



EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Town Hall, Castle Conf Room | 200 Broadway
Wednesday, November 8, 2023 | 12:00PM – 2:00PM
IN-PERSON

Welcome + Roll Call

Approval of Minutes (5 minutes)

- Minutes dated September 27, 2023

DCI Presentation (50 minutes)

- Sector Partnerships update
 - Eagle DDA to take the lead; pursue partnership with Gypsum
- DDA Management Strategies
 - Public Meeting structure for 2024: guest speakers, educational sessions, project updates
- DCI 2024 Contract

Communications & Marketing Projects (20 minutes)

- Updates from Marci / Talia
- Request to update Talia's Contractor Service Agreement

DDA Financials

- Deferred to December, pending 2024 Town Budget approval

DDA Project Investment Application (15 minutes)

- Slope & Hatch at Broadway Station

DBA Update (15 minutes)

- Christmas on Broadway
- EagleARTS Artwalk
- Chamber of Commerce Wassail Fest

EVC Update (5 minutes)

Town Business (10 minutes)

- Community Development and MEAC updates
- Welcome! New businesses on Broadway -
 - Second Street Tavern, Hidden Table Games, Slope & Hatch, The Tea Party, others?

Future Agenda Items

- Presentation to Council: 2024 Outlook

Public Comment

Adjourn

Next Meeting: Wednesday, December 13th, 12:00pm – 2:00pm, Eagle Town Hall



EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

Wednesday, Sept. 27, 2023 1:30-3:30 pm IN PERSON

Welcome + Roll Call

Called to order at 1:38 pm

Board Members Present: Greg Schroeder, Marci Leith Scott Schlosser, Collin Hutchins, Adrienne Cavallario, Jake Roach

Town Staff present: Nikki Davis, Jill Kane,

Other Present: Fire Chief Doug Cupp, Sarah Parish, Mick Daly

Attending on Zoom: Troy Bernberg (DDA Financial Advisor), Melissa Daruna, Larry Pardee

Minutes Approval

Marci Leith motioned to approve the Aug. minutes, seconded by Collin

The motion approved 5-0

Administration (10 minutes)

Welcome Talia Haebler – Communications Contractor

Capacity Building (10 minutes)

Sector Partnerships – updates from Jake Meeting Oct. 5th

DDA Financials / TIF Presentation (60 minutes)

Troy Bernberg

NorthBroadway

Jill Kane – Summary of Town / Eagle County's Role Questions from GEFPD Chief Doug Cupp

EVC Update (10 minutes)

Town Business (20 minutes)

Annexation into DDA - moved by Scott to move this to future meeting, seconded by Marci

2024 Budget Draft - Jake moved to approve the proposed budget with a 20K additional ask from the

Town General Fund - seconded by Sarah, approved 5-0

Community Development and MEAC updates

Next Meeting: Marci motioned to move next meeting to Tuesday, October 10th, 11:00pm – 1:00pm,
Seconded by Jake - approved 5-0

Future Agenda Items

Consolidating DBA & DDA—how do we do this?

Public Comment (5 minutes)

Adjourn: 3:40pm Motion by Marci Second by Jake

DOWNTOWN EAGLE STRATEGIC PRIORITIES

Following extensive outreach, surveys, and several planning initiatives that focus on the revitalization of Eagle's Downtown, the Town of Eagle and the Downtown Development Authority leadership identified the following areas as strategic priorities for a vital downtown.

Business Community Support

Consider opportunities to enhance access to services and capital for business, collect data, identify, and catalyze underutilized assets. Identify and provide critical infrastructure and support to promote and develop successful business needs.

Regulatory Environment

Streamlining solutions and minimizing barriers to build trust and investment from business and property owners. Aligning regulation and incentives to encourage public-private partnerships for investment in the community vision through infill, redevelopment, and re-use of existing buildings.

Communications

Imparting or exchanging of information or news with an image building and informational component that includes arts, culture, and recreation. Downtown brand identity is the combined messaging transmitted via content, diverse platforms, logos, style, and visuals.

Experience Economy

Encourage the realization of emotion and entrepreneurial opportunity through interactive activities, events, and makers components. Enhance a person's time spent in a place with a unique and memorable experience.

Access + Mobility

Assess the experience and accessibility of getting to and around downtown as a local or visitor. Focuses on multi-modal infrastructure and access in and around the downtown including parking, gateways, walkability, rideability, wayfinding + signage, etc.

