborhoods that is conducive to families.</p>	<p><b>E</b> Mixed Use — Industrial / Residential</p>  <p>Examples of mixed use buildings with ground level light industrial uses and upper level residential units.</p>	<p><b>F</b> Commercial — Large Scale</p>  <p>Examples of large scale commercial development.</p>
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# How do the alternatives compare?

	Alternative 1	Alternative 2	Alternative 3
<b>Expansion of City</b>	No expansion to West Steamboat. Possible expansion to the south (Walton Creek area within the Urban Growth Boundary) in second or third increment of growth. Concentrating development within existing City boundary prevents sprawl of urban development into outlying agricultural lands and open spaces and may result in more efficient use of developed lands.	Expansion to West Steamboat in second increment of growth. Possible expansion to the south (Walton Creek area within the Urban Growth Boundary) in second or third increment of growth. Expanding the City boundary changes the edge between urban and rural land uses and pushes development further into outlying agricultural lands and open spaces.	Expansion to West Steamboat in first increment of growth. Expanding the City boundary changes the edge between urban and rural land uses and pushes development further into outlying agricultural lands and open spaces.
<b>Core Areas</b> <i>(Downtown and Mountain Base Area)</i>	Designated as Areas of Change. Absorb commercial and Multiple Family residential development in all 3 increments of growth.	Designated as Areas of Change. Absorb commercial and Multiple Family residential development in all 3 increments of growth.	Designated as Areas of Change. Absorb commercial and Multiple Family residential development in first 2 increments of growth.
<b>Public Infrastructure</b>	No major extension of public infrastructure and streets required. Resources may be focused on upgrades and maintenance of existing infrastructure within current City boundary.	Extension of public infrastructure and streets to West Steamboat required. Fewer resources may be focused on upgrades and maintenance of existing infrastructure within current City boundary.	Extension of public infrastructure and streets to West Steamboat required. Fewer resources may be focused on upgrades and maintenance of existing infrastructure within current City boundary.
<b>Areas of Stability</b>	Continue to absorb infill development consistent with established neighborhoods. Greater reliance on Areas of Stability to meet demand for Single Family residential development.	Continue to absorb infill development consistent with established neighborhoods.	Continue to absorb infill development consistent with established neighborhoods.
<b>Areas of Change</b>	Increased residential densities and mixed use development along existing transit lines, with <i>no expansion of the City boundary and more Multiple Family residential options</i> , may support greater transit use and reduce transportation costs for residents.	Increased residential densities and mixed use development along existing transit lines, in <i>Walton Creek, South Highway 40, Downtown, and West End</i> , may support greater transit use and reduce transportation costs for residents of these areas.	Increased residential densities and mixed use development along existing transit lines, in <i>South Highway 40 and Downtown</i> , may support greater transit use and reduce transportation costs for residents of these areas.

(flip over)

# How do the alternatives compare?

	Alternative 1	Alternative 2	Alternative 3
<b>Walton Creek</b>	Commercial (20,000 sq. ft.) and Multiple Family residential (150 units) mixed use.	Commercial (10,000 sq. ft.) and Multiple Family residential (100 units) mixed use.	Primarily commercial (10,000 sq. ft.).
<b>Mountain Village</b>	Mix of commercial and resort residential development and redevelopment near Base Area.	Mix of commercial and resort residential development and redevelopment near Base Area.	Mix of commercial and resort residential development and redevelopment near Base Area.
<b>South Highway 40</b>	Commercial (50,000 sq. ft.) and Multiple Family residential (250 units) mixed use.	Commercial (40,000 sq. ft.) and Multiple Family residential (200 units) mixed use.	Commercial (40,000 sq. ft.) and Multiple Family residential (150 units) mixed use.
<b>Downtown</b>	Mix of commercial and Multiple Family residential development and redevelopment.	Mix of commercial and Multiple Family residential development and redevelopment.	Mix of commercial and Multiple Family residential development and redevelopment.
<b>Pioneer Village</b>	Mix of Single Family and Multiple Family residential.	Primarily Single Family residential.	Primarily Single Family residential.
<b>Curve</b>	Commercial (20,000 sq. ft.) and Multiple Family residential (150 units) mixed use.	Primarily commercial (30,000 sq. ft.).	Primarily commercial (30,000 sq. ft.).
<b>West End</b>	Mix of Single Family and Multiple Family residential. May incorporate small scale Industrial development, as appropriate.	Mix of Single Family and Multiple Family residential with limited commercial along US 40. May incorporate small scale Industrial development, as appropriate.	Primarily Single Family residential.
<b>Airport/Copper Ridge</b>	Community's primary industrial area with limited commercial (20,000 sq. ft.) and Multiple Family residential (100 units) mixed use.	Community's primary industrial area with commercial (20,000 sq. ft.) and Multiple Family residential (225 units) mixed use.	Community's primary industrial area with commercial (20,000 sq. ft.) and Multiple Family residential (200 units) mixed use.
<b>West Steamboat</b>	Remains an Area of Stability under County zoning (typical density of 1 dwelling unit per 35 acres).	Expansion to West Steamboat in second increment of growth. Mix of Single Family (200 units) and Multiple Family (150 units) residential with limited commercial (10,000 sq. ft.).	Expansion to West Steamboat in first increment of growth. Mix of Single Family (300 units) and Multiple Family (175 units) residential with limited commercial (20,000 sq. ft.) and industrial development, as appropriate.
<b>Residential Unit Mix</b> <i>(New Units in Areas of Change)</i>	Single Family residential — 430 units Multiple Family residential — 925 units	Single Family residential — 530 units Multiple Family residential — 825 units	Single Family residential — 730 units Multiple Family residential — 625 units