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March 14, 2025

City of Steamboat Springs Engineering Department
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207

RE: Bridge Lane Condominiums
Future Expansion Parcel, Riverfront Park Filing No. 2
1940 & 1960 Bridge Lane, Steamboat Springs
Development Plan – Public Hearing & Conditional Use

Dear Public Works;

This narrative is for the request of engineering variances for the internal private access of a multifamily residential development for the lot at 1940 and 1960 Bridge Lane. Legal description: Future Expansion Parcel, Riverfront Park F2, 2.17A. The engineering variance request is for the access spacing from US Highway 40 and for the minimum horizontal curve along the centerline of the roadway for an internal private access.

2. Standard to be Varied – Minimum Horizontal Curve along Centerline

The internal private access drive is intended to serve the proposed Bridge Lane Condominiums Project. It is subject to City Engineering Standards per Chapter 4 Street Standards, 4.5 Driveway Standards. Specifically, the requirements entail:

- Section 4.5.1.2 – *The IPA shall provide fire access.*
- Table 4-3.B – *Minimum Horizontal Curve along Centerline: 61'*

Summary of Variances Proposed

This variance request proposes a minimum 38-ft horizontal curve along centerline for the internal private access of the multifamily residential development.

Technical Reasoning & Sources

Practicality-Fire Code Analysis

This is an internal private access for a multifamily residential development and all non-commercial vehicles have a turning radius of less than 30 feet. The Turning Movement Plan, included as an attachment to this submission, indicates that a 40-ft long fire truck can navigate the internal private access and stay within the 24-ft wide access aisle.

Consistency with Surrounding Development

The nearest existing multifamily development, West End Plaza Condominiums, uses an approximate 30-ft radius for the minimum horizontal curve along centerline of their looped internal private access. It has been a challenge to locate any multifamily developments in Steamboat Springs that use a minimum 61-ft centerline curve. The Sunlight Commercial Center Subdivision, which is also located off of US Highway 40, was completed in 2023 and the project also has centerline curves measured to be approximately 30-ft.

Site Specific Constraints

The site has a unique shape that tapers from ~140 ft wide to only ~17 ft wide, and applying a 61-ft curve to the centerline of the internal private access greatly reduces the quantity of units that may be constructed.

Alternatives Considered

A non-looped access was considered and rejected because of the need for turnarounds and the impacts to development opportunities. A looped access ensures that emergency vehicles will pass all units regardless of the direction of travel. Applying 61-ft centerline curves greatly reduces the area that may be designed and sold as livable space. The result is a design that is not economically feasible for affordable housing.

Impact Considerations

The proposed centerline alignment will discourage speeding. The Fire Code Analysis is evidence that all vehicles accessing the site are readily able to navigate the proposed internal private access.

Mitigation Measures

The turnout for the dumpster, and the private parking spaces provide ample turnout opportunity for any vehicle that may be impeding an emergency vehicle in their ingress or egress routes.

Conclusion

The proposed internal private access layout will provide an economic, safe and practical design for incoming and outgoing traffic. The design will not cause excessive queues during peak hour traffic, and it does not compromise the feasibility of two-lane travel. We look forward to your review and approval of the engineering variance request.

Please call or reply with any questions.

Sincerely;

Walter Magill, PE, PLS
Four Points Surveying and Engineering