Creative Placemaking

Establish a sense of place through the strategic integration of art, the environment, design, recreation, and cultural activities. Engage locals to produce authentic and distinctive planning and develop programming to foster a local love of place. Create a connection to the



PROJECT INVESTMENT PROGRAM APPLICATION Prepared by DCI

APPLICANTS
Applicant name(s): Second and Broadway LTD - Bryan Desmond and Lachlan Thomas
Address: 115 E Second St, Eagle CO 81631
Primary Contact Phone: 970 390 5238 Email: lachie@6600feet.com
Property Address (location where project is proposed): 115 E Second St, Eagle CO 81631

Property legal description (or attach): Multi use building with 22 studio apartments and 4 commercial units

PROPERTY OWNER (if not same as applicant)
Name(s): _____
Address: _____
Primary Contact Phone: _____ Email: _____

PROJECT DETAILS
Please attach complete project description, pro forma (if applicable) project schedule, and permit info (if any).

How would you classify your project?

Construction	Non-Construction
☐ New Projects	☐ Events + Activities
☒ Improvements	☐ Beautification (Murals, Landscaping, etc.)

What is the estimated project cost?
☐ Under \$10,000 ☐ Between \$10,000 and \$50,000 ☒ Over \$50,000

NON-CONSTRUCTION ONLY SECTION
(Construction projects only, please skip ahead to page 2: DDA Priority Areas)
Project Purpose: We have signed a lease with Slope & Hatch. A restaurant company in Glenwood Springs. They are coming into our restaurant space. We are applying for a reimbursement for the town's tap fees. The final number is not 100% finalized, but based on the current estimates these will be close to \$53,000
Estimated Timeframe: These fees are due at the time of building permit issue. Which will be in August 2023
Project Partners: _____

EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) PRIORITY AREAS

The following areas have been identified as priorities for Eagle Downtown, please indicate each area that your project may address and provide details as to how your project will enhance this area of work. Select all that apply.

☐ Business Community Support

Consider opportunities to enhance access to services and capital for business, collect data, and identify and catalyze underutilized assets. Identify and provide critical infrastructure and support to promote and develop successful business needs. *Provide Details:* _____

~~We are applying for the reimbursement for the tap fees as this is a significant cost. Initially the tenant was required to pay for this cost, but we could not get any tenants with this cost included. So this is an unexpected, large cost for us. We have already contributed a huge amount to the town with this project and already improved the vitality. So this is the reason we would like to be reimbursed for this fee to ensure new businesses are attracted to the town while having support from the DDA to help with these fees.~~

☐ Regulatory Environment

Streamlining solutions and minimizing barriers to build trust and investment from business and property owners. Aligning regulation and incentives to encourage public-private partnerships for investment in the community vision through infill, redevelopment, and re-use of existing buildings. *Provide Details:* _____

~~As you have probably seen we have provided a new structure that has 22 studio apartments and 3 other commercial spaces. This has created a real vitality on the corner of Broadway and Second St. with Innerlight Juice, Flower hound and an office space. As well as the residents of the units above. The addition of the Slope and Hatch restaurant will contribute to improve the downtown core and make it even more attractive for new businesses to open.~~

☐ Communications

Imparting or exchanging of information or news with an image building and informational component that includes arts, culture, and recreation. Downtown brand identity is the combined messaging transmitted via content, diverse platforms, logos, style and visuals. *Provide Details:* _____

☐ Experience Economy

Encourage the realization of emotion and entrepreneurial opportunity through interactive activities, events, and maker’s components. Enhance a person's time spent in a place with a unique and memorable experience.

Provide Details: Having a new restaurant will improve the experience locals and tourists have downtown. I'm sure the new restaurant will be putting on community events and activities.

☐ Access + Mobility

Assess the experience and accessibility of getting to and around downtown as a local or visitor. Focuses on multi-modal infrastructure and access in and around the downtown including parking, gateways, walkability, rideability, wayfinding + signage, etc. *Provide Details:* _____

☐ Creative Placemaking

Establish a sense of place through the strategic integration of art, the environment, design, recreation, and cultural activities. Engage locals to produce authentic and distinctive planning and development programming programs directed at local love of place. Create a connection to the community's sense of identity through visible symbols, messaging, and activities. *Provide Details:* _____

CONSTRUCTION PROJECT INFORMATION (For Construction Projects Only)

Est. Total Construction Cost:
\$ 53,000

Private Sector Investment:
\$ 53,000 (current tap fee estimate)

Requested funding from DDA:
\$ Reimbursement of the tap fee \$53,000

Proposed Construction (check all that apply):

- ☒ Building remodel area: 2,067 square feet
- ☐ Building addition area: square feet
- ☐ New building(s) area: square feet
- ☐ Other construction (specify details):

Existing Building Area: approx 17,000 square feet

Project Uses/ Tenant Information:

Commercial units: existing sq ft: 5,000 total space proposed sq ft. 2,067 improvement of restaurant space

Residential units: existing sq ft: 12,000 proposed sq ft. No new residential

Building Floors: existing: 3 proposed 0

Parking Spaces: existing: 6 proposed 0

List any existing or proposed tenant(s) and square footage:

Existing Tenants: Currently have 22 studio apartments and 3 commercial areas that are all rented to long term renters

Proposed Tenants: The new tenant that is completing the buildout is the Slope & Hatch restaurant. They are in the process of obtaining building permits. This request is for reimbursement of the town's tap fees

Do any existing tenants need to be relocated? No

[Remainder of Page Intentionally Blank.]

