

Submittal Requirement Waiver: Waivers must be approved by the respective reviewing agency and the approved waiver must be submitted with the application to be considered complete. If the waiver is not approved, the report is required for a complete submittal.

Project Information

Project Name Marshall House Redevelopment
Physical Address 135 11th Street
Legal Description DEVELOPMENT UNIT RIVER HOUSE CONDOMINIUM
Parcel ID # 286700004

To waive any of the following items, contact the Community Development Engineer at 970-871-8227 or sking@steamboatsprings.net

Traffic Impact Analysis Report

Reason for Waiver See attached memorandum.
Approved? Y N Determined By _____ Date _____

Soils & Geo-Technical Report

Reason for Waiver _____
Approved? Y N Determined By _____ Date _____

Drainage Study

Reason for Waiver _____
Approved? Y N Determined By _____ Date _____

To waive the report below, contact City of Steamboat Springs Water District Utilities Engineer at 970-871-8211 or agregory@steamboatsprings.net

Water Demand Report

Reason for Waiver _____
Approved? Y N Determined By _____ Date _____

Traffic Impact Study Waiver Request



MEMORANDUM

To: Steamboat Springs Development and Engineering Review

From: Patrick Nagle, PE

Date: May 6, 2025

Project: Marshall House

Subject: Traffic Impact Study Waiver Request

The Marshall House project (Project) proposes to place a historic residence on the Development Unit of River House Condominium, located at 135 11th St. The Development Unit is located to the west of Smell That Bread Bakery (also 135 11th St.) and to the east of the private residence at 1143 Oak St. The existing asphalt driveway off Oak Street is approximately 32 feet wide and 20 feet deep, allowing for a maximum of three cars. See Figure 1 for details.



Figure 1 – Aerial image of Project site with annotation.

The Project will increase vehicle trips by less than 10 during the peak hour and the Project study area does not include signal improvements, intersection improvements, or road segments with planned improvements as identified in Section 6.2.1 of the City of Steamboat Springs Engineering Standards. Therefore, the Project is requesting a waiver of the Traffic Impact Study. Furthermore, due to the constrained, fully developed nature of the Project vicinity, we believe it would be impractical to make any modifications to the surrounding street network.

Traffic Impact Study Waiver Request



We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful considerations.

On behalf of the Applicant,

A handwritten signature in black ink that reads "Patrick Nagle". The signature is fluid and cursive, with the first name being more prominent.

Patrick Nagle, P.E.

Landmark Consultants, Inc.

