Planning & Zoning Commission
Tuesday, April 1, 2025, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an in-person meeting with access via Microsoft Teams. First-time users of Teams will need to download the app.

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Please Note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email planning@townofeagle.org and we will do our best to assist you.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated February 18, 2025

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat (Continue to April 15th)
   File # PPFP24-01
   Applicant: Abrika Properties, LLC
   Location Neighborhood A1 in the Haymeadow development, also known as Tract Z1 (Parcel #2109-102-07-003), Tract RMF-4 (Parcel #2109-044-05-005), Tract H (Parcel #2109-044-05-006), and Tract X (Parcel #2109-044-05-004)
   Staff Contact: Jessica Lake, Senior Planner
   Request: To continue the application to amend the Filing 1 Final Plat to rename two public rights-of-way and readdress single-family lots along those streets, update the 2014 Preliminary Plan, and to subdivide Neighborhood A1 of the development (Filing 2) into 46 single-family residential lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public right of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle.
2. Project: Capitol Flats Subdivision Sketch Plan
   File # SS24-02
   Applicant: Eagle Multi Family, LLC
   Location 104, 110, 124, & 130 Capitol Street; 217 Second Street; and 103, 123, and 137 Howard Street
   Staff Contact: Tez Hawkins, Senior Planner
   Request: Eagle Multi Family, LLC submitted an application for a Subdivision Sketch Plan to construct five three-story residential buildings containing a total of 171 condominium units on 1.5 acres of land (the "Proposed Development" or "Sketch Plan" or "Capitol Flats Project"). The request to the Planning and Zoning Commission is to provide feedback to Eagle Multi Family, LLC about how the Proposed Development fosters the community vision or can be improved to foster the community vision as stated by the Town of Eagle Land Use Development Code (the "LUDC").

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

Denise Cardoza

Denise Cardoza
Administrative Technician II

MEETING MINUTES
Planning & Zoning Commission
Tuesday, February 18, 2025 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This was an in-person meeting with option for the public to attend via Teams.

6:00 PM - REGULAR MEETING CALLED TO ORDER

Chair Hood called the meeting to order at 6:07 PM.

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins,
Jennifer Sturgeon, Keith Klesner (via Teams), Keith Montag

STAFF

Peyton Heitzman – Community Development Dir.
Sydney Dynek - Planner
Kyle Brotherton – Planner
Denise Cardoza - Admin

COMMISSIONERS ABSENT

Keegan Winkeller, Weston Arbogast

APPROVAL OF MINUTES

1. Minutes dated February 04, 2025

The minutes from February 4, 2025, were approved without change.

PUBLIC COMMENT

Hood opened public comment. There was no public comment.

PUBLIC HEARINGS

1. Project: Reserve at Hockett Gulch Phase 1B and Phase 2
   File # DR24-01
   Applicant: Hockett Gulch II, LLC Location 16186 Highway 6

Staff Contact:	Carrie McCool, Planner, Peyton Heitzman, Community Development Director
Request:	Major Development Plan to construct 255 multifamily units, 28 townhome rental units, a clubhouse, and maintenance building. Forty-five percent (45%) of the units proposed include a deed restriction requiring local residency.

Chair Hood opened File DR24-01.

Planner Carrie McCool presented the project, providing an overview of the parcel's history, location, and previous approvals. Staff focused on concerns related to plan consistency, traffic safety, wildlife migration, and compliance with design standards in the Land Use and Development Code (LUDC) or PUD Guide.

Key concerns raised by staff included:

- **Wildlife Migration and Habitat Impacts:** The site is located along a historic elk and deer migration corridor, and CPW has recommended a 250-foot buffer to mitigate impacts. The applicant's revised Wildlife Conservation Plan (WCP) proposes a 25-foot to 27-foot buffer instead. Staff noted that this narrow buffer may not sufficiently protect migration patterns and that the plan needs further refinement.
- **Traffic and Safety Considerations:** There is ongoing concern about wildlife crossings on Highway 6 and the potential for vehicle collisions. Colorado Parks and Wildlife (CPW) has recommended additional fencing along Grand Avenue to funnel wildlife safely toward the underpass further east along Grand Avenue. The town, CPW, and the applicant will need to coordinate on a comprehensive fencing plan.
- **Plan Consistency:** While the applicant has addressed many previous conditions, staff emphasized that discrepancies still exist in the plan set, including inconsistencies between the WCP and the development site plan.
- **Architectural and Site Design:** The townhome façade lacks sufficient variation, as three unit types are repeated throughout the development. The applicant was asked to incorporate more design elements to meet the town's architectural standards.
- **Townhouse Parking:** Staff raised questions about compact parking spaces and the addition of pavers to expand the stall width.

Applicant's Presentation: Mallory Mooney, with Norris Design, representing the applicant, presented updates based on previous comments and areas where they have made significant changes to the site design:

- **EV and Bicycle Parking Compliance:** The project now meets EV charging and bicycle parking requirements.
- **Building Heights:** The townhome heights are compliant.
- **Wildlife Buffer Adjustments:** The applicant argued that a 250-foot buffer is not feasible due to site constraints but emphasized that they have provided mitigation measures such as reducing lighting, relocating trails, and adding vegetative buffers.
- **Fencing and Wildlife Strategy:** The applicant expressed concerns over conflicting guidance from CPW and town staff regarding fencing. They stressed the need for a coordinated approach involving all stakeholders.

Commission Questions:

Commissioner Montag: Montag maintained his perspective that wildlife is an important issue but emphasized that it should not be directed to cross Highway 6 due to safety concerns. Instead, he preferred guiding wildlife through an underpass within the development. He agreed with the applicant's assessment that constriction may not impact wildlife movement and found the proposed facades and articulation acceptable, stating they met the required standards. While he acknowledged the number of conditions imposed on the project, he recognized them as necessary.

DRAFT

Commissioner Klesner: Klesner raised concerns about the preferred migration corridor through the development, questioning safety risks and how wildlife movement would be managed. Tyler Worley, the applicant's wildlife biologist, responded that wildlife movement is fluid, noting that elk typically cross in the northwest corner of the property and that there were several possible management measures such as overpasses, underpasses, and flashing lights. Klesner also expressed skepticism about the adequacy of the Wildlife Conservation Plan's (WCP) data, pointing out that CPW's observations differed from CPW's mapping data and that no migration corridor was mapped in the project area based on 2022 data. Additionally, he voiced concerns about unresolved issues related to fencing and migration corridors and did not support striking Condition of Approval (COA) #8 due to the many outstanding items.

Commissioner Sturgeon: Sturgeon noted the importance of ensuring consistency in the plans and exploring feasible alternatives to improve wildlife movement. She asked about the type of hardscaping material for townhome units, to which the applicant responded that they would use whatever was required. Sturgeon also inquired whether the proposed wildlife corridor width could be expanded and requested proof supporting the current buffer size. The applicant referred to mapping data and stated that a minimum 25-foot buffer was recommended, highlighting game trails in the area and literature indicating that deer and elk prefer flatter land but can traverse slopes of up to 60%. The applicant countered that a compromise on buffer width would result in a redesign and that the project's density should be based on what works for the developer. Sturgeon also questioned whether alternative layouts of the plans had been considered. The Applicant confirmed that some changes had been made, such as removing recreational use, adding buffering, removing fencing, and adding signage.

Regarding wildlife mitigation strategies, Sturgeon asked whether COA #10 was necessary. McCool confirmed that it was, citing the noncommittal language in the WCP and the Land Use Code's requirement for a probability of success. The Applicant added that the WCP resubmittal had addressed COA #10. Additionally, Sturgeon asked about the bear-proof trashcans. She did not support striking COA #8 or COA #11, asserting that further coordination with CPW was still needed.

Commissioner Nutkins: Nutkins expressed frustration that while the Planning Commission had acknowledged the 250' buffer zone was unattainable in its previous discussions, there had been no visible effort to increase its width. He requested that the applicant provide a graphic or demonstration to justify why adjustments were not feasible. The applicant responded that fire truck movement limitations constrained design changes and offered to provide an auto turn image. Nutkins also raised concerns about fencing standards and questioned whether they had been designed to a specific requirement. Regarding COA #11, Nutkins advocated for modifications rather than striking it, emphasizing the importance of specifying locations and final design details. McCool agreed that COA #11 should remain, citing conflicting information and the need for WCP recommendations to be reflected in the plan set. The applicant confirmed that the WCP resubmittal had delineated the buffer, while Nutkins stressed that the WCP should be integrated into the overall project as long as there were no conflicts. He also commended the applicant for effectively differentiating unit designs but noted that the intent of the Code was to ensure individuality rather than making every unit look different.

Commissioner Hood: Hood asked whether staff felt comfortable with the information provided, prompting McCool to highlight inconsistencies in Phase 1A, where utilities had impacted proposed landscaping. She supported keeping COA #2 for better coordination. Hood also noted that while further coordination with CPW might not be beneficial, fencing coordination was still necessary. He supported striking COA #8 but remained neutral on COA #11. Regarding development details, he did not feel strongly about requiring a high level of specificity in the development plan and was comfortable allowing landscape coordination through the building permit process. Hood also inquired about fencing requirements along Grand Avenue. The applicant explained that fencing would require a cattle guard and that there were challenges in getting wildlife to use the underpass.

Public Comment: Chair Hood opened the floor for public comment. No public comments were received.

Commission Deliberation and Motion: After extensive discussion, the Commission acknowledged the applicant's efforts to address concerns but emphasized that additional coordination is needed between the town, CPW, and the applicant to finalize the wildlife buffer strategy and fencing along Grand Avenue.

Deliberations primarily focused on conditions of approval in Resolution 1, Series 2025 including:

- **Condition #2:** Staff expressed concerns that the plan set contained inconsistencies and noted a conflict between an electrical facility and the landscaping. It was noted that the applicant team was waiting on design feedback from Holy Cross Electric. The Commission acknowledged the importance of consistent plan sets and that any discrepancies could be resolved by the building permit stage.
- **Condition #8:** The condition required coordination with CPW on redesign efforts to increase the wildlife movement buffer on the western end of the property. There was discussion among the Commission on whether continuing the hearing to allow for redesign would be beneficial and if there could be successful coordination with CPW prior to the next hearing.
- **Condition #11:** The condition required the applicant to contribute to the installation of a future wildlife fence along Grand Avenue. The applicant requested this condition be removed since the Development Agreement would address this requirement.
- **Condition #15:** Addressed the townhome building elevations incorporation of more variation between units. The Commission noted that the applicant had done a good job adding variation to the building and addressing the Commission's comments since the last hearing. There was general agreement that the condition was no longer necessary.
- **Condition #16:** The Commission allowed the removal of condition 16 that required revisions to the building roof lines to incorporate more variation in roof orientation, agreeing the standard in the code had been met.

MOTION
Commissioner Klesner motioned to **CONTINUE** the Reserve at Hockett Gulch Major Development Permit File #DR24-01 to the March 4th, 2025 meeting. The motion **failed**.

Commissioner Montag moved to **APPROVE** Resolution 1, Series 2025 for the Reserve at Hockett Gulch Major Development Permit (File #DR24-01) with revised conditions of approval. The revisions include requiring Condition #2 to be completed at the time of building permit application and the removal of Conditions #8, #11, #15 and #16. Commissioner Hood seconded the motion.

The motion **passed** with Commissioners Nutkins, Hood, and Montag voting in favor and Commissioners Klesner and Sturgeon voting against.

OPEN DISCUSSION
Chair Hood requested more information on the Planning and Zoning Commissioner recruitment.

ADJOURN
Commissioner Montag moved to adjourn. The motion was seconded by Commissioner Nutkins and passed unanimously.

MEETING ADJOURNED AT 9:30 PM.

AI Assistance
These meeting minutes were generated with the assistance of AI technology to enhance accuracy, organization, and clarity. The final version was reviewed and approved by Peyton Heitzman to ensure completeness and adherence to meeting records.

DRAFT

To: Planning & Zoning Commission

From: Jessica Lake, Senior Planner, Community Development Department

Date: April 1, 2025

Agenda Items: FILE NUMBER: PPFP24-01 Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat

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REQUESTS:
For the Planning Commission to continue the public hearing to April 15, 2025.

BACKGROUND:
The Town has received a combined Preliminary Plan and Final Plat application for Haymeadow Neighborhood A1. The applicant and Town staff request a continuance of this item to the Planning Commission meeting on April 15, 2025. This additional time will allow the applicant to address staff comments and provide updated plans, as well as enable staff to complete a thorough review of the application materials.

ANALYSIS:
An analysis will be provided at the April 15, 2025, hearing.

COMMUNITY INPUT:
All public comments will be shared at the next public hearing.

BUDGET:
N/A

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:
N/A

RECOMMENDED ACTION OR PROPOSED MOTION:

A motion to **CONTINUE** the public hearing for File PPFP24-01, Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat to April 15, 2025.

ATTACHMENTS:
- None.

STAFF REPORT

TO: Planning & Zoning Commission (P&Z)

FROM: Community Development Department

DATE: April 1, 2025

PROJECT: Capitol Flats Subdivision Sketch Plan

REQUEST: Eagle Multi Family, LLC submitted an application for a Subdivision Sketch Plan to construct five three-story residential buildings containing a total of 171 condominium units on 1.5 acres of land (the "Proposed Development" or "Sketch Plan" or "Capitol Flats Project"). The request to the Planning and Zoning Commission is to provide feedback to Eagle Multi Family, LLC about how the Proposed Development fosters the community vision or can be improved to foster the community vision as stated by the Town of Eagle Land Use Development Code (the "LUDC").

FILE NUMBER: SS24-02

APPLICANT: Eagle Multi Family, LLC (the "Applicant)

LOCATION: 104, 110, 124, & 130 Capitol Street; 217 Second Street; and 103, 123, and 137 Howard Street (the "Property").

CODE: Title 4 - LAND USE AND DEVELOPMENT CODE

ZONING: Commercial Mixed-Use 1 (CMU1) & Old Town Residential (OTR)

EXHIBITS:

A: Project Narrative
B: Site Plan & Civil Set
C: Architectural Drawings
D: Phasing Plan
E: Development Impact Checklist
F: Fiscal Impact Report
G: Referral Agency Comments
H: Public Comments
I: Neighborhood Meeting Information

PUBLIC COMMENT: Staff has received 11 statements of public comment as of March 25, 2025. Letters received after this time will be gathered and entered into the public record at the hearing. The statements are included as attachments to this staff report.

Neighborhood Meeting: The Applicant conducted a neighborhood meeting at the Eagle Valley Library located at 600 Broadway St, Eagle, CO 81631. The meeting was held on February 26, 2025. As required by Section 4.17.040.C of the LUDC, the applicant provided a record of attendees and a written summary of the meeting. These items are included as attachments to this staff report.

STAFF: Tez Hawkins, AICP, Contract Planner, thawkins@townofeagle.org

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INTRODUCTION

As stated above, the Proposed Development is for 171 residential units separated into five buildings, which will feature price-capped and Resident Occupied (RO) for-sale units per the Town's inclusionary housing program (or whatever you had intended here), a courtyard, a rooftop deck, an underground parking garage, bicycle parking, associated landscape, associated pedestrian improvements, and associated utility improvements. Additional details about the development are in Table 1, and Figure 2 shows the overall site plan and landscape plan

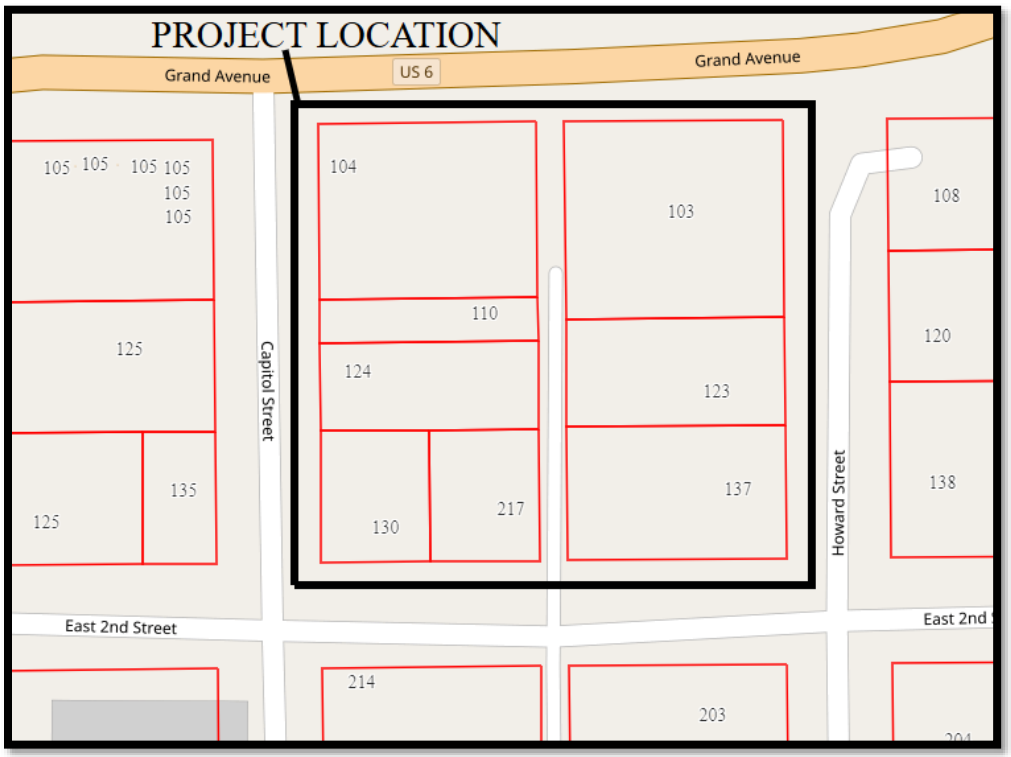

Figure 1. Project Location

Table 1. Proposed Development Detail

Proposed Development Detail		Additional Information
Location	104, 110, 124, & 130 Capitol Street; 217 Second Street; and 103, 123, and 137 Howard Street	The Proposed Development will encompass eight parcels that are intended to be consolidated for development and re-subdivided to establish 171 condominium units. The combined parcels border the Capitol Street, Grand Avenue, Howard, and Second Street public right-of-way (the "ROW") and contain an alley ROW.
Existing Zone District 1	CMU-1	The parcels addressed at 104, 110, 124, & 130 Capitol Street; 217 Second Street, and 103 Howard Street are located in the CMU-1 zone district.
Existing Zone District 2	OTR	The parcels at 123 and 127 Howard Street are located in the OTR Zone District.
2021 Elevate Eagle Comprehensive Plan Designation (the "Comp Plan")	Downtown Neighborhood	As defined by the 2021 Elevate Eagle Comprehensive Plan, the primary uses designated for the Downtown neighborhood include small-lot, single-family units, duplexes, multifamily townhomes, and vertically integrated multi-family residential. The secondary uses include ground floor commercial, office, and retail with residential on top. The approximate density envisioned for this area is 4 - 16 DU/Acre
Building Height	36-52 ft.	**Building 1 (Grand Avenue with the Roof Deck):** 44-52 ft. **Building 2 (Capitol Street):** 43-46 ft. **Building 3 (Courtyard):** 43 ft. **Building 4(Second Street):**36-42 ft. **Building 5 (Howard Street):** 36-38.5 ft.
Building Materials	Segment wood siding, color-treated metal, and brick	Building 3 is connected by a single roof that acts as a breezeway; therefore, building 3 may be determined to be two separate buildings under the Town of Eagle (the "Town") (LUDC) in coordination with the International Building Code.
Housing Units	**171 Total Units** ▪ 60 RO LERP units ▪ 26 affordable LERP units	**The breakdown of unit types include:** ▪ 1 bed (bd), 1 bathroom (bath): 118 units ▪ 2 bd, 2 baths: 47 Units ▪ 3 bd, 2 baths: 6 units
Parking	Underground Parking Garage	The parking garage contains 283 vehicle parking spaces, an electric charging station, at least two electric bike charging stations, bike storage, and general storage units.

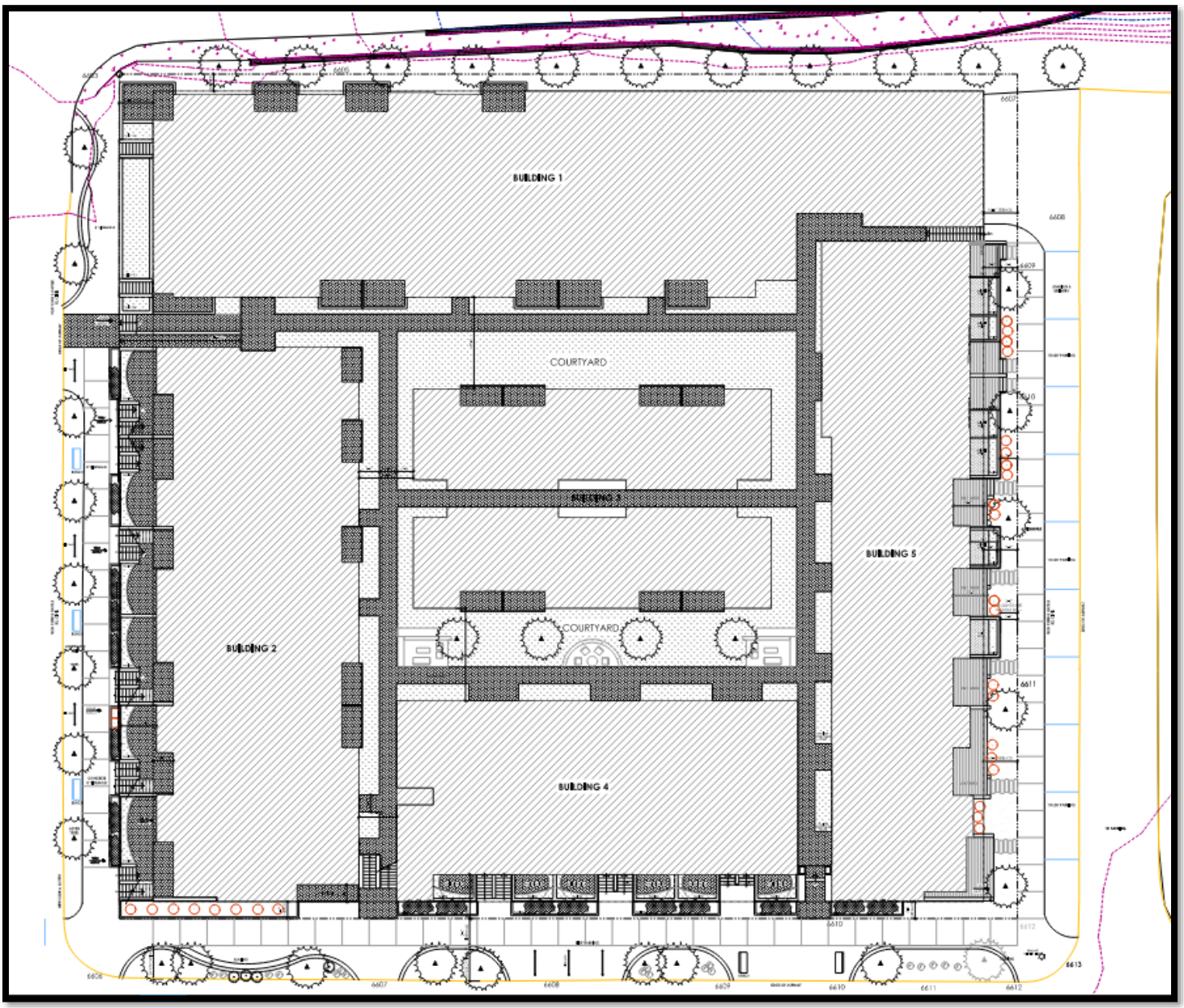

Figure 2. Site and Landscape Plan: The top of the image is north and depicts a portion of Grand Avenue.

With the exception of this sketch plan application, where no approval, vesting rights, or formal recommendation are made, the Proposed Development would require the Town's approval of seven applications. Table 2 lists those applications in the chronological review process established by the LUDC Chapter 4.17 - Administration and Procedures. It also discusses the purpose and need for each.

Table 2. Review Processes

Application Type	Purpose and Need
Subdivision Sketch Plan	The application is required for all subdivisions creating more than 10 condominium units. It allows the applicant to discuss proposed subdivision and development plans, explain how the plans will further the community's vision, and obtain input and direction from the Planning and Zoning Commission and Town Council early in the process. The ultimate goal of this process is to help the applicant develop a subdivision plan that fosters the community's vision.
Rezoning	The parcels at 123 and 127 Howard Street are located in the OTR Zone District, and the Proposed Development is not permitted in those zone districts. As a part of their subdivision sketch plan, the Applicant is proposing to rezone the two parcels to CMU-1.
Subdivision Preliminary Plan	The preliminary plan provides a mechanism for the Town to review an overall plan for a subdivision to ensure compliance with the LUDC, the Comprehensive Plan, and the adequate provision of facilities and services in the Town. All parcels included in the Proposed Development would need to be zoned appropriately for staff to review a preliminary application.
Major Development Application	The purpose of the major development plan is to determine if a proposed development complies with this LUDC, the comprehensive plan, and other applicable regulations. If the Proposed Development were to move forward the Town may review the Subdivision Preliminary Plan and Major Development Application to be processed concurrently due to their similarities in their purpose and need. All parcels included in the Proposed Development would need to be zoned appropriately for staff to review a preliminary or major development plan application.
Variance Application	The Proposed Development exceeds the maximum height for CMU-1 and OTR zone districts and therefore, a height variance is needed to find compliance with the LUDC. Additional variances may be needed if the Applicant finds that they are unable to comply with other design standards and requirements of the LUDC.
Public ROW Vacation Application	The feasibility of the Proposed Development would require the Town of Eagle to vacate the ROW located in the alley running north to south on the Property. The applicant has applied to vacate the alley ROW under project number ROW24-01; the application has been reviewed, but no does not meet the criteria and will be put on pause until additional information and progress is made to ensure that the ROW is no longer needed per the LUDC.
Final Plat & Lot Consolidation Application	A lot consolidation shall apply to subdivisions in which one or more interior lot lines are vacated to reduce the overall number of lots. The ROW will need to be vacated to consolidate all of the parcels identified for the Proposed Development; these steps can be taken under a Final Plat application. The final plat procedure completes the subdivision process and ensures compliance with the approved preliminary plan and applicable standards in the LUDC. This procedure provides a mechanism to ensure that condominium and townhome subdivisions and conversions will comply with the applicable provisions of this LUDC.
Encroachment Permit	The underground parking garage, as proposed, would require a temporary encroachment permit for the soil nails of the parking garage constructed in the ROW along Grand Ave.

The following Town Departments responded to the Capitol Flats Sketch Plan as a part of the application referral review: Public Works, Economic Development and Housing, and Open Space. Outside referral agencies who responded include the Eagle County Community Development, Eagle County School District, Colorado

Department of Transportation (CDOT), Colorado Geological Survey (CGS), Core Transit, and Colorado Parks and Wildlife (CPW). A summary of their responses is below.

Town Open Space Department, Eagle County Community Development, CDOT, and CPW provided responses stating that they have no comments or concerns.

Town Public Works Department: Public Works stated that the on-street or ROW improvements should be coordinated with the Capitol Street Reconstruction Project and Grand Ave Corridor Project. Additionally, on-street and ROW improvements by the Applicant on Second Street and Howard Street should complement other existing roadway conditions on Second Street and Howard Street. There were also technical comments related to site-specific civil engineering items, including drainage, sidewalk details, utility alignment and clearances, design of on-street parking, and structural design details. Regarding vacating the alley ROW, the Public Works Department will require additional information regarding abandonment and relocation of existing utilities to consider further review of a ROW Vacation application; the utility relocation will need to be designed and installed to ensure feasibility and conformance with the LUDC ROW Vacation criteria. The location and feasibility of new utilities such as drainage infrastructure and connection to Town water and sewer mains will also need to be verified.

Public Works anticipates impacts and significant changes to existing traffic and circulation. The analysis provided by the developer indicates that the existing conditions for the northbound movement onto Grand from Capitol Street is an LOS F. The 2045 future conditions analysis assumes 2 lanes (each way) on Grand Ave are constructed. Due to the assumed growth of traffic during this time period, the Capital and Grand intersection NB movement will still be operating at an LOS F with slightly longer delays with this project. This result speaks to the critical nature of the improvements necessary on Grand Ave and other improvements including the Brush Creek Road Extension, which will lead to alternative redistributions of traffic.

