



Steamboat Fire Station - Programming
**STEAMBOAT FIRE RESCUE -
SITE PLAN - DIAGRAM**

PROJECT NO: 22104.00
ISSUE DATE: 06.21.2022
SCALE: 1" = 20'-0"



Table 300-1. Permitted Use Matrix – Principal Uses (continued)

Use Category	Required Parking ^{1,2} (spaces)	Zone Districts														TND Transects											
		OR	RE	RN	RO	RR	MH	MF	G-1	G-2	CO	CY	CK-1	CK-2	CN	CC	CS	I	T2-NE	T3-NG1	T3-NG2	T4-NC	T5-TC	SD			
Industrial Use Classification (continued)																											
Wholesale, Storage, Warehouse, and Distribution																											
Outdoor Storage Yard ⁸	2 per 3 employees																	C	C	L-P				L-P			
Self-Service Storage Facility, Outdoor ⁸	5+(1 per 20 units >100)																	C	C	L-P				L-P			
Self-Service Storage Facility, Indoor ⁸	5+(1 per 20 units >100) G-2 n/a									C								C	C	C				C			
Vehicle Towing Service and Storage Yard ⁸	2 per 3 employees																	C	L-P								
Warehouse ⁸	1 per 800 sf																	C	R					R			
Wholesale Facility ⁸	1 per 700 sf																	C	R								
Work/Live, Industrial	2+(1 per 900 sf of work area)																		L-P			R	R				
Civic, Public, and Institutional Use Classification																											
Assembly																											
Amenity Space/Structure			R	C	C		R	R	R	R	R	C	C	C	C	C	C				R	R	R	R	R		
Religious Assembly	1 per 4 seats			C	C	C	C	C	C			C	C	R	R	R	C	C			C	R	R	R			
Community/Public Services																											
Child Care Center, Large	1 per employee+1 per 6 children		C	C	C	C	C		C	C	C	C	C	C	C	C	C			C	C	L	L	L			
Child Care Center, Small	1 per employee+1 per 6 children		C	C	L	L	L	L	L	C		C	L	L	L	L	L	C		L	L	L	L	L			
Community Center	1 per 300 sf		C			C	C				C	C	C	C	C	C	C			C	R	R	R	R			
Hospital	1 per 2 beds+parking for medical offices																	C	C					C	C		
Institutional			C	C			C				C							C	C	C				C	C	C	
Public Safety Facility	1 per 300 sf		C	C	C	C	C	C	C		C	C						C	C	C				C	C	C	C

Proposed Fire Station:
 LVL 1 = 12,317 sf
 LVL 2 = 5,990 sf
 Total = 18,307 sf

1 parking space per 300 sf
 18,307/300 = 61 Required Parking Spaces

17 Spaces provided per Fire's request.



Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE -
 Parking Requirements

PROJECT NO: 22104.00
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PROPERTY LINE



