

Variance Request

October 4, 2024

City of Steamboat Springs
Planning Department
PO Box 775088
Steamboat Springs, CO 80477

RE: Variance Request – Retaining Wall Height
Steamboat Springs, Colorado

Greetings:

On behalf of Thunderhead Beach LLC (Applicant), we are submitting a variance request for the 1965 Ski Time Square Drive project. This narrative has been developed to address the criteria specific for approval as described in Section 719 of the Community Development Code (CDC). This information is intended to accompany the Conceptual Development Plan and Engineering Variance submittal.

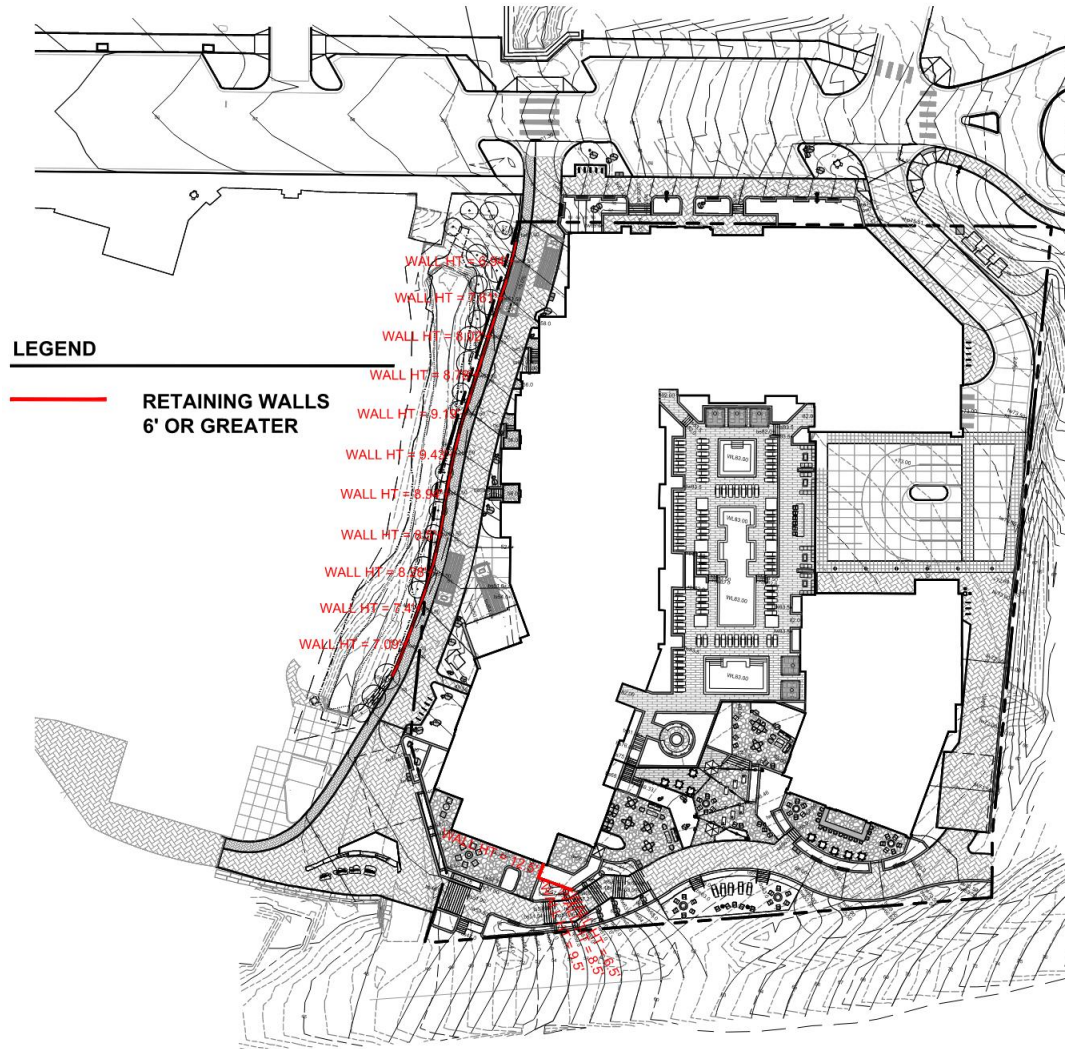
The specific request is to vary **Steamboat Springs Local Amendment to Section 418.C.3 RETAINING WALLS Standards** which reads:

Retaining walls over six feet in height shall be designed and constructed with a minimum of two stepped vertical wall segments. Stepped wall segments shall:

- a. Not exceed six feet in height; and**
- b. Have a horizontal offset of at least three feet from the face of each wall segment.**

Project Background:

The project is located at 1965 Ski Time Square Drive and fronts the promenade, with a planned pedestrian and service connection along the Torian Plum promenade on the west property line and passenger vehicle and fire truck access to the east of the building. An elevated pool deck connects to the public amenity deck. Restaurant and bar decks overlook the ski slope to the south.



4 | A4.DIV-1.418 - RETAINING WALLS
1" = 50'-0"

Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D General Criteria for Approval:

1. ***The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.***
 - a. The Variance allows for ADA access to be maintained along the West Promenade enhancing the availability to all pedestrians which will benefit adjacent properties.

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2. *The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*

- a. Per The Steamboat Springs Mountain Town Sub-Area Plan Update, it is recommended that a series of interconnected walkways and plazas are provided around the base of the ski hill, or beach front that join together. Furthermore, the promenade should be paved with distinctive paving material that indicates a change in venue for pedestrians but which is also accessible to wheelchairs, strollers, and skiers wearing ski boots.

The proposed project and this Variance Request will not interfere with the following goals, policies and strategies of the Steamboat Springs Area Community Plan:

- Goal LU-2: Our community supports infill and redevelopment in core areas
- Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
- Strategy LU-2.1(a): Identify Infill Opportunities
- Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood
- Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods
- Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system
- Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- Policy GM-2.4: New development should not cause a reduction in the level or quality of service to taxpayers and residents
- Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development

3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:*

- a. Acceptable Alternative:
 - iii. The application of other code standards, purposes, or intents will be improved by varying the standard.

The planned pedestrian connection along the west promenade is required to be ADA accessible per the CDC. To connect the existing elevations at Ski Times Square Dr. and the South Promenade but maintain the existing condition of the creek a retaining wall taller than 6' is required.

The existing site has a slope of +10% from the southeast corner, down to the southwest corner. To provide an ADA accessible route (5% max) along the south promenade, a vertical lift is required. The lift creates a large vertical wall (>6') that has been broken down into the smallest segments possible to accommodate the 6' maximum requirement.

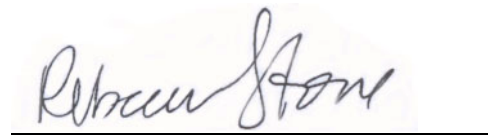
All walls located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side will have a guardrail (2021 IBC, 1015.2).

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The strict application of the standard of Section 418.C.3 RETAINING WALLS Standards indicates that retaining walls are not to be greater than 6' high. To provide accessible paths along the West and South Promenades, retaining walls greater than 6' are needed. To reduce the appearance of taller retaining walls, landscaping and stepping are being provided where there is adequate space. The applicable building codes are implemented to ensure guardrails are provided where required.

If you have any additional questions or need any additional information, please do not hesitate to call.

On behalf of the Owners, Thunderhead Beach LLC,

A handwritten signature in dark ink, reading "Rebecca Stone", is positioned above a solid horizontal line.

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