

Administrative Engineering Variance Request Letter

Date: June 25, 2018

Project: Hansen Subdivision
PDP #170036

NE Project No. 911-015

Attn: Marc Virata | Engineering Development Review
City of Fort Collins
Fort Collins, Colorado 80524

Dear Marc:

Public safety and convenience, maintaining public use, and optimizing the use of limited physical capacity of right-of-way are among the objectives of the Larimer County Urban Area Street Standards (LCUASS) – *Repealed and Reenacted April 1, 2007*. It is with those considerations in mind that this variance request letter has been prepared. This letter is provided pursuant to Section 1.9.4 of LCUASS to document a proposed site condition that does not comply with the current standards.

The criterion in question is that of Design Lengths for Right-turn Lanes. Specifically, the southbound Timberline Road right-turn lane onto Twisted Root Drive. The Traffic Impact Analysis (TIA) for the Hansen Subdivision by Gene Coppola (dated August 28, 2017) indicated that this right-turn lane was warranted per LCUASS Section 8.2.6. Timberline Road near Twisted Root Drive is currently a 2-lane roadway (no center-turn lane) and is appropriated for Capital Improvements to a 4-lane Arterial in the years 2020 or 2021.

Based on feedback from City Transportation Staff, the Timberline Road and Twisted Root Drive intersection should be restricted to right-in/right-out only with this development. As such, the TIS was revised (dated November 24, 2017) to assume Emergency Access Only onto Twisted Root Drive from Timberline Road in the interim until the Capital Improvements along Timberline Road are complete. In coordination with Poudre Fire Authority, an Emergency Access gate will be installed at the Twisted Root Drive leg of the intersection with Timberline Road to limit use to emergencies only. Due to the Emergency Access Only restriction in the interim, the full lane and taper lengths are not required.

According to the revised TIS, all traffic for the Hansen Subdivision can be managed in the interim through the Timberline Road and Zephyr Road intersection, which will be improved to a traffic signal with this development. Upon completion of the Capital Improvements along Timberline Road, the Emergency Access gate will be removed, and a center median will cross the Twisted Root Drive intersection to restrict movements to right-in/right-out only. Ultimately, the Timberline Road and Twisted Root Drive intersection will enhance traffic circulation and connectivity.

In addition, the existing Timberline Road Right-of-Way lacks sufficient width north of Hansen Subdivision to allow for the full lane and taper distances. The proposed improvements and Right-of-Way dedication along Timberline Road within the Hansen Subdivision will accommodate for the full lane and taper lengths upon completion of the Capital Improvements along Timberline Road. For a 50 mile per hour design speed, these lengths are 235 feet lane taper and 200 feet bay taper.

In conclusion, a variance is hereby requested to not construct the full lane and bay requirements for the southbound right-turn lane at Timberline Road and Twisted Root Drive in accordance with LCUASS Figure 8-5. This request is due to the existing geometry of Timberline Road, the City's desire for controlled access at the Timberline Road and Twisted Root Drive intersection, and lack of sufficient Right-of-Way

along Timberline Road neighboring the Hansen Subdivision. Furthermore, the Hansen Subdivision will be contributing Street Oversizing fees, which helps fund Capital Improvements like that of the planned along Timberline Road.

Please feel free to contact me if you have any questions.

Sincerely,



Danny Weber, PE