LVL 1 = 12,317 SF
 LVL 2 = 5,990 SF
 TOTAL = 18,307

*MEZZANINE TRAINING/STORAGE ABOVE APP BAY ACCESSORY ACCOUNTS FOR APPROX. (644 SF) OF THE TOTAL SF ON LVL 2

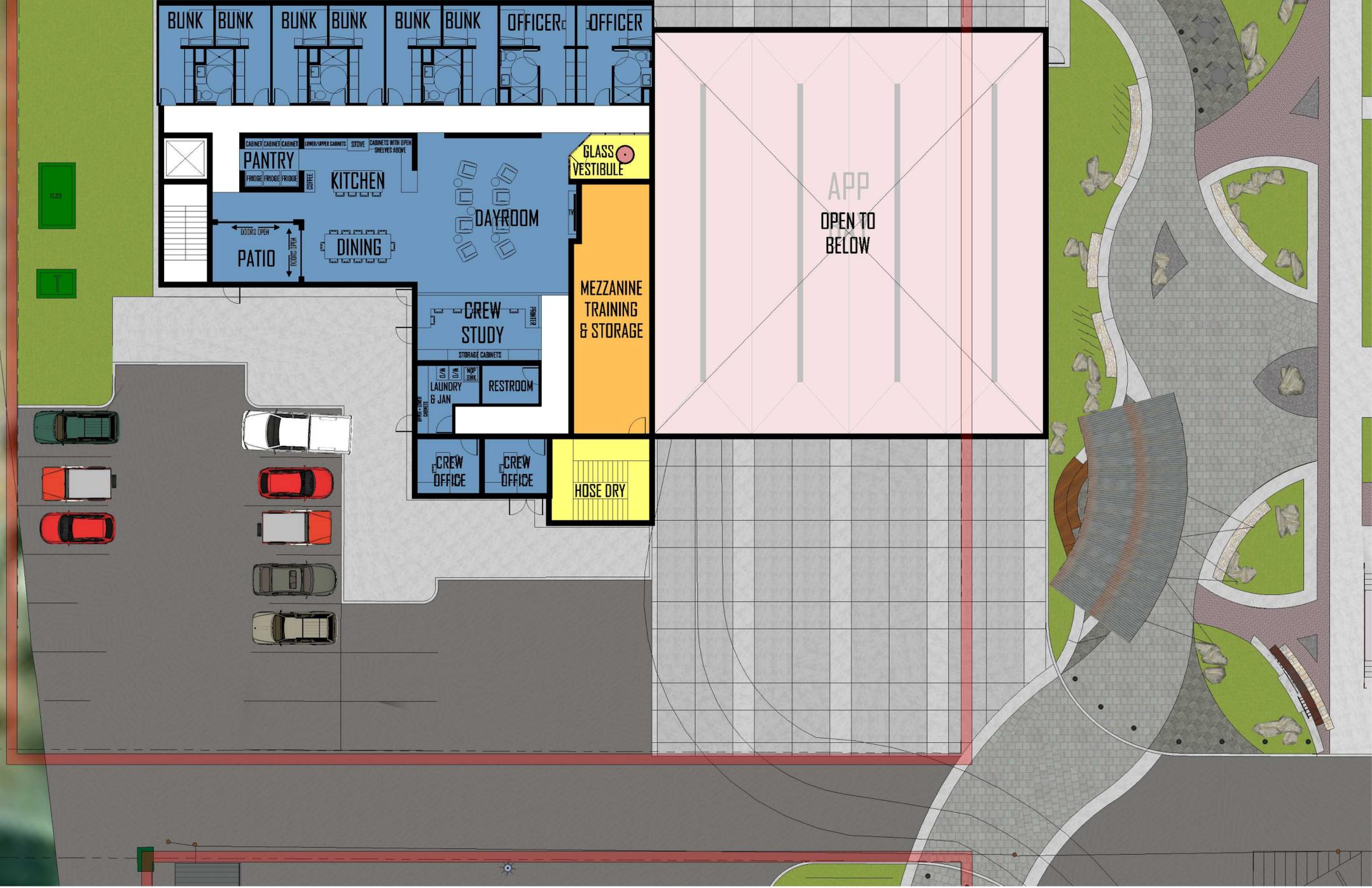
Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE - LEVEL 1

PROJECT NO: 22104.00
 ISSUE DATE: 07.06.2022
 SCALE: 1" = 10'-0"

