

135 11th Street Engineering Variance



March 17, 2025

Mr. Jon Snyder, P.E., Director
Public Works Department
City of Steamboat Springs
P.O. Box 775088
137 10th Street
Steamboat Springs, CO. 80477

RE: Driveway Variance Request
135 11th Street, Steamboat Springs, Colorado

Dear Mr. Snyder,

On behalf of the project applicant, Overlook Development, LLC, we are requesting an engineering variance to formally document the existing parking spaces located within the right-of-way, located at 135 11th Street with the Property Identification Number of 286700004. The parking spaces service the existing residential condominium units recorded in the River House Condominium Plat.

This procedural request supports the relocation of the historic Marshall House, previously located at 1169 Oak Street. The structure has been moved to the subject property but is not yet on a permanent foundation (see Figure 1). The applicant relocated the house to preserve it from demolition and is preparing a development plan application to finalize its placement. This plan proposes maintaining the existing parking spaces on Oak Street, southeast of the subject property (see Figure 2). Relocating these spaces onto the property or eliminating them would impose unnecessary hardship and render the project infeasible.

Aerial photos confirm these parking spaces have existed since at least 2003 and were incorporated into the City's streetscape improvement project in 2008.





Figure 1



Figure 2

Variance Request Details

This request pertains to Engineering Standard 4.4.21 and Table 4-3.A in Chapter 4 of the City of Steamboat Springs Engineering Standards, specifically:

- Snow storage
- The restriction against vehicles backing out onto collector or arterial streets.
- The requirement that multifamily driveways do not necessitate backing onto a street.

The existing and proposed site plan requires vehicles to back out onto Oak Street, a collector street, and maintains parking spaces within the Oak Street right-of-way. Additionally, these spaces require some snow storage in the right-of-way.



Per Section 1.8 of those same standards, the Public Works Director is authorized to grant variances to the engineering standards, based on site specific constraints contributing to the need for the variance, the effect on safety, the constraints to City Right of Way, the public benefit, the availability of other alternatives, the economic feasibility, and the need for mitigation measures.

Per the standards, the following are identified as criteria for reviewing variance requests:

- A list of standards to be varied,
- A summary of the variances proposed to replace the standards,
- Technical sources supporting the variances,
- A description of the unique site-specific constraints contributing to the variance request,
- A summary of alternatives considered and a discussion as to why the standards cannot be accommodated,
- A summary of the impacts of the proposed variance to safety, traffic operations, or other applicable considerations, and
- A summary of proposed mitigation measures, if needed.

Below is a summary of the specific variance request, criteria for reviewing the request, and justification for why the parking space should be allowed to continue to be maintained.

A summary of the variances proposed to replace the standards:

- ***The standard for snow storage shown in Table 4-3. A of the City's Engineering Standards.***

The existing driveway is to remain within the Oak Street R.O.W. The required snow storage for the driveway encroaches into the right-of-way.

- ***The standard for backing out onto collector or arterial streets is shown in Table 4-3. A of the City's Engineering Standards.***

The vehicles continue to back up onto Oak Street, as this section of Oak Street is functionally a local street with other existing residences that have spaces that back up onto Oak Street.

- ***4.4.21. Parking. See CDC for detailed parking requirements. Any commercial or multifamily driveway shall be designed so backing out onto a street is not required. Residential driveways may be designed to permit backing out onto local streets only. Parking stalls along driveways shall be located a sufficient distance from the street to prevent parking maneuvers from blocking the access or queuing from blocking the parking spaces.***



The vehicles continue to back up onto Oak Street, as this section of Oak Street is functionally a local street with other existing residences that have spaces that back up onto Oak Street.

Technical sources supporting the variances:

Winter Carnival Street Closures 2025

Description of unique site-specific constraints:

There are several existing physical constraints which make this request unique:

- The project involves relocating and preserving a **historic structure**, limiting developable space on the property.
- The **existing parking spaces and driveway have been in use since at least 2003** and provide parking for existing residential units.
- This section of **Oak Street functions as a local street** rather than a collector, providing access to numerous residential properties.
- This block of Oak Street has a reduced volume of pedestrian and bicycle traffic.
- Complying with the standard would **eliminate essential parking** for two residential units, which is critical given winter on-street parking restrictions and summer event closures.

Alternative consideration:

In addition, to leaving the parking spaces in their current location, the project considered two alternatives:

1. **Eliminate the Parking Spacing:** This option leaves the two existing residential units without parking. Due to the City's on-street parking restrictions during the winter and summer events, this option is un-realistic and essentially leaves the residential units without an overnight parking space.
2. **Relocate the Parking Spacing:** This eliminates the space required for the Marshall and will prevent its relocation to the site.