With a 10% multimodal reduction, the Proposed Development is anticipated to generate 695 vehicle trips per day, as stated in the Applicant's traffic impact report. This includes 54 vehicles per hour (vph) during the weekday morning peak hour and 63 vph during the weekday evening peak hour. Of the trips generated by the Proposed Development, 75% will be generated from the East of the Proposed Development on Second Street, 20% will be generated from destinations to the West of the Proposed Development on Capitol Street and beyond, and 5% will be distributed to destinations in Eagle. The complete traffic report can be found on the Town's "Active Land Use" webpage through the following link [https://www.townofeagle.org/DocumentCenter/View/20432/Exhibit-L-Traffic-and-Access-Memo?bidId=], or it can be requested from staff.

Core Transit: Requested that the Applicant work with the Town to ensure that walksheds between the two nearby transit stops are safe for, and supportive of multimodal use. Also, the applicant and Town should consult Core Transit in the design of infrastructure that could conceivably provide a direct, physical connection to transit operations for compliance with their Title VI Plan, which ensures that no person is excluded from participation in, or denied the benefits of, services under Title VI of the Civil Rights Act.

Town Economic Development and Housing: Stated that the proposed development will need to provide a housing plan to demonstrate compliance with the LERP Guidelines and also discussed the timing of

conveying and recording documentation of deed-restricted units with the Town. Separately, should Capitol Flats pursue an inclusion into the Downtown Development Authority district, the Fiscal Impact Analysis will need to be adjusted to include projected assessed valuations for the Eagle DDA as a taxing entity.

Town Sustainability Specialist: In addition to the Applicant's proposed efforts toward sustainability, it's recommended they provide signage describing the town's e-bike regulations at e-bike charging stations, designate dumpster locations to provide efficient space for cardboard collection, add compost infrastructure to align with the town's net zero action plan, utilize electricity to power the buildings central plant to remain in line with the town's net zero carbon emissions by 2030 goal, install rooftop solar, and integrate sustainable construction materials.

CGS: Stated that if conditions indicative of subsidence or sinkhole formation are encountered during construction, an alternative building site should be considered, or the feasibility of mitigation should be evaluated.

As stated earlier in this report, the Town received public comment letters and verbal comments. The summary of the comments is organized by subject in Table 3. In summary, the comments expressed are related to traffic impacts, parking, height, density, infill development, and economic development.

Impression of Impacts	Subject	Detail
Negative Impacts	Traffic	The traffic to Capitol Street and Howard Street will have a negative impact on adjacent neighborhoods and businesses.
	Traffic, Pedestrian, and Cyclist Safety	There are concerns about safety impacts to the residents and children who recreate along Howard Street North of Second Street the access to the Proposed development.
	Density and Character	The density, scale, mass, and height of the project do not align with the character of the area and do not protect the adjacent neighborhoods.
	Parking	Removal of existing on-street parking will generate impacts to the surrounding neighborhoods.
	Demolition	Demolition of the building and structures currently taking place before there's a development approval gives the impression that the Proposed Development has been approved and will create undesirable visual impacts of vacant lots.
Positive Impacts	Housing	There's support for the Proposed Development's affordable and resident-occupied housing in this area of the Town.
	Infill Development	There's support for infill development on these parcels with the quality architectural components shown in the application. Commercial development should also be considered here.
	Economic Development	There is encouragement for density on these parcels that will support the downtown and Broadway District businesses.
	Parking	Underground parking will mitigate parking impacts to existing on-street parking in the surrounding neighborhoods by new residents.

ISSUES FOR DISCUSSION

The issues of discussion are based on criteria of a Subdivision Sketch Plan, which are intended to provide a basis for P&Z and Town Council's feedback, questions, and discussions with staff and the applicant.

1. How the proposed project complies conceptually with the comprehensive plan and the applicable requirements of the LUDC.
2. How the proposed development incorporates variety in the type, design, and siting of buildings.
3. How the proposed subdivision will be connected to and integrated with surrounding natural and Developed areas.
4. How the project will impact neighboring properties (i.e., water drainage, traffic circulation, environmental impacts, view corridors).
5. How the proposal promotes the efficient use of land and public streets, utilities, and governmental services.

Staff reviewed the Proposed Development for its general compliance with the LUDC and the criteria of the Subdivision Sketch, as well as the criteria for the application types that present significant hurdles for the development as proposed, inclusive of the Rezoning, Major Development Plan, and Variance application. Staff's analysis is below. The purpose of the analysis of the criteria is to support P&Z and Town Council's feedback, questions, and discussions with the Applicant. It's not used to make any motions tied to an approval or denial, or recommendations of approval or denial of subdivision sketch plans. P&Z and Town Council should base their final comments and feedback on the LUDC's subdivision sketch plan criteria.

General Compliance with the LUDC- Staff feedback

Table 3 describes compliance of the Capitol Flats Project with some of the more notable code sections of the LUDC related to site design, building design, and landscape design**.**

Table 3. LUDC General Compliance Analysis of Significance

LUDC Code Section	Compliance
Section (Sec.) 4.02.010. - Zone districts created, Comprehensive Plan and Future Land Use Map Consistency	The Property is designated as "Downtown Neighborhood" in the Future Land Use Map, which sets a density threshold of 4-16 dwelling units per acre (du/acre). The Proposed Development is 112 du/acre.
Sec. 4.02.050.-LERP	The Proposed Development is in general conformance with the LERP Guidelines.
Sec. 4.04.030- Neighborhood Protection Standards	The Proposed Development needs to demonstrate that the residential communal trash receptacles/dumpsters will be screened, and the loading area for a commercial trash pick-up truck needs to demonstrate compliance with the loading and backing requirements onto Howard Street or any revised location.

Sec.4.04.040-CMU-1	Lot Coverage/impervious surfaces calculations may exceed the 70% maximum of the zone district; the lot coverage calculation for the Proposed Development is approximately 80%. There are pavers in the courtyard area of the proposed development that are deemed to be pervious by the Applicant. The applicant will need to demonstrate that the drainage rate of the pervious area is sufficient to be deemed a permeable surface. The height of the buildings exceeds the CMU-1 zone district maximum by 1-17 feet in various locations across the five buildings. The applicant will request a Height Variance from the Town. The LUDC also states that new buildings adjacent to OTR Zone Districts shall follow neighborhood protection standards related to height, including "stepping down" the building heights within 20 feet of the property line or setting back the buildings away from the OTR Zone District by an additional 10 feet. Building heights may impact sunlight to existing residents located on the east side of Howard Street. If the building's height exceeds the maximum height allowance, it's recommended that a shade analysis be completed.
Sec. 4.10.030. - Design standards for all sites	The Proposed Development is designed in general compliance with this section of the LUDC.
Sec. 4.10.040. - Residential structure and site design standards.	The Proposed Development is in general compliance with the residential structure façade, building form, and layout design requirements. There are items of the proposed development that were not verified or demonstrated, such as design requirements for decks, private outdoor space, and variations of rooflines.
Sec. 4.11.030. - Requirements for all landscaping	The Capitol Flats Project will need to design a landscape buffer that includes all the required plantings and overall dimensional requirements. The LUDC requires 10-foot wide landscape buffers between the building and public street ROW, but currently, the Proposed Development provides a landscape buffer that is less than 10 feet wide in most locations. Separately, another landscape buffer is provided in the public street ROW that needs to be revised to keep and improve the existing on-street parking per the comments provided by the Town Public Works Department. Additionally, the number of required shrubs and trees, as well as turf grass restriction, could not be verified by staff with the information provided.
Sec. 4.12.040. - Required off-street vehicle parking.	The proposed development provides 283 off-street parking spaces. 315 off-street parking spaces are required. The project may be eligible for a parking reduction if it's determined that "Enhanced Bicycle Parking" is sufficiently provided (Section 4.12.060.J) and sufficient sidewalk connections are provided to an existing or definite future recreational trail (Section 4.12.060.G). The reduction would change the requirement to 284 spaces.

Sec. 4.12.050. - Bicycle parking.	Bicycle parking is discussed in the application narrative but is not shown in the plans to evaluate location and design standards. The short-term bike parking required is 108 spaces.
Sec. 4.12.070. - Vehicle parking access, location, and design.	The applicant should ensure that any access to any parking garage or parking area is designed with adequate width and site distance. To mitigate residents parking on-street, the vehicle height clearance for the parking should be able to accommodate taller modified vehicles commonly carrying ski racks, bike racks, cargo cases, or tents.
Chapter 4.15- Subdivision Design and Improvement Standards	Utility relocation and design needed to construct the Capitol Flats project will need to be coordinated with the individual utility providers. Per the School Land Dedication requirements of the LUDC, the applicant will pay a fee in lieu of dedicating land to the local school district. Municipal and Park Land Dedication, which are separate dedications, do not apply to the Proposed Development. Re-subdivisions of already subdivided land, condominiums, and townhouse subdivisions are exempt from this municipal park land dedication requirement.

Subdivision Sketch Plan Criteria-Staff Feedback

1. **How does the proposed project comply conceptually with the Comp Plan and the applicable requirements of the LUDC?**

   Staff Feedback: The Proposed Development promotes the goals of the Comp plan related to elevating connectivity, elevating the unique Town character, enhancing the vibrancy and viability of downtown, demonstrating sustainability, and elevating an inclusive culture. However, it will conflict with other goals of the Comp Plan related to maintaining small-town character, maintaining a sense of place and appearance, and the density identified in the Future Land Use Map (FLUM). The 171 units proposed will exceed the density outlined in FLUM for this area of the Town; the density designated in the FLUM would have a maximum of 24 dwelling units on the Property. Regarding the Proposed Development's conflicts with maintaining the small town character and a sense of place, the bulk and massing of the buildings are not in character with the neighboring context. The neighborhood context features buildings that are 35 feet or less, broken-up building mass by alleyways, roof plane height variations, and separation of buildings where a single building doesn't encompass most or all of a Town street block. Additionally, in the existing neighborhood context, building height largely tapers down from the Broadway district across Capitol Street, and most of the buildings are single-story buildings. The Proposed Development exceeds the height, density, and lot coverage maximums of the LUDC and, therefore, would change the character of the neighborhood due to its conflicts with the intent of the LUDC, which is to maintain Eagle's small town character as described in the Comp Plan. Table 3, above discusses the Proposed Development's conflicts with the dimensional standards such as height, density, and lot coverage.

2. **Does the proposed development incorporate a variety in the type, design, and siting of buildings?**

   Staff Feedback: The proposed development provides variety in the type of building design and site layout as required by the LUDC, however, there are additional details related to balconies, roof planes, and private open space that need to be analyzed. The Proposed Development building's architectural variety

elements required by the LUDC include balconies, overhands, patios, projected or recessed building walls, prominent building entryways, and changes in materials and window layout. Additional variations in window layout and balconies may need to be implemented in a future analysis. Visual renderings of the buildings provided by the applicant are shown in Figures 2 and 3. The complete renderings are attached as an exhibit.

Figure 3. East Building Elevation, Howard St.

Figure 4. North Building Elevation, Grand Ave.

3. **Will the proposed subdivision be connected to and integrated with surrounding natural and Developed areas?**

   Staff Feedback: The development will adhere to this by meeting the LUDC requirements, coordinating its design with existing and future corridor plans, incorporating sustainable energy use systems, and ensuring all proposed utilities are feasible. Currently, the Proposed Development needs revisions to the site layout to better accommodate the Town's planned improvements on Grand Avenue and Capitol Street. The revisions would include maintaining on-street parking, pedestrian infrastructure connections, and other civil infrastructure, such as stormwater facilities. Additional improvements may be needed to mitigate the impacts on pedestrian safety due to the increase in traffic generation based on the existing conditions noted through public comment. The Capitol Flats Project proposed sustainable energy use systems, including a central plant for heating and cooling, electric charging stations for bikes and vehicles, and access to multi-modal transportation.

4. **How will the project impact neighboring properties (i.e., water drainage, traffic circulation, environmental impacts, view corridors)?**

   Staff Feedback: Similar to most multi-family or high-density residential development, neighboring properties will experience impacts, and this is especially true due to the lower intensity of the existing uses on the Property and surrounding properties. Impacts will need to be mitigated through the demonstration of compliance with the LUDC and Comp Plan components mentioned earlier in this staff report in Table 3 related to density, massing, lot coverage, landscaping, and height

5. **How does the proposal promote the efficient use of land and public streets, utilities, and governmental services**?

   Staff Feedback: No inefficient use of governmental services has been identified in these early stages. Efficient use of land, utilities, and public streets will need further review following the refinement of the Proposed Development.

Major Development Plan Review Criteria- Staff Feedback

1. **Is the development plan consistent with all applicable standards of this LUDC**?

   Staff Feedback: There are dimensional, building design, landscape, and site layout standards that need to be met.

2. **Is the development plan consistent with any previously approved and still valid land use approval, such as a plat or PUD**?

   Staff Feedback: Previous approvals are not applicable at this time.

3. **Is the development plan consistent with the Comp Plan and other adopted area or corridor plans**?

   Staff Feedback: Updates to the Proposed Development are needed to be in conformance with the maximum density in the comprehensive plan and the neighbor protection goals. Per the comments provided by the Town Public Works department, the Proposed Development also needs to address consistency with corridor plans for Capitol Street and Grand Avenue.

Rezoning (Zoning Map Amendment) Review Criteria- Staff Feedback

1. **Is rezoning consistent with the Comprehensive Plan future land use plan for the project site, as well as any applicable area or corridor plans?**

   Staff Feedback: Updates to the proposed development are needed to be in conformance with the maximum density in the comprehensive plan and the neighbor protection goals, and the plan also addresses consistency with corridor plans. The development in its current configuration will create some subjective and some objective determinations of meeting the aforementioned goals.

2. **Comprehensive Plan goals and strategies. The rezoning promotes at least two Comprehensive Plan goals:**

Staff Feedback: The proposed rezone, in connection with the proposed development, promotes goals related to elevating connectivity through existing and proposed pedestrian facilities and elevating the unique Town character through its building design variation and materials. The proposed LERP Units, housing mix, and proximity to downtown align with the goals of elevating the Town's inclusive culture, local workforce, business support, and economic development.

3. **Does the rezoning present the Town with an opportunity or an appropriate site, at an appropriate location, for the particular type of land use or development proposed? Will it help the Town achieve a balance of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals?**

   Staff Feedback: The Proposed Development does not comply with critical dimensional standards such as height and lot coverage, and it also exceeds the Density thresholds in the Comp Plan, and therefore, it may not be appropriate in its location. Staff will need a future additional analysis to determine if the development achieves a balance of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals.

Variance Review Criteria- Staff Feedback

1. **Does the subject property have an exceptional shape, topography, building configuration, or other exceptional site conditions that are not general conditions throughout the zone district?**

   Staff feedback: This does not appear to be applicable to the proposed lot configuration.

2. **Will the strict application of the LUDC standards for which a variance is sought produce undue hardship?**

   Staff feedback: Staff is currently not seeing an applicable hardship to recommend approval of a future height variance or any other LUDC standards mentioned in this letter.

3. **The applicant's actions did not create the hardship**.

   No hardships have been identified by staff.

4. **Does the variance requested harm the public or impair the intent or purposes of this LUDC, goals, and policies, including the specific regulation for which the variance is sought?**

   Staff feedback: The goals of the LUDC, which intersect with neighborhood protection standards, permitted height increases, and density standards are impaired with granting a height variance.

5. **Does the variance request demonstrate exceptional hardship not related to purposes of convenience or financial burden?**

   Staff feedback: Staff is currently not seeing an applicable hardship to recommend approval of a future height variance or any other LUDC standards mentioned in this letter.

6. **Does the variance request violate building or fire code requirements?**

   Staff feedback: Building and Fire codes have not been evaluated; however, it seems that requirements will be violated.

7. **Is the variance the minimum allowance that will afford relief of the subject standards of the LUDC?**

   Staff feedback: Staff is unable to fully determine the minimum relief here without an identified hardship.

STAFF RECOMMENDATION

There is no staff recommendation prepared for Subdivision Sketch Plan applications.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

There are no motions tied to approval or denial or motions tied to recommendations of approval or denial of a subdivision sketch plan. When all discussions are complete, P&Z should motion to adjourn the meeting or move to the next agenda item as applicable.

FINDINGS OF FACT

Due to the preliminary and prospective nature of the Subdivision sketch plan, no findings of fact are provided.

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

1. There are no recommendations or decisions related to approval or denial, and therefore, there are no conditions for approval.

Exhibit A: Project Narrative

CAPITOL FLATS

Downtown Eagle, Colorado

Subdivision Sketch Plan
December 2024

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APPLICATION OVERVIEW

Town of Eagle
Tez Hawkins, Land Use Contract Planner
Peyton Heitzman, Community Development Director

Dear Tez and Peyton -

Thank you for your assistance in coordinating the development process and accepting these two applications on behalf of the Capitol Flats project.

As we discussed, ultimately the Capitol Flats project will entail the consideration of five land use applications.

The first two are included in this submittal.

Preliminary information on the following three applications is being included to provide a comprehensive understanding of the reasons for the first two and to get initial feedback from Planning, Council, Staff, residents and referral agencies on the project as a whole.

The applications are:

First, a right of way vacation application to pave the way to allow for the eight existing lots to be brought together as one property

Second, a subdivision application (sketch then preliminary and final) to allow for a new plat.

(The next three applications will follow after the first two in conjunction with a combined preliminary and final subdivision application.)

Third, rezoning of two OTR (old town residential) lots to allow them to match the other six lots as CMU1 (commercial mixed use one)

Fourth, a development plan application to allow for the proposed residences

Fifth, a height variance application to request the consideration of a weighted building height calculation to better reflect the result on the skyline.

Thank you for your considerable time and energy to review this application. I appreciate your guidance through the new code and processes and look forward to a productive collaboration ahead.

Ali Perry

Alison Perry
Vail Land Company

PROJECT AND APPLICANT INFORMATION

Applications: Right of Way Vacation
Subdivision Sketch

Town of Eagle, Colorado

Submittal Date: December 13, 2024

Project Team: *Please direct inquiries to Applicant Representative*

Property Owner: /Applicant
Eagle Multifamily LLC
Todd Morrison/Chris Barbella
Gypsum, Colorado 81637-0421
970/328-0403

Applicant Representative:
Vail Land Company
Alison Perry
Eagle, CO 81631-4691
970/306-2264
perry@vailland.com

Architect:
Maggie T. Fitzgerald, A.I.A.
Eagle, CO 81631-XXXX
970/445-0486
maggie@maggiearchitect.com

Civil Engineer:
Timberline Engineering
David J. Anderson, P.E.
Carbondale, CO 81623-0842
timberlineengineering@gmail.com

Structural Engineer:
Jirsa-Hedrick
Matthew Hood, P.E., S.E.
8490 E Crescent Parkway, Ste 250
Greenwood Village, CO 80111
303/839-1963
mhood@jirsahedrick.com

Traffic Engineer:
McDowell Engineering
Greg Schroeder
Eagle, CO 81631-4259
970/623-0788
greg@mcdowelleng.com

Surveying:
Marcin Engineering
Dave Stair
Avon, CO 81620
970/748-0274
dave@marcinengineering.com

Land: The Capitol Flats property is a combination of eight (8) platted downtown lots that make up the 100 block of Capitol and Howard Streets between Grand Avenue and Second Street. The combined lots cover about 1.5 acres. All properties are owned by the Project Owner or have a power of attorney for these applications.

104 Capitol - Parcel 193932405008

110 Capitol - Parcel 193932405007

124 Capitol - Parcel 193932405006

130 Capitol - Parcel 193932405004

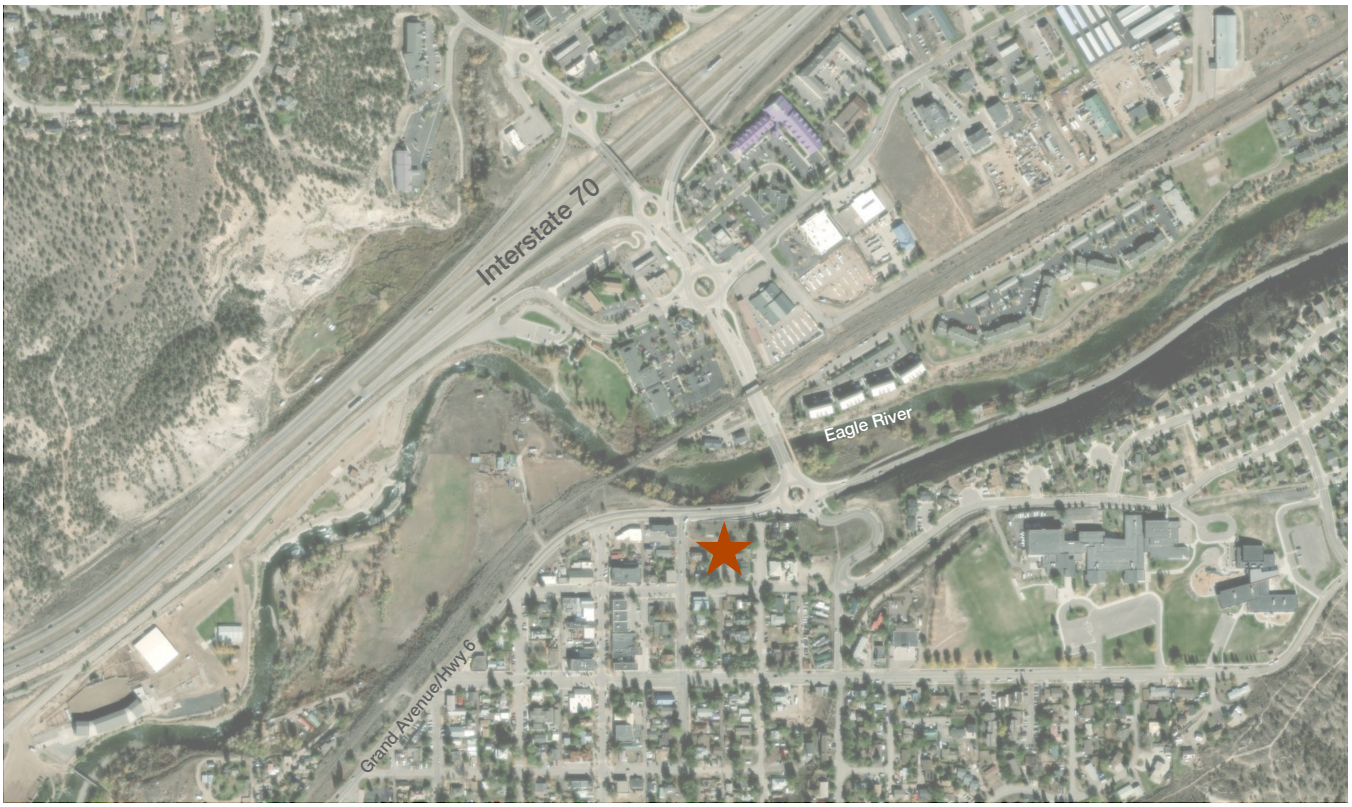
217 E Second Street - Parcel 193932405005

137 Howard - Parcel 193932405013

123 Howard - Parcel 193932405012

103 Howard - Parcel 193932405001

Area Orientation Map:



Properties subject to Applications:

TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
EMAIL: PLANNING@TOWNOFEAGLE.ORG
www.townofeagle.org

File #

Date Recieved

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit	☐ Minor Development Permit	☑ Concept Plan
☐ Zoning Variance	☐ Major Development Permit	☐ Preliminary Plan
☐ Rezoning	**PLANNED UNIT DEVELOPMENT (PUD) REVIEW**	☐ Final Plat
☐ Temporary Use Permit	☐ PUD Zoning Plan	☐ Lot Line Adjustment
☐ Encroachment Permit	☐ PUD Development Plan	☐ Condominium / Townhouse
☐ Wireless Communications Facility		☐ Minor Subdivision

If permit type not specified above, fill in here Sketch Plan for Subdivision

PROJECT NAME Capitol Flats

PRESENT ZONE DISTRICT CMU1 (6 properties) OTR (2 properties) PROPOSED ZONE DISTRICT CMU1 (if applicable)

LOCATION

STREET ADDRESS 104, 110, 124, 130 Capitol, 217 E Second St, 103, 123, 137 Howard

PROPERTY DESCRIPTION

SUBDIVISION Eagle LOT(S) 1, 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17 18, 19, 20, Parcel A, Parcel B BLOCK 13
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE

Subdivision Conceptual Plan application to combine and improve all eight of the properties in the 100 block between Capitol and Howard Streets and between Grand Avenue and Second Street. The development plan ~~will be to construct multi-family residences in five buildings above an underground parking garage, utilizing a~~ weighted height average variance and including LERP and affordable housing units.

APPLICANT NAME Eagle Multifamily LLC PHONE 970/328-0403

ADDRESS PO Box 421 Gypsum, Colorado 81637-421 EMAIL perry@vailland.com

OWNER OF RECORD Eagle Multifamily LLC PHONE 970/328-0403

ADDRESS PO Box 421 Gypsum, Colorado 81637-421 EMAIL perry@vailland.com

REPRESENTATIVE* Alison Perry, Vail Land Company PHONE 970/306-2264

ADDRESS PO Box 4691 Eagle, Colorado 81631-4691 EMAIL perry@vailland.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete per Chapter 4.17.030 of the Eagle Municipal Code (pg. 236) (please check all items that are being submitted):

☑ Applicable fees and deposits.

☑ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.

☑ Surrounding and interested Property Ownership Report (see project specific checklist for more information).

☑ Proof of Ownership (ownership & encumbrance report, title report, or other acceptable forms of proof) for subject property.

☑ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.

☑ Project specific checklist.

FEES AND DEPOSITS:
See Eagle Municipal Code Section 4.••.0••• (pg. 239)

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Ali Peng _____ December13, 2024 _____
Signature Date

The Capitol Flats development plan will include multi-family residences with amenities in five distinct buildings in a courtyard setting over an underground garage, including affordable housing and resident occupied restricted homes.

Subdivision Sketch Plan Applicability and Standards of Review
Town of Eagle, Colorado Land Use and Development Code, October 2023
APPLICABILITY - Chapter 4.17.100 D-2b.

All subdivision applicants for any of the following shall submit a sketch plan:
c. Any subdivision that is not eligible to be processed as a minor subdivision, lot line adjustment, or condominium/townhouse plat.

REVIEW AND DECISION MAKING - Chapter 4.17.100 D-2e.ii

The Planning and Zoning Commission and Town Council shall consider the following in their review of a sketch plan:

1. How the proposed project complies conceptually with the comprehensive plan, and the applicable requirements of this LUDC - Chapter 4.17.100G-2e.ii(a)

The Town's Comprehensive Plan to Elevate Eagle instructs that "Development should encourage preservation of character, redevelopment, an infill; and should include above-average standards for design." (p.40) Capitol Flats is proposing to bring together the properties of the 100 block in downtown Eagle between Capitol and Howard Streets, from Grand Avenue to Second Street. The comprehensive plan encourages residential multi-family in the neighborhoods where Capitol Flats is located with high connectivity to downtown and other neighborhoods through a "safe, welcoming, pedestrian-oriented environment." (p.40) While the majority of properties on the block are zoned CMU1, two of the eight are currently zoned OTR. The comprehensive plan directs that "Flexible interpretation of the boundaries may be granted by the Town Planning staff, Planning and Zoning Commission, and Town Council, provided the proposed change is consistent with the vision, goals and strategies contained in this Plan." (p.30) Choreographing the unity of this key downtown block will allow Capitol Flats to provide out-of-sight parking for all of its residents and guests, creating an aesthetically pleasing, user friendly streetscape. The connected sidewalks, landscaping and stormwater infrastructure develop a walking and biking friendly environment that encourages community and neighborhood socializing.

Applicable Goals of the Comprehensive Plan are reviewed below.

Goal 1: Elevating Our Inclusive Culture

Goal 1-1 aims to "promote a wide range of attainable housing opportunities for young adults, families, aging residents, workforce, and others." *Capitol Flats is bringing high quality for-sale residences at an attainable price point to downtown Eagle. This will allow more people to live in the heart of Eagle adjacent to downtown businesses and activities. The consolidation of the old lots into one property allows parking to be moved below surface and creates the opportunity to develop detached buildings in a courtyard setting. This key design element gives Capitol Flats the ability to have private outdoor space for every residence and a unit mix that supports attainable housing.*

Goal 1-1.1 aims to "Ensure a healthy mix of housing types and densities…to allow for greater diversity." *The open air, multi-family, one to three bedroom homes that Capitol Flats has designed will add that diversity to the downtown Eagle housing opportunities. The ability to purchase a smaller footprint home in a community with amenities that greatly expand the functionality of that space will allow more people to invest their lives in Eagle.*

Goal 1-1.2 aims to "Promote and encourage additional senior housing…" *While Capitol Flats isn't specifically a senior community, its unique design and inherent accessibility with handicap van height parking in the garage and multiple elevators delivering residents to single level living in every home, Capitol Flats does allow seniors (and the many local athletes and weekend warriors whose active lifestyles lead to crutches) to easily age and recover in place when it comes to accessibility. The new sidewalks will be wheelchair accessible from the courtyard and connect seamlessly to downtown and the Grand Avenue sidewalks. The garage will provide ebike charging which also enhances senior living.*

Goal 1-1.3 aims to "Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housing efforts." *Capitol Flats, as currently designed, will provide at least 26 Price Capped residences and 60 Resident Occupied required homes toward workforce housing in a highly desirable area of Eagle. Workers (and customers) would also be ideally located to walk or bike to work in town and not add to the vehicular burden in front of businesses.*

Goal 1-2 is to "expand and diversify the town's economic opportunities."

