

## Tailwaters at Stagecoach – Project Narrative

Tailwaters at Stagecoach is a planned recreational oriented mixed-use residential development on approximately 87 acres of land located in North Stagecoach area of Routt County (the “Project”). The Project will create several new neighborhoods with supporting neighborhood market space, including approximately 150 to 200 residential units. The Project site is roughly described as an 87-acre parcel located to the east and along County Road 18A, south of Stagecoach Reservoir and the South Shore subdivision – in North Stagecoach (the “Site”).

The proposed subdivision of the parcel will transform the existing unutilized property into a thoughtful, diverse and inclusive residential neighborhood. The proposed Tailwaters plan seeks to provide an appropriately scaled developed site interconnected by natural pedestrian paths, open space, play space, and community gathering areas with easy access to the surrounding natural amenities. Residents within the Tailwater project as well as surrounding properties service needs will be met by a neighborhood marketplace area which may provide a community retail market, childcare, office space, gas station, and live work units. The marketplace area would be located conveniently at the intersection of CR 16 and CR 18A.

The Tailwaters subdivision represents a carefully designed new neighborhood located within the Stagecoach Community, a central location in Routt County, Colorado with convenient access to Steamboat Springs. The site is located between CR 18A which borders the western edge of the property and Little Morrison Creek on the eastern boundary. The neighborhood represents “infill” on a relatively level two-tiered site, that slopes towards Little Morrison Creek. The project is consistent with both the Routt County Master Plan and the Stagecoach Community Plan by a number of different measures. These measures include the preferred land use and core values, the development of a neighborhood marketplace, trails and recreation-oriented development, infill, and a diversity of housing types.

With specific respect to the 2022 Routt County Master Plan, the project is located in a Tier 2 Targeted Growth Area, it has access to basic infrastructure including sewer and electric which run through the current site and potable water which is nearby. The project is consistent with the adjacent and nearby properties and uses. A preliminary assessment does not indicate the site contains any environmental constraints or geologic or other hazards nor the presence of critical wildlife habitat areas. The site is directly accessed from CR 16 and 18A providing direct access to transportation and emergency services. A portion of the units proposed are intended to be affordable and the site is being designed as a recreation-oriented development.

The plan responds to evolving local, regional and national consumer demands. For example, planning principles include sustainable design, clustered density within

walking distance to the proposed neighborhood marketplace and recreational amenities and a diverse inclusionary approach to housing. The plan embodies the spirit of the associated community and county plans by balancing the needs of all inhabitants and creating a sense of community and fulfillment through shared values that are exemplified in the focus on quality, sustainability, energy efficiency and inclusivity.

A balanced approach inclusive of land planning, creation of the built environment and financial realities are essential to creating a successful neighborhood. Currently, the anticipated elements of the Project include:

- A 3 ¼ +/- acre commercial zone or neighborhood marketplace to fulfill needs of the community which could include: community retail market, childcare, office space, gas station and live / work units.
- 100 + single family homes on a variety of lot sizes.
- Approximately 25 duplex units.
- Approximately 50 high density attached multifamily units.
- New infrastructure: Roadway, electric, new water/sewer lines (per Morrison Creek Water and Sanitation).

Land uses within the Applicant's proposed PUD generally fall into the following categories:

<b>Use</b>	<b>Acreage</b>	<b>Percent of Project</b>
Residential	42	48%
Neighborhood Market	3.25	4%
Recreation Open Space	42.5	48%