Impacts relative to safety and traffic operations:

Approval of these variances results in no new impacts to traffic operation of the street or the sidewalk since it's an existing condition and has been in place for over a decade.

During the times when Lincoln Street is closed (i.e. Winter Carnival), the detour route includes Oak Street. However, the detour plan routes cars to 11th Street to get back to US HWY 40 and therefore causes little to no traffic impact to this section of Oak Street West of 11th Street.

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Additionally, this particular block of Oak Street is subject to reduced pedestrian and bike traffic due to the absence of commercial businesses, no development on the north side of the road, and location within the City's gridded street network.

Landmark is not aware of any specific safety issues related to these parking spaces and driveways in the past.

Proposed mitigation measures:

To ensure safety and compliance, the following mitigation measures will be implemented:

- **Signage** designating the parking spaces as private and restricted to residential use (already in place, see Figure 2).
- **Limit use to passenger vehicles** by installing signs prohibiting commercial vehicle parking.
- **Painting the mountable curb yellow** to alert pedestrians and motorists to the presence of the driveway (if agreeable).
- **Adding warning signage** near the driveway to alert pedestrians of potential vehicle crossings.
- **Enter into a Revocable License Agreement** to govern the use, operation, and maintenance of the parking.

Conclusion

The requested variance aligns with the Engineering Standards' intent while accommodating site-specific constraints and preserving a historically significant structure. We believe this request presents a reasonable and necessary solution that maintains existing conditions without adverse impacts.

Please let us know if you have any questions, comments, or require additional information.

Sincerely,
On behalf of the Applicant,
Landmark Consultants, Inc.

Ryan Spaustat, P.E.

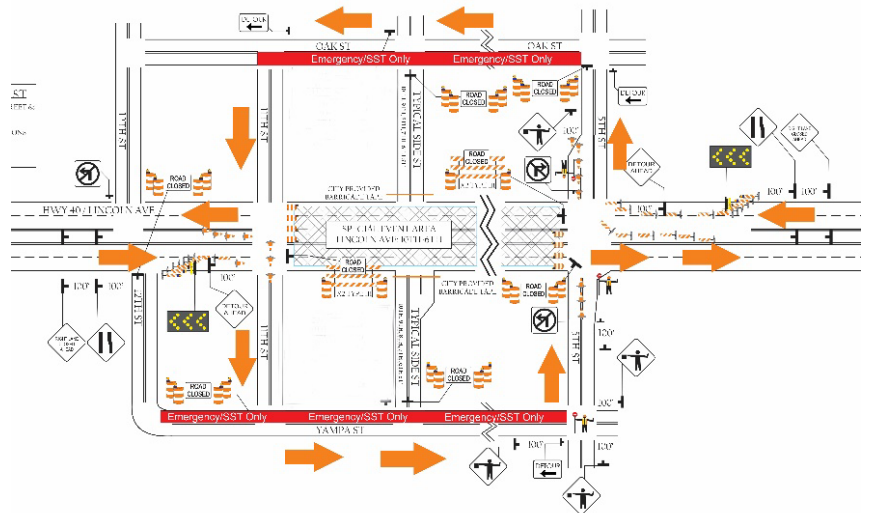
112th Winter Carnival Rides Into Steamboat Springs Feb 4-9 *Street Closures & Traffic Detours In Effect Over Festival Weekend*

STEAMBOAT SPRINGS, COLORADO—January 29, 2025—The [112th Steamboat Springs Winter Carnival](#) stampedes into the Yampa Valley between February 4-9 and the city will be utilizing the circular detour plan to serve US40 thru-traffic, enhance emergency access, and improve traffic circulation over the festive weekend.

The detour will use a circular configuration that sees US40 eastbound traffic diverted onto Yampa Street and US40 westbound traffic onto Oak Street.

“This plan has served the community well in previous events where Lincoln is closed,” said Police Chief Mark Beckett. “I want to stress it again so the community understands well in advance that motorist using the emergency lane, alleyways or disregarding traffic control will be cited.”

Starting early Saturday morning, westbound traffic will turn right on 5th St, then left onto Oak St before continuing down to 11th St and US40. In addition, motorists looking to access Howelsen Hill from Lincoln will not be able to turn left at 5th Street or access 5th St from the alley between 3rd to 5th. Individuals will need to follow the circular detour or use River Road. Eastbound traffic will turn right at 11th St, then left onto Yampa St. Traffic will travel the six-blocks down Yampa to 5th St before returning US40/Lincoln Ave.