To that end, the first objective (Goal 1-2.1) is to "provide opportunities that increase the likelihood of the Town's citizens to work within Eagle." *The opportunity to live within walking or biking distance to work is one of the possibilities that Capitol Flats will bring to its residents. If there's an exceptional place to live in a prime location for opening a business or working in town, that makes it much more likely that people will do so. The consolidation of the block creates the multi-family residential opportunity for more people to live and work in the Eagle core. "Living in the same city as one's workplace can have a number benefits for individuals and municipalities, including shortening commutes for workers, decreasing congestion, minimizing air quality impacts, nurturing greater social and economic diversity, and fostering a greater sense of cohesion within a community."[3] Building the Capitol Flats residences will expand the likelihood of new and existing Eagle citizens to live, work and invest their lives in making Eagle an even greater place to live.*

Goal 1-2.5 supports economic opportunities by driving the Town to "provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors". *Bringing together this downtown block allows Capitol Flats the connected land space to create a mix of unit types, including more affordable one bedroom residences with personal outdoor space, private storage and dedicated heated garage parking with elevator service. These*

[3]Justin Shiu, "Living and Working in the Same City", M-group, 2016, m-group.us

residents, living and working in the heart of downtown, will support the growth of existing businesses, the birth of new businesses and services and bring a vitality to Eagle that will attract visitors.

Goal 1-2.7 supports "alternative work environments such as home-based businesses, location-neutral businesses, mobile vendors, as well as traditional brick and mortar establishments." *Capitol Flats residents will have high speed internet in their homes and co-working spaces with private working offices in the community area for tucking away to focus or do a video call. When the need for inspiration hits, the private decks of each residence, or the collaborative venue of the rooftop deck support the ability to work from home while still having multiple of options for different working days and styles.*

The vision driving Goal One is that "the Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support of one another."

Capitol Flats is made possible by the re-platting of this block, allowing all of the properties to come together toward one purpose. The unique design creates individually owned homes with personal outdoor spaces where connectivity to neighbors is encouraged. The communal roof deck overlooking the river, neighborhood courtyard and gym, central mail room and shared skyways, heated garage with individual storage units, and sidewalks and outdoor areas for meeting up with friends and neighbors all drive interaction while giving everyone a beautiful place to call home for themselves and their family.

<u>Goal 2: Elevating Our Unique Character</u>

Goal 2-1 is to Enhance the Vibrancy and Viability of Downtown. "The character of Downtown is defined by a small-town neighborhood feel and includes residential blocks as well as commercial and mixed-use. The development style establishes a unique and intimate relationship between buildings and the street. Historic resources are preserved, and new development is reflective of historic development patterns, character, and style." *Capitol Flats took a distinctive and classical approach to creating an intimate relationship between the buildings and the street. To reduce building scale and connect the entries of homes to the sidewalk, garden and first level residences on the street side have patios and decks that step to the sidewalk, bringing pedestrian scale to both residents and passers by. The consolidation and re-platting of the properties allows for the underground parking that creates the podium for the garden level and courtyard to allow this design element that brings interaction between the street, sidewalk and residences.*

Goal 2-1.1 lays out that "new development…should aim to mimic the scale, architectural style, and character of existing and surrounding historic buildings." *Bringing together the properties allows Capitol Flats to create a collection of buildings with open air features, skyways, view corridors and a courtyard that connects to pedestrian sidewalks, leading residents downtown. Utilizing traditional brick that is prevalent throughout downtown Eagle, while incorporating wood and metal features gives Capitol Flats the classic downtown landmark feel that welcomes residents and visitors alike to Town. The stepped back upper floor reduces the scale of the buildings at street level, while providing residents an amazing outdoor experience.*

Goal 2-1.3 aims to "provide additional opportunities for public art." *The courtyard and streetscape spaces of Capitol Flats, made possible by the consolidation of the properties can dedicate spaces to host or permanently exhibit art and sculpture.*

Goal 2-1.5 directs the Town to "encourage sensitive infill development to better support Broadway Street through increased building height, that complements and retains the character, scale, and massing of historic structures." *Capitol Flats has been developed with this goal in mind. The re-platting of the block will allow old trailers and buildings to be replaced with the efficiency and conveniences of modern homes while maintaining the brick and mortar aesthetic of classical western landmarks with consistent streetscapes down a town block. The facades themselves step back from the street with garden level patios and mid-level decks, while the penthouse level is significantly recessed from the property perimeter to make it unseen from the sidewalk level. Capitol Flats is composed of five distinct buildings to minimize massing, create private outdoor space for every residence and to utilize open skyway connections rather than interior corridors for maximum light and fresh air circulation.*

Goal 2-1.6 says "residential areas are encouraged to retain mature trees, which provide ample shade, creating a sense of enclosure." *The streetscapes of Capitol Flats will incorporate shade trees and decorative plantings, while the design of the buildings and their interaction creates a beautiful enclosed courtyard that will create areas of shade and sun throughout the day and host planters for color and greenery. The garden level residences on the perimeter of the property have the luxury of built in planters and benches on their patios, enhancing those private outdoor areas.*

Goal 2-1.7 states that "new development is encouraged to include landscaping consistent with the mature area including extended sidewalks, pedestrian amenities, and parking enhancements. *The re-platting of this area allows parking to be enhanced by making it heated and covered, out of sight and elevator served, adjacent to storage units for bikes, kayaks and other bulky personal gear and most importantly, plentiful. Moving vehicles off the street creates space for wide sidewalks, trees, landscaping, benches, flower boxes and places to mingle and connect with neighbors.*

Goal 2-1.8 asks us to "create new and enhance existing gathering spaces for social interaction. *The ability to have an expansive roof deck on the building along Grand Avenue overlooking the river and town where neighbors can meet and socialize is predicated on the combination of these properties that allows the connection of that building and roof top. The Capitol Flats rooftop pavilion will be a communal space with lounges, restrooms, grilling options, and the opportunity for events and gatherings.*

Goal 2-1.10 directs the Town to "encourage, where appropriate, increased density near the Downtown core." *Capitol Flats responsibly increases density in downtown Eagle, while creating new stormwater infrastructure, managing vehicle, electric car and bike parking and keeping resident vehicles off the majority of town roads with immediate proximity to Grand Avenue, I-70 and Highway 6. The garage, made possible by the re-platting of the block allows residents to park their cars in the garage, grab their bikes and ride, or walk to everything in town, and*

utilizing the pedestrian bridge, across the interstate. There couldn't be a better location for infill development that brings people to the heart of Eagle, while directing their cars underground just as they enter town and making it as convenient as possible to utilize all of the multi-modal options at their disposal to explore downtown, Eagle Ranch and beyond.

Goal 2-2 instructs us to Reinforce Broadway Street as the Heart of the Community, from the Eagle River to Town Park. "The character of Broadway is defined by a small-town main street feel and includes the commercial heart of the community. Historic resources should be preserved, and new development should reflect historic development patterns, character and style." *Located downtown, in the block neighboring Broadway, half of which is currently vacant, Capitol Flats is ideally located to reinforce Broadway as the heart of the community. Broadway needs people to thrive, people who are adamant about the success of Eagle, people who own their own home downtown. No one else will be more engaged in making Broadway a vibrant town center. The combination of the properties on this block creates the opportunity for more people to own a piece of life in downtown Eagle and to invest in the future of Broadway. Brick, wood and metal compose the buildings of Capitol Flats and are historically used materials in western landmarks. The cohesive facades across the entire block are made possible by the alley vacation and reflect the traditional town core streetscape. Sidewalks that flow to stairs that carry you up and down to entry doors opening onto private patios and decks create the welcoming feel of traditional western communities where neighbors can sit on the stoop and chat while greeting friends passing by. Meanwhile, utilizing five distinct buildings breaks down the building massing, creating passageways that welcome people into the courtyard, and lends character and dimensional diversity to the elevations and communal spaces.*

Goal 2-2.2 directs us to "support the creation of an attractive community entrance through development of the East and West corners of Broadway that draw residents and visitors onto Broadway and is an extension of the history and vision of Eagle." *By bringing together these parcels, Capitol Flats will contribute to a strong, elegant, and defining entrance landmark to Eagle. By leading the way to Broadway with traditional but elevated design, Capitol Flats will plant the next flag in establishing the welcoming and charming feel of downtown.*

Goal 2-2.5 wants to "preserve Eagle's historic street grid to retain the character and walkability of the Town core." *In encompassing the entire block, Capitol Flats establishes from the first block into town the historic street grid layout. With the creative application of the garden and first level sidewalk and street connections, Capitol Flats enforces the walkability and character that make traditional mountain towns so appealing for living and visiting.*

Goal 2-2.6 aims to Encourage infill and the redevelopment of rundown, outdated, or underutilized parcels on Highway 6 to support Broadway. *Capitol Flats will do exactly this. The Highway 6 frontage parcels of the project are vacant and unutilized and other parcels on the block are outdated and not supporting the vibrancy of Broadway. Re-platting this block to bring all these lots together will allow them all to serve the mission of building up Eagle as a whole and Broadway in particular.*

Goal 2-3 encourages us to Celebrate the Town's Unique Small-Town Character with Goal 2-3.3 asking us to "ensure new development builds upon and adds value to Eagle's unique

community character through adherence to high quality standards of design and construction." *Capitol Flats is an infill project (2-3.3b) designed with a high level of character and integrity, designed to blend in with the surrounding downtown buildings (2-3.3a) while bringing a positively unique connectivity between town and the courtyard, sidewalks and homes. This connectivity design hinges on the combination of the lots and alley. Lighting will be dark sky compliant (2-3.3c) and existing water and sewer infrastructure will be utilized (2-3.3d).*

Goal 2-4 aims to Connect Eagle's Unique Neighborhoods Physically and Visually through a Walkable and Trail-Oriented Environment with High-Quality Wayfinding. *Capitol Flats is uniquely positioned to connect residents to new and existing sidewalks, bike routes and pedestrian paths that take them throughout town and beyond.*

Goal 2-4.1 wants to "enhance pedestrian access and amenities, and public gathering areas to promote social interaction. a. New development should provide amenities such as sidewalks, parks, open space systems, and bicycle paths. b. Mixed-use developments should provide adequate pedestrian amenities/facilities including off-street parking, sidewalks, landscaped areas/planters, gathering areas and nighttime lighting…)". *Capitol Flats will meet all of these goals. The new plat will allow for the underground garage that creates off-street parking, open space courtyard, patios, decks and a community roof deck for gathering. As Capitol Flats is situated by the designated bike route, garage parking will greatly reduce pedestrian and bike conflicts with cars all around the block. Providing that parking off street opens the streetscape for wide sidewalks, trees, planters, lighting, benches, and other neighborhood amenities.*

Goal 2-5 asks us to Maintain and Improve the Appearance of Eagle by Establishing and Reinforcing the Town's Identity and Sense of Place.

Goal 2-5.1 aims to "maintain and enhance the sense of community in Eagle. *Capitol Flats will reinforce this by bringing people together in homes that encourage interaction with and the support of neighbors. The physical design of the project gives people privacy in their homes and personal outdoor space while promoting friendships and connectivity through shared daily activities, like strolling through the courtyard to take the sidewalk to dinner, going to the garage to get out the bikes for a trail ride, heading up to the rooftop grill to hang out with some neighbors and watch the sunset, dashing down to the mail room to pick up a delivery, walking downstairs to the gym to get in your workout, and the list goes on.*

Goal 2-5.2 asks us to "enhance gateways and streetscapes to reflect the Town's unique identity, providing a clear sense of arrival." *The aesthetic of the Capitol Flats residences is specifically crafted to be an enduring landmark that establishes the beginning of downtown and anchors the neighborhood on Grand Avenue. By re-platting the block and allowing parking to be underground, the streetscapes have the freedom to serve pedestrians and connect people right where they live - to town and to each other. This human scale frontage immediately welcomes residents and visitors alike to come on in and stay a while in Eagle.*

Goal 2-5.3 aims to "support vertical mixed use, horizontal mixed use or a combination of mixed-use patterns… and Minimize the extension of mixed-use areas away from the Town

Center in order to promote Broadway Street as the heart of the community." *With your support, this subdivision plat will utilize existing downtown lands to allow more residents to thrive downtown in close proximity to Broadway, supporting businesses, events and neighbors all within walking and biking range.*

Goal 2-5.4 wants to "preserve view sheds and view corridors in key areas throughout Town…" *As an infill project, the buildings that compose Capitol Flats are all contained on previously developed land, maintaining the street layout and composition. The walkways within the neighborhood are aligned to add new view corridors to the block by creating openings in all of the buildings that allow the flow of light and air and sightlines.*

The vision driving Goal Two is that "the Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support of one another."

Capitol Flats will welcome new neighbors to Eagle where they can own a home in the heart of town and be part of a vibrant culture of community and support that will allow them to thrive.

Goal 3: Elevating Our Adventurous Lifestyle

Goal 3-1 wants to Promote the Town's Unique Activities (e.g. Fly Fishing, Rafting, Mountain Biking, OHV Riding, Camping, Skiing, Snowboarding, Snowshoeing, etc.) *Capitol Flats will bring more residents to town who are passionate about the outdoor activities that make Eagle famous and who can live here to grow those adventure lifestyle industries. Combining these lots on this property is key to creating the quality and quantity of homes that can attract the advocates of the town's unique outdoor activities.*

Goal 3-2 aims to Provide Visitors the Opportunity to Experience Eagle Like a Local with Exceptional Amenities by 3-2.1 "provid(ing) unique, local hospitality opportunities in and near Downtown." *Capitol Flats will have some residences available for short term rental. In a connected community there isn't a need for a seldom used dedicated guest room if visitors can have their own place in the same building and just walk right over day or night. Visitors will have all benefit of the amenities of residents and be able stay downtown where they can easily access all of the outdoor activities and businesses that Eagle has to offer.*

Goal 3-3 wants to Continue to Maintain the Incredible Trail and Park System and Find New Opportunities for Expansion and Connections to Keep Up with the Adventurous Residents' Lifestyle. *With the re-platting of the block, residents at Capitol Flats will be supported in their quest to have all the gear and direct access to all of the activities that make Eagle the best place to live. Every home will have a dedicated sizable storage unit in the heated garage for as much gear as they can manage. E-bikes will be supported with charging stations as Capitol Flats is adjacent to the preferred bike route through town that takes you to the trail networks, both paved and off road, for hiking, mountain biking, camping, or an easy cruise to concerts in the park. Walking to one of the bus stops opens up all the skiing and snowboarding if residents don't want to unplug their electric cars and hop on I-70. Strolling down the sidewalk to the roundabout crossing puts residents right on the river for fishing or rafting while around the*

corner at the water park is kayaking, stand up paddle boarding and more water sports. There's going to be no better basecamp for Eagle adventures than Capitol Flats.

The vision driving Goal Three is that "The Town of Eagle offers the opportunity to explore, live, and work in a community surrounded by our vast outdoor playground."

No truer statement could be said about Capitol Flats if the alley is vacated, lots are consolidated, parking is moved underground and this unique collection of buildings is brought about downtown with its communal courtyard, roof deck, resident workspaces and community flex work spaces, garage storage, sidewalks landscaping and connectivity to everything that makes Eagle amazing.

Goal 4: Elevating Our Relationship With The Environment

Goal 4-1 asks us to Preserve our Natural Open Space and Wildlife Habitats." *As an infill development, built on adjacent and existing town lots within the downtown block system, and replacing old trailers and other properties not meeting their highest and best use, Capitol Flats is preserving natural open space and wildlife habitats by not infringing on them to bring much needed homes to town. Re-platting these lots into one property is critical to reaching the highest use for this downtown block and removing parking lots and driveways from the surface.*

Goal 4-2 aims to Find a Balance Between Recreation and Preservation Along Riparian Areas to Protect Habitats and Water Quality." *By consolidating the properties on the block through the vacation of the alley and re-plat, Capitol Flats will be able to support the protection of riparian areas and water quality with stormwater management and adherence to water conservation efforts.*

Goal 4-2.3 aims to "Support measures to maintain and improve water quality and quantity." *In the absence of stormwater infrastructure on the 100 block between Capitol and Howard or on those streets in this area, Capitol Flats will be building in stormwater infrastructure to capture water from town that flows to the property, water from the roofs, walkways and decks, podium top courtyard water and water and snow that fall on the block and delivering them to the stormwater system in place at the roundabout to ultimately go to the river - where it belongs. By vacating the alley and allowing the consolidation of the lots on this block, Capitol Flats will be able to provide stormwater management for this block of town and minimize erosion from town to Grand Avenue and the river.*

Goal 4-2.4 aims to "Support and enhance water conservation by implementing the adopted 2020 Water Efficiency Plan."

The consolidation of the block and creation of the underground garage allows Capitol Flats to build a central plant for all of the residences for hot water, heat and cooling. While every unit will have individual controls, utilizing the efficiency of a central plant reduces water and energy use and costs to homeowners. The residences themselves will be increasing revenues to the

water fund through tap fees and water use rates. The new subdivision plat will allow for the podium top courtyard so there will be minimal outdoor water use. WaterSense certified indoor fixtures will be used per Colorado's new appliance energy and water efficiency standards. There will be one water tap to Capitol Flats with internal sub-metering. Capitol Flats will be constructed in compliance with the current International Building Code, International Residential Code and International Plumbing Code. There is an opportunity that Capitol Flats would welcome to distribute educational materials co-branded with WaterWise and the Town of Eagle for educational materials to homeowners and residents about water conservation.

Goal 4-3 strives to Support And Demonstrate Sustainability. *As a newly constructed development, Capitol Flats will utilize sustainable construction methods with energy efficient and water conserving systems, durable materials that minimize waste, and the proliferation of natural light through intelligent design.*

Goal 4-3.1 asks us to "Enhance or create a tree canopy in new development areas or existing urban areas where tree cover is lacking." *Currently the north parcels of Capitol Flats are bare with no trees or shade and there are minimal trees on the other lots. With the vacation of the alley and consolidation of lots, Capitol Flats will be planting trees around the buildings to shade the sidewalks and enhance the streetscape and planting smaller trees and bushes in planters on the courtyard. Garden level homes with perimeter patios will have personal planters and benches in their private gardens.*

Goal 4.3-2 aims to "Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption" and "Encourage all construction efforts to utilize green building practices" (4-3.2a). *Built into the design of Capitol Flats, with the consolidation of the lots and alley, are energy and water efficient central plants that serve all of the residences in the community. By pooling resources instead of having duplicate and separate systems for every residence, homes are more energy efficient for the environment and cost efficient for the homeowner. As new construction, materials, fixtures and appliances using the latest technology and conforming to new building codes will be utilized. Composed by five buildings with open air and sky between them, expansive windows and private decks for every residence, Capitol Flats brings natural light into every home, reducing the energy use needed for lighting and climate control. The heated garage eliminates the need or desire for the remote starting of vehicles and the energy consumption and pollution of idling. More and more municipalities are enacting laws making it illegal to pre-heat or idle vehicles as it contributes to air and noise pollution and can be detrimental to modern engines. Capitol Flats is future proofing by heating the garage. By utilizing steel structural framing, maximum sight lines are obtained within the residences giving spaces as much light, air flow and sense of spaciousness as possible.*

Goal 4-3.3 wants to "Support and demonstrate the efficient use of natural resources." *By re-platting the block, providing for the installation of the underground parking garage, Capitol Flats can employ central heating, cooling and hot water to make the best use of natural resources. Natural light is maximized by design and sliding doors are abundant to make the most of mild outdoor days for indoor climate management.*

Goal 4-3.4 aims to "Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications." *Capitol Flats buildings will be run with conduit for solar and the project is working with mechanical engineers to determine the best use of renewable energy in the buildings. Substantial numbers of parking spaces prepped for electrical vehicle charges will be provided, as well as dedicated areas for e-bike charging.*

Goal 4-3.5 strives to "Support measures to maintain and/or improve air quality." *The design of Capitol Flats breaks down the residences into five distinct buildings that feature outdoor spaces on all sides and every level. Outdoor walkways with view and airflow corridors maximize ventilation and natural light lending better protection from germs and support for mental health. Within the homes, open-plan interior layouts with abundant natural light and airflow improve air quality and quality of life.*

Goal 4-3.6 calls on the Town to "Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area." *Inherent in the location of Capitol Flats is easy access to non-automobile transportation via multi-modal options. The residences are steps away from downtown restaurants, retail shops, coffee shops and soon-to-be grocery market. Bus routes are also accessible by foot at two bus stops. The river is just down the hill if you walk and so are trails that take you throughout town and up into the mountains. On bike, residents can travel indefinitely right from their doorstep. Of course, e-bikes, scooters, trikes, one wheels and a plethora of other electric and traditional methods of non-automobile transportation can take residents to work, dinner, concerts, school and about anywhere else they could want to go - all from Capitol Flats.*

Goal 4-3.7 aims to "Support projects that promote water conservation and uphold the Water Conservation Plan, Source Water Protection Plan and Brush Creek Management Plan."

Water Conservation Plan: See Town of Eagle Water Efficiency & Conservation Plan, October 2020 above.

The Town of Eagle Source Water Protection Plan presents the best management practices to protect community drinking water supplies and water sources. In order of risk to water sources that could potentially be related to this project, it addresses wildfire, on site wastewater treatment systems, residential practices, noxious weeks and future subdivisions.

Wildfire. Due to the construction type and building designs, the risk of Capitol Flats causing a wildfire is minimal. For fire management and safety, the garage, walkways and buildings will all be sprinkled for fire suppression. The underground garage, made possible by the vacation of the alley, creates a concrete foundation for the entire project. The building structure will be framed in steel and the building facade materials are primarily brick and metal, both of which deter fire.

On Site Wastewater Treatment System. As an infill project, Capitol Flats will connect to town sewer and not need an onsite wastewater treatment system, which is the "second most frequently cited source of groundwater contamination in our country."[4]

[4] Paul Hempel, "Town of Eagle Source Water Protection Plan", Rural Water Association, 2020: p. 46.

Residential practices have a very high risk of major impacts to water systems. (Hempel, p. 34) Unlike stand alone homes with household contaminant runoff from surface driveways and street parking, the Capitol Flats garage, made possible by the new subdivision plat, will collect all snowmelt and vehicle runoff and utilize sand oil separators to keep vehicle drips, oils and other potential residential contaminants from reaching the river untreated.

Noxious Weed Control: The Capitol Flats environment won't support noxious weeds. Plantings will be in flower boxes and planters and streetscape trees and plantings will be maintained regularly. Unplanned landscape areas won't support noxious weed growth.

To address future subdivisions, the Source Water Protection Plan wants to "ensure that riparian areas are protected during buildout by adhering to stormwater runoff controls…" (Hempel, p.44). Capitol Flats will definitely adhere to stormwater runoff controls during construction and importantly, will be building in stormwater infrastructure to manage stormwater coming onto the site from town and falling onto the site from above into the future. For existing subdivisions, the Plan aims to "identify, map and develop cost estimates for recommended stormwater control projects and evaluate each projects' anticipated effectiveness and feasibility." (Hempel, p. 44). Capitol Flats is being proactive and providing this stormwater infrastructure for the project from the beginning. The source water protection plan also aims to "provide real estate companies with education and outreach material that they can distribute to new home buyers that highlights homeowner best management practices" (Hempel, p. 44). Capitol Flats would partner with the Town to distribute source water protection information to residents both on its homeowner website and in hard copy.*

The Brush Creek Management Plan doesn't include this downtown infill project.

Goal 4-3.8 aims to "Support projects that promote and uphold the Climate Action Plan for the Eagle County Community."

The Eagle County Climate Action Plan's number one priority is to expand energy efficiency. With the combination of the lots and alley and the creation of the underground parking garage and podium, Capitol Flats will be able to utilize central plants for heating, cooling and hot water. A central fire suppression system will also serve the community. Rather than having separate independent systems for each home, the residences will share the water heated and cooled source yet still have individual controls for their home. This will result in lower operating and maintenance costs to homeowners and assist in creating greater affordability for owners and residents alike.

Transportation and mobility is another high priority of the Climate Action Plan. By creating desirable infill residences in a prime location for transportation and multi-modal connectivity, Capitol Flats is directing behavior change by design. (Assuming the vacation of the alley, replatting of the lots and creation of the underground garage.) For example, if you have to walk past the wide, car-free, landscaped sidewalk a block from downtown to go down to the garage to pull out your car, it's more likely you'll just walk over to the coffee shop. If you are heading down to the park for music and don't want to walk carrying your picnic, but make it to the garage, you'll be walking right by your charged ebike to get to your car. Much more relaxing to

drop the picnic in the bike basket take the ebike. If you have to go further afield, you'll be grateful that Capitol Flats provides electric vehicle chargers so you're ready to jump in and go. The heated garage also eliminates the need to remote start and idle vehicles, reducing emissions, fuel waste and engine wear.

Capitol Flats is supporting the Climate Action Plan goal of having 50% of the workforce living within 5 miles of their employment center by designing spaciously laid out smaller footprint homes with high ceilings, outdoor space and lots of light with car-free access to most destinations in town and around the valley. Capitol Flats is ideally located to host an ebike sharing rack that could provide even more accessibility around town. With the vacation of the alley, Capitol Flats can create more housing for workers and business owner in the heart of town.

As it pertains to materials management, the Climate Action Plan calls for greater utilization of recycling. With the vacation of the alley, Capitol Flats will be able to have centralized trash and single stream recycling with trash and recycle chutes on each level, making it clean and convenient to direct trash and recycling to the correct places. Ongoing homeowner and resident education will encourage widespread participation and correct allocations.

Water and Wildfire resiliency are plans for Climate Action. These have been addressed in detail above via the Town of Eagle Water Efficiency & Conservation Plan and The Town of Eagle Source Water Protection Plan discussions.

Education and outreach are major goals of the Climate Action Plan. Capitol Flats will be ideally organized for easy and ongoing outreach to homeowners and residents about better ways to live together for the environment and each other.

Goal 4-4 calls us to Plan for Safety and Resiliency by Mitigating Potential Natural Hazards by advising that "development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas" (4-4.1) and "discourage buildings or land disturbances on steep slopes, ridge lines and other hazard areas" (4-4.1a). *As an infill project, Capitol Flats will be built on previously developed lots within downtown with a non-dangerous grade.*

The vision driving Goal Four is that "The Town of Eagle celebrates and preserves a unique connection with our environment by minimizing growth impacts to our water and wildlife resources."

Capitol Flats has designed indoor outdoor living into every residence while creating outdoor courtyards and roof top gathering spaces to connect residents to nature and each other. The unique ability to assemble a town block of contiguous properties, with the cohesion created though replatting, is giving Capitol Flats the opportunity to bring new solutions to an infill location, giving new life to old lands in the heart of town. Wildlife walkways will be unchanged as this project is being built on existing developed lots. The new stormwater management Capitol Flats will be able to build, brought by improvements to the block, will improve the ability to filter stormwater and get it to the river while reducing erosion and runoff.

Goal 5: Elevating Our Connections

Goal 5-1 is to Expand Our Public Transportation Network and Options. Goal 5-1.1b aims to "support land use projects that include efficient and effective mass transit system components that connect communities in Eagle County." *While Capitol Flats is a re-development project, the quantity of residents, made possible by the vacation of the alley, in close proximity to public transportation will grow the customer base to support improved transit options.*

Goal 5-1.2 calls us to "enhance ease of active modes of transportation." *By incorporating enclosed and heated bike parking, streetscape short term bike racks, private storage, ebike charging, a courtyard with walkways that connect to wide sidewalks with landscaping and seating and socializing areas, Capitol Flats, with the vacation of the alley and replatting of the lots is making it as easy as possible to trade passive transportation for active.*

Goal 5-1.3 asks us to "promote rideshare opportunities." *In creating a community where neighbors can connect and get to know one another, while sharing some of the same daily routines, natural synergies emerge that promote sharing and support. With the vacation of the alley and bringing together the block to enable the creation of the garage, it won't take long to notice who has the same schedule you do when it comes to transportation. As commercial rideshare expands throughout the area, Capitol Flats is providing easy pick up and drop off points for drivers and riders, making it convenient to utilize these alternative transportation options.*

Goal 5-1.4 aims to "promote the development of compact neighborhoods in close proximity to public transit options, and allowing increased residential, retail, and mixed-use densities in areas close to transit stops. *The replatting of these properties will allow Capitol Flats to create a compact neighborhood in close proximity to public transit options. Increased opportunities to own your own home downtown will support the need for greater density to serve the growth of retail and increased opportunities for businesses in Eagle.*

Goal 5-1.5 strives to "support transit-oriented development, and improvements that promote multi-modal transportation options." *With the vacation of the alley and new subdivision plat, the owners at Capitol Flats will be encouraged by design to walk, bike, skate, one-wheel, rideshare, take the bus, or get creative with the next great way to get around. The proximity to all of Eagle's businesses, bike lanes, sidewalks, pedestrian bridges, bus stops and roadways conveniently integrates a diversity of transportation methods into the daily routines of residents.*

Goal 5-2 is to Improve Vehicular Traffic Circulation. Goal 5-2.2 wants to "ensure streets effectively accommodate transit, bicycles, pedestrians and other transportation options as determined appropriate. *By redeveloping the whole block with the new subdivision plat, Capitol Flats will be able to improve the street and transportation flow. No longer will cars be turning into and pulling out of driveways off Capitol and Second Streets. Vehicles going out of town will be coming off the end of Howard Street and heading east to the roundabout while people returning to Capitol Flats will be able to come up the roundabout and tuck right into the garage at the end of Howard Street.*

Goal 5-3 aims to Expand the Network of Safe and Convenient Pedestrian and Bicycle Circulation. *By redeveloping the entire block with the alley vacated and lots combined, Capitol Flats will be able to improve the walking, running and biking experience all around it. Roads won't have drop offs and dirt edges, but will come to a finished curb that leads to a landscaped area with a sidewalk that protects pedestrians from street traffic. With the underground parking garage, the sides of the roads will be available for biking, free from the dangers of side mirrors and car doors opening.*

Goal 5-5 strives to Use Technology to Further Connect the Community to Become More Efficient, Sustainable, and Improve Quality of Life. Goal 5-5.1 is to "coordinate with surrounding municipalities to enhance broadband infrastructure within Eagle." *Capitol Flats will be working with the available providers to ensure access to high speed internet that makes it possible for residents to live and work in Capitol Flats, thereby spending their time and resources in Eagle. Resident workspaces, outdoor courtyards, rooftop deck and community flex work spaces with ample ways to charge and connect will make it seamless to live and work downtown.*

The vision driving Goal Five is that "The Town of Eagle strives to offer a variety of technology, communication, and transportation choices to connect our commute, locally and globally.

Central to the design and location of Capitol Flats, with the combination and repurposing of these lots, is the realization of this goal. From being steps to the heart of downtown to being minutes from Eagle County Regional Airport and I-70, Capitol Flats can prove that this one block of Eagle can set the stage for greater implementation of this vision.

<u>Land Use Development Code Standards</u>

Capitol Flats resides in the Commercial Mixed Use One district. Chapter 4.04.040.

A. The intent is that the "Commercial Mixed-Use (CMU1) district is intended to accommodate residential uses with limited low-impact commercial uses located along walkable neighborhood corridors where shops and services are accessible to pedestrians. CMU1 nonresidential development includes limited commercial uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and small restaurants." Chapter 4.04.040A

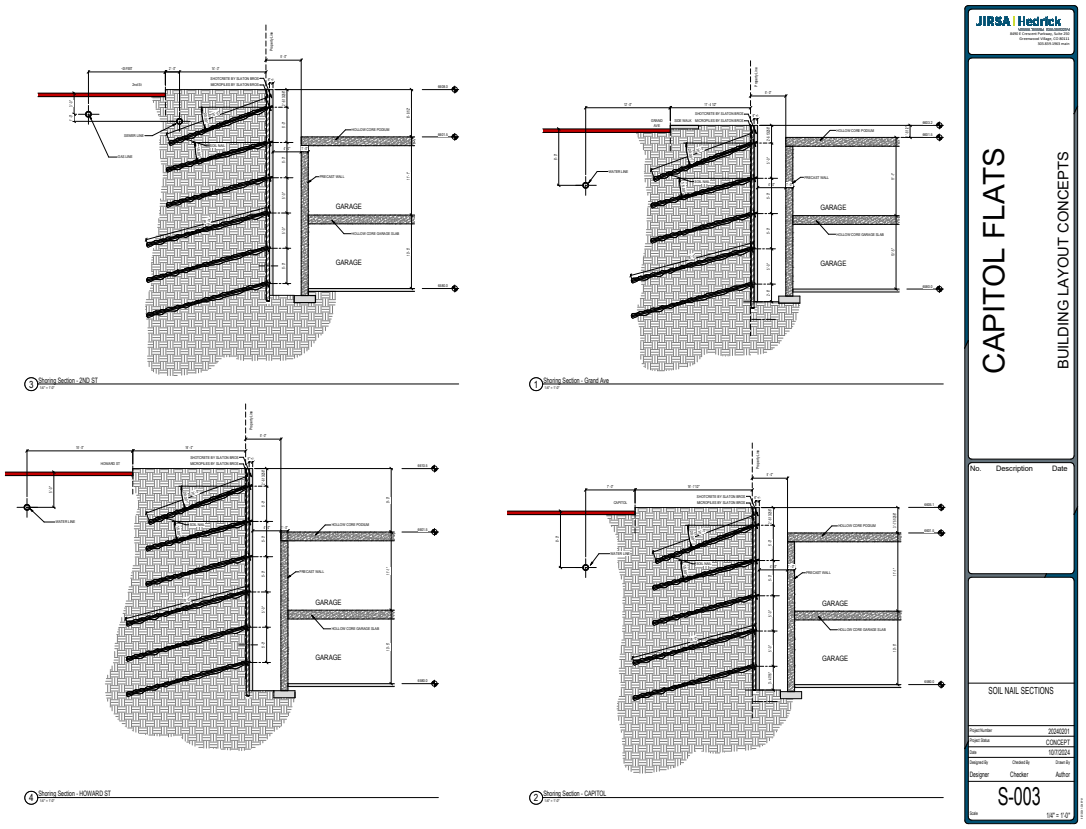
Capitol Flats has been designed with residential for sale homes, a few short term rental residences for guests, and amenities for residents such as a fitness center, flex work spaces, mail center, and indoor and outdoor community spaces. Six of the eight properties that make up the block are zoned CMU1 and two of the eight are zoned OTR (Old Town Residential). One is an old trailer home (123 Howard) and the other has been serving a commercial use as offices (137 Howard). We would like your consideration in a future application to re-zone these two properties to CMU1 so the block can be united.

B. Primary and Secondary Uses. Chapter 4.04.040B. *Multi-Unit Dwelling (8+ units/structure) is a permitted (P) use in CMU1 as well as Short-Term Rental. Recreation Facility, indoors (<6500 sf) is also a permitted use.*

C. Lot and Dimensional Standards. Chapter 4.04.040C.

1. Capitol Flats meets the Lot Standards for CMU1. With the new subdivision plat, the lot area will be over the minimum 6,250 sf and the above grade lot coverage will be below 70%.

2. The Capitol Flats buildings will meet or exceed the Build-to/Setbacks. The construction of the pre-cast concrete garage will entail the use of below grade soil nailed walls around the perimeter of the property to stabilize the excavation for the garage installation. Once the garage is installed, the soil nails will no longer be needed to support any soil. However, those soil nails will extend out past the property line and it is common practice to allow them in the road right of ways. They will be in use temporarily, then abandoned upon the garage installation and can be cut off and removed if they are ever in the path of a future purpose. A utility survey has been completed and all utilities located. We are providing diagrams of all four road right of ways with utilities and approximate soil nail placement to show that there is no interaction between the soil nails and utilities. While it's typical practice, we would like to specifically request that the temporary soil nails be allowed in the right of way during the garage installation. See the plan set for large format detail.



3. The property is greater than 75′ from a live stream.

4. The maximum height in CMU1 is 35′. Capitol Flats has a weighted average height of 35′ but due to the unique nature of the project and the changing grade as the block slopes, some areas are above 35′ while others are below 35′. We would like to propose that the Town consider applying a weighted height average to allow the diversity of design elements and consider the stepping of the building height to the interior of the property in evaluating the maximum height.

5. Capitol Flats will meet the parking location and required parking standards with a two level underground parking garage with the approval of the new subdivision plat.

6. Capitol Flats doesn't currently have any accessory structures.

D. Parking Location. Chapter 4.04.040D. *The approval of the new subdivision plat will allow a below grade parking garage that will meet the parking location requirements.*

E. Neighborhood Protection. Chapter 4.04.040E-1 reads that, "All property zoned CMU1 located within 50 feet of any R1 or OTR zone district, including a planned development that allows single unit residential use, shall comply with these site development standards."

The Capitol Flats properties are all over 50 feet from the nearest properties, so this standard does not apply. The properties across Capitol Street and half of Second Street are also zoned CMU1 and the properties across the remaining half of Second Street and Howard Street are zoned OTR.

"New primary buildings with a height greater than 35 feet shall reduce the perceived height of the building when viewed from the adjacent R1 lots by using at least one of the flooring techniques. a. "Stepping down" building height of any portion of the building within 20 feet of the side and rear lot lines cutting a lot zoned in any R1 district to a maximum of 35 feet; or b. Increasing the side yard and rear yard setbacks abutting R1-zoned lots by at least 10 feet beyond that otherwise required." Chapter 4.04.040E-2.

Even though the Capitol Flats properties are over 50 feet from other properties, its design respects the neighborhood transition and steps the upper level back significantly to reduce its streetscape visibility and on Howard Street, locates the building back even further from the street than required by setbacks to minimize its proximity to the neighboring church and homes.

F. Merchandise Display. Chapter 4.04.040F. *Capitol Flats doesn't intend to have merchandise display in the buffer yards or required landscaping areas.*

G. Other Applicable Provisions. Chapter 4.04.040G.

1. Dimensional Standards Applicable to all Zone Districts Chapter 4.02.040 *The design of Capitol Flats is in compliance with all of the dimensional standards in Chapter 4.02.040. However, since the project encompasses an entire downtown block and the grade changes across the site, there are some changes in relative location of the first floor and street level grade.*

Chapter 4.02.040G says that "In new construction, the first floor shall be placed at ground level." At the southeast corner of the project, the first floor residence entries are at ground level, even with the sidewalk and street. With all of the buildings having a base level from the courtyard elevation on top of the garage, as the site slopes downhill, that same level of residences has stairs from their front entry porch down to the sidewalk at the northwest corner of the property. We would like to request that the first and garden level relation to "ground level" be considered as part of the comprehensive design taking into account that the project encompasses the whole block, the parking is being accommodated underground and out of sight and the grade changes across the block.

2. Use Specific Standards Chapter 4.09. *With the construction of permitted multi-family residential in this zone district, Capitol Flats will comply with the applicable use specific standards of this Chapter.*

3. Site Layout and Structure Design Standards Chapter 4.10. *The individual buildings that comprise Capitol Flats and the community as a whole have been designed to the highest aesthetic and functional standards. The included architectural and civil engineering plans demonstrate the consideration of these standards to achieve "places that are comfortable, compatible, attractive, and supportive of local lifestyles and business ventures." Chapter 4.10.020B-1.*

Design Goals. Chapter 4.10.020C.

C-1. Maintain or enhance the Town's historic small-town character and sense of place. Promote walkable neighborhoods and an appropriate human scale in buildings and spaces. *The design of Capitol Flats invites pedestrians with new streetscapes that feature benches, trees, planters, bike racks and sidewalks that flow into the community courtyard bringing together the five residential buildings. On the street sides, the buildings articulate creating visual interest and breaking down the volume of the structure, while the upper levels step back from the street, making them less visible from the pedestrian view point. On the east side of the block, the street level buildings are pushed into the property beyond the setback, giving more streetscape on that residential facing facade. The thoughtful design of Capitol Flats is intended to establish a sense of place and welcoming entry to town that currently is missing on this block. The use of brick, wood and metal and the founding of a cohesive yet interesting elevation around the entire block sets the visual frequently seen in historic western mountain downtowns. By dividing the site into five distinct buildings connected with a paver courtyard and exterior elevated walkways, Capitol Flats continues the feel of walking through town from the street into the community itself, adding to the small town character. By utilizing the garden level in response to the changing topography, the maximum number of homes can open onto the sidewalks, making the entire building feel connected to pedestrians and to downtown.*

C-2. Promote high quality design and construction creating outcomes that are compatible with existing neighborhoods and architecture. *The design and construction of Capitol Flats are of the highest quality utilizing high integrity materials that are seen and unseen to ensure a landmark that will maintain its appeal hopefully for generations. From the precast concrete garage, steel*

framing, brick and metal exteriors, and wood accents, these residences are designed to connect with existing town architecture, both new and historic.

C-3. Create comfortable and functional relationships between structures, spaces, and different use areas. Provide smooth transitions between areas of dissimilar use. *By breaking the community into five separate buildings, connected by a common courtyard and skyways, Capitol Flats established private outdoor space for every residence and open space within the block to provide the maximum air flow for windows that open to fresh air, decks and patios throughout. Multiple elevators and stairways enhance the functional flow from the garage to street level to residences. The garden level features a community fitness center and resident work space while the courtyard, street side gathering areas and expansive rooftop deck promote socializing with friends and neighbors.*

C-4. Ensure site development that responds appropriately to topography, drainage, existing vegetation, sensitive habitats, drainage, access, views, privacy, adjacent development, and opportunities for open space and solar exposure. *Capitol Flats took a unique approach to responding to topography by developing the garden level and courtyard above the underground garage. Establishing level one residences at street level on the uphill side of the property, as the site flows downhill toward the river, level one gets the opportunity to have an elevated entry with steps down to the sidewalk while revealing a garden level that walks out to courtyard level patios and steps up to the sidewalk gathering areas on the downhill side of the property. With the opportunity to improve the whole block, Capitol Flats will be able to add stormwater drainage management to the site with curb and gutter, sidewalk drains and a proposed stormwater pipe to take water safely to the stormwater inlet on the Grand Avenue sidewalk below so it can return to the river, rather than eroding the hillside by free running from town off the end of Howard Street as it currently does. This streetscape and site improvement will also include the addition of streetscape shade trees and aesthetic plantings that don't exist now. As a redevelopment project, there won't be a disturbance of any sensitive habitats and access to this downtown block will be improved by removing vehicular access points from Capitol and Second Streets. Dividing the residences into five separate buildings that align to leave view corridors though the block maximizes sight lines, air flow and light in and through the community. The layout of the residences and the private outdoor space creates a buffer between areas of community movement and the entries and interior space of private residences. By giving each residence a transitional personal outdoor space, homes have a greater sense of privacy than typically found in a multi-family community. On Capitol Street and half of Second Street, Capitol Flats is across the street from other commercial mixed use properties and the new sidewalk and streetscape enhancements will support the existing and future development there. For the other half of Second Street and Howard, Capitol Flats is across the street from the church and three homes. With residences that enter at street level, no commercial uses and by pushing the Howard Street residences back from the setback further into the property, the improvements are responsive to the adjacent development. These deep streetscape areas enhanced with gathering areas, the open courtyard and large rooftop deck overlooking the river give ample community open space in addition to each residences private outdoor open space. By keeping the courtyard open to the sky, and establishing light corridors that cross the entire property, overhead sun will flood the neighborhood. Encompassing the whole block, the solar exposure*

will move around the community, decks, patios and buildings throughout the day, but if the sun is out, it can always be found on the rooftop deck.

C-5. Provide adequate parking, ensure multimodal connectivity, and encourage the use of alternative transportation. Connect neighborhoods, transit stops and commercial destinations with clear, safe pedestrian and vehicular travel routes. *Capitol Flats will provide all of its required motorized vehicle and bicycle parking on site, primarily in the heated underground garage. Being located in the heart of downtown, with direct access to a town bike route and with e-bike charging, the project does intend to utilize the five percent parking reduction for each of those benefits. Every residence will have a private storage unit in the heated garage for storing bikes and recreational gear and other personal items. Bike racks will be provided around the community streetscapes for surface level bike parking. Limited vehicle street spaces will be utilized for easy pick up and drop off to make carpooling or ride sharing with Uber or Lyft seamless. The neighborhood sits between two transit stops. Capitol Flats is three blocks to the downtown (5th and Wall Street) bus stop and about 1000 feet to the Chambers Park and Ride bus stop, making it easy to get around the valley via Core Transit, to Denver and beyond via Bustang or Pegasus to Union Station, and to ski areas near and far via Snowstang or many other public transit combinations. Door to sidewalk covered and heated skyways and walkways direct residents right downtown for restaurants and retail or walk to work opportunities. For destinations a little further afield, bicycles, e-bikes, scooters, motorcycles, trikes, one wheels, electric skateboards, hoverboards, long boards, unicycles, Segways, roller skates, and any number of futuristic modes of transport can access the streets, sidewalks and bike routes of Eagle directly from the garage or walkways of Capitol Flats.*

C-6. Promote environmental education and stewardship with energy and water efficient structures and landscapes. *As a cohesive community, Capitol Flats can easily provide information to educate its residents and guests in best practices for water, trash, recycling and energy use while building in efficient collective systems and landscapes to set the tone for individual conservation.*

C-7. Reinforce the unique attributes of the Town's individual character areas. Enhance the vibrancy and viability of the Broadway District, Eagle Ranch, Grand Avenue, and the North Interstate commercial centers. *The design of Capitol Flats intends to connect several of these areas by being a welcoming anchor to downtown Eagle. Entering town from I-70, this property invites you into town and to Broadway while defining the beginning of downtown along Grand Avenue.*

Per Chapter 4.10.030 the plans for Capitol Flats show that the community supports the design standards for A. Site Design, B. Permitted Façade Materials, C. Roofs, Eaves and Parapets, E. Color and Reflectivity, and F. Sidewalks and Furnishings while avoiding C. Prohibited Façade Materials.

As desired by Chapter 4.10.040A-2, the "orientation of the buildings are consistent with the established pattern along the block face" and "no residential structure (is) sited diagonally or otherwise skewed on the lot."

The architectural design utilizes many (more than the required five) of the exterior appearance standard elements (Chapter 4.10.040B-2.b.) including i. Balconies, ii. Overhangs, iii. Covered patios, iv. Prominent entry features, v. Window variations, vi. Door opening variations, vii. Distinct variations in color, viii. Variations in materials, ix. Variations in building height, xii. Projected or recessed building walls and other architectural features to "provide relief and contrast in the façade." The "individuality and privacy of units (are) emphasized through the use of identifiable private or semi-private entries" (Chapter 4.10.040A-2.e.) and "entries and stairwells (are) and integral part of the building design…protected from weather and …designed with architectural treatments that are integrated into the overall building elevation." (Chapter 4.10.040B-2.f.) Post-Covid multi-family design calls for an emphasis on open air spaces with maximum ventilation without enclosed public hallways that can accumulate germs or collect people together in smaller interiors spaces, such as in front of an elevator door. Capitol Flats proactively utilizes ground heated patios and covered and heated skyways that are open air and promote health, safety and community engagement while being alfresco and allowing each residence to live much like a single family home. The entry to every home opens to fresh air, not a hallway, and windows and sliding glass doors open to the outside, private patios or balconies. Per Chapter 4.10.040B-2.g. the roof lines are varied and "visually associated with underlying building mass units" and "parapet walls (are) interrupted by setbacks or varying heights to provide variety to the roof line."

As a multi-building development (Chapter 4.10.040B-3), Capitol Flats has distinct buildings as distinguished through a "variation in length of 30 percent or more" (3.a) and a "variation in the footprint of the building of 30 percent or more" (3.b).

Building materials are varied and appropriately weighted on the buildings. (Chapter 4.10.040B-4)

Capitol Flats does not employ the use of accessory structures (Chapter 4.10.040B-5)

Private outdoor space (Chapter 4.10.040B-6) is a hallmark of Capitol Flats and is approached from several angles. Every residence has a private patio, deck or balcony of at least eighty square feet. Many homes have a significantly larger private outdoor area. In the open air courtyard that encompasses the interior of the property are plantings and spaces for sitting and meeting up with neighbors. The rooftop deck has over 2300 square feet of outdoor space for residents to spread out and enjoy the fresh air and views of the river and mountains surrounding the community. For aesthetic reasons, some private outdoor spaces have a minimum dimension of a six foot protrusion with a long lateral element. While not necessarily private, but with primary use by residents, surrounding the community on site are improved open areas delineated from streets with curb and gutter and enhanced with seating areas, trees, landscaping, sidewalks and gathering areas for mingling with friends and connecting to town.

4. Inclusionary Residential Requirements for Local Employee Residency Chapter 4.02.050.
Capitol Flats is meeting the requirements of this Chapter by having at least 15% Affordable Units and at least 35% Resident Occupied Units, making 50% or more of the project deed restricted. The project will identify the affordable units in advance and would like to have the flexibility to allow buyers who qualify as resident occupied buyers to select their home from the available

residences and agree to add the RO deed restriction after their selection process. This will allow RO buyers the most flexibility in which home they secure and eliminate the need for the developer to guess which residence will be desired by a future buyer who happens to qualify as an RO buyer. Capitol Flats would be responsible to ensure that the required number of residences are sold with the RO restriction in place.

5. Landscaping and Buffering Standards. Chapter 4.11. *Capitol Flats will be making significant streetscape improvements to its properties and will be in compliance with this Chapter.*

6. Parking and Loading. Chapter 4.12. *Capitol Flats will be providing all required resident parking spaces in the underground heated parking garage along with storage units for each residence. Per Chapter 4.12.060G Active Transportation Reduction, there could be a five percent parking reduction for the building being within 1,320 feet of a bike route with a sidewalk connection. There could be an additional five percent parking reduction per Chapter 4.12.060J since Capitol Flats will provide at least two electric bike charging spaces. Pick Up/ Drop Off, Delivery and Loading/Unloading spaces will be provided in select locations on the perimeter of the property, near building entrances and the mail room.*

7. Outdoor Lighting. Chapter 4.13. *Capitol Flats will provide a lighting plan showing compliance with this Chapter.*

8. Sustainability, Resilience, and Hazards. Chapter 4.14. *As a downtown infill redevelopment project, Capitol Flats is not creating hazards or displacing wildlife and is providing an environmental and geological study that shows no environmental concerns. See Phase I Environmental Site Assessment Appendix A.*

9. Subdivision Design and Improvement Standards. Chapter 4.15. *Being a redevelopment project, Capitol Flats properties are currently connected to existing infrastructure and utilities and will be re-connecting to those services upon new construction. Where relocation or upgrading of utilities is needed, the developers are working with the providers to make those improvements. All utilities on the Capitol Flats properties will be placed underground in accordance with this Chapter. New land dedication is not required for the "re-subdivision(s) of already subdivided land." Chapter 4.15.060. School land dedication will be met by fee-in-lieu.*

10. Signs. Chapter 4.16. *Capitol Flats will adhere to the provisions for signs in this Chapter.*

11. Administration and Procedures. Chapter 4.17. *Capitol Flats will follow all administrative procedures as directed by this Chapter and Town Staff.*

REVIEW AND DECISION MAKING - Chapter 4.17.100D-2e.ii - (continued)

The Planning and Zoning Commission and Town Council shall consider the following in their review of a sketch plan:

2. How the proposed development incorporates variety in the type, design, and siting of buildings. Chapter 4.17.100D-2e.ii(b).

In the process of developing Capitol Flats, the buildings were specifically designed and sited to create a sense of community while allowing the homes to live with as much light and air circulation and indoor - outdoor connectivity as possible. It was also important to have the individual buildings and residences, as well as the entire site, open up to the sidewalks and town and not be closed off and inward facing. The placement of the garden and first level homes with entrances from the newly furnished streetscapes creates a sense of invitation while producing enticing spaces for people to meet and socialize. Each building has a different interaction with its street, serving various purposes, while still uniting the block as a cohesive whole. The Grand Avenue elevation presents an anchoring landmark vision to welcome residents and visitors to town while the recessed upper level arbor and rooftop deck beckon people upward to enjoy the long mountain views. The Capitol Street elevation opens itself to downtown with stairs connecting directly from the sidewalks up to entry decks and down to herringbone brick patios that welcome friends and residents. Howard Street takes a more subdued approach with ground level residences that step right out to the sidewalk like many old town homes. Vertical elements carry to the top of the building establishing a more traditional townhome element and landscaping in a deeper building setback softens the transition to the next block. Second street features less pronounced brick faces and stepped back main residential plane that recess from view in the streetscape. The corners feature wrap around decks that bring people outside and connect them to the neighborhood around them while pulling back the building corners.

3. How the proposed subdivision will be connected to and integrated with surrounding natural and developed areas. Chapter 4.17.100D-2e.ii(c).

As an infill project, these new residences are replacing old trailers, homes, commercial use buildings and previously developed but currently vacant land. The connection to natural areas remains similar except the new homes have view corridors that cut through the block and everyone has access to the incredibly vast views from the rooftop deck. The community will have greatly enhanced integration with town and facilitate the pedestrian flow from deeper in town to Grand Avenue with the addition of sidewalks and biking made safer by the relocation of parking underground. Homes on the whole block will have easy access through the courtyard and around the property with bike parking and user friendly sidewalk connections to Broadway. Integration with the current and future Grand Avenue improvements will connect pedestrians and non motorized transport to the Chambers corridor and the north side of Eagle. Vehicle traffic out of town can exit the garage on Howard and go one block around the church to the Bluffs road roundabout access and direct Highway 6 or I-70 access. Capitol Flats is adjacent to the town bike routes with immediate access to on and off road trails.

4. How the project will impact neighboring properties (i.e. water drainage, traffic circulation, environmental impacts, view corridors) Chapter 4.17.100D-2e.ii(d)

Capitol Flats is being built on currently developed property in downtown Eagle at the end of a dead end street on one side and a busy intersection on the other. With the ability to improve the entire block comes the opportunity to make a lot of public improvements to stormwater and streetscapes, neither of which are currently developed on this block. The ability to capture and direct stormwater runoff from town and the community and keep it from flowing onto neighboring properties or eroding the hillside down to Grand Avenue and the roundabout will be a big contribution to the future safety of this area. The right of way and sidewalk additions will enhance the integration of this part of town to Broadway and the relocation of parking to the underground garage will make strolling in this neighborhood much more enjoyable and serene. Eliminating the entering and exiting of cars onto Capitol and Second streets from properties will help smooth traffic flow while the garage entrance at the dead end of Howard will encourage the use of the Bluffs road roundabout access. View corridors down the streets will be unchanged and the siting of the buildings on the block will allow straight visual access through the walkway openings across all of the properties.

5. How the proposal promotes the efficient use of land and public streets, utilities, and governmental services. Chapter 4.17.100D-2e.ii(e).

By building on existing developed land in town currently served with utilities, Capitol Flats is being as efficient as possible with land, streets, utilities and services while bringing the opportunity for people to live downtown and enhance the vibrancy and resiliency of the Town of Eagle. Consolidating the current lots, vacating the alley and building the underground garage allow for improved neighborhood aesthetics with cars out of sight, central plant water and energy efficiencies, out of view residential storage, and the promotion of multi-modal transportation - with a design that makes walking downtown the easiest choice to make.

SUBMITTAL REQUIREMENTS - from Pre-Application Meeting Notes and Chapter 4.17.130E.

Application Form	See page 6 of this application packet.
Subdivisions - technical criteria	See Civil Set of this application packet
Consents of Representation	See pages 53 of this application packet
Title Commitment	See page 68 of this application packet
Surrounding and Interested Property Ownership Report	See provided mailing labels (6 sets) and page 50 of this application.
Context/Vicinity Map	See Civil Set p. 568 of this application packet
Sketch Plan	See Civil Set p. 568 of this application packet
Sketch Plan Application	See Civil Set p. 568 of this application packet
General Development Information	See page 32 of this application packet
Traffic Impact Analysis	See page 383 of this application packet
Soils Report and Map	See Phase I Environmental Site Assessment page 103 of this application
Geologic Report	See Subsoil Study page 85 of this application packet
Miscellaneous Site Report	See Site History in Phase I Environmental Site Assessment page 103 of this application packet
Utility Report	See narrative on Civil Set of this application. See Fiscal Impact Study for funding impacts.
Population Report	See page 33 of this application packet
List and Description of any Rezoning	See page 34 of this application packet
List of any potential issues or problems related to this LUDC and comprehensive plan and other Town plans. Include discussion of applications.	See page 34 of this application packet
Fiscal Impact Study - Voluntary from applicant	See page 35 of this application packet
Development Impact Checklist	See page 51 of this application packet
Parking and Access Plan	See traffic impact analysis page 383 and Garage Plans in Architectural Set page 553 of this application packet
Exterior Building Materials and Colors	See Architectural Plans and Renderings page 553
Phasing Plan	See page 52 of this application
Current Views From Site - Voluntary from applicant	See page 82 of this application

Subdivision Sketch Plan - General Development Information (Chapter 4.17.130E-7.c.)