A-1



PROPERTY LINE



LVL 1 = 12,317 SF
 LVL 2 = 5,990 SF
 TOTAL = 18,307

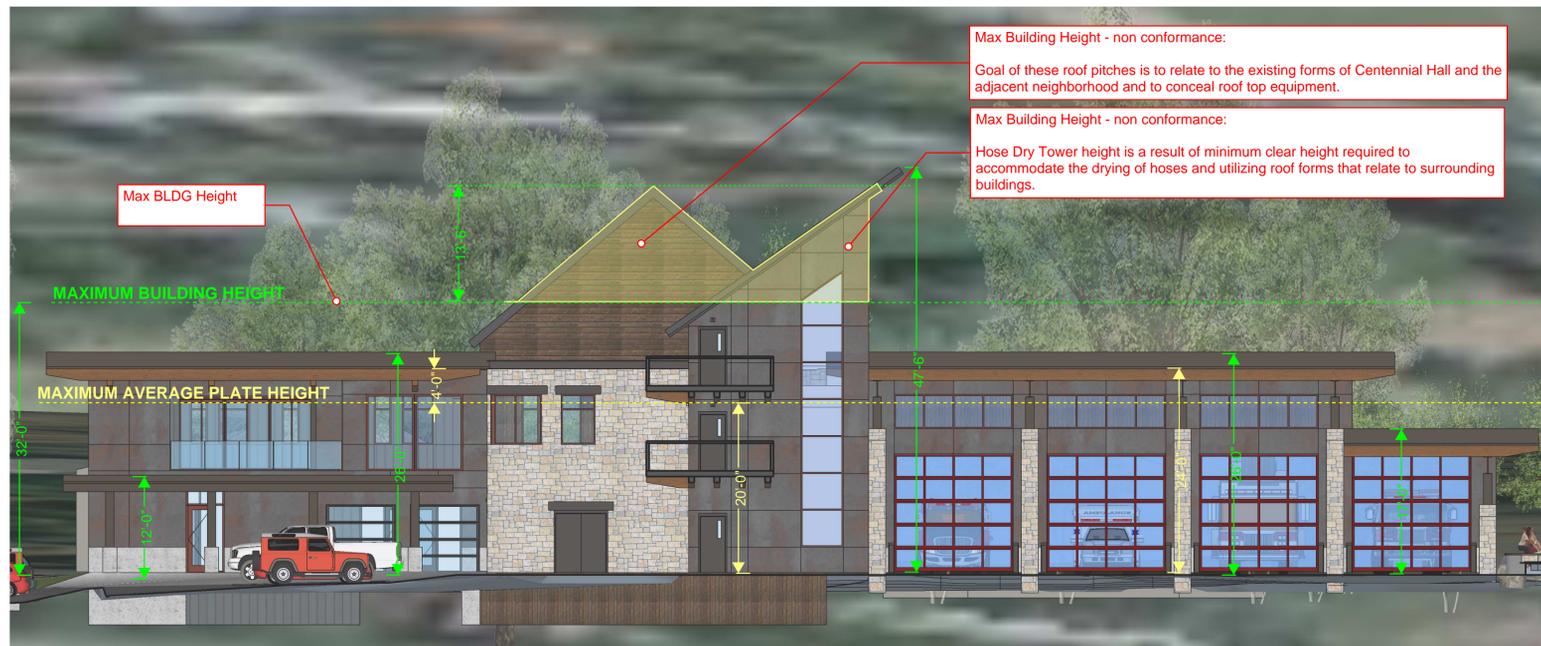
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Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE - LEVEL 2

PROJECT NO: 22104.00
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 SCALE: 1" = 10'-0"