Parking along the southside of Oak and northside of Yampa will be prohibited for the weekend and additional parking closures may be implemented at key intersections. These areas will be coned with no parking signage and violators will be subject to citations and towing. Motorists who violate a detour barricade or use the emergency lane could see a \$120 fine for disregarding a traffic control device.

Individuals looking to access neighborhoods north of downtown should utilize 3rd, 4th, and 12th Streets. Residential side streets approaching Oak between 5th and 11th will not be permitted to turn left on Oak but will need to follow the circular route. The city is asking lodging shuttles to use the parking lot at 3rd & Oak for drop off and pick up during the street events closure.

The detour plan goes into effect starting Saturday, Feb 8 at 2am and runs through the conclusion of the street events. The following morning, Sunday, Feb 9, the closure/detour begins at 4am and runs through around 2pm. At the conclusion of the street events, crews will plow the snow to the parking lanes and SSPD will reopen Lincoln Ave. Keep in mind that on-street parking along Lincoln Avenue will not be available after the street events on Saturday due to snow storage.

Similar to Halloween, SST will take advantage of the emergency lane during the closure to keep buses rolling. Temporary bus stops for eastbound Steamboat Springs Transit (SST) routes will be on Oak at 10th, 9th, 7th & 6th. Westbound SST routes will use stops on 6th, 7th, 9th & 10th on Yampa St. Buses will return to normal operations when Lincoln Avenue/US40 reopens after the event. The revised transit flow permits passengers to exit the bus on the curb and safely away from traffic. Extra buses will be running on both ends of town to assist getting people into and out of downtown.

In addition, the city will provide free skiing at Howelsen Hill, enact closures to trails on Emerald Mountain, provide additional SST event service and a specific night extravaganza show traffic plan.

SKI FREE & Tube Discounts at Howelsen Hill – February 4-9, 2025

The [ski area](#) will be open normal operating hours during Winter Carnival. Your Winter Carnival button/buff provides access to a free lift ticket to ski at Howelsen Hill during Winter Carnival from February 4-9. Lift ticket must be obtained from the Ticket Office prior to accessing the slopes. One lift ticket per button/buff per day. Tube Howelsen is also offering \$5 off all one-hour reservations from Feb. 4-9 with carnival button/buff. Enter the code WC2025 at time of online checkout to access this screaming Winter Carnival deal.

Emerald Mountain – February 8, 2025

All trails that access Emerald Mountain including Blackmer Trail will be closed for public safety from 4pm until 9pm on Saturday, Feb. 8, as crews set up and launch fireworks for the Night Extravaganza. Please respect all closures and understand that additional trail closures may be required prior to Saturday.

SST Service – February 8 & 9, 2025

[SST](#) will operate additional service during the street events and continuous service following the Night Extravaganza on Saturday, February 8 and during the day on Sunday, February 9. Extra unscheduled buses will run on Saturday during normal scheduled hours to transport people to and from the festivities. View buses in real-time via steamboatsprings.net/sst.

Howelsen Hill Traffic & Parking – Night Extravaganza, February 8, 2025

Howelsen Hill base area parking typically fills to capacity early for the Night Extravaganza and overflow parking will be available at the rodeo grounds/ice arena as space permits. ADA parking is limited at the Howelsen Lodge and some ADA spaces will be set up at the tennis courts. Parking is not permitted along Howelsen Parkway or River Road and illegally parked vehicles will be tickets and/or towed.

Once the Howelsen parking lots are full, Howelsen Parkway will be CLOSED to incoming traffic except for ADA access and emergency vehicles. At that time, traffic may be diverted into the Rodeo Arena featuring a drop-off area as well as additional parking. Vehicles will exit the rodeo grounds via the Ice Arena. All traffic crossing the 5th Street Bridge toward Howelsen Hill is requested to take River Road instead of returning to downtown.

The 9th Street Pedestrian Bridge will see periodic closures due to crowd volumes. Individuals will not be able to stand on the pedestrian bridge to watch the fireworks show. Even with additional snow removal and scoria, the footpath will be slick, and people should have proper winter footwear and use caution.

After the fireworks, vehicles departing Howelsen Hill will be directed down River Road to where it intersects with Mt. Werner Road. The 5th Street Bridge will have intermittent closures and Howelsen Parkway will be closed westbound between the Ice Arena and the 5th Street Bridge. Ski area venue vehicle traffic will be held until pedestrians dissipate. There will be no left turns permitted out of the Howelsen Ice Arena parking lot. Motorists are asked to follow traffic directions and signals, yield to city buses and refrain from blocking intersections or railway crossings.