Today, the properties that comprise Capitol Flats have varied uses. 104 Capitol and 103 Howard are previously developed, but currently vacant lots. 110 Capitol is a narrow lot that hosts an old shed. 124 Capitol is an older two story residence with the downstairs used as an office and the upstairs as a rental residence. 130 Capitol is an old trailer being used as a rental. 217 East Second Street is an 851 SF single level residence. 137 Howard is an older home that has recently been used as an office but is currently vacant. 123 Howard is a vacant mobile home.

As a downtown infill re-development community, Capitol Flats is integrally connected to the surrounding areas and is consistent with the Land Use Development Code Subdivision Design and Improvement Standards of Chapter 4.15. (Chapter 4.17.130E-7.c.i.) While primarily utilizing existing infrastructure that serves the property currently, Capitol Flats will comply with all of the Required Improvements and will be adding significant stormwater infrastructure to improve the neighborhood. (Chapter 4.17.140) The downtown block design has already been established and Capitol Flats will effectively be doing a lot consolidation to re-plat the old lots into one property. (Chapter 4.15.020) The street pattern has also been established but Capitol Flats is requesting a right of way vacation to abandon the current alley to make way for the underground parking garage. Street, streetlight, signage and sidewalk improvements will all be made in coordination with the Town and its requirements. (Chapter 4.15.030) Water, wastewater and utility improvements will be designed and installed in accordance with the Town and utility company requirements. (Chapter 4.15.040) Utility company right of way vacation and will serve letters have been acquired and are included with the right of way vacation application included in parallel with this Subdivision Sketch Plan application. Boundary and survey monumentation will conform to the requirements of Chapter 4.15.050. As an infill project on existing Town lots, Capitol Flats is exempt from Chapter 4.15.060.

The proposed development will house 171 residences in five buildings. Almost all of the homes will be for sale, with a few being held for short term guest rentals to alleviate the need for residents to purchase and maintain unused guest rooms that sit empty most of the time. 118 or 69% of the units are planned as one bedroom, one bath homes with an otherwise open floor plan, opening to a private outdoor patio or deck. 47 or 27% of the residences are two bedrooms with living areas open to their outdoor space. Six, or four percent, of the residences are planned as three bedroom two bath homes with connected outdoor spaces. There's currently 3000 square feet of resident work space, fitness center and community space plus a mail room. Three elevators and two enclosed stairwells serve the residential levels and two levels of underground heated garage. The garage also holds a storage unit for each residence. Electric bike and vehicle charging will be available. The elevators and stairwells also serve a +/- 2300 square foot roof deck atop Building One facing Grand Avenue and overlooking the Eagle River and long mountain vistas. Building one has approximately 39,000 SF of heated residential area. Building two, along Capitol Street has approximately 31,725 SF of heated residential area. Building three, in the middle of the courtyard, has approximately 22,000 SF of heated residential area. Building four, along Second street, has approximately 20,600 SF of heated residential area. Building five, along Howard street, has approximately 28,600 SF of heated residential area. (Chapter 4.17.130E-7.c.ii.)

Capitol Flats intends to continue coordination with Public Works to install stormwater management infrastructure around and throughout the property to capture, filter and direct stormwater to the existing stormwater inlets along Grand Avenue at the roundabout so water can make its rightful way to the river. The podium top of the garage that creates the courtyard will be pervious with brick pavers that collect stormwater that makes its way to the surface and direct it into the stormwater system. Likewise, the garage will capture water from vehicles and after filtration, connect that water back to the stormwater system. Curb and gutter, drain spouts and trench drains will ensure stormwater that comes to the property from town and from the sky is managed on site and directed appropriately. Civil plan sets lend more detail to stormwater management. (Chapter 4.17.130E-7.c.iii.)

The neighborhood will need to utilize approximately 100 water taps, minus the ones currently in place on site. (Chapter 4.17.130E-7.c.iv.)

To our knowledge, there are no known issues with commercial mineral deposits on site (Chapter 4.17.130E-7.c.v.) nor any floodplain hazards (Chapter 4.17.130E-7.c.vi.)

Subdivision Sketch Plan - Population Report (Chapter 4.17.130E-7.d.vi)

With an average occupancy of two people per residence, Capitol Flats will house approximately 342 full time residents upon completion by 2028. The Town of Eagle economic development strategy is to Create efficiency while promoting the health of the business community, Expand the employee and employment base and Attract net new expenditure dollars to Eagle.

In the role of creating efficiency, the Town of Eagle Economic Development Plan (EDP) acknowledges that "most sites have been developed" and "the solution is to find ways to achieve greater utilization of existing sites…particularly in Downtown where historic building and platting patterns are now outmoded." [5] *Everything that has gone into the development and design of Capitol Flats is crafted to do exactly this and bring an underutilized downtown block into its highest and best use to serve its residents, neighbors and the future of Eagle.*

To expand the employee base, the Plan recognizes that "the limited housing supply in mountain communities is often the biggest challenge to overcome to foster economic growth and sustainability." The number one goal is to "increase the housing supply and affordability to accommodate the existing and growing employee base" (EDP, p. 9). *Capitol Flats is providing at least 50% deed restricted homes. At least 15%, or 26 residences, will be priced for families making 140% of AMI (average median income) as set by Eagle County Housing. At least an additional 35% or 60 residences will be resident occupied deed restricted with parameters set by the Local Employee Residence Program. The approval of Capitol Flats as currently designed will bring at least 86 deed restricted for sale homes to downtown Eagle.* "Currently, there are 102 deed restricted homes throughout Eagle." (EDP, p. 24). *Based on this number, Capitol Flats alone will add 84% more deed restricted for sale homes to Eagle. Excluding other new development that may be built, upon completion Capitol Flats would host 46% of all the deed*

[5] Economic & Planning Systems, Inc. and RRC Associates, "Town of Eagle Economic Development Plan" 2023: p. 7.

restricted homes in Eagle. In concert with the other approved and proposed residential units in other parts of town, Capitol Flats can make large strides in accomplishing these goals Downtown.

The third goal to expand includes reducing the amount of commuting by Eagle employees and residents and the fourth is to invest in Downtown. (EDP, p. 11) *Capitol Flats contributes mightily to both of these goals by creating homes where people can invest their lives while being in walking and biking distance to downtown. With the creation of the underground parking garage, Capitol Flats can also do this without reducing the availability of parking Downtown. (EDP, p. 12)*

Subdivision Sketch Plan - Rezoning Requests (Chapter 4.17.130E-7.d.vii)

Capitol Flats would like to request the rezoning of two of the eight properties to bring them into alignment with the others. Six of the eight properties that make up the block are zoned CMU1 and two of the eight are zoned OTR (Old Town Residential). One is an old trailer home (123 Howard) and the other has been serving a commercial use as offices (137 Howard). We would like your consideration in a future application to re-zone these two properties to CMU1 so the block can be united.

Subdivision Sketch Plan - Issues and Applications (Chapter 4.17.130E-7.d.viii)

The Capitol Flats project will entail the consideration of five land use applications. Ideally, the first and second can be submitted together and the remaining three can be submitted and track together. The applications are:

First, a right of way vacation application to pave the way to allow for the eight existing lots to be brought together as one property
Second, a subdivision application (sketch then preliminary and final combined) to allow for a new plat.

Third, rezoning of two OTR (old town residential) lots to allow them to match the other six lots as CMU1 (commercial mixed use one)
Fourth, a development plan application to allow for the proposed residences
Fifth, a height variance application to request the consideration of a weighted building height calculation to better reflect the impact of the buildings on the skyline. See architectural set.

As is common practice, Capitol Flats would like to gain confirmation that the temporary soil nails used during the installation of the underground garage may extend into the road right of ways. Preliminary discussions have been had to this effect with Public Works and diagrams are included in this application showing that there would be no impact to utilities from these nails. They will abandoned upon the installation of the garage and can be removed if future projects should encounter them.

A full LERP report hasn't been included yet since the guidelines haven't been confirmed or released yet, but a discussion on the AMI and RO units has been included.

Exhibit B: Site Plan and Civil Set

CAPITOL FLATS
EAGLE, COLORADO

SHEET INDEX:

C.1 EXISTING CONDITIONS
C.2 PROPOSED SITE PLAN
C.3 UTILITY PLAN
C.4 DRAINAGE PLAN
C.5 SITE DETAILS
C.6 STORM DRAIN PLANS

TIMBERLINE ENGINEERING CIVIL STRUCTURAL
218 E. Valley Rd.
315 E. Main St. #77
Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

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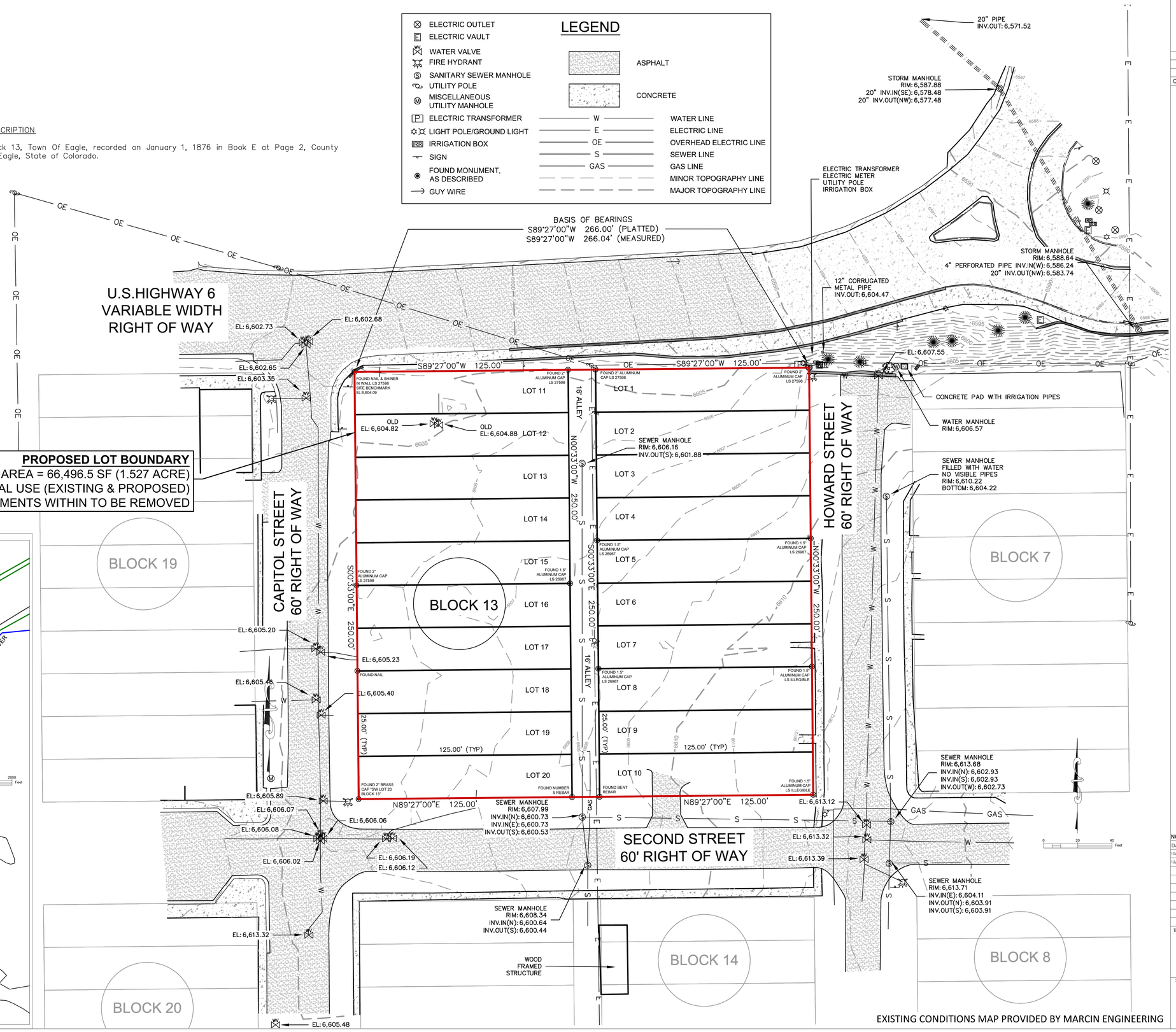
LEGEND

- ELECTRIC OUTLET
- ELECTRIC VAULT
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- MISCELLANEOUS UTILITY MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE/GROUND LIGHT
- IRRIGATION BOX
- SIGN
- FOUND MONUMENT, AS DESCRIBED
- GUY WIRE
- ASPHALT
- CONCRETE
- W — WATER LINE
- E — ELECTRIC LINE
- OE — OVERHEAD ELECTRIC LINE
- S — SEWER LINE
- GAS — GAS LINE
- MINOR TOPOGRAPHY LINE
- MAJOR TOPOGRAPHY LINE

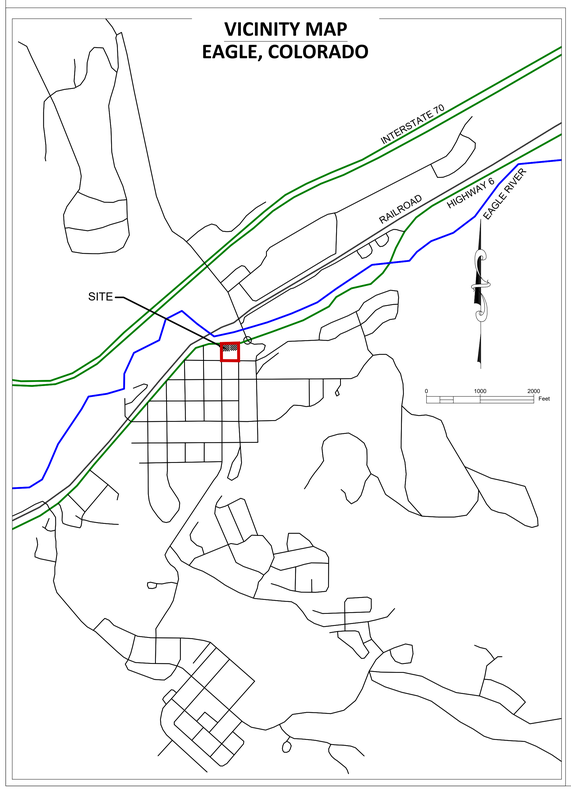
DESCRIPTION

Block 13, Town Of Eagle, recorded on January 1, 1876 in Book E at Page 2, County of Eagle, State of Colorado.

PROPOSED LOT BOUNDARY
AREA = 66,496.5 SF (1.527 ACRE)
RESIDENTIAL USE (EXISTING & PROPOSED)
ALL EXISTING IMPROVEMENTS WITHIN TO BE REMOVED



VICINITY MAP
EAGLE, COLORADO



EXISTING CONDITIONS MAP PROVIDED BY MARCIN ENGINEERING

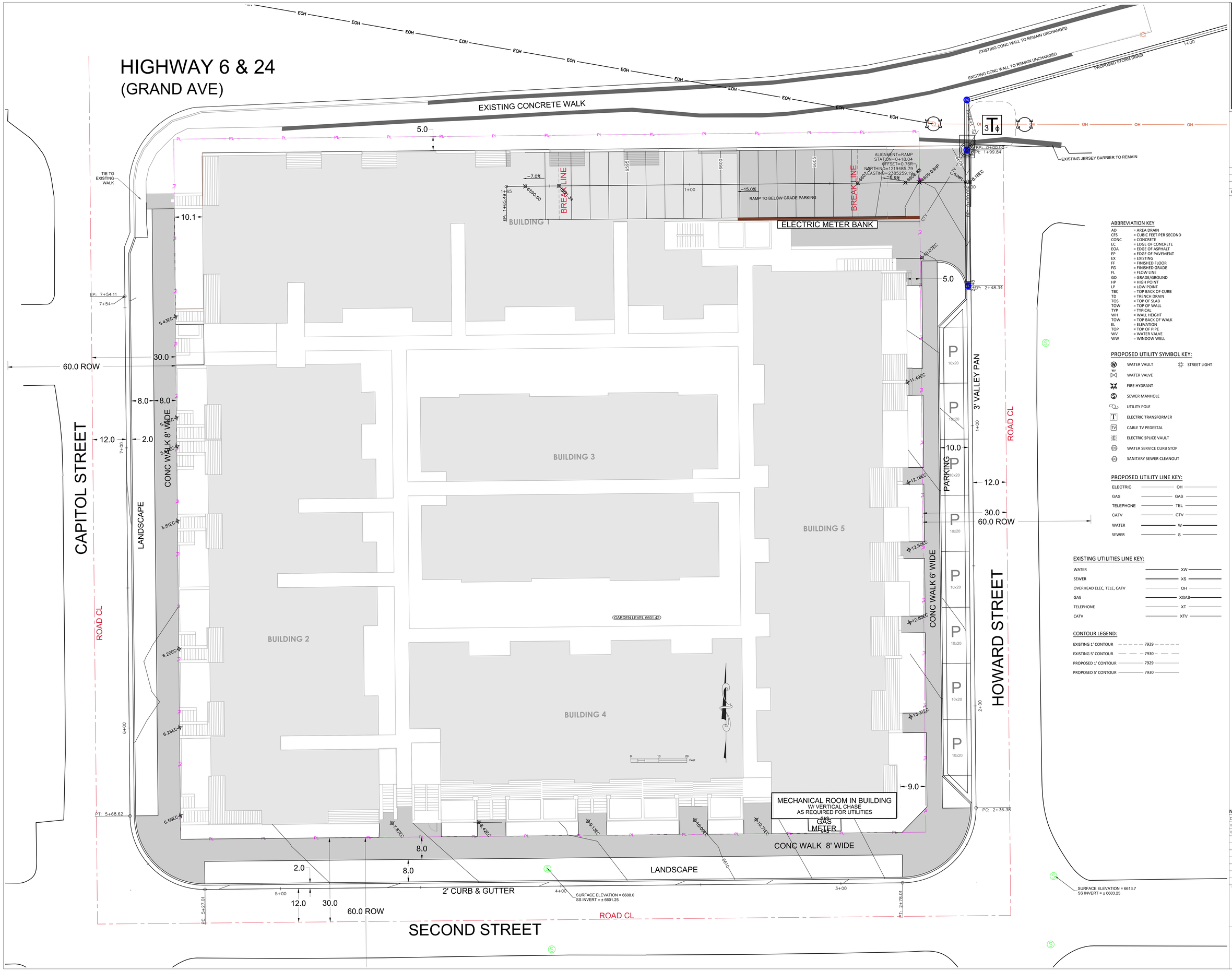
Capitol Flats
Eagle, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
10/30/24	Sketch Plan Submittal
12/4/24	Sketch Plan comments1

Title: EXISTING CONDITIONS

Sheet: C.1



ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT

PROPOSED UTILITY LINE KEY:

ELECTRIC	OH
GAS	GAS
TELEPHONE	TEL
CATV	CTV
WATER	W
SEWER	S

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS
TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

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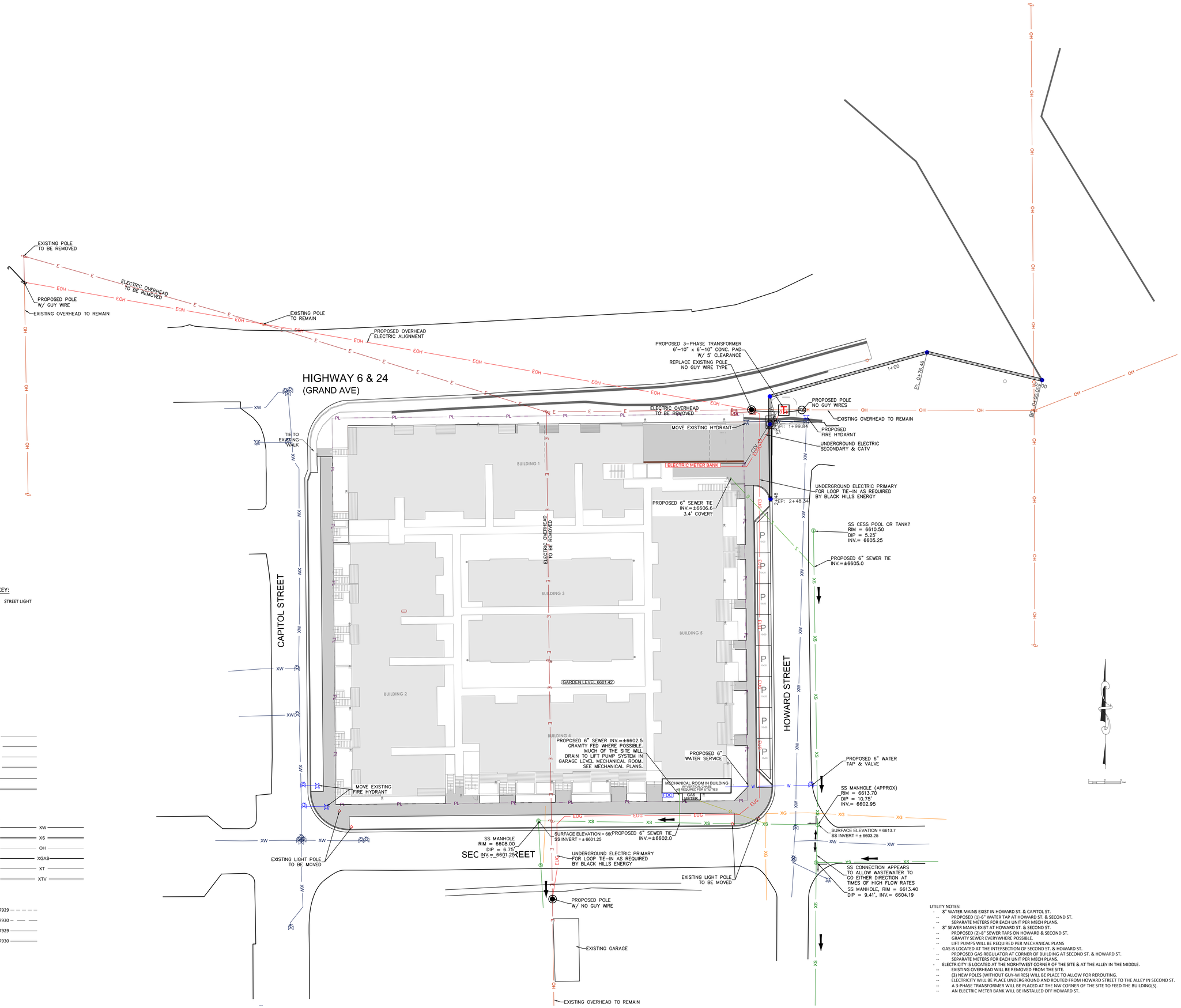
PROPOSED SITE PLAN

Sheet:

C.2



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ELECTRIC	OH
GAS	GAS
TELEPHONE	TEL
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WATER	XW
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TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

UTILITY NOTES:

- 8" WATER MAINS EXIST IN HOWARD ST. & CAPITOL ST.
  - -- PROPOSED (1)-6" WATER TAP AT HOWARD ST. & SECOND ST.
  - -- SEPARATE METERS FOR EACH UNIT PER MECH PLANS.
- 8" SEWER MAINS EXIST AT HOWARD ST. & SECOND ST.
  - -- PROPOSED (2)-8" SEWER TAPS ON HOWARD & SECOND ST.
  - -- GRAVITY SEWER EVERYWHERE POSSIBLE.
  - -- LIFT PUMPS WILL BE REQUIRED PER MECHANICAL PLANS
- GAS IS LOCATED AT THE INTERSECTION OF SECOND ST. & HOWARD ST.
  - -- PROPOSED GAS REGULATOR AT CORNER OF BUILDING AT SECOND ST. & HOWARD ST.
  - -- SEPARATE METERS FOR EACH UNIT PER MECH PLANS.
- ELECTRICITY IS LOCATED AT THE NORHTWEST CORNER OF THE SITE & AT THE ALLEY IN THE MIDDLE.
  - -- EXISTING OVERHEAD WILL BE REMOVED FROM THE SITE.
  - -- (3) NEW POLES (WITHOUT GUY-WIRES) WILL BE PLACE TO ALLOW FOR REROUTING.
  - -- ELECTRICITY WILL BE PLACE UNDERGROUND AND ROUTED FROM HOWARD STREET TO THE ALLEY IN SECOND ST.
  - -- A 3-PHASE TRANSFORMER WILL BE PLACED AT THE NW CORNER OF THE SITE TO FEED THE BUILDING(S).
  - -- AN ELECTRIC METER BANK WILL BE INSTALLED OFF HOWARD ST.

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PROPOSED UTILITY PLAN

Sheet:

C.3

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ELECTRIC	OH
GAS	GAS
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TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

DRAINAGE NOTES:

- PROPOSED CURB & GUTTER AT SECOND ST. & CAPITOL ST. WILL ROUTE STORMWATER TO EXISTING CURB & GUTTER AT GRANDE AVE.
- PROPOSED CURB & GUTTER AT HOWARD ST. WILL ROUTE STORMWATER PROPOSED STORM SEWER.
- PROPOSED DRAIN INLETS & STORM SEWER ON HOWARD STREET TO BE PIPED TO EAGLE RIVER.
- ROOF & SURFACE DRAINAGE ON SITE TO BE CAPTURED BY GUTTERS & AREA DRAINS.
- GUTTERS & AREA DRAINS TO BE TIED TO PIPE NETWORK IN GARAGE.
- SURFACE DRAINAGE PIPE NETWORK TO BE TIED TO STORM SEWER IN HOWARD STREET.
- STORMCEPTOR OR EQUIVALENT FILTRATION SYSTEM TO BE INSTALLED IN STORM SEWER.
- ALL STORM WATER WILL BE ROUTED NORTH TO THE EAGLE RIVER.