Contact Information

Identify one person to serve as the contact for the application during the review process. This person will be notified by the DDA regarding comments and meetings and responsible for notifying other parties who may be involved in the project.

Name: Lachlan Thomas
Phone: 970 390 5238 Email: lachie@6600feet.com

Architect(s) & Firm:
Name: Company:
Phone: Email:

Contractor(s):
Name: Company:
Phone: Email:

Reference Information

Identify one person to serve as a reference for the application during the review process. This person will be notified by the DDA regarding previous experience and expertise related to the project.

Name: Mick Daly
Phone: 970 948 5950 Email: mick@dalys.com

Certification

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application, I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the Eagle Downtown Development Authority and must be submitted prior to having this application processed.

Please also attach/include ALL REQUIRED INFORMATION requested in the Project Investment Program document.


Applicant Signature

Lachlan Thomas, Owner

Print Name, Title

Signature

Property Owner Signature (if different than applicant)

Print Name, Title

Signature

For Staff Use:

Date application submitted: Date application completed for review:

Eagle DDA Project Investment Program

Evaluation Scoring Matrix

The Tax Increment Financing (TIF) evaluation scoring matrix is based on goals and strategies of the DDA Plan of Development and the standards and criteria of the program. Applications will be evaluated by the DDA Board using this scoring matrix.

- Projects must meet the applicable TIF Investment Program standards and criteria.
- Projects determined by the DDA Board to significantly fill an unmet need downtown and/or achieve a score of more than 50% of total applicable score, may be eligible for additional funding.

Evaluation Categories

1. Project Location within the DDA (can be combined)

Location	Points Available
Broadway Street	5
Opportunity Development Site	4
Side Streets	3
Other District Location	1
Property Location / Engagement (two streets; corner, improved alley)	1
Sub Total (5 point max)	

2. DDA Priority Area Alignment

Priority Area of Focus	Points Available
Business Community Support	3
Regulatory Environment	3
Communications	3
Experience Economy	3
Access + Mobility	3
Creative Placemaking	3
Sub Total (9 point max)	

3. Existing Conditions

Existing Conditions	Points Available
The existing property's appearance and compatibility with surrounding properties is poor or has been continuously vacant (or vacant land or surface parking)	5
The existing property's appearance and compatibility with surrounding properties is fair or has been periodically vacant	3
The existing property's appearance and compatibility with surrounding properties is good or has had low vacancy	1
Sub Total (5 point max)	

4. Community/Housing Impacts (can be combined)

Project Extent	Points Available
Project creates attainable housing (More than 3 attainable units + 5 points)	5

Project adds for sale housing to Downtown	5
Project addresses housing at all price points, including both market rate and affordable	4
Project includes public, community amenities, such as parks, plazas, outdoor seating	4
Project creates market rate housing desirable to skilled workers including the Local Employment Residency Program (LERP)	3
Project includes private external amenities for tenants or residents (roof top, workshop, dog wash station)	1
Sub Total (27 point max)	

5. Project Design (can be combined)

Design	Points Available
Project includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown design guidelines (TBD)	5
Project has a pedestrian friendly, engaging street presentation (large, transparent windows, improved, wide sidewalks, streetscape amenities, etc.)	5
Preserve original facade or recreate	5
Signage per town rules	1
Sub Total (16 point max)	

6. Project Sustainability and Resource Conservation (can be combined)

(Projects are required at a minimum to meet applicable green building and energy code standards)

Sustainability and Resource Conservation	Points Available
Project receives LEED building certification or achieves certified green building principles	4
Project substantially exceeds applicable energy code standards	4
Project substantially exceeds applicable green building standards	3
Project integrates significant CPTED principles (review from CPTED evaluators)	3
Project incorporates infiltration-based green infrastructure such as distributed rain gardens, or low impact development techniques that infiltrate stormwater runoff and disconnect impervious areas in the site design	2
Project includes on-site recycling and/or composting receptacles	2
Project incorporates water saving measures above applicable code standards, such as high efficiency fixtures and xeric landscaping	1
Provide documentation of an innovative product or strategy that increases the sustainability of the project or community	1
Sub Total (28 point max)	