A-2

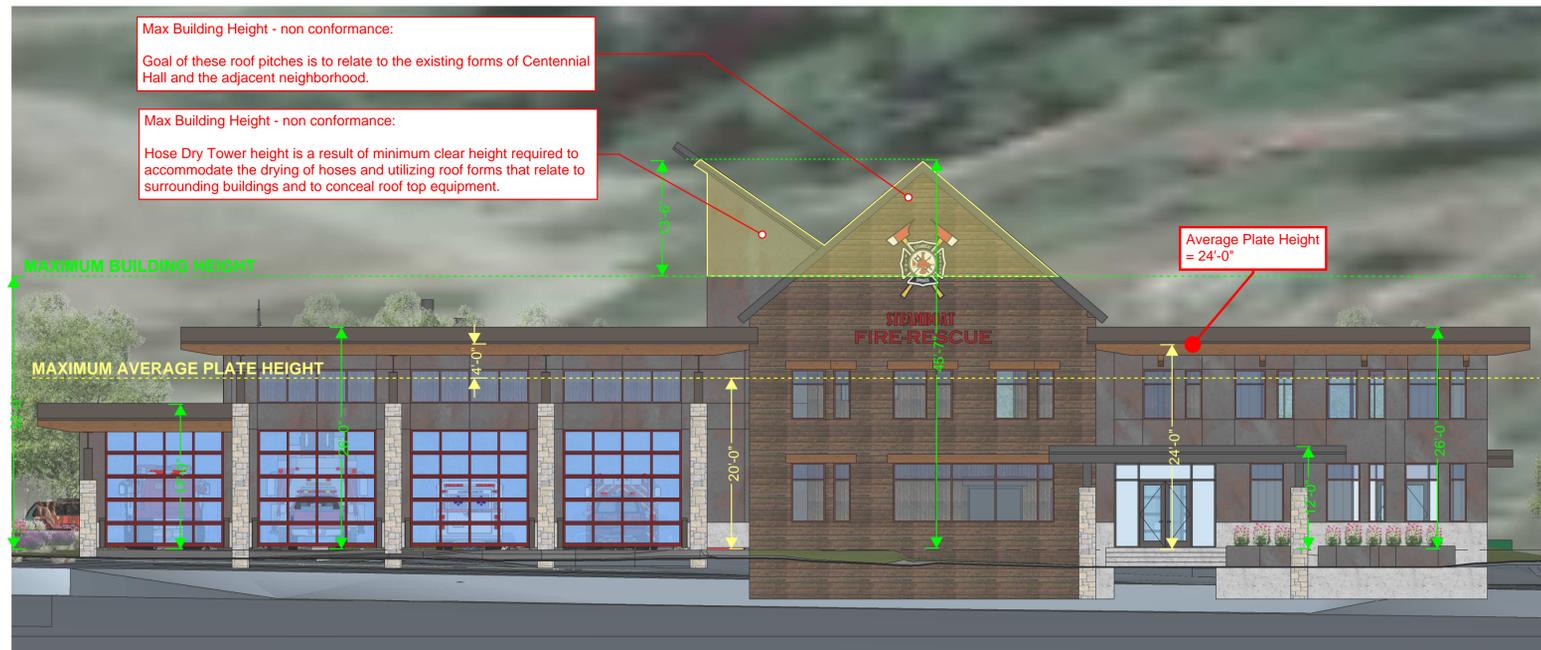




SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Front Setback - Non-Conforming:
Setback along Oak St. in current design shown to be 0' in order to maximize the Fire Apparatus Apron on the S. side of the station. This is to accommodate the maintenance, cleaning, and training activities associated with the fire apparatus.

Side Setback - Conforming:
Current design provides a ~24'-0" side setback.

Rear Setback - Conforming:
Current design provides a ~42'-0" rear setback.

CK-2 Commercial Oak - Two		§ 221																																	
221 ZONE DISTRICT: COMMERCIAL OAK - TWO																																			
221.A Purpose The Commercial Oak zone districts are intended to provide areas along Oak Street for low-intensity commercial uses, such as office and limited retail and service. These zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential densities and forms compatible with permitted commercial uses. Commercial Oak accommodates uses and development that are complementary to and compatible with the surrounding neighborhood in terms of scale and intensity, as well as provide a buffer or transition between the Commercial Old Town zone district and the Old Town residential neighborhood.																																			
221.B Dimensional Standards (See below)																																			
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Principle Building Overall Height - Non-Conforming:
Majority of principle building meets maximum height limitations. The gabled roof portions are the only parts of the building that are non-conforming to existing CK-2 zoning. The intended purpose of the gables are to:
1) To Relate to the gabled forms of Centennial Hall.
2) To screen Required mechanical equipment.
3) To provide required interior height for hose-dry and roof access.

Principle Building Average Plate Height - Non-Conforming:
Average Plate height is set at 24'-0" as this is the minimum required clear height in the apparatus bay.

Accessory Building Height - N/A

Existing Lot Size = 24,500 sf
Proposed Fire Station
LVL 1 = 12,317 sf
LVL 2 = 5,990 sf
Total = 18,307 sf
Lot coverage = 50%
FAR = 75%



Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE - ELEVATIONS

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CIVIC SPACE - EYE LEVEL



OAK STREET APPROACH



CIVIC SPACE - OVERVIEW



OAK STREET APPROACH



Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE - VIEWS

PROJECT NO: 22104.00
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 SCALE: NA



OVERALL BIRD'S EYE VIEW



PERSPECTIVE FROM LINCOLN



VIEW FROM NEW CITY HALL

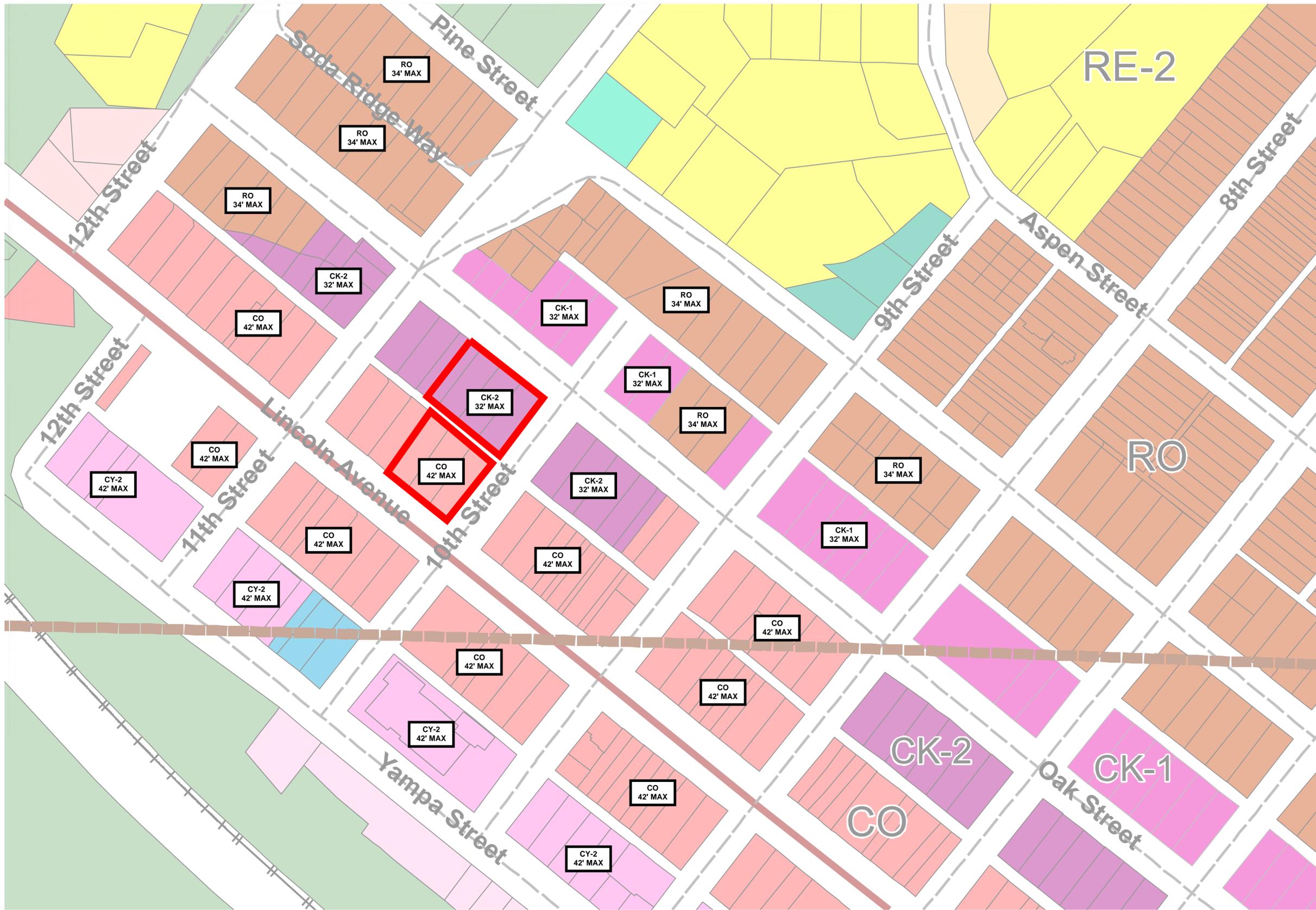


CIVIC SPACE VIEW FROM 10TH AVE.



Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE - VIEWS

PROJECT NO: 22104.00
 ISSUE DATE: 07.06.2022
 SCALE: NA



CK-2 Commercial Oak - Two 9.221

221 ZONE DISTRICT: COMMERCIAL OAK - TWO

221A Purpose:
The Commercial Oak zone district is intended to provide areas along Oak Street for low-intensity commercial uses, such as office and retail and service. These zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses. Commercial Oak zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses. Commercial Oak zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses.

221B Dimensional Standards (See below):

Building Type	Height	Area	Other
Principal Building	15' max	10,000 sq ft	None
Accessory Building	10' max	5,000 sq ft	None
Garage	10' max	5,000 sq ft	None
Other	10' max	5,000 sq ft	None

CO Commercial Old Town 9.217

217 ZONE DISTRICT: COMMERCIAL OLD TOWN

217A Purpose:
The Commercial Old Town zone district is intended to provide areas for commercial uses and development complementary to and compatible with the traditional character of the downtown area in terms of scale, character, and appearance. Commercial Old Town zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses. Commercial Old Town zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses.

217B Dimensional Standards (See below):

Building Type	Height	Area	Other
Principal Building	15' max	10,000 sq ft	None
Accessory Building	10' max	5,000 sq ft	None
Garage	10' max	5,000 sq ft	None
Other	10' max	5,000 sq ft	None

CK-1 Commercial Oak - One 9.220

220 ZONE DISTRICT: COMMERCIAL OAK - ONE

220A Purpose:
The Commercial Oak zone district is intended to provide areas along Oak Street for low-intensity commercial uses, such as office and retail and service. These zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses. Commercial Oak zone districts are also intended to provide for vertical and horizontal mixed-use development that incorporates residential uses and is compatible with permitted commercial uses.

220B Dimensional Standards (See below):

Building Type	Height	Area	Other
Principal Building	15' max	10,000 sq ft	None
Accessory Building	10' max	5,000 sq ft	None
Garage	10' max	5,000 sq ft	None
Other	10' max	5,000 sq ft	None

RO Residential Old Town 9.218

208 ZONE DISTRICT: RESIDENTIAL OLD TOWN

208A Purpose:
The Residential Old Town zone district is intended to provide areas for low-intensity residential uses, such as single-family detached, townhomes, and multi-family units, and development complementary to and compatible with the traditional character of the City's historic neighborhoods in terms of mass, height, setbacks, density, and street layout.

208B Dimensional Standards (See below):

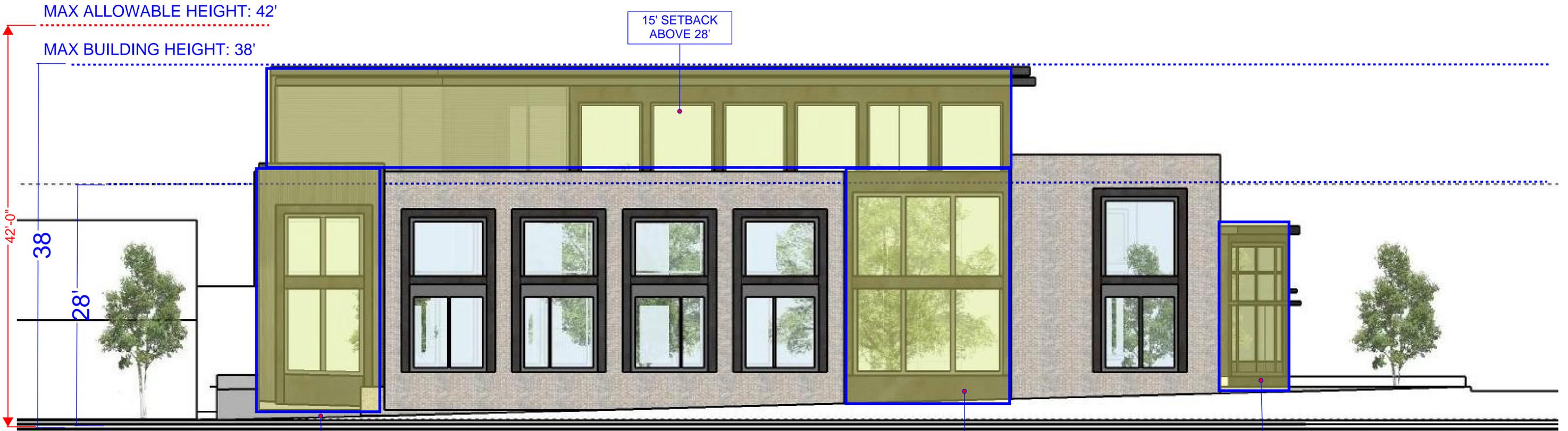
Building Type	Height	Area	Other
Principal Building	15' max	10,000 sq ft	None
Accessory Building	10' max	5,000 sq ft	None
Garage	10' max	5,000 sq ft	None
Other	10' max	5,000 sq ft	None