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Title:

DRAINAGE PLAN

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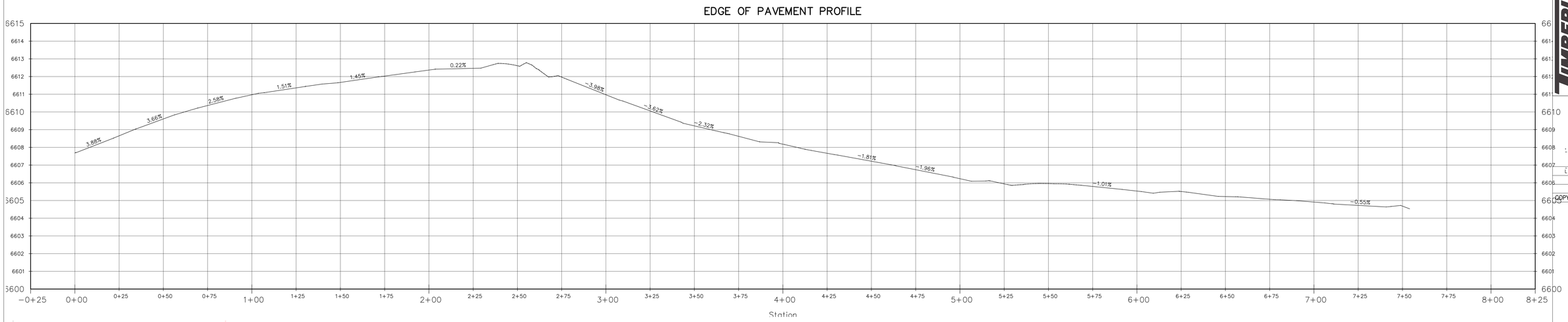
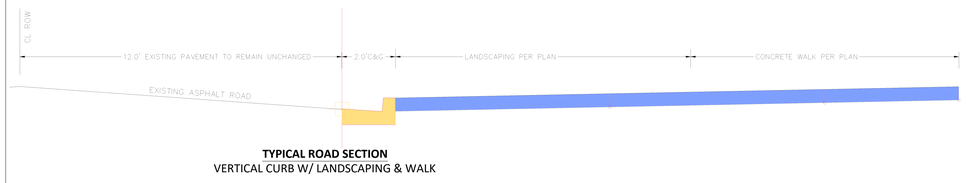
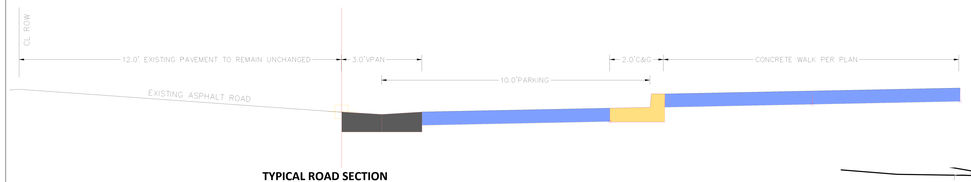
C.4

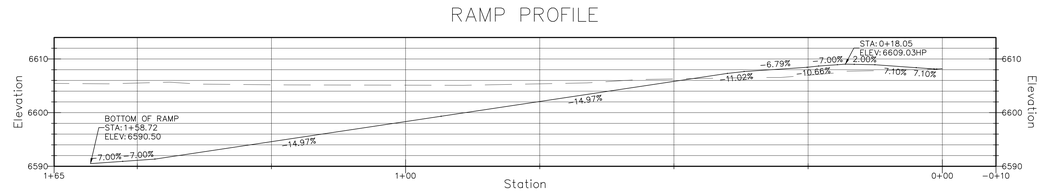


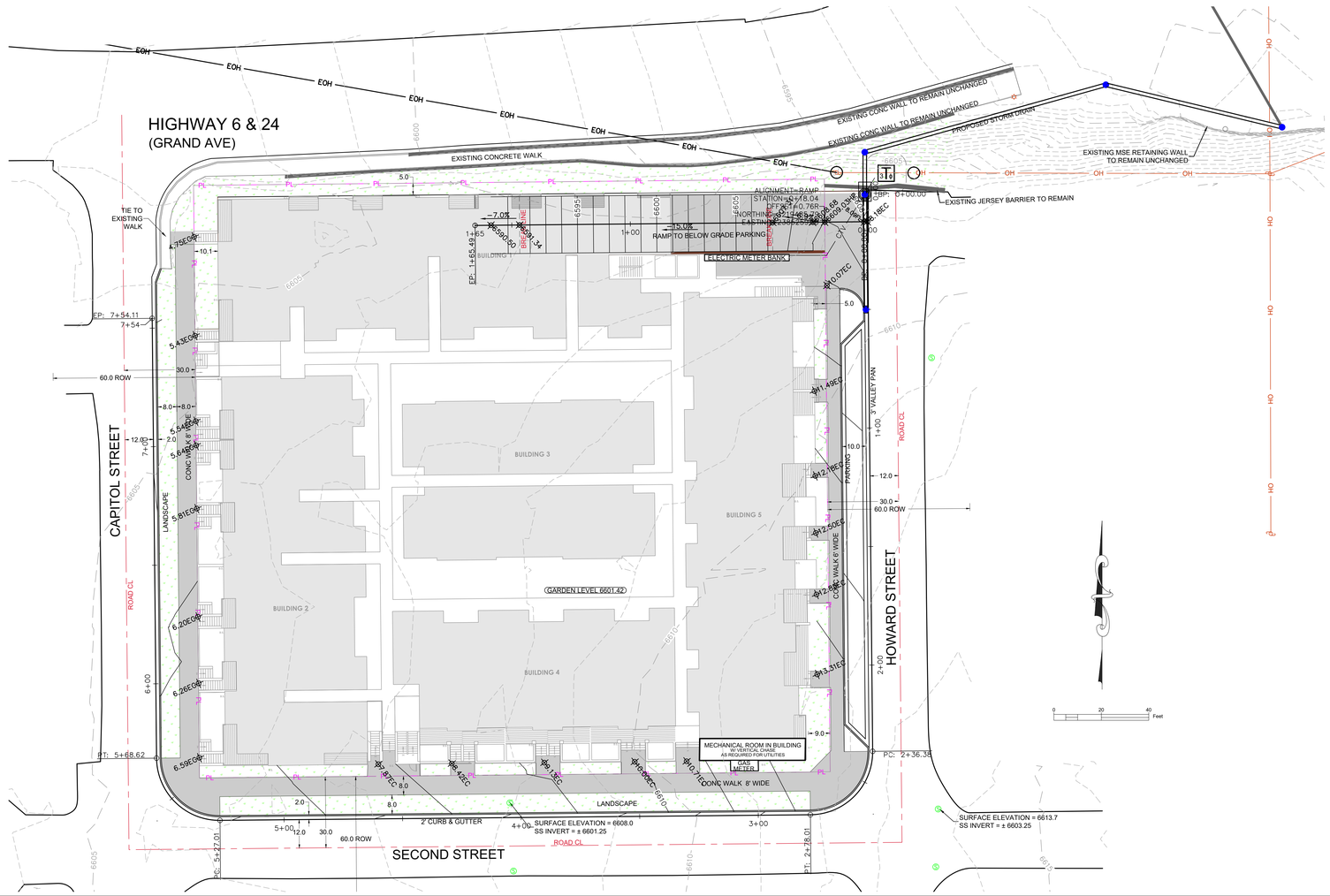


TYPICAL ROAD SECTION
VERTICAL CURB W/ LANDSCAPING & WALK



TYPICAL ROAD SECTION
VALLEY PAN W/ PARKING & VERTICAL CURB





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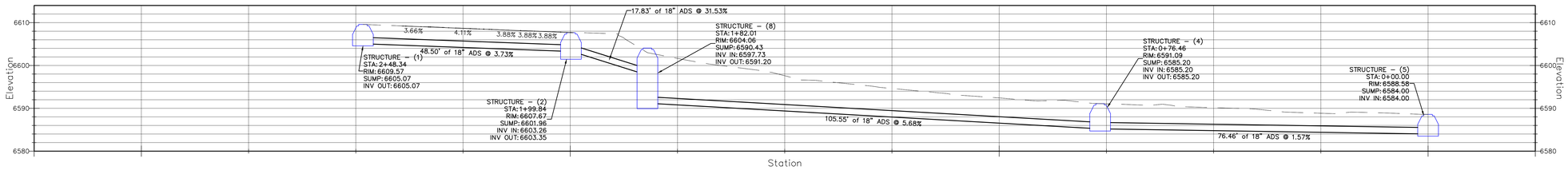
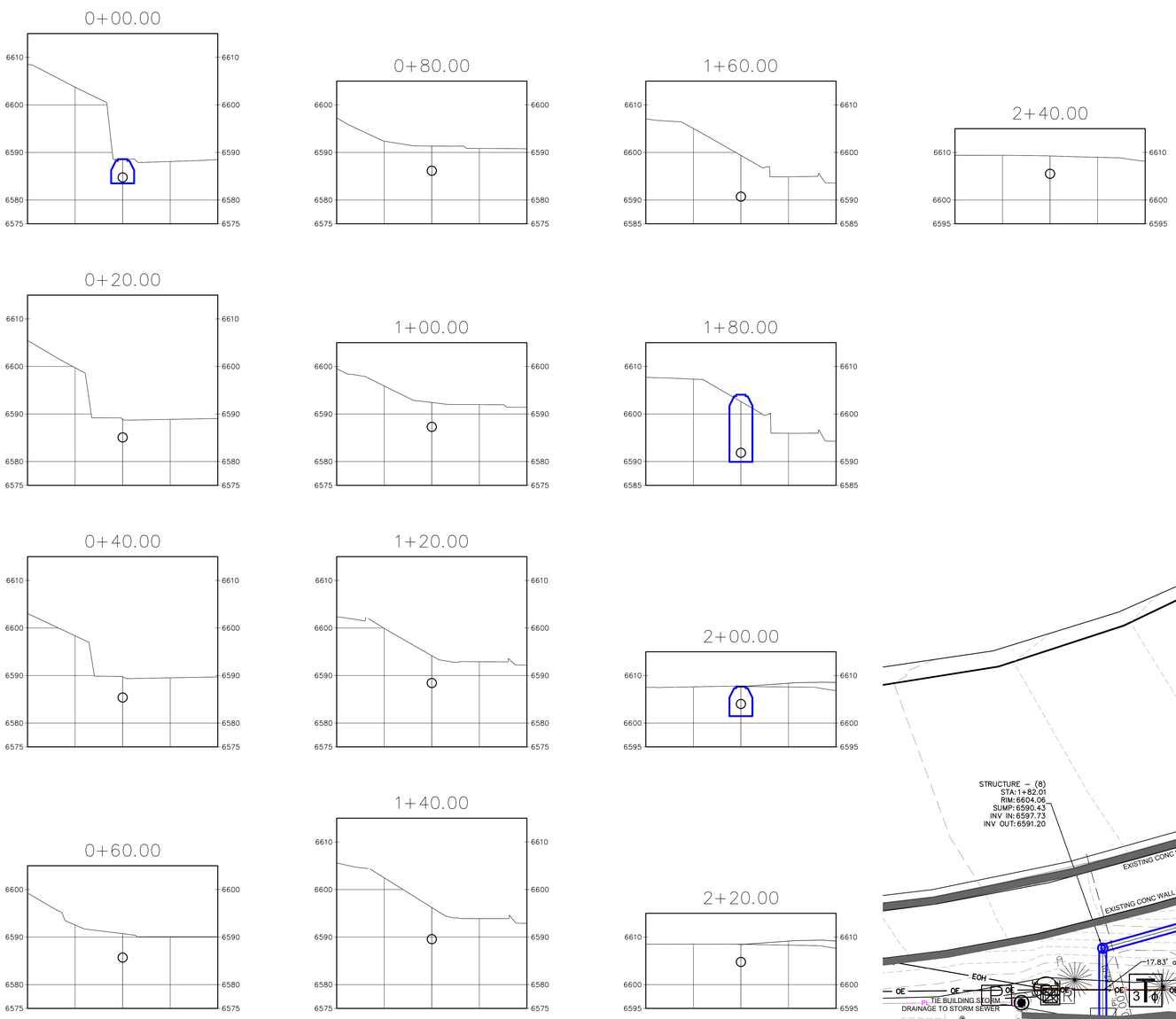
SITE DETAILS

Sheet:

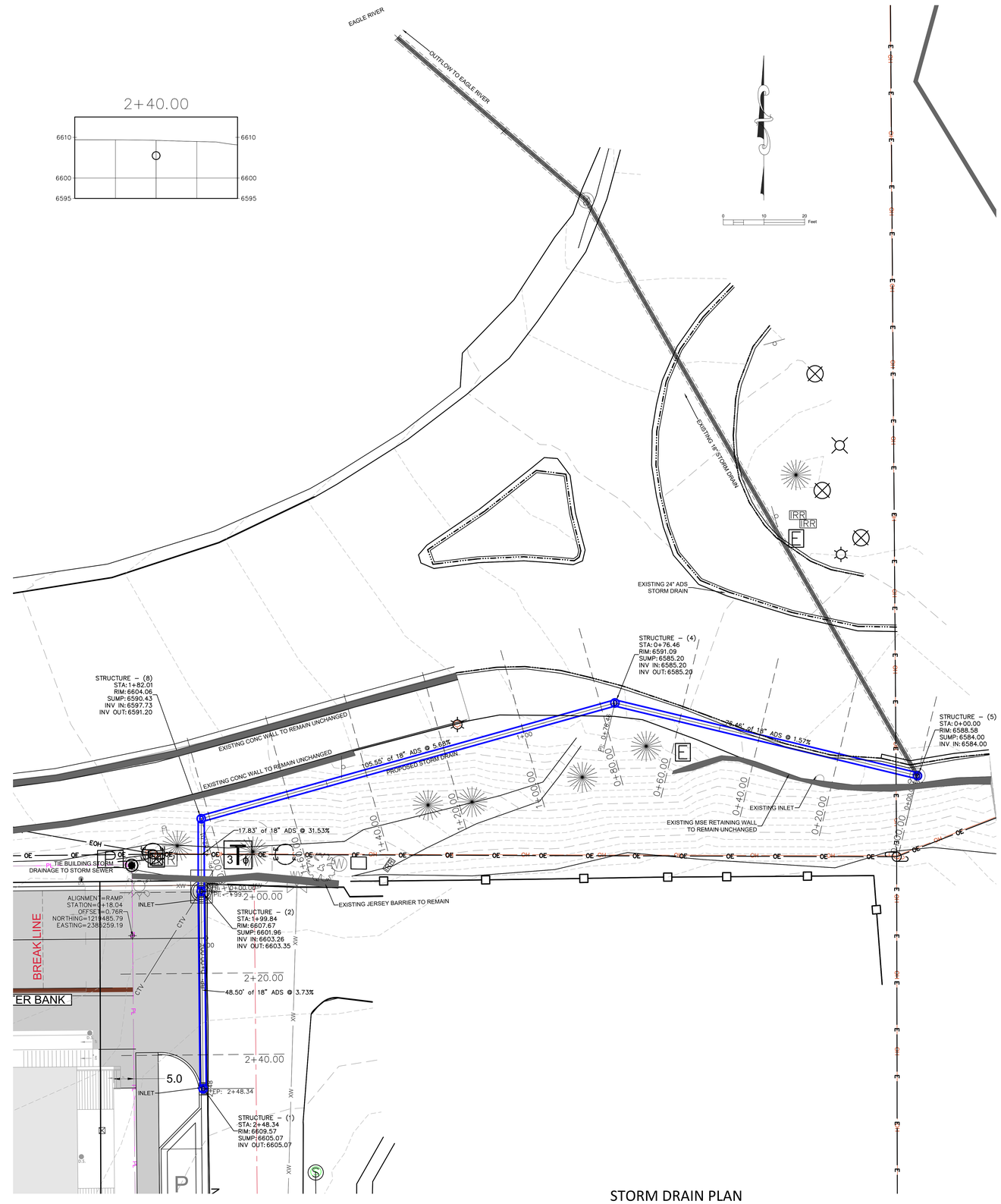
C.5

STORM DRAIN PROFILE





STORM DRAIN CROSS SECTIONS



STORM DRAIN PLAN

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Title: STORM DRAIN PLAN, PROFILE & CROSS SECTIONS

Sheet: C.6

Exhibit C: Architectural Drawings

1 A0.1 **CAPITOL STREET / WEST ELEVATION**
NTS

2 A0.1 **2nd ST. / SOUTH ELEVATION**
NTS

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100 CAPITOL STREET
EAGLE, COLORADO 81631

OWNER:
Eagle Multi Family, LLC
100 CAPITOL STREET
EAGLE, COLORADO 81631

CONTRACTOR

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHICTURE

SURVEYOR

MECHANICAL, PLUMBING, & ELECTRICAL ENGINEERS

CODE CONSUTANT

issue:	date:
PROGRESS SET	11-25-2024

PROJECT NO.
DATE
SHEET

A0.1

3D RENDERINGS

3 A0.1 **HOWARD STREET / EAST ELEVATION**
NTS

4 A0.1 **GRAND AVENUE / NORTH ELEVATION**
NTS

Capitol Flats

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EAGLE, COLORADO 81631

OWNER:
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100 CAPITOL STREET
EAGLE, COLORADO 81631

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CODE CONSUTANT

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PROJECT NO.
DATE:
SHEET

A0.2
3D RENDERINGS

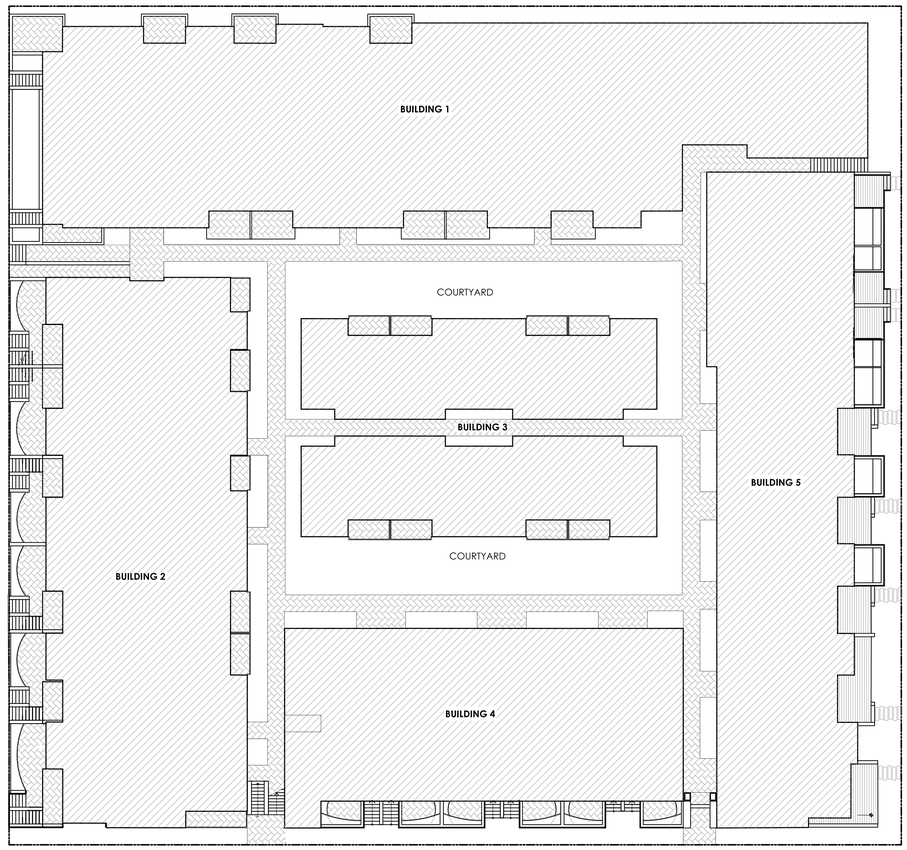
1 A0.3 **STREETSCAPE CAPITOL**
NTS

CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

issue:	date:
CONCEPTUAL DRAWINGS	OCT 30, 2024

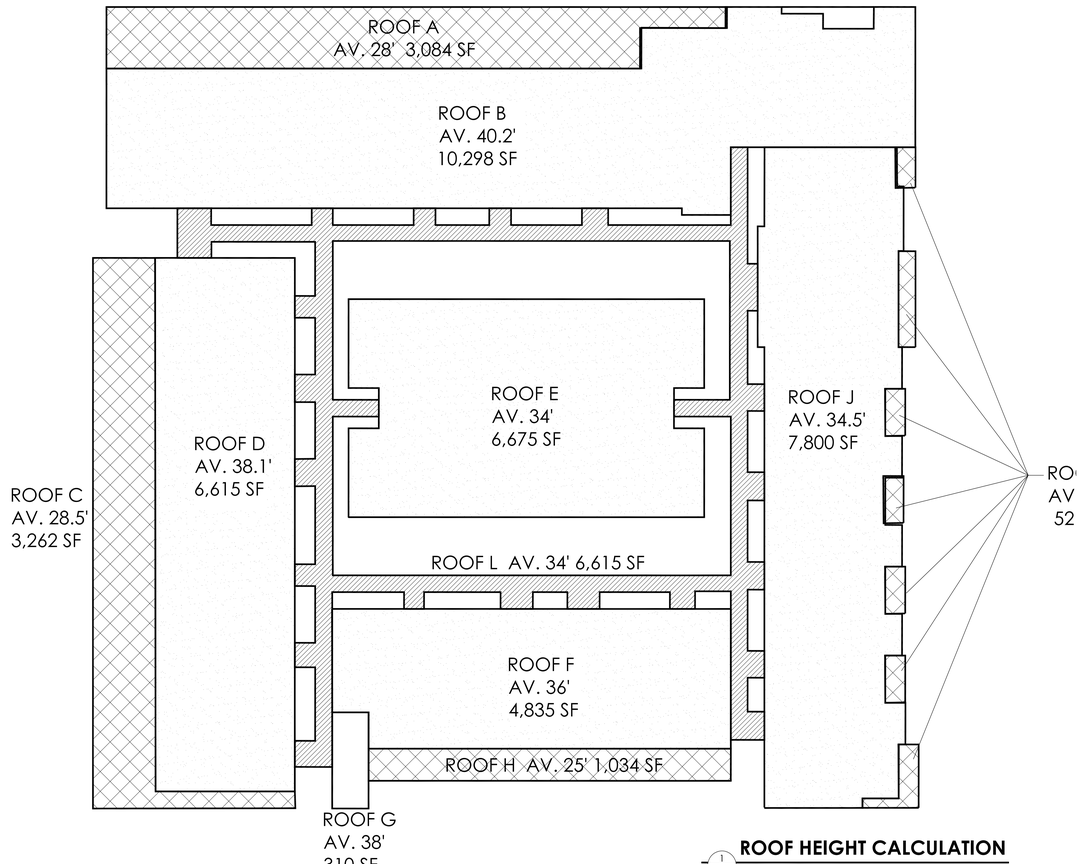
A0.3
3D RENDERINGS

LOT SIZE 66,500 SF
BUILDING 1,2,3,4,5 COVERAGE = 43,967 SF = 67%
+ COVERED WALKS = 4,200 SF = 72%
+ DECKS = 1,861 SF
+ SIDEWALK ENTRIES = 250 SF



2 A0.3 LOT COVRAGE CALCULATION

SCALE: $\frac{1}{16}$" = 1'-0"



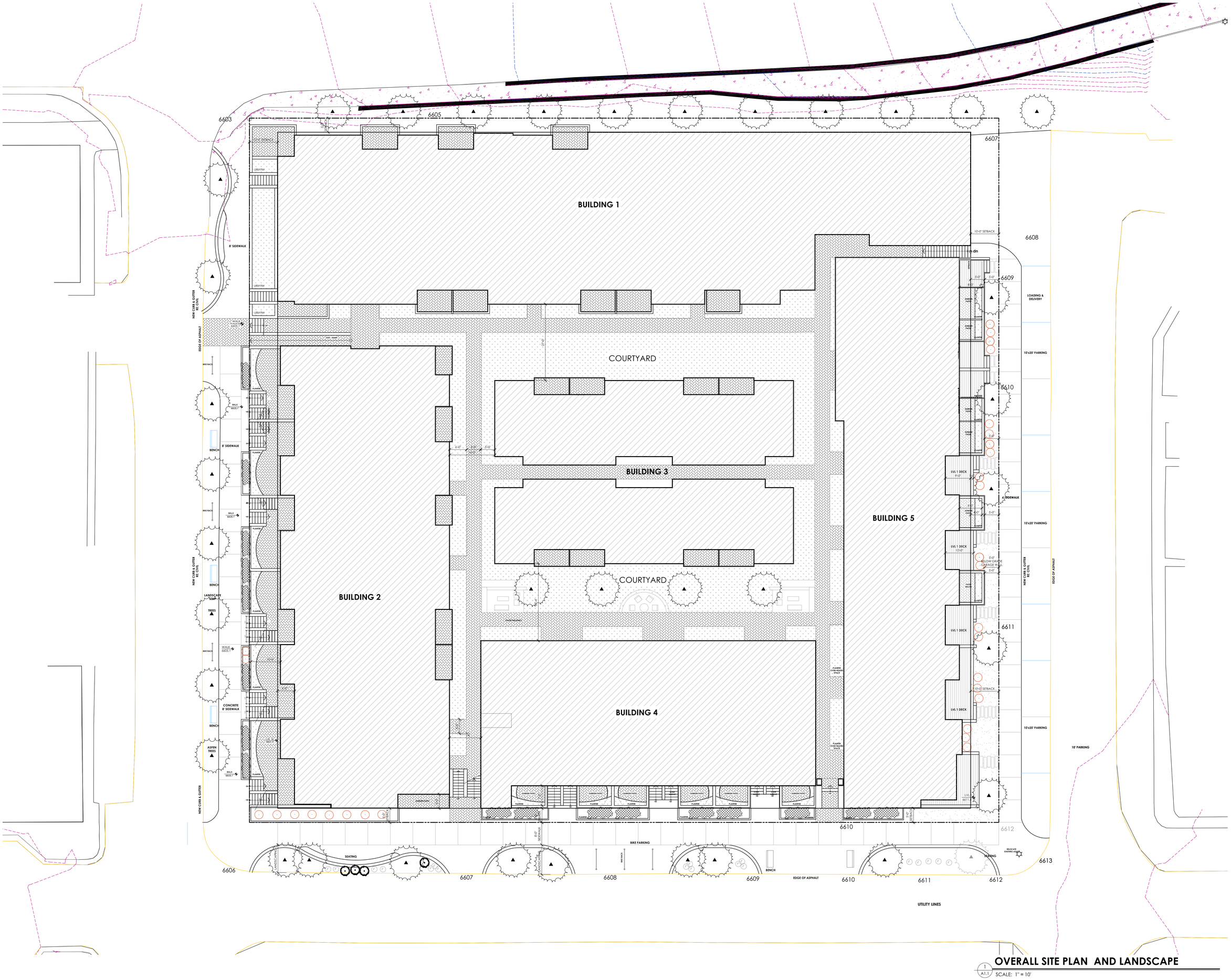
1 A0.3 ROOF HEIGHT CALCULATION

SCALE: $\frac{1}{16}$" = 1'-0"

CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

issue:	date:
CONCEPTUAL DRAWINGS	OCT 30, 2024

A0.3
BLDG HEIGHTS



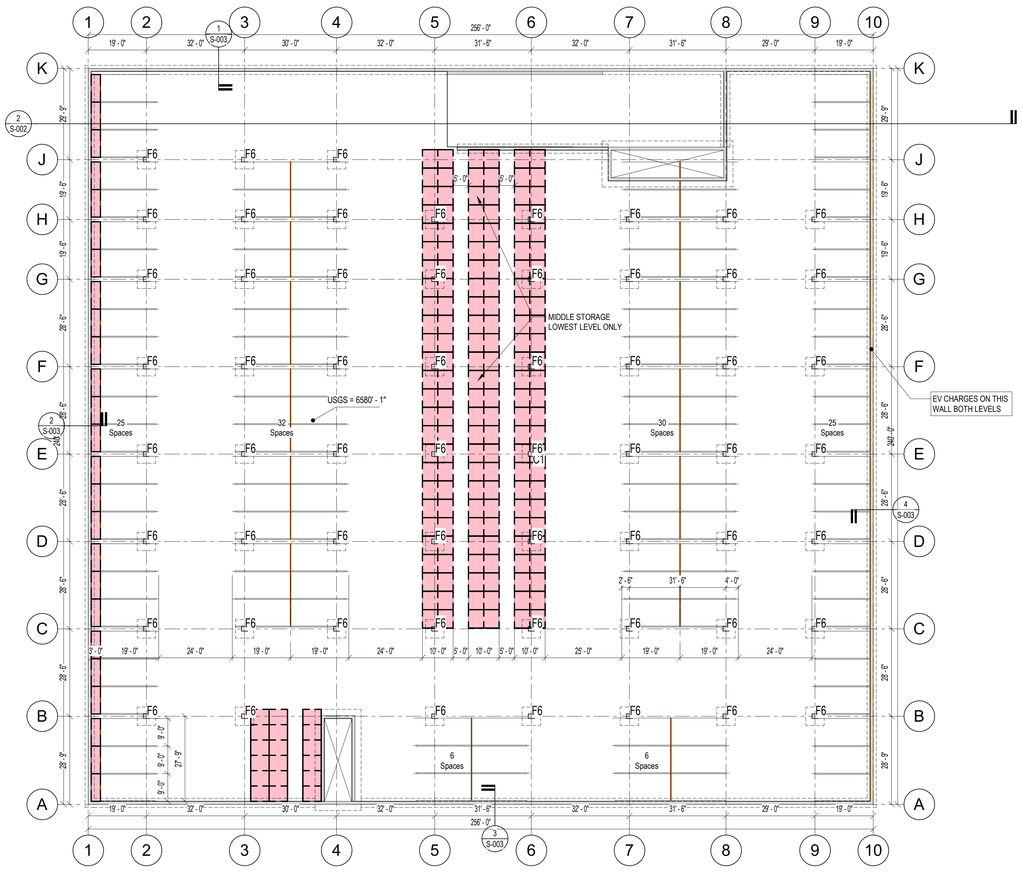
CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

date:	OCT 30, 2024
issue:	CONCEPTUAL DRAWINGS

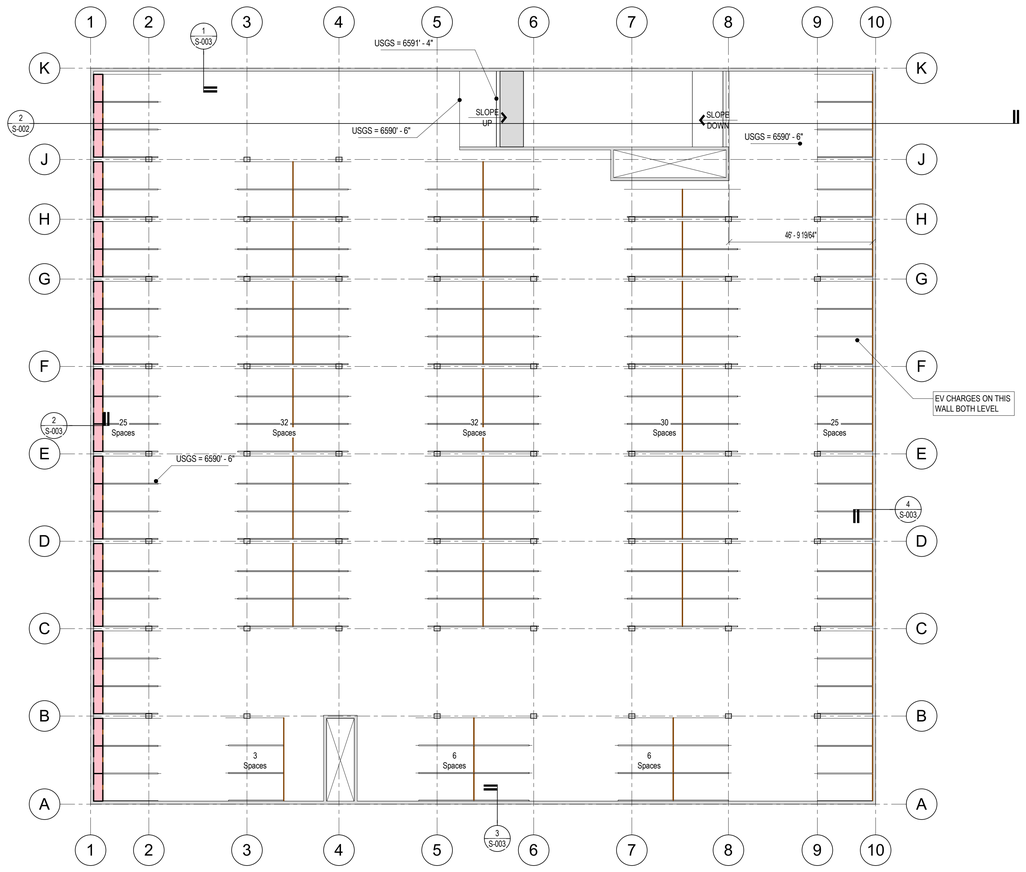
OVERALL SITE PLAN AND LANDSCAPE

1 / A1.1 SCALE: 1" = 10'

A1.1
SITE PLAN OVERALL



1 LEVEL P2 FOUNDATION PLAN
1" = 20'-0"



2 P1
1" = 20'-0"

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STRUCTURAL ENGINEERS
8490 E Crescent Parkway, Suite 250
Greenwood Village, CO 80111
303.839.1963 main

CAPITOL FLATS

BUILDING LAYOUT CONCEPTS

No.	Description	Date

BUILDING LAYOUT CONCEPTS

Project Number	20240201
Project Status	CONCEPT
Date	10/7/2024

Designed By	Checked By	Drawn By
SME	MOH	MAR

S-001

Scale 1" = 20'-0"

OVERALL FLOOR PLAN - GARDEN LEVEL

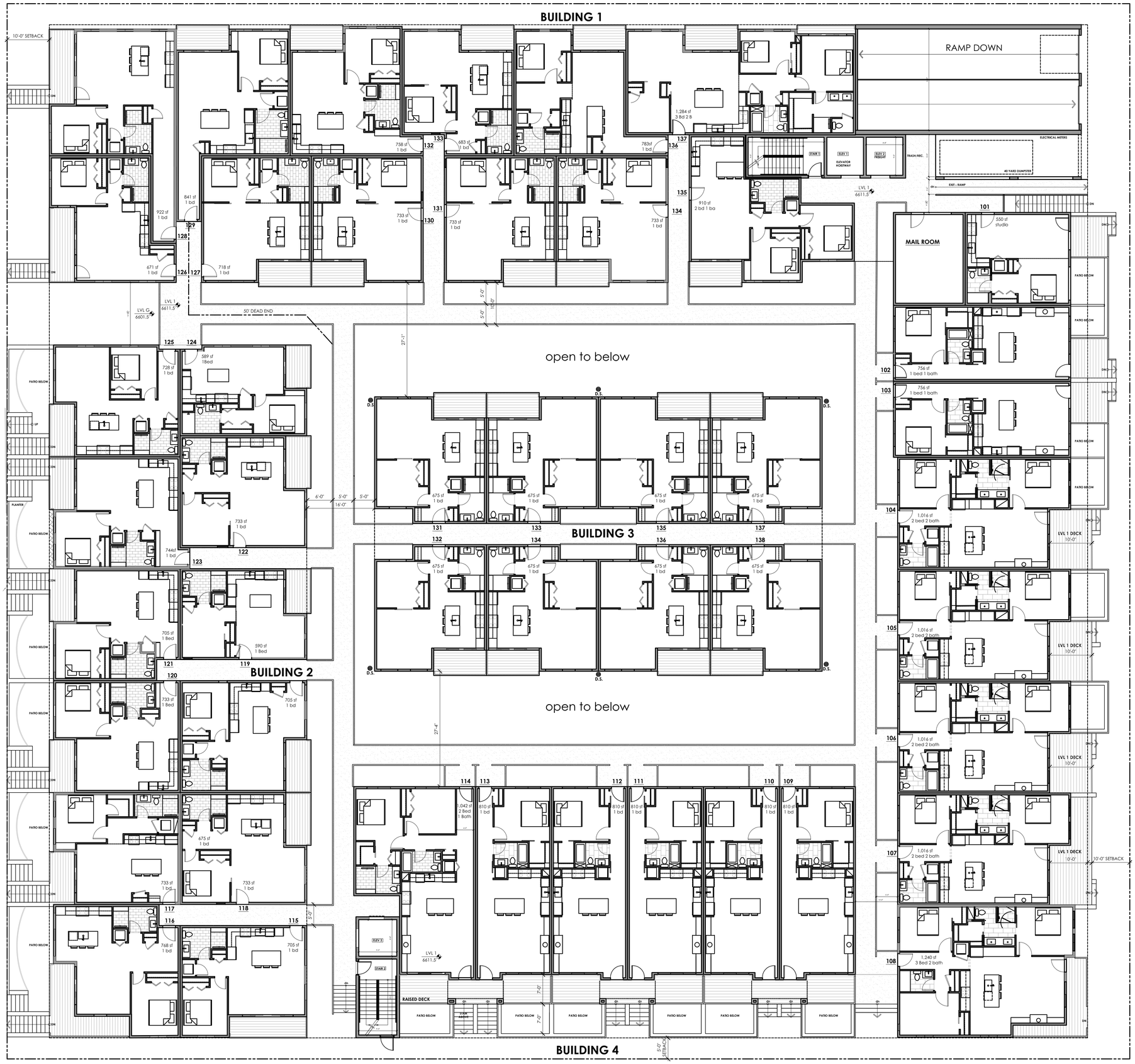
1 / A1.1 SCALE: 1/8" = 1'-0"

CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

issue:	date:
CONCEPTUAL DRAWINGS	OCT 30, 2024

A2.2

OVERALL FLOOR PLAN GARDEN LEVEL



OVERALL FLOOR PLAN -LEVEL 1

1 / A1.1 SCALE: 1/8" = 1'-0"

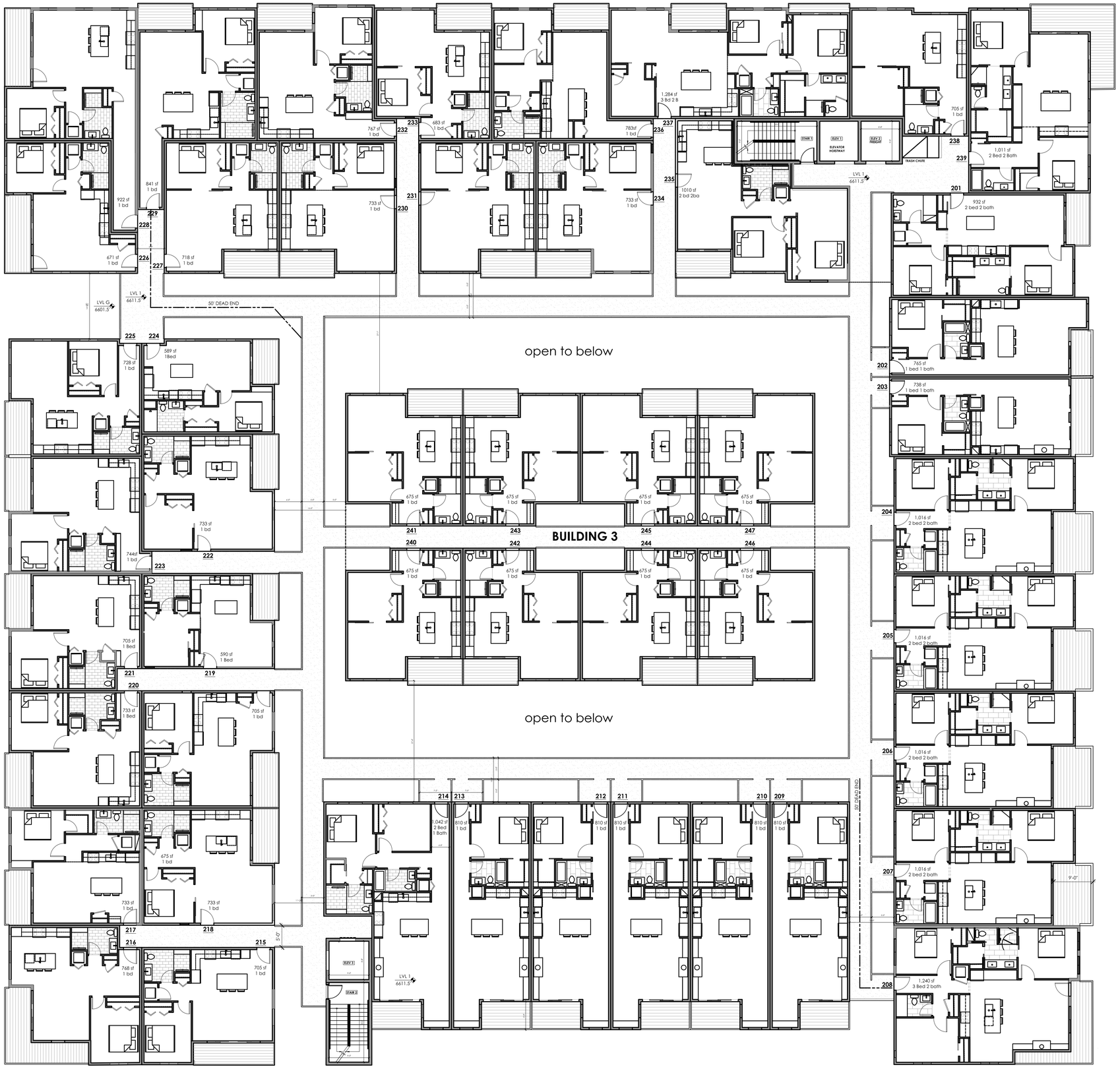
CAPITOL FLATS

100 CAPITOL STREET
EAGLE, COLORADO 81631

date:	OCT 30, 2024
ISSUE:	CONCEPTUAL DRAWINGS

A2.3

OVERALL FLOOR PLAN
LEVEL 1



OVERALL FLOOR PLAN - LEVEL 2

1 / A1.1 SCALE: 1/8" = 1'-0"

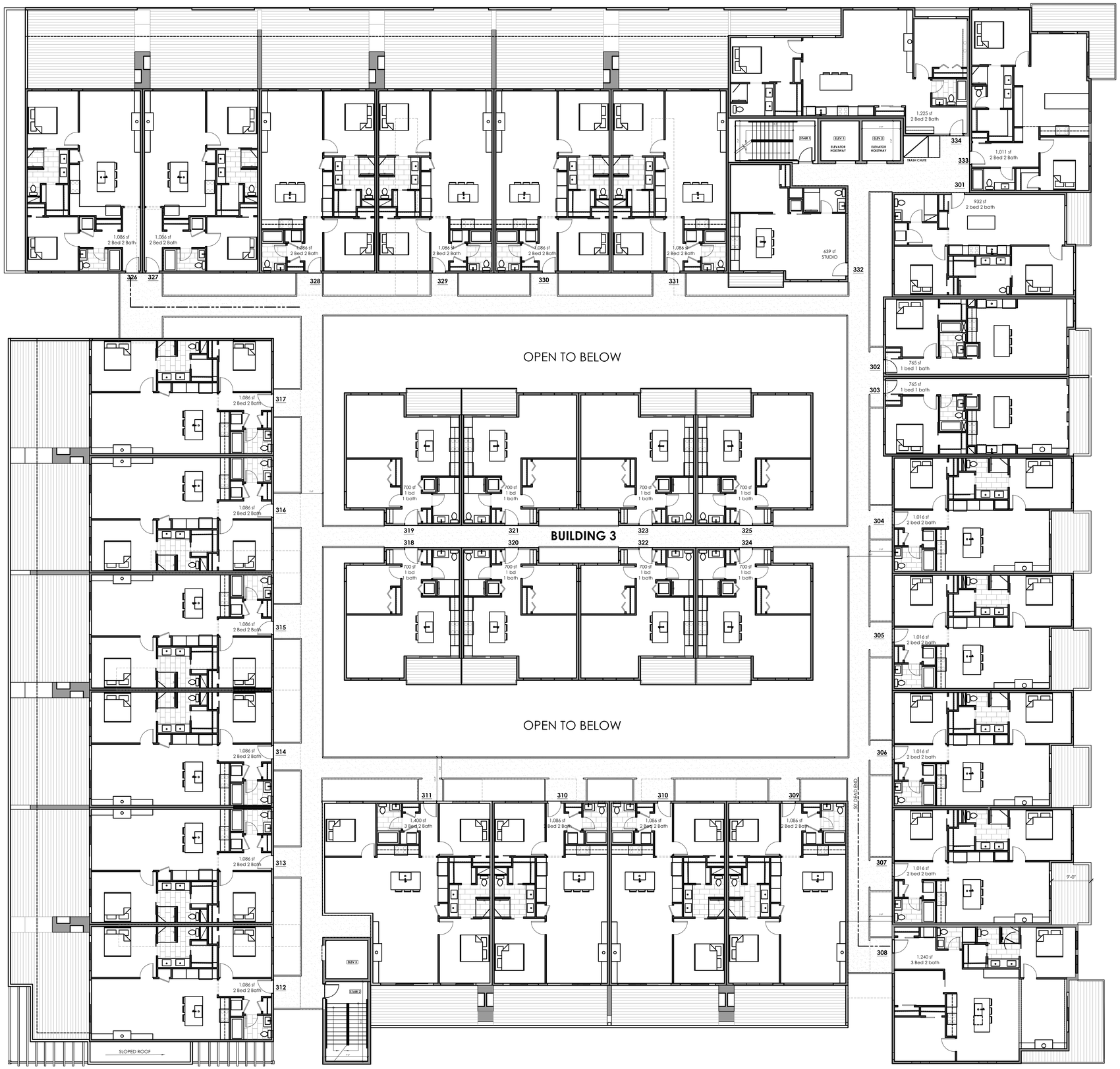
CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

date: OCT 30, 2024

Issue: CONCEPTUAL DRAWINGS

A2.4

OVERALL FLOOR PLAN LEVEL 2



OVERALL FLOOR PLAN - LEVEL 3

1 / A1.1 SCALE: 3/32" = 1'-0"

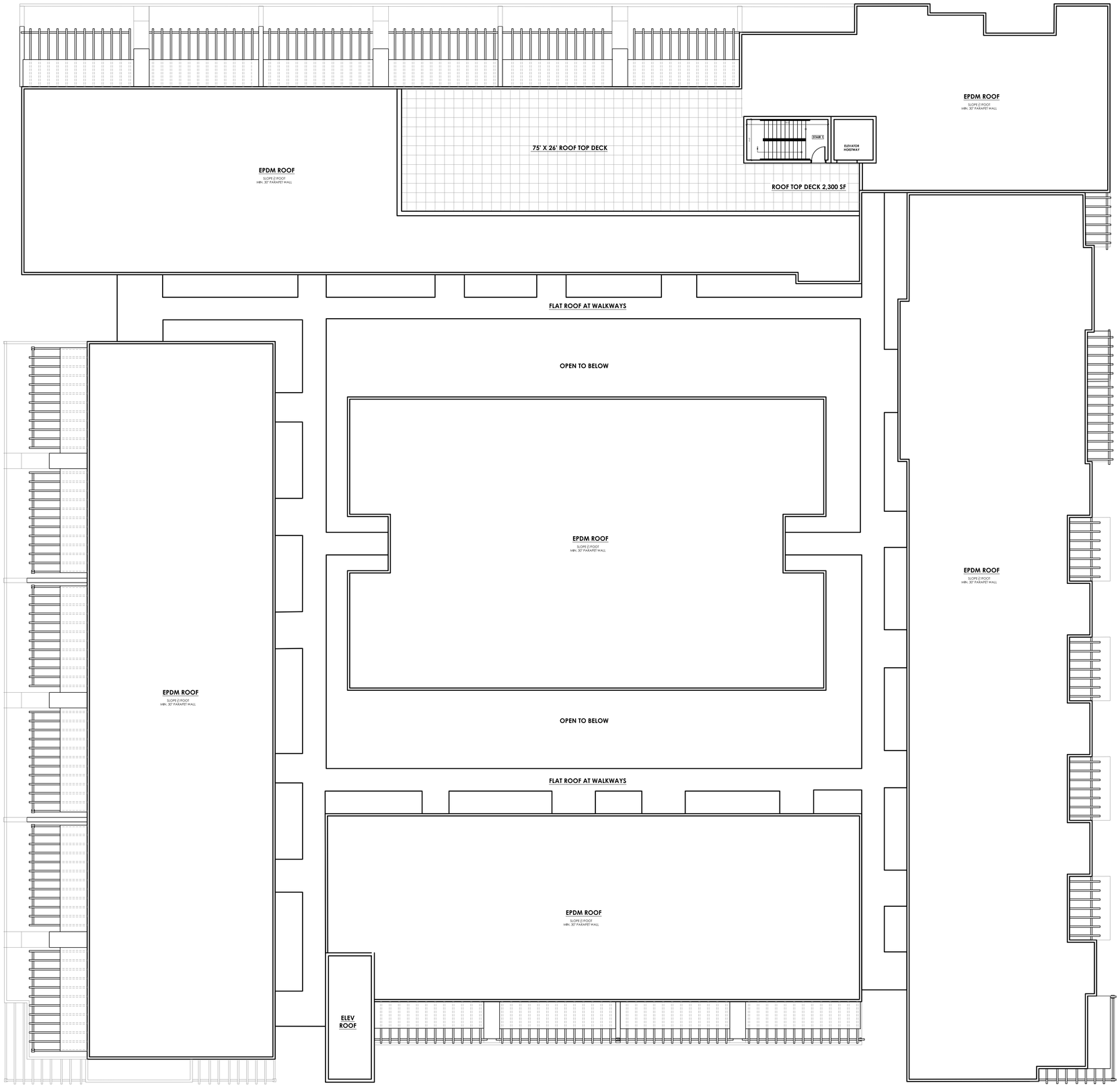
CAPITOL FLATS

100 CAPITOL STREET
EAGLE, COLORADO 81631

Issue:	date:
CONCEPTUAL DRAWINGS	OCT 30, 2024

A2.5

OVERALL FLOOR PLAN
LEVEL 3



ROOF PLAN

1 / A2.6 SCALE: 1/8" = 1'-0"

CAPITOL FLATS

100 CAPITOL STREET
EAGLE, COLORADO 81631

issue:	date:
CONCEPTUAL DRAWINGS	OCT 30, 2024

A2.6

ROOF PLAN

CAPITOL ST. ELEVATION

2 / A3.1 SCALE: NTS

2nd STREET ELEVATION

1 / A3.1 SCALE: $\frac{1}{8}$" = 1'-0"

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100 CAPITOL STREET
EAGLE, COLORADO 81631

OWNER:

Eagle Multi Family, LLC
100 CAPITOL STREET
EAGLE, COLORADO 81631

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ARCHITECT

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LANDSCAPE ARCHICTURE

SURVEYOR

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PROGRESS SET	11-25-2024

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DATE
SHEET

A3.1

BUILDING ELEVATIONS

EAST ELEVATION - HOWARD ST

4 / A3.2

SCALE: 1/8" = 1'-0"

NORTH ELEVATION - GRAND AVE.

3 / A3.2

SCALE: 1/8" = 1'-0"

Capitol Flats

100 CAPITOL STREET
EAGLE, COLORADO 81631

OWNER:

Eagle Multi Family, LLC
100 CAPITOL STREET
EAGLE, COLORADO 81631

CONTRACTOR

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHICTURE

SURVEYOR

MECHANICAL, PLUMBING, & ELECTRICAL ENGINEERS

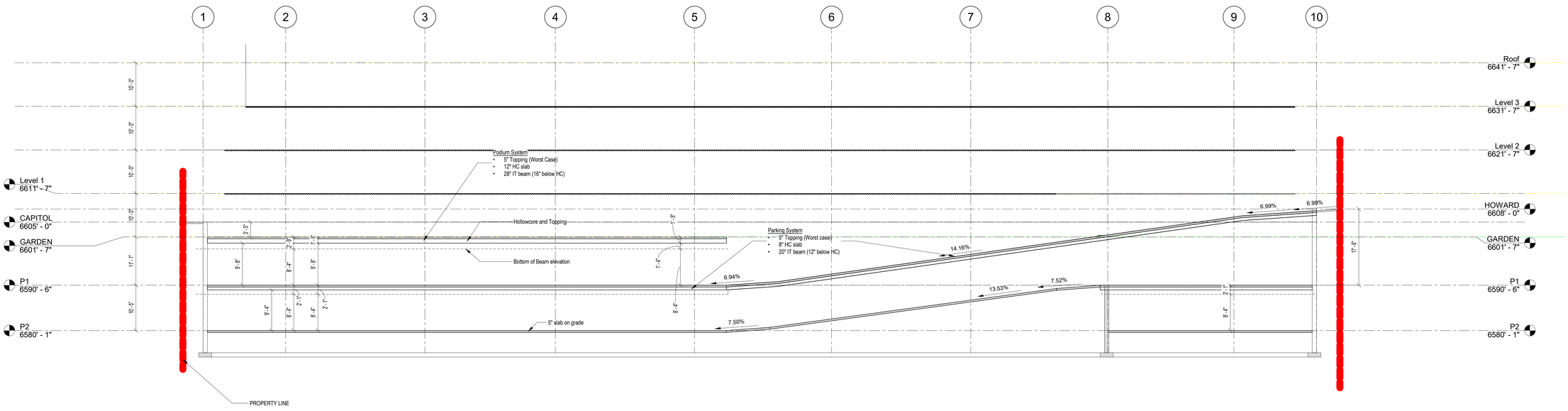
CODE CONSUTANT

issue:	date:
PROGRESS SET	11-25-2024

PROJECT NO.
DATE
SHEET

A3.2

BUILDING ELEVATIONS



2 RAMP SECTION
1" = 10'-0"

JIRSA | Hedrick
STRUCTURAL ENGINEERS
8490 E Crescent Parkway, Suite 250
Greenwood Village, CO 80111
303.839.1963 main

CAPITOL FLATS

BUILDING LAYOUT CONCEPTS

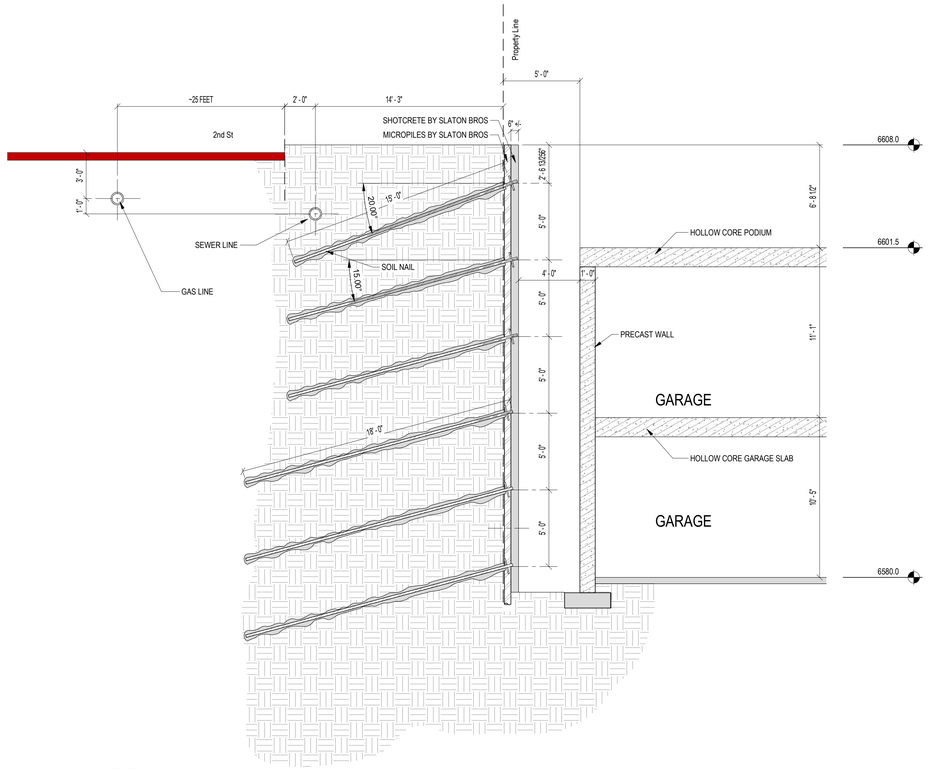
No.	Description	Date

BUILDING LAYOUT CONCEPTS

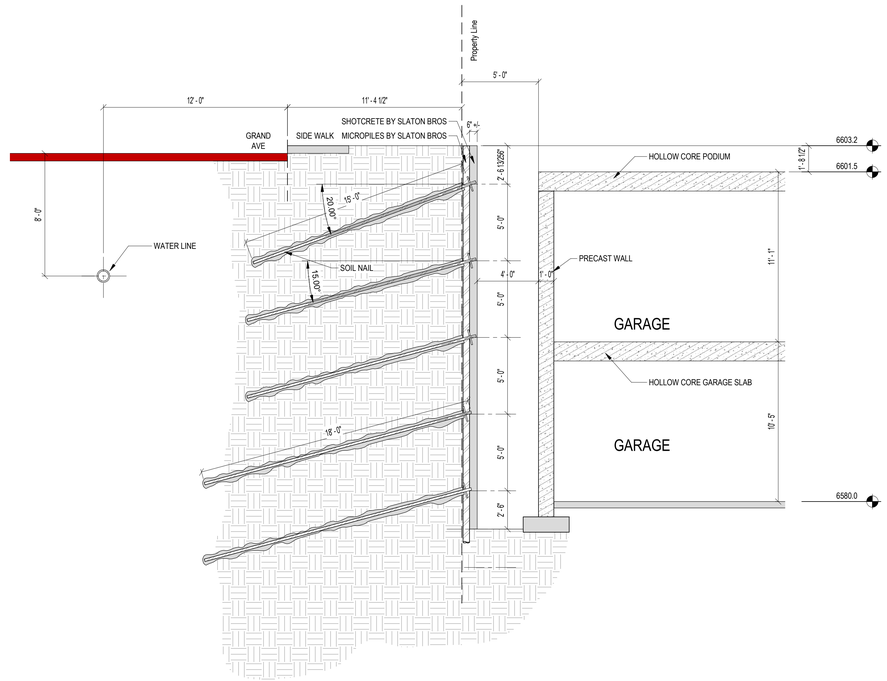
Project Number	20240201
Project Status	CONCEPT
Date	10/7/2024
Designed By	Designer
Checked By	Checker
Drawn By	Author

