



March 28, 2022

Department of Planning & Community Development  
124 10<sup>th</sup> Street  
Steamboat Springs, CO 80477-5088  
Attn: Kelly Douglas

**RE: Transparency Variance Request for Basecamp Outdoor Amenity Space Commercial Buildings**

Dear Kelly,

The Applicant is requesting a Variance to the Glazing and Transparency standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 438.H.3, for the Steamboat Basecamp Residential and Outdoor Amenity Space Project (The Project).

Specifically, the Variance is related to:

Section 438.H.3

**Criteria:** 438.H.3 –

- a. Transparent glazing, including glazed doors, shall be provided as follows: i. A minimum of 30 percent of the wall area of all ground floor building facades facing public circulation or gathering areas. ii. A minimum of 40 percent of the wall area of all pedestrian-active building frontage. iii. A minimum of 25 percent of the wall area of all upper floor building facades.*
- b. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.*
- c. Reflective glazing is prohibited.*

**Proposed:** The Pole barn is proposed to be an open structure on all sides, and the storage container restaurant/bar has openings along the north and west elevations which provide bar seating for patrons, however neither proposed structure incorporates glazing to the percentages stipulated in the CDC. Though not incorporating traditional glazing, the “open” (non-glazed) areas of the both structures are provided as follows:

Elevation	Pole Barn	Container Restaurant
North Façade	19.4%	32.7%
South Façade	45.5%	0%
East Façade	61.3 %	30.7%
West Façade	61.3%	0%

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This redevelopment of requires a variance to CDC section 438.H.3.a (i) and (iii). Below are our responses to the Variance Criteria.

- 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 pole barn and storage container structures not conforming to section 438.H.3 of the CDC will not



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injure or adversely impact legal conforming uses of any adjacent properties.

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

This variance is compatible with the policies outlined in the Community Plan, specifically the following:

- Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
- Goal LU-2: Our community supports infill and redevelopment of core areas.
- Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed use neighborhoods that serve year-round residents and visitors.
- Policy LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.
- Policy LU-4.1: Existing commercial development along highway corridors shall evolve over time into mixed use corridors, with compact multi-modal oriented mixed-use Commercial Activity Nodes at key intersections.
- Policy CD-1.4: Encouraging high-quality site planning and building design

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

Acceptable alternative: The alternative achieves a result that is equal to the code standard to which a variation is being sought.

The pole barn structure and storage container restaurant/bar are unique structures that don't quite fit the "mold" of the CDC standards. The design intent of these proposed structures is to enhance the character of the site in a unique way, create an outdoor amenity use for residents and visitors alike, and keep the commercial corner of the site open and approachable to the community. The pole barn is meant to be an open-air structure, and though it doesn't have glazing, it still provides "transparency" and openness to its surroundings. The Container restaurant/bar is compliant (from an "opening" perspective, not glazing) along the north and west elevations that face the public patio/lawn space. Similarly, the pole barn is compliant along the North and South elevations, facing US40 and the public lawn space.

The Applicant is also proposing public art/murals along the South and East Elevations of the Container bar, which will help add personality to the structure, engage the public, and enliven the space surrounding the container. Additionally, several of the standards and guidelines outlined in section 438.H are incorporated in the design of the pole barn and container structures, which help them still meet the intent of the CDC and compensate for the lack of conforming glazing. While the two proposed structures do not meet the guidelines of the CDC, we feel they achieve the same intent of engaging the public and creating an open and approachable space, thus resulting in an alternative that is equal to the code standard.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler