

Variance Request

October 4, 2024

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

RE: Variance Request – Building Massing
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 440.E.c Building Massing Standards:**

Building walls that exceed three stories or 45 feet of unbroken height, as measured from finished grade to the underside of the eaves or top of parapet, shall provide step backs at least eight feet in depth and between 12 feet and 45 feet above finished grade depending on the height of the structure and the surrounding development context.

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.

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.***

The building complies with the required 8'-0" setbacks between 12'-0" and 45'-0" above grade for all but 3 locations. The 3 areas combined account for 9% of the overall building perimeter. The elevations required to step account for 1,002 linear feet of the building perimeter. The portion of this area that does not step accounts for 94 linear feet. There are no adverse effects

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on the neighboring building (Torian Plum) as it does not meet the required setbacks in this location either. As designed, the building provides larger than required setbacks along the south elevation (ski hill frontage) to reduce the perception of being next to a large building when skiing.

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

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

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.

Per exhibit below, a portion of the elevation/section highlighted in orange is a stair core. The stairs are located so that there is direct access to the exterior and the public way in case of an emergency. The stair cores are also a major component of the structural system and help the entire building resist lateral loads. Due to these practical constraints, the stairs need to be on the exterior wall and cannot step back.

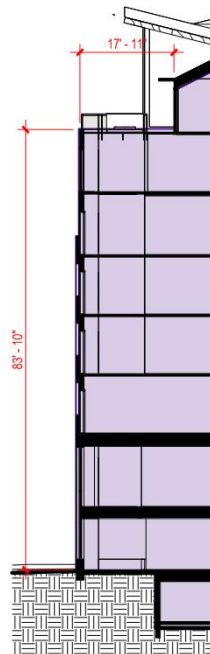
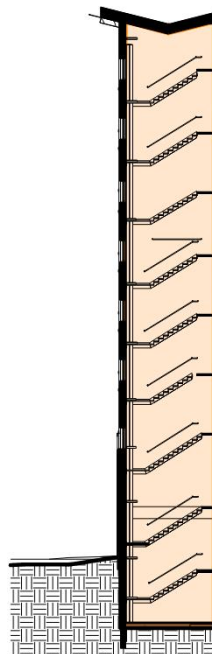
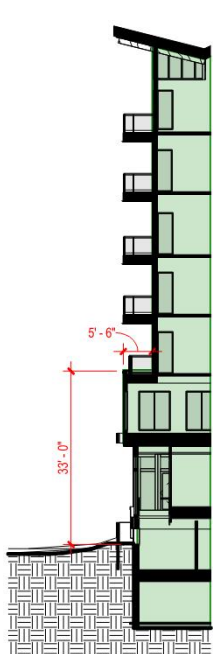
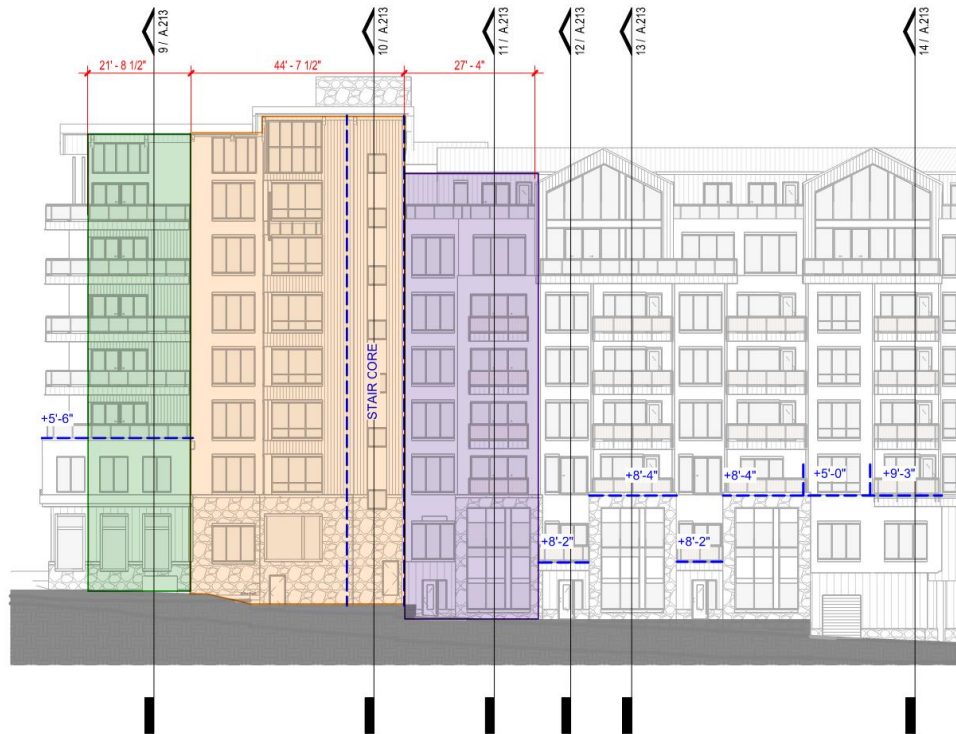
The facades adjacent to the stair core were not stepped back to create a cohesive overall elevation. Simply having a single extrusion extend from the ground plane to the roof for 105' would be inconsistent with all other areas of the façade that step back. To relieve the extrusion, the areas around the stair core are not stepped back to allow for a softer horizontal transition and work into the required step backs. This can be seen with the entire façade stepping back on the north and south sides of the stair core. To the north, balconies are added in with a 5'-0" step back. To the south railings are added to the sliding doors with no balcony. These transitions eventually transition into the required setbacks.

Please also reference sheets A.213, A.214, and A.215 of the Development Plan Submittal illustrating how all other required setbacks are accommodated per CDC.

An Acceptable Alternative Variance is requested to reduce the amount of step backs required around the building which allows the stair core to exit directly to the exterior and to provide a building that aligns with CDC Section 440.E Building Massing, 2. Guidelines, e.

1. *It is not the intent of these standards and guidelines to create "wedding cake" building forms.*

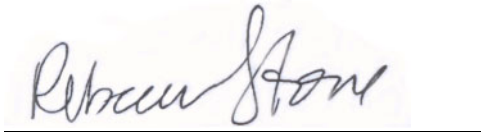
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If you have any additional questions or need any additional information, please do not hesitate to call.

On behalf of the Owners, Thunderhead Beach LLC,

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