



## DENVER CURLING CENTER

### Zoning Resolution Variance Request

#### **ZR Section 13: Architecture Subsection D. Exterior Building Materials and Colors**

*1. "The use of exterior wall finish materials that either resemble or are the natural materials of brick, stone, slate, stucco, wood, textured block, textured concrete or colored concrete is required. Alternative materials can be utilized upon approval by the Director of Planning and Zoning or his/her appointed designee when their use promotes design innovation."*

We understand the above requirement has been implemented to discourage the implementation of generic pre-engineered steel structure buildings throughout the county. It is not the intent of the owner nor the architect to design a generic metal building on the site. We feel the design, as proposed, is an upgrade to what one might typically associate with an engineered steel structure building. Our use of metal as an architectural element is meant to add appeal and articulation to the exterior of the structure.

We are requesting the variance to allow the proposed metal panel accents to remain as they are designed. The proposed design of the exterior of the building is intended to be a masonry facade as the primary skin material. The metal panels provided by the steel building manufacturer will be used to accent the masonry. These metal panels allow the façade to be broken in plane, color and texture to add interest to elevations that would not be allowed for a normal steel building by the existing Jefferson County Zoning Resolution.

Further, the masonry proposed is of a higher quality than one would associate with a concrete block building. The calcium silicate units, when completed, resemble more of a limestone than a typical concrete block. Because of this, we feel the proposed materials are an upgrade to what typically is used in commercial building construction. The painted metal panels are intended to compliment to overall contemporary design for the building.

#### **ZR Section 13: Architecture Subsection E. Façade Treatment**

*1. "Side and rear walls of all buildings shall utilize similar building materials and architectural treatments as the front of the building resulting in 360 degree architecture. All facades adjacent to a street or residential development must include fenestration similar to the front of the building."*

360 degree architecture on buildings is meant to provide architectural interest on all sides of the building. This design, as proposed, provides a repetition of similar large scale architectural elements on all elevations without the relying specifically on the fenestration elements such as windows and storefront that are utilized on the south side of the building. This repetition is



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intentional and intended to convey the same pattern language no matter which direction you approach the facility.

Based on the use of the building, the addition of fenestration such as glass windows and storefront to all sides of the building would be to the detriment of the curling ice function. The design of the building, as proposed, meets the requirement on all facades based on required material and architectural treatments. In an effort to appeal to the residences to the north, a generous setback and landscaping have been implemented to provide an enhanced buffer to the neighborhood. Large, mature Pinyon Pines are intended to be relocated to the North side to create a natural screening of the building with an immediate impact. Less mature trees could be used, but it was the hope of the owner to relocate some existing trees to provide an immediate line of screening to compliment the proposed architectural facades.