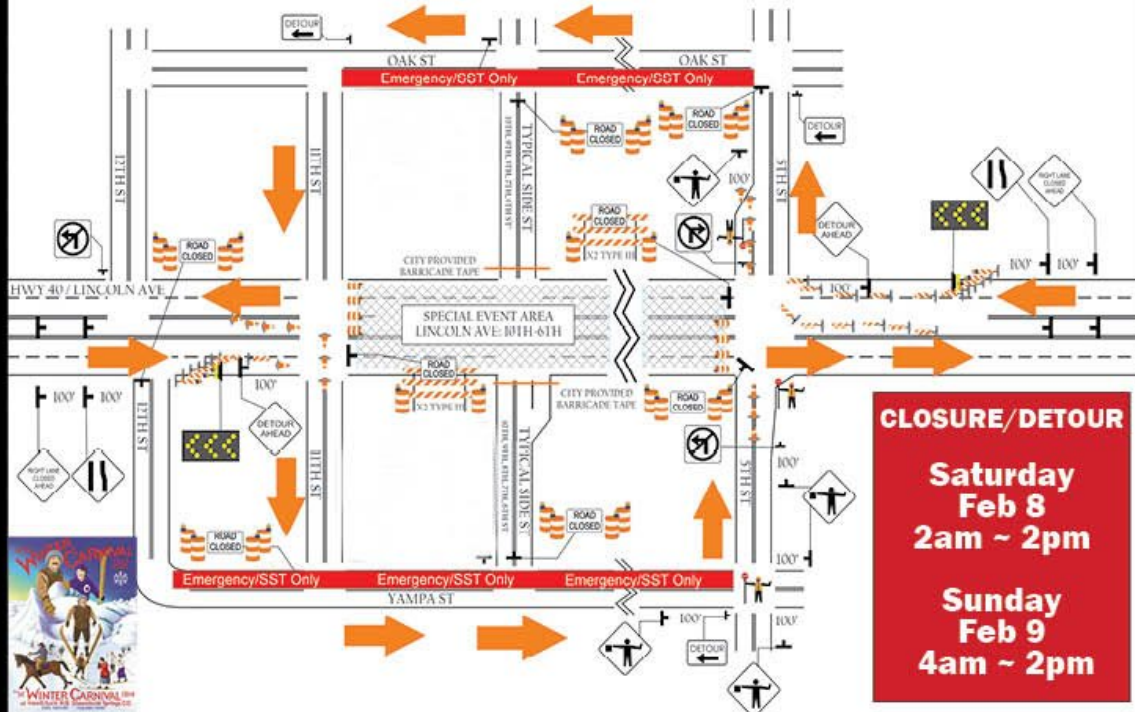
Due to the high volume of spectators, please be patient, alert and follow police and traffic control directions. It's recommended that pedestrians use a headlamp, flashlight, and glow sticks to be visible by motorists. Designated routes, which may not be your preferred way home, will be used to aid in maintaining egress from the venue during this popular event.

Additional parking is available throughout the downtown area during the night show, at the Steamboat Springs High School and the Stockbridge Transit Center. Please respect residential access and do not block driveways. It is highly recommended that people walk, take the free SST bus, or utilize drop off/pick up locations at the west end of Yampa and Oak Streets to access the venue.

[-WeServeTheCity-](#)

Contact

Mark Beckett, Police Chief, 970.879.4344 or [email](#)
David Van Winkle, Streets Superintendent, 970.879.1807 or [email](#)
Jonathan Flint, Transit Manager, 970.879.3717 or [email](#)
Michael Lane, Communications Manager, 970.871.8220 or [email](#)



WESTBOUND TRAFFIC

Detour onto Oak St from 5th St & returns to US40/Lincoln on 11th St.
NO LEFT TURN from Lincoln/Alley onto 5th St to access Howelsen Park.

EASTBOUND TRAFFIC

Detour onto Yampa St from 11th St & returns to US40/Lincoln on 5th St.
RIGHT TURN PERMITTED from Yampa at 5th to access Howelsen Park.

5th STREET BRIDGE

After Night Extravaganza

Northbound Traffic on 5th St
INTERMITTENT CLOSURES

Leaving Howelsen Ski Area, Ice Arena, Rodeo Grounds & Brooklyn Neighborhood
RIVER ROAD RECOMMENDED

Howelsen Parkway
HELD UNTIL PEDESTRIANS EXIT

Winter Carnival NIGHT SHOW

Periodic Closures

- 5th Street Bridge
- 9th St Pedestrian Tunnel

NO PARKING

- Howelsen Parkway
- River Road

After Fireworks

- All traffic leaving the ski area, ice arena & rodeo grounds will be directed down River Road
- 5th Street Bridge preferred exit for pedestrians and will see periodic closures
- Venue vehicle traffic will be held until pedestrians dissipate