7. Transportation Impacts (can be combined)

Transportation	Points Available
Project incorporates significant infrastructure and amenities to encourage alternate transportation (i.e. bike facilities and storage, pedestrian connections)	5

Project adds 5 or more additional, non-surface public parking (available to anyone) into the District (More than 10 +5 additional)	4
Project adds 3 or more, on-street public parking spaces (available to anyone) through the Town's fee in-lieu program.	4
Project includes sustainability practices such as EV charging stations, carpool or shared-use vehicle parking, low-emitting vehicles	3
Project adds 5 or more additional private parking (building use) into the District	3
Bus Passes for residents	
Sub Total (20 point max)	

8. DDA Plan of Development Alignment (can be combined)

Plan of Development	Points Available
Public Impacts	
Project contains uses that extend to 18-hour/7-day activity Hours of Operation	5
Project is a mixed use development	4
Project includes creative placemaking elements	4
Sub Total (13 point max)	
Opportunity Areas	
Provides sale-tax collecting businesses	
Live entertainment, Music, Events	
Evening Hours	5
Projects with secured tenant	
Project adds primary employment (More than 10 employees +5 additional)	5
Project adds creative industry or culinary businesses	4
Project adds an arts & culture venue	4
Project fills a gap in uses in district (grocery/market +5 additional)	3
Project will retain at least 5 FTE jobs in the downtown district	3
Sub Total (29 point max)	

Total: _____ points

If the project has not secured any commercial tenants	130 points max
If the project has secured all commercial tenants	130 points max
If project has a mix of secured and unsecured tenants	152 points max

COMMUNITY DEVELOPMENT COMMUNITY DEVELOPMENT

September 2023

LONG RANGE PLANNING

ReCode Eagle – The Land Use and Development Code (LUDC)

- Adoption schedule:
 - o August 22, 2023 - Town Council approval of ReCode and Zone Map. (effective October 23, 2023)
 - o Staff are preparing application checklists, updating the fee schedule, and addressing other minor administrative tasks leading up to the effective date of ReCode.
 - o Municode Upload pending

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- **LLA23-01: Alpine Lumber Lot Line Adjustment**
 - To consolidate 2 lots (lots 6 and 7) within Block 1 of the Eby Creek Subdivision
 - Public comment due by 5pm Thursday, September 21, 2023
 - Decision Rendered: Friday, September 22, 2023
- **DR23-05: Stone Concepts Warehouse**
 - A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane
 - Awaiting responses to the referral comments
 - Public hearing schedule: November 7, 2023
- **DR23-04/ V23-02 / LLA23-02: 263 Sawatch Road**
 - A Major Development Permit, with design variances, to construct three buildings, each with three commercial units and three residential units accessory to a non-residential use, as approved via Resolution 37-2020. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.
 - Continued by P&Z – requested documents: compliance with Elevate Eagle/sustainability plan, conceptual sign plan, revised landscape plan to show recreation/open space amenities
 - Public hearing schedule (MDP/Variance): P&Z - September 19, 2023 / TC – October 10, 2023 (Continued to 11/14)
- **WCF23-02: AT&T Antenna Installation**
 - A Zoning Review for a proposed 2' tall antenna that would be installed on top of the existing stairwell tower attached to the Eagle County Government building.
 - Kevin Aoki responded with no comments or concerns
 - Administrative approval granted 9/7/23. Plans forwarded to Building Department in the event Town permit is required

ADDITIONAL UPDATES:

Bethany Vorthmann, Building Inspector, has resigned with her last day being October 11th. Bethany will continue to work with the Building Department at a limited capacity until the end of the month. She will be greatly missed.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	•Approval pending the completion of the sidewalk improvements.
Foodsmith	318 Broadway	Permit issued. Currently at drywall stage. *Noteworthy: Retail food sales & cooking class.
Eagle Fire Station	425 East Third Street	Project Complete - Certificate of Occupancy issued.
Eby Creek Apts.	435 Eby Creek	Nearing Completion PW has identified outstanding items to confirm TOE Easements were changed & recorded with waterline realignment. Verify TOE has Recorded easements for all as-built waterlines.
Hockett Gulch Apts.	16186 Hwy 6	Trailhead restroom - Shaw resubmitted revising cost comparison. Forwarded Community Development department's request for color rendering of restroom for TOE Packet. Development Agreement revision with Kendra for drafting, revision will adjust deadlines for Grand Ave. entrance and irrigation system items. Back to Kendra for adjustment, Town needs to confirm time frames for task completion Drywall in Building 2 and Clubhouse complete. Building 1 has started drywall stage at upper levels.
410 Broadway Project	410 Broadway	Nearing completion.
City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending.
Eagle River Park Pavilion	200 Fairgrounds Rd	Work complete.
Fresh Tracks	50 Chambers Avenue	Work complete. CO issued
Vail Closets	50 Chambers Avenue	Work complete. CO issued.
Knapp Ranch	717 Sylvan Lake	Remodel complete.
Haymeadow	91 Mountain Hope Circle	Foundations for 4 buildings complete. Framing has begun on first building. Inspections in progress. Continued work needed on Conditions of Approval / tracking of COA's
Habitat for Humanity	3 rd Street	Grading work commenced and permits to be issued soon
Stone Concepts Warehouse	85 Marmot Ln	Draft referral comments in progress. The applicant is coordinating with public works on their water and sanitary sewer tap locations.
Slope and Hatch	115 East Second St Unit 1	Permit issued.
High Country Hearth Showroom	115 East Second St Unit 4	Permit issued. Work in progress.

Desmond Builders Office	410 Broadway South Unit	Application submitted for tenant finish. Plan review completed. Permit issued. Work in progress.
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The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2022	YTD 2023
Inspections (n/i Planning, Public Works)	1,308	1,497
Permits Processed	465	351

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

P&Z and Council Meeting Schedule

September 2023
September 5th (Planning Commission) DR23- 05 882 Chambers Hearing
September 12th (Town Council)
September 19th (Planning Commission) DR23-04 263 Sawatch Rd Hearing – continue to Oct. 17th
September 26 th (Town Council)
October
October 3 rd (Planning Commission) CANCELLED
October 10 th (Town Council) DR23-04 263 Sawatch Rd – continue to Nov. 14th
October 17 th (Planning Commission) DR23-04 263 Sawatch Rd continued from Sept. 19th
October 24 th (Town Council) <i>HYMD23-05 Haymeadow ADA Amendment – tentative</i>
November 2023
November 7 th (Planning Commission) - Eagle Council Election Day? <i>DR23-01 Stone Concepts Minor Development Permit- Tentative</i>
November 14 th (Town Council) - Jess ooo DR23-04 263 Sawatch Rd continued from Oct. 10th
November 21 st (Planning Commission) - Cancelled
November 28 th (Town Council) <i>HYMD23-05 Haymeadow ADA Amendment – tentative</i>

SPECIAL EVENTS & MARKETING

September 2023

Marketing & Events Advisory Committee (MEAC)

- 2024 Event Funding and Community Sponsorship applications deadline was September 25.
- Staff to make recommendations to Council November 28, 2023.

MARKETING & COMMUNICATIONS

- Created Vail Daily ads for accepting applications for Event Funding/Community Sponsorship
- Daily Social Media posts on Facebook and @EagleOutside.
 - IG reached 3K new accounts reached in the last 30 days.
- Staff helps to produce Eagle TODAY & Eagle SPIRIT
- Maintain/Update EagleOutside.com
- Monthly Communications Committee
- Monthly Green Team Meeting

MEETINGS

- Kim Fritzler & Shelley Bellm to discuss Trick or Treat Street
- ToE booth at the Eagle Chamber Biztoberfest; giveaways, job fair, networking
- DBA – Staff was available for feedback regarding Block Party
- DBA – planning meeting for Christmas on Broadway; parade running North to South this year
- Mick Daily to review run of show of Mountain Rats Festival
- Collier Family
- John Hutchinson to review run of show for CO High School Mountain Bike Race
- Angela Mueller to discuss future of Eagle Farmer's Market
- IT to discuss options for updating Hwy 6 sign
- PD to discuss 2024 event permit process
- Budget Work Session
- Molly Hill to review run of show for Eagle Ranch Pumpkin Patch

SEPTEMBER EVENTS

- Eagle Chamber - Biztoberfest
- Mountain Rats Festival
- Farmer's Market
- CO High School Mountain Bike Race
- Walk to End Alzheimer's
- Vail Valley Soccer Cup



Eagle River Park PFD Loaner Station was a success! 2023 program dates June 15 – October 1. We started with 16 life vests, “lost” four and gained three.

Vail Health’s other trial site was Sylvan Lake State Park. Matt Westerberg, Park Manager, said “hundreds of people used them this year”.

UPCOMING EVENTS

October	
OCT 1	Eagle Ranch Pumpkin Patch
OCT 6 - 8	Colorado High School Cycling League
OCT 22 & 23	Vail Lax Jam
OCT 25	Trick or Treat Street