



SURVEY

August 2007

Fire Access Easement

The Town of Mt. Crested Butte has a new development in the base area "Mountaineer Square". There are three buildings surrounding a plaza. The plaza contains "fire apparatus access easements". The building owners and managers would like to hold gatherings, concerts, catered food events, etc. in the plaza which would take place in the plaza and on the fire access which is across the plaza. Additionally a restaurant/bar which is located in one of the buildings would like to hold events serving liquor. The liquor license would define the area and the area would be surrounded by a temporary fence however this area would be across the "fire apparatus access easement". The plaza is open to the public at all times similar to Beaver Creek but at a smaller scale.

The local fire protection district is saying "No" to any events or to the placement of moveable tables and chairs or temporary fence.

Breckenridge: In Breckenridge, we have a mixed use condo/commercial development with buildings surrounding a central plaza, called Main Street Station. The project has portions with a "Public Access, Limited Vehicular Access, Utility and Drainage Easement". At times, events (like a farmers market) have been held over portions of this easement, although most of the easement is on the edge of the development, in a section used for deliveries. The central part of the development, where a majority of the events are held, does not have the easements.

Breckenridge Part 2: This is a different situation than what we have at Main Street Station. The center plaza area (between building A, B, C) is not fire truck rated. The only area that is is the back alley way between Main Street Station and the Village at Breckenridge. We do allow tents in the alley way as long as we get written commitment that we can drive through the tent if a situation arises or the alley way is maintained at a 12' wide access between the building and the tents.

Jackson: We have not run into a problem such as the one in Crested Butte. All special event applications are sent to our Fire Chief and they are rarely denied. I understand that he has had questions regarding capacity, but not for outdoor events. I hope we've answered the question.

Snowmass: The Town of Snowmass Village has never had an event in a fire access, I would think the Fire District would be right to say no, they need to keep the safety of the buildings around them in mind. Move the event off this access would be the best thing to do!

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Snowmass Part 2: We pulled the project information which included a building site plan and discovered that the Fire District had an actual fire access easement agreement included with the development agreement. The access (which is considerably less in width than what many Fire Codes require) is only 16' wide and provides access into the center of the complex. Due to elevation/grade changes, the remainder of the site is nearly inaccessible. So, protecting the emergency access is critical for the safety of the project, businesses, and visitors to the development. Placement of a fence that would further reduce or conflict with emergency vehicles should not be permitted in any situation. However, use of the space for special events (that don't restrict access width) is definitely possible as long as the emergency access easement remains open. Use of portable tables and small booths not protruding into the easement could be considered depending upon their ease of removal should an emergency occur. Events are important in any venue but loss of life and large valued properties due to fire devastate a community and create psychological barriers to potential guests following a disastrous fire. Hope these thoughts help!!

Steamboat Springs: I agree with Mt. Crested Butte Fire Department. Fire apparatus access must remain accessible at all times. I think Mt Crested Butte should consider pre construction meetings such as our Technical Advisory Committee review so they can work through these issues. Have they adopted the fire codes and do they have a Fire Marshall? If not, they should consider doing so.

Telluride: In my experience "plazas" such as that proposed by Mt. Crested Butte work pretty well and are common in village concept resorts. You just have to make sure that the fire access portion has stuff that is easily shuffled out of the way. The Fire District may find it worth their while to look at some other villages around Colorado.