



MAY RIEGLER  
PROPERTIES

May 24, 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 Residential and Outdoor Amenity Space, PS-21-0072**

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 437.H.4.b (EC Overlay standards), for the Steamboat Basecamp Residential Project at Lot 2, Worldwest Subdivision.

Specifically, this variance is related to:

Section 437.H.4.b

**Criteria:**

**437.H.4.b**


- i. A minimum of 30 percent of wall area of all ground floor building facades facing public circulation/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.


**Proposed:**


The glazing percentages proposed are as follows:

**TOWNHOUSE CLUSTER #1**

TRANSPARENCY CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
4TH FLOOR:	32.7%	21.8%	16.3%	15.4%
3RD FLOOR:	33.0%	23.1%	10.8%	17.6%
2ND FLOOR:	36.5%	33.1%	18.2%	18.1%
1ST FLOOR:	24.8%	4.4%	8.1%	15.5%

 - i. 30% of wall area of ground floor building facades facing public circulation or gathering areas

 - ii. 40% of the wall area of all pedestrian-active building frontage




 - iii.. 25% of wall area of all upper floor building facades

**TOWNHOUSE CLUSTER #2**

TRANSPARENCY CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
4TH FLOOR:	21.8%	32.7%	5.4%	16.3%
3RD FLOOR:	23.1%	33.0%	17.6%	10.8%
2ND FLOOR:	33.1%	36.5%	18.1%	18.2%
1ST FLOOR:	4.4%	24.8%	5.4%	8.1%

### **TOWNHOUSE CLUSTER #3 & #4**

TRANSPARENCY CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
4TH FLOOR:	32.7%	21.8%	16.3%	15.4%
3RD FLOOR:	33.0%	23.1%	10.8%	17.6%
2ND FLOOR:	36.5%	33.1%	18.2%	18.1%
1ST FLOOR:	24.8%	4.4%	8.1%	15.5%

-  - i. 30% of wall area of ground floor building facades facing public circulation or gathering areas
-  - ii. 40% of the wall area of all pedestrian-active building frontage
-  - iii. 25% of wall area of all upper floor building facades

### **TOWNHOUSE CLUSTER #5 & #6**

TRANSPARENCY CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
4TH FLOOR:	21.8%	32.7%	5.4%	16.3%
3RD FLOOR:	23.1%	33.0%	17.6%	10.8%
2ND FLOOR:	33.1%	36.5%	18.1%	18.2%
1ST FLOOR:	4.4%	24.8%	5.4%	8.1%

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

This redevelopment requires a variance to CDC section 438.H.4.b. 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 façades that do not conform to the CDC standards indicated in 437.H.4.a will not 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:

- **Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development**  
The design of this redevelopment is compatible with the context of the adjacent existing neighborhoods and buildings. Other residential buildings in the nearby vicinity also feature facades that do not contain transparent glazing in the amounts required per section 437.H.4.b.
- **Policy CD-1.4: Encourage high quality site planning and building design.**  
Despite not technically meeting the transparent glazing percentages required by the CDC design standards, the proposed buildings represent high-quality, efficient, building design, and contain an appropriate amount of transparent glazing, consistent with industry standards and comparable projects in the area and nationwide.



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

The variance application meets the criteria for an acceptable alternative: The alternative achieves a result that is equal to the code standard to which a variation is being sought.

***i. 30% of wall area of ground floor building facades facing public circulation or gathering areas***

The applicant is showing approximately 25% transparency along the long, primary elevations which contain the front entrances (North Elev. on TH 1 and TH 3&4, and the South on TH 2). The West elevations of TH 1, 2, 4, and 6 are between 8-15.5% transparency, however, these elevations are on shorter, end elevations of each townhome cluster, which are constrained by various interior elements within the townhomes.

***ii. 40% of the wall area of all pedestrian active building frontage***

The east elevations of TH 1, TH 2, TH 3 and TH 5 range between 5 and 18% transparency. Again, these elevations are on the shorter, end of the townhome clusters and are constrained by interior elements of the townhomes. The South elevation of TH 5&6, which is a primary front entrance façade ranges between 24.6 and 36.5%, which is much closer to the CDC requirements.

***iii. 25% of wall area of all upper floor building facades***

The applicant meets or exceeds the 25% standard on approx. half of the upper-level façade area.

The transparency standards in the Entry Corridor overlay are difficult to achieve for a townhouse residential product, which is constrained by a very efficient interior floorplan containing several limiting elements that make it challenging to provide wall openings (e.g. stairwells, kitchens with full-height cabinetry, proposed fireplaces, bathrooms with in-wall plumbing or privacy concerns, etc). That said, the applicant is still providing glazing that is consistent with industry standards and providing ample light within the interior spaces of these units. Additionally, wood-look fiber board panels are being utilized extensively as window accents throughout all façades, giving the perception to pedestrians/vehicles passing by of a window extension. This provides additional interest to the façades and helps the Applicant in further achieving a result that is equal to the code standard in 437.H.4.b.

While not technically meeting the standards in 437.H.4.b, the Applicant is, however, implementing two of the three guidelines indicated in section 437.H.5 – Glazing and Transparency Guidelines. Namely, **item a.** (Extensive glazing should be utilized to take advantage of views and avoid large areas of blank walls) and **item b.** (Clear glazing incorporating UV protection technology should be used – low-e glass will be implemented).

Because the above strategies are being implemented, the Applicant still meets the intent of the code standard and provides a result equal to the code standard, despite not technically meeting the exact quantities prescribed.

Sincerely,

Gaby

Riegler