Steamboat Fire Station - Programming
STEAMBOAT FIRE RESCUE -
 ZONING & MAX BUILDING HEIGHTS MAP

PROJECT NO: 22104.00
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 SCALE: NOT TO SCALE





AVERAGE SETBACK: 4'

AVERAGE SETBACK: 4'

MAIN ENTRY SET BACK FROM 10TH AND LINCOLN

Front Setback - Lincoln St - Non-Conforming:
The majority of Lincoln St frontage meets the zero lot line. Select sections of the building have been recessed to create modules and break up the facade per Downtown Guideline CO.10.

Front Setback - 10th St - Non-Conforming:
Building is proposed to be set back from 10th street to allow for a pedestrian plaza, and stairs/ramp to accommodate grade changes.

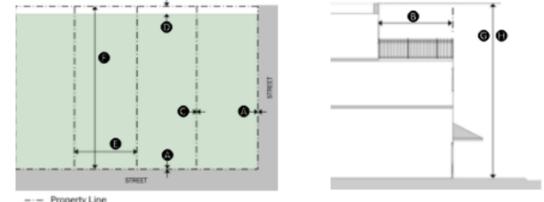
Front Setback Above 28' - Lincoln - Conforming:
Current design proposes a 15' setback for the 3rd floor above 28'.

Side Setback - Non-Conforming:
Current design proposes a 10' setback at the west lot line due to drainage and windows on adjacent property.

Rear Setback - Conforming:
Current design provides a greater than 10' rear setback.

CO Commercial Old Town § 217

217 ZONE DISTRICT: COMMERCIAL OLD TOWN
217.A Purpose
The Commercial Old Town zone district is intended to provide for commercial uses and development complementary to and compatible with the traditional character of the downtown area in terms of scale, streetscape, and pedestrian orientation. Commercial Old Town is a mixed-use district that emphasizes active commercial uses on the pedestrian level, such as retail, service, restaurants, and lodging, as well as accommodating office and residential uses that are complementary to and supportive of the active streetscape.
217.B Dimensional Standards (See below.)



Building Placement		Building Form	
Lot Line Setbacks			
Front			
Principal Building up to 28'	0' min.	Overall Height	28' max.
Principal Building above 28'	15' min.	Average Plate Height	28' max.
Side			
Principal Building	0' max.	Buildings with Residential on Uppermost Floor	Overall Height 38' max.
Accessory Building	0' max.	Average Plate Height	38' max.
Rear			
Principal Building	10' min.	Public Facilities	Overall Height 42' max.
Accessory Building	10' min.	Average Plate Height	42' max.
Lot Size			
Width ¹	25' min. 150' max.	Other Standards	
Depth ¹	no min.	Building Intensity	
Area	3,000 sf min. 22,000 sf max.	Lot Coverage	no max.
		Floor Area Ratio	200% max.
		Density	no max.
		Dwelling Units per Lot	no max.

1	Purpose & Administration
2	Zone Districts
3	Use Definitions & Standards
4	Development & Design Standards
5	Signs
6	Subdivision Standards
7	Development Process
8	Rules & Definitions

Building Overall Height - Conforming:
Proposed building height is 38'

Floor Area Ratio - Conforming:
Existing Lot Size = 21,220 sf
Proposed City Hall
Total = 15,600 sf
FAR = 74%

