



The River Walk project represents a significant development opportunity for the community of Steamboat Springs and an opportunity to “raise the bar” for urban development in a resort community. The Chieftain building set a standard for quality of construction and architectural detail and jump-started the extension of retail south from the traditional 7th to 9th Street corridor. River Walk will be located on the site of the current Westland Mobile Home Park, which has been in the ownership of the same parties for the last 35 years.

THE SITE

The River Walk site is one of the last remaining developable parcels in the Old Town community with significant size and river frontage. *The conceptual visioning process for the site is driven by the availability of 760 feet of Yampa River frontage and the day lighting of Spring Creek.* This element was available in the development of Anglers Retreat and has proven to be critical in the public’s appreciation of the project. The aesthetics of the site aside, convenience looms as one of its most exciting assets. The potential for public access and a vital connection into Dr. Rich Weiss Park via a Snake Island bridge becomes a reality with River Walk. The pocket parks along the river will be visually accessible from Lincoln at 4th Street. The improvement of 3rd Street from Lincoln into the site will invite pedestrians and bikers to meander down the path along Spring Creek, which will intercept the pedestrian corridor. We will be working with George Krazoff of Public Transportation to construct a turn around at the end of 3rd Street to accommodate a pick up/drop off for the smaller city bus. The topography of the site offered opportunities for alley and structured parking in the larger buildings G & H.

The opportunity to extend the residential and commercial corridor of Old Town in a very unique setting provides the excitement needed to pursue the development process.

THE STRUCTURES

The concept for River Walk is to create a high-density residential environment with a less intensive commercial/retail extension of the Central Business District. In selecting Vertical Arts for architecture and design, the expectation is to bring excitement to the site in both design and its ability to integrate into the fabric of the Old Town neighborhood.

The Riverside Mixed Use Building A

This mixed-use building will have the opportunity to make a critical architectural statement in the overall scope of the development. Three 1,600 square foot loft condominiums will have dramatic views up and down the Yampa. We envision these residential units being very open with clerestory windows and volume ceilings. Perfect for artists or other creative endeavors within the residential space. The 5,000 square feet of commercial space will maximize deck area that reaches out to the pedestrian corridor and the river. As evidenced by the popularity of the deck at the Yacht Club, the gardens at Cottonwood, and the laid back seating area at Yampa Blue, people will congregate where there is water.

The Riverside Mixed Use Building B

Similar in its use to the A building, this building will feature five loft condominium units of approximately 1,690 square feet each. While the A Building commercial space will most likely be used for a single tenant, the B Building offers the opportunity for smaller boutique size retail spaces that will front the park area to the south and the Yampa to the west. This will have the net effect of creating some retail excitement to a predominantly residential site and extend the 4th Street retail corridor into the site.

The Riverside Residential Live/Work Buildings

Buildings C through F are planned for 16 residential units that will be a mix of townhomes and condominiums. It would be our intention to offer those units fronting the Yampa or Spring Creek the opportunity to utilize part of the ground floor space of their unit for low impact retail/professional use. An example might be an artist who is using part of his/her townhome for their primary residential unit, while the balance of the space at ground level could become their studio/gallery. A psychologist or attorney might live in part of his/her unit and use a portion for their offices to see clients. The ability to draw people to the area helps create the excitement that is an urban mixed-use environment. *Putting feet on the street is the key to a successful and vibrant downtown.*

Residential Building G

In response to comments by the Planning Commission and City Council, the entire H Building has been dedicated at this time to 18 residential units of varying size to be dictated by the market. Covered parking will be incorporated into the building design. The mixture of unit sizes will allow the project to meet some of the needs of employee housing for the downtown work force in a rent or own option. This building may change in its design and use as we work our way through the project and determine market demand.

The Alley Side Building H

The most massive of the structures, this building will accommodate covered parking for 36 loft style apartments three stories above the alley grade. Covered parking will also be available off of the alley, which will be widened to 24 feet between 3rd and 4th Streets. *This alley offers an opportunity to demonstrate how these corridors can become vital pedestrian links and visually pleasing.* This could, of course, include taking all power and communication lines under ground. The 5,000 +/- square feet of commercial space at the 4th Street end of the building will transition from the elevation of The Chieftain Building with the hopes of drawing people down this artery towards the river. The building also offers unique opportunities for urban live/work space that that is not dependant on Lincoln frontage. The loft apartments are expected to be very open

allowing each resident the opportunity to choose how their space best suits their needs. The architectural theme will be to borrow elements from existing Old Town structures while setting an exciting urban contemporary style for the over all building. Each loft apartment will enjoy their own decks and plenty of glass, once again, oriented towards the Yampa River.