S-002

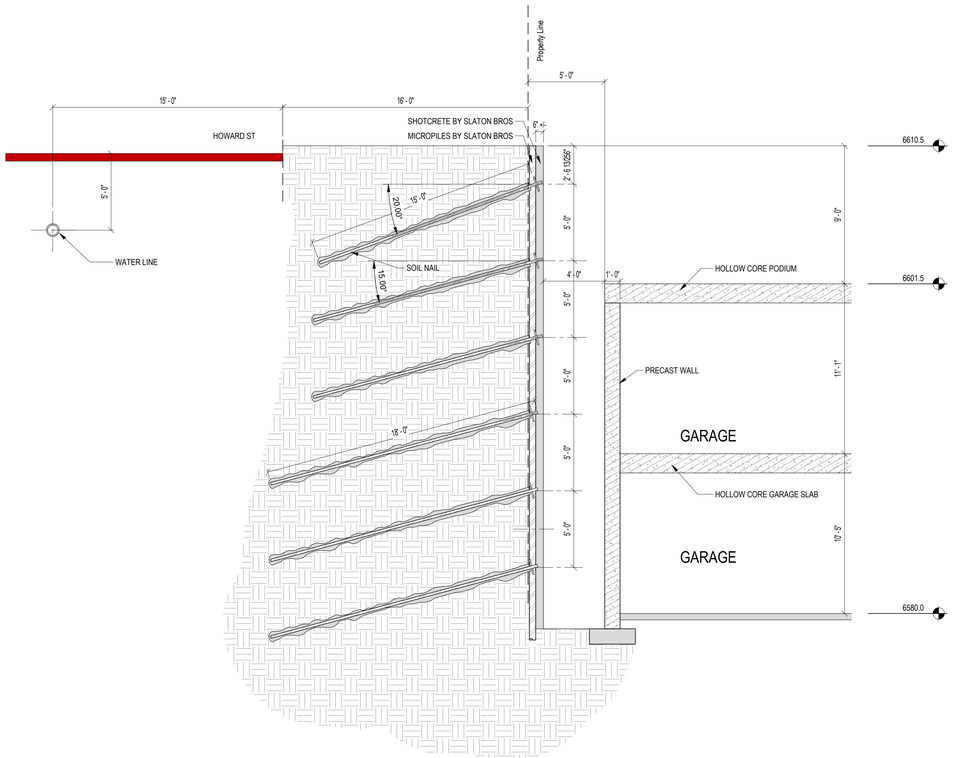
Scale 1" = 10'-0"



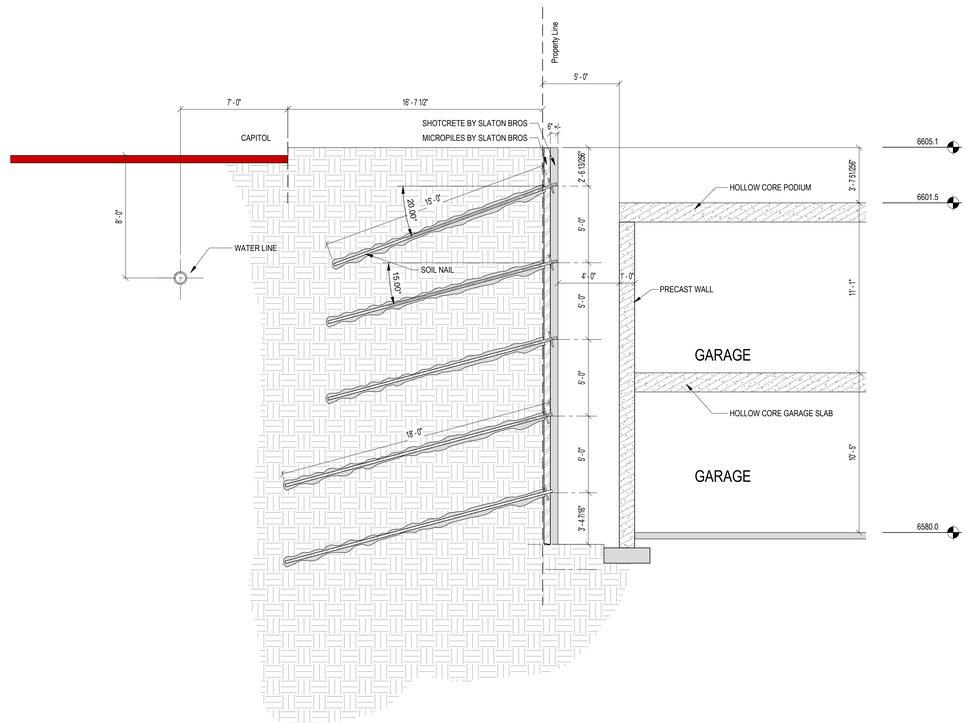
3 Shoring Section - 2ND ST
1/4" = 1'-0"



1 Shoring Section - Grand Ave
1/4" = 1'-0"



4 Shoring Section - HOWARD ST
1/4" = 1'-0"



2 Shoring Section - CAPITOL
1/4" = 1'-0"

JIRSA | Hedrick
STRUCTURAL ENGINEERS
8490 E Crescent Parkway, Suite 250
Greenwood Village, CO 80111
303.839.1963 main

CAPITOL FLATS

BUILDING LAYOUT CONCEPTS

No.	Description	Date

SOIL NAIL SECTIONS

Project Number	20240201
Project Status	CONCEPT
Date	10/7/2024

Designed By	Checked By	Drawn By
Designer	Checker	Author

S-003

Scale 1/4" = 1'-0"

10/7/2024 1:32:40 PM

Autodesk Docs://20240201 - Capitol Flats/20240201_Capitol Flats_S26.rvt

Exhibit D: Phasing Plan

Phasing Plan

With the willingness of the Town and Building Department, Capitol Flats would like to submit for demo permits to clear the block, then a foundational Phase One to include excavation of the garage and installation of the soil nail walls and pre-cast garage with the podium top.

Phase Two would include the vertical construction of Buildings One (Grand Avenue) and Two (Capitol Street).

The following three phases would include Buildings Three (courtyard), Four (Second Street) and Five (Howard Street).

The plan would be for completion of:

Building One - April 2026
Building Two - November 2026
Building Three - May 2027
Building Four - December 2027
Building Five - June 2028

Exhibit E: Development Impact Checklist

Development Impact Checklist

All applications shall be accompanied by a Preliminary DIR Statement (Chapter 4.17.030C-2)

DEVELOPMENT IMPACT CHECKLIST

Pursuant to Section 4.17.030.C, each applicant for Development Review is required to fill out the following checklist to ensure that complete information is available to the Planning & Zoning Commission and Town Council on potential environmental, socioeconomic, and utility impacts of the proposed development. For each potential impact, as listed below, the applicant must check one column stating that the project "will," "could possibly," or "will not" affect the environment either during construction or on a continuing basis.

W = Will CP = Could Possibly WN = Will Not

W	CP	WN	
		√	1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
		√	2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
		√	3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
		√	4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
		√	5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
		√	6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
		√	7. By involving any process which results in odor that may be objectionable or damaging;
		√	8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
		√	9. By discharging significant volumes of solid or liquid wastes;
		√	10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
		√	11. By involving any process which generates noise that may be offensive or damaging;
	√		12. By either displacing significant numbers of people or resulting in a significant increase in population; *Potential for increased number of residents*
		√	13. By pre-empting a site which is desirable for recreational uses or planned open space;
	√		14. By altering local traffic patterns or causing an increase in traffic volume or transit service need; *Traffic Impact Study to be provided*
	√		15. By substantially affecting the revenues or expenditures of the Town government; *Fiscal Impact Study to be provided*
		√	16. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

I certify that the above information is correct and accurate to the best of my knowledge.

Ali Perez October 30, 2024

Applicant Signature Date

*For any item that is checked "Will" or "Could Possibly", the Town Planner can request a Development Impact Report addressing those areas. This report may need to include additional information from the applicant or additional studies to be conducted by third party experts at the cost of the applicant.

Exhibit G: Fiscal Impact Report

Stan Bernstein and Associates, Inc.
Financial Planners and Consultants
For Local Governments, Municipal Bond Underwriters, and Real Estate Developers
PO Box 5342
Vail, Colorado 81658
970-390-9162 amy.bernstein.greer@gmail.com

MEMORANDUM

TO: Mr. Larry Pardee, Town Manager, Town of Eagle
Ms. Jill Kane, Finance Director/Treasurer, Town of Eagle
Mr. Clif Simonton Interim Community Development Director, Town of Eagle

FROM: Amy Greer

DATE: September 26, 2024

SUBJECT: Analysis of Potential Incremental Town of Eagle Revenues Generated, and General Fund Expenditures Incurred as a result of the development of Capitol Flats – Draft #2

In accordance with your request Stan Bernstein and Associates, Inc. has developed this **ANALYSIS OF POTENTIAL INCREMENTAL TOWN OF EAGLE REVENUES GENERATED, AND GENERAL FUND EXPENDITURES INCURRED, AS A RESULT OF THE DEVELOPMENT OF CAPITOL FLATS** (the "Fiscal Impact Analysis").

THE CAPITOL FLATS REAL ESTATE DEVELOPMENT PROJECT

The Fiscal Impact Analysis is based upon the construction of a total of 172 residential units. It is expected that buildout will be complete by the end of 2028 with an aggregate non-inflated value of approximately $124 million as set forth on Schedule 1. Based upon an average occupancy of 2.0 persons per unit it is projected that Capitol Flats will generate approximately 344 full-time equivalent incremental residents at full-buildout.

Memorandum
September 26, 2024
Page 2 of 6

INCREMENTAL TOWN OF EAGLE REVENUES, AND GENERAL FUND EXPENDITURES, BY INDIVIDUAL ACCOUNTING FUNDS

The following paragraphs summarize the forecast non-inflated incremental Town of Eagle revenues, and incremental general fund expenditures, by individual accounting funds.

- **General Fund (Exhibit I, page 1)**
  General Fund revenues are expected to exceed expenditures by approximately $1.47 million during years 2025 – 2035. Incremental General Fund revenues are forecast to exceed incremental expenditures by approximately $140,000 annually at stabilization (year 2030). This is based on marginal cost estimates for each governmental fund. While we believe these marginal cost estimates to be reasonable to use for financial modeling purposes, no attempt has been made to do a detailed analysis of every Town of Eagle service department for the purpose of precisely determining what percentage of costs are fixed and what percentage of costs are variable. Incremental General Fund revenues over expenditures will vary and could increase or decrease depending on the actual impact of these additional 172 homes. Exhibit I assumes that only 3% of the incremental Town of Eagle's 4% sales tax revenues will be used to fund incremental General Fund expenditures (i.e., the remaining 1% incremental sales tax revenues will go to the Town of Eagle's Capital Improvements Fund).

- **Capital Improvements Fund (Exhibit II, page 2)**
  Incremental Capital Improvements Fund revenues, which include street impact fees, public safety impact fees, 4% construction use tax revenues, and 1% of the incremental sales tax revenues, are forecast to generate approximately $3.5 million on a non-inflated basis during the analysis period. This does not include any refunds the Town may issue. These revenues will be available to fund incremental capital expenditures necessitated by the Town of Eagle.

- **Sales Tax Capital Improvements Fund (Exhibit III, page 3)**
  Incremental Sales Tax Capital Improvements Fund revenues, 0.5% sales tax revenues, are forecast to generate approximately $304,000 on a non-inflated basis during the analysis period. These revenues will be available to fund incremental capital expenditures necessitated by the Town of Eagle.

- **Water Fund (Exhibit IV, page 4)**
  Incremental Water Fund user fee revenues are forecast to generate approximately $1.15 million during the analysis period. These revenues will be available to defray water utility operating costs and for transfer to the General Fund. Incremental Water Fund plant investment fee revenues are forecast to be approximately $2.57 million during the analysis period assuming a tap fee rate of $14,937 per EQR in 2024 and 0% annual increases. It is assumed that these revenues will be used to pay water utility related capital and/or debt service costs.

Memorandum
September 26, 2024
Page 3 of 6

- **Wastewater Fund (Exhibit IV, page 4)**
  Incremental Wastewater Fund user fee revenues are forecast to generate approximately $1.16 million on a non-inflated basis during the analysis period. These revenues will be available to defray wastewater utility operating costs and for transfer to the General Fund. Incremental wastewater plant investment fee revenues are forecast to be $1.72 million during the analysis period assuming an average rate of $10,000 in 2024 per EQR and 0% annual increases to the Town's plant investment fee. It is assumed that these revenues will be used to pay wastewater utility related capital and/or debt service costs.

- **Conservation Trust Fund (Exhibit V, page 5)**
  Incremental Conservation Trust Fund revenues are forecast to generate approximately $25,000 during the analysis period. These revenues will be used to fund Town of Eagle capital expenditures.

APPROACH, METHODOLOGY AND UNDERLYING ASSUMPTIONS

Stan Bernstein and Associates, Inc. believes that the most understandable way to assess revenue and expenditure impacts to the Town of Eagle is to identify (i) the incremental General Fund revenue and expenditure impacts, and (ii) the individual revenue impacts for the Town of Eagle's Capital Improvements Fund, Water Fund, Wastewater Fund, Refuse Fund, and Conservation Trust Fund. Although not a direct revenue impact to the Town of Eagle, the incremental Fire Impact Fee revenues have also been identified. The incremental revenue and expenditure impacts have been identified for the 10 years ending December 31, 2026 through 2035.

Incremental Town of Eagle Assessed Valuation

Incremental assessed valuation expected to be generated as a result of Capitol Flats is forecast to increase from approximately $345,610 in 2024 to approximately $8.59 million for tax collection year 2030 as set forth on Schedule 1. Assessed valuation is expected to increase as a result of the sale and platting of lots and from the completion of homes. Assessed valuation forecasts do not include the impacts of inflation and assume that completed living units will be assessed at 6.8% of market value.

Incremental Town of Eagle Property Tax Revenues

Incremental Town of Eagle property tax revenues expected to be generated from Capitol Flats are forecast to increase from $795 for tax collection year 2024 to $19,766 by tax collection year 2030 as presented on Exhibit I, page 1. This assumes that the Town of Eagle General Fund mill levy remains 2.301.

Memorandum
September 26, 2024
Page 4 of 6

Incremental Town of Eagle Sales and Use Tax Revenues

Non-inflated incremental Town of Eagle 4.0% sales tax revenues expected to be generated from Capitol Flats are forecast at approximately $293,000 annually beginning in tax collection year 2029 (Schedule 2). Sales tax revenues have been forecast for the Town of Eagle's General Fund (3%) and Capital Improvements Fund (1%). The sales tax revenue forecasts assume that an average of 2.0 persons will occupy each completed living unit; it is assumed that 93% of residential living units will be occupied for a full-year, 7% of residential living units will be occupied for a half-year, and 0% will be occupied for an average of 30-days each year. It is assumed that each "full-year equivalent household" will generate incremental sales-taxable expenditures averaging $44,130 annually (this level of expenditure was calculated by dividing the year 2023 budgeted taxable sales ($203 million) by the number of Town of Eagle households (2,300) which results in an average taxable expenditure per capita of $88,260 which has been factored by 50% to compensate for expenditures incurred by non-Eagle related I-70 travelers).

Non-inflated 4% Town of Eagle construction materials use tax revenues expected to be generated from Capitol Flats are forecast to generate approximately $2.5 million in 2025 -2027 and be used to fund capital improvements (i.e., these revenues are earmarked for the Town of Eagle's Capital Improvements Fund). This does not account for any use tax refunds that may be issued by the Town. The construction materials use tax revenue forecasts assume that the average non-inflated construction value of an average home is $720,540 excluding land and builders' profit and that 50% of such costs will be for construction materials.

Incremental Town of Eagle General Fund Other Revenues

Non-inflated incremental Town of Eagle General Fund revenues (i.e., other than sales or property tax revenues) have been forecast for each General Fund revenue source based upon a "revenue generation per household" approach. This approach assumes that each incremental household Capitol Flats will generate the same amount of incremental revenues to the Town of Eagle's General Fund that are currently being generated for each household within the boundaries of the Town of Eagle (for financial planning purposes it is assumed that there are approximately 2,300 households within the Town of Eagle. These incremental forecast General Fund revenues are presented on Exhibit I, page 1.

Memorandum
September 26, 2024
Page 5 of 6

Incremental Town of Eagle General Fund Expenditures

Uninflated incremental Town of Eagle General Fund expenditures have been forecast by departments (i.e., General and Administration Department; Building, Zoning and Planning Department; Public Safety – Police Department; and Buildings and Grounds Department). Incremental Town of Eagle department costs are difficult to assess but have been forecast at a marginal per household allowance as follows:

Department	Variable Cost %	Allocation per Household
General Government	10%	$37.82
General Administration	33%	$134.66
Building, Zoning , Planning	65% of Inspection Fees	N/A
Public Works – Streets	10%	$87.07
Engineering	33%	$51.12
Buildings & Grounds	50%	$269.34
Public Safety	50%	$633.00
Municipal Court	33%	$13.70
Marketing and Events	10%	$21.90

Incremental Town of Eagle Water, Wastewater, Street Impact Fees, Public Safety Impact Fees and Refuse Revenues

Incremental Water Plant Investment Fee revenues of $2.57 million have been forecast based upon a plant investment fee rate of $14,937 per EQR and include 0% annual increases thereafter. Water User Fee revenues have been based upon a monthly base rate of $40.91 per EQR, a user fee of $3.48 per 0 – 6,000 gallons of water used (assumes average usage of 3,000 gallons per household), and an average monthly usage surcharge rate of $8.15 per EQR. Water User Fee revenues are forecast to generate approximately $123,000 annually at full-buildout. Water user rates and Plant Investment Fee rates are subject to annual review by the Town.

Incremental Wastewater Plant Investment Fee revenues have been based upon an average Wastewater Plant Investment Fee rate of $10,000 per EQR in 2024, include 0% annual increases and are forecast to generate a total of $1.16 million. Wastewater User Fee revenues have been based upon an average monthly rate per EQR of $67.49, include 0% annual rate increases and are forecast to generate approximately $139,000 annually at full-buildout. Wastewater user rates and Plant Investment Fee rates are subject to annual review by the Town.

Incremental Street Improvement Fee revenues, which are earmarked for the Town of Eagle's Capital Improvements Fund, have been based upon an average one-time

multifamily residential rate or $646. They are forecast to generate approximately $111,000 in 2026-2028.

Incremental Public Safety Impact Fee revenues, which are also earmarked for the Town of Eagle's Capital Improvements Fund, are based upon $1,608 per dwelling unit. They are forecast to generate $276,607 in 2026 -2028.

Incremental Fire Impact Fee Revenues
Although not a revenue source to the Town of Eagle, incremental Fire Impact Fee revenues have been based upon one-time impact fee rates of $1,528 per dwelling unit. Fire Impact Fee revenues are forecast to total $262,816 in 2026 - 2028.

LIMITING FACTORS

Although Stan Bernstein and Associates, Inc. believes the assumptions and methodology that have been used to develop the Fiscal Impact Analysis are reasonable, certain assumptions may or may not materialize which might cause actual results to differ from forecast results and such variation may be material. Consequently, Stan Bernstein and Associates, Inc. does not vouch for the achievability of the assumptions or for the forecast results.

If you have any questions or comments regarding this analysis, please do not hesitate to contact me.

Very truly yours,

STAN BERNSTEIN AND ASSOCIATES, INC. (signed)

Stan Bernstein and Associates, Inc.

Fiscal Impact Study (continued)

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
GENERAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION)

Working Draft, Subject To Change
26-Sep-24

EXHIBIT I - PROJECTED GENERAL FUND REVENUES AND EXPENDITURES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
GENERAL FUND - REVENUES:													
TAXES:													
General Property @ 2.301 Mills (See Schedule 1)	795	795	1,170	4,621	11,620	16,408	19,766	19,766	19,766	19,766	19,766	19,766	154,006
Sales Tax for General Fund @ 4% (See Schedule 2)	0	0	0	146,494	238,479	292,988	292,988	292,988	292,988	292,988	292,988	292,988	2,435,888
Franchise Taxes @ $113.91 per Household	0	0	0	9,796	15,947	19,593	19,593	19,593	19,593	19,593	19,593	19,593	162,891
Total Taxes	795	795	1,170	160,912	266,046	328,988	332,347	332,347	332,347	332,347	332,347	332,347	2,752,785
LICENSES AND PERMITS:													
Building Permits @ .006 x Cost of Construction	0	371,799	233,455	138,344	0	0	0	0	0	0	0	0	743,597
Total Licenses and Permits	0	371,799	233,455	138,344	0	0	0	0	0	0	0	0	743,597
INTERGOVERNMENTAL REVENUE:													
Motor Vehicle License Fee @ $17.3 per household	0	0	0	1,488	2,422	2,976	2,976	2,976	2,976	2,976	2,976	2,976	24,739
Specific Ownership @ 5.5% of Property Taxes	44	44	64	254	639	902	1,087	1,087	1,087	1,087	1,087	1,087	8,470
Marijuana/Tobacco Tax @ $383.5 per household	0	0	0	32,981	53,690	65,962	65,962	65,962	65,962	65,962	65,962	65,962	548,405
Road & Bridge Fund @ .6795 mills (50% of County R&B Fund)	0	235	345	1,365	3,432	4,845	5,837	5,837	5,837	5,837	5,837	5,837	45,244
County Sales Tax @ 3.4% of 4% Town sales taxes	0	0	0	4,981	8,198	9,962	9,962	9,962	9,962	9,962	9,962	9,962	82,820
Total Intergovernmental Revenue	44	279	410	41,068	68,291	84,647	85,823	85,823	85,823	85,823	85,823	85,823	709,679
CHARGES FOR SERVICES:													
Inspections and Reimburseables @ $1,000 per unit(construction related)	0	86,000	0	54,000	32,000	0	0	0	0	0	0	0	172,000
Total Charges For Services	0	86,000	0	54,000	32,000	0	0	0	0	0	0	0	172,000
FINES AND FORFEITURES:													
Fines and Forfeitures @ $38.66 per household	0	0	0	3,325	5,412	6,650	6,650	6,650	6,650	6,650	6,650	6,650	55,284
Total Fines and Forfeitures	0	0	0	3,325	5,412	6,650	6,650	6,650	6,650	6,650	6,650	6,650	55,284
TOTAL GENERAL FUND REVENUES	839	458,872	235,035	397,648	371,750	420,284	424,819	424,819	424,819	424,819	424,819	424,819	4,433,345
GENERAL FUND - EXPENDITURES:													
GENERAL GOVERNMENT @ 10% variable = $37.82 per household	0	0	0	1,809	2,944	3,617	3,617	3,617	3,617	3,617	3,617	3,617	30,073
GENERAL ADMINISTRATION @ 33% variable = $134.66 per household	0	0	0	11,581	18,852	23,162	23,162	23,162	23,162	23,162	23,162	23,162	192,564
COMM DEV (65% of Inspection Fees + Reimbursements)	0	297,569	151,746	125,023	20,800	0	0	0	0	0	0	0	595,138
PUBLIC WORKS - STREETS @ 10% variable = $87.07 per household (internal roads pr	0	0	0	7,488	12,190	14,976	14,976	14,976	14,976	14,976	14,976	14,976	124,510
ENGINEERING @ 33% variable = $51.12 per household	0	0	0	4,396	7,157	8,793	8,793	8,793	8,793	8,793	8,793	8,793	73,102
PUBLIC SAFETY - POLICE @ 50% variable = $633 per household	0	0	0	54,438	88,620	108,876	108,876	108,876	108,876	108,876	108,876	108,876	905,190
MUNICIPAL COURT @ 33% variable = $13.7 per household	0	0	0	1,178	1,918	2,356	2,356	2,356	2,356	2,356	2,356	2,356	19,591
MARKETING AND EVENTS @ 10% variable = $21.9 per household	0	0	0	1,883	3,066	3,767	3,767	3,767	3,767	3,767	3,767	3,767	31,317
BUILDINGS AND GROUNDS @ 50% variable = $269.34 per household	0	0	0	23,163	37,708	46,326	46,326	46,326	46,326	46,326	46,326	46,326	385,156
TRANSFER TO CAPITAL IMPROVEMENT FUND (25% of Sales Tax Revs)	0	0	0	36,623	59,620	73,247	73,247	73,247	73,247	73,247	73,247	73,247	608,972
TOTAL GENERAL FUND - EXPENDITURES	0	297,569	151,746	267,583	252,874	285,120	285,120	285,120	285,120	285,120	285,120	285,120	2,965,613
EXCESS ANNUAL REVENUES OVER EXPEND. - GENERAL FUND	839	161,303	83,289	130,065	118,875	135,164	139,699	139,699	139,699	139,699	139,699	139,699	1,467,732
CUMULATIVE EXCESS REVENUES OVER EXPEND. - GENERAL FUND	839	162,142	245,431	375,496	494,372	629,536	769,235	908,935	1,048,634	1,188,334	1,328,033	1,467,732	1,467,732

SEE ACCOMPANYING REPORT AND DISCLAIMER

1 of 10

Fiscal Impact Study (continued)

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
CAPITAL IMPROVEMENTS FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION)

Working Draft, Subject To Change
26-Sep-24

EXHIBIT II - PROJECTED CAPITAL IMPROVEMENT FUND REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
CAPITAL IMPROVEMENTS FUND REVENUES:													
STREET IMPACT FEES (SCHEDULE 3)	0	0	55,556	34,884	20,672	0	0	0	0	0	0	0	111,112
PUBLIC SAFETY IMPACT FEES (SCHEDULE 3)	0	0	138,303	86,842	51,462	0	0	0	0	0	0	0	276,607
4% USE TAX (SCHEDULE 2)	0	1,239,329	778,183	461,146	0	0	0	0	0	0	0	0	2,478,658
25% SALES TAX TRANSFERRED FROM GENERAL FUND (EXHIBIT I)	0	0	0	36,623	59,620	73,247	73,247	73,247	73,247	73,247	73,247	73,247	608,972
TOTAL REVENUES	0	1,239,329	972,043	619,495	131,753	73,247	73,247	73,247	73,247	73,247	73,247	73,247	3,475,348
EXPENDITURES:													
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	0	1,239,329	972,043	619,495	131,753	73,247	73,247	73,247	73,247	73,247	73,247	73,247	3,475,348
TOTAL EXPENDITURES													
EXCESS REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0	0	0	0	0	0	0

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
SALES TAX CAPITAL IMPROVEMENT FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2019$ (NO INFLATION)

EXHIBIT III - PROJECTED CAPITAL IMPROVEMENT FUND REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
SALES TAX CAPITAL IMPROVEMENTS FUND REVENUES:													
0.5% SALES TAX (SCHEDULE 2)	0	0	0	18,312	29,810	36,623	36,623	36,623	36,623	36,623	36,623	36,623	304,486
TOTAL REVENUES	0	0	0	18,312	29,810	36,623	36,623	36,623	36,623	36,623	36,623	36,623	304,486
EXPENDITURES:													
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	0	0	0	18,312	29,810	36,623	36,623	36,623	36,623	36,623	36,623	36,623	304,486
TOTAL EXPENDITURES													
EXCESS REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0	0	0	0	0	0	0

Fiscal Impact Study (continued)

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
WATER AND WASTEWATER FUNDS
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION)

Working Draft, Subject To Change
26-Sep-24

EXHIBIT IV - PROJECTED WATER, WASTEWATER AND REFUSE FUND REVENUES

WATER FUND	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
Water Plant Investment Fee Revenue (See Schedule 3)	0	0	1,284,578	806,595	477,982	0	0	0	0	0	0	0	2,569,155
Water User Fee Revenue (See Schedule 3)	0	0	61,703	100,447	123,407	123,407	123,407	123,407	123,407	123,407	123,407	123,407	1,149,403
TOTAL WATER FUND REVENUES	0	0	1,346,281	907,043	601,389	123,407	123,407	123,407	123,407	123,407	123,407	123,407	3,718,558
TOTAL WATER FUND REVENUES - CUMULATIVE	0	0	1,346,281	2,253,323	2,854,712	2,978,119	3,101,526	3,224,932	3,348,339	3,471,745	3,595,152	3,718,558	3,718,558
WASTEWATER FUND													
Property Tax Revenues @ 0 Mills (See Schedule 1)	0	0	0	0	0	0	0	0	0	0	0	0	0
Wastewater Plant Investment Fee Revenue (See Schedule 3)	0	0	860,000	540,000	320,000	0	0	0	0	0	0	0	1,720,000
Wastewater User Fee Revenue (See Schedule 3)	0	0	0	69,650	113,383	139,299	139,299	139,299	139,299	139,299	139,299	139,299	1,158,128
TOTAL WASTEWATER FUND REVENUES	0	0	860,000	609,650	433,383	139,299	139,299	139,299	139,299	139,299	139,299	139,299	2,878,128
TOTAL WASTEWATER FUND REVENUES - CUMULATIVE	0	0	860,000	1,469,650	1,903,033	2,042,332	2,181,632	2,320,931	2,460,230	2,599,530	2,738,829	2,878,128	2,878,128

Fiscal Impact Study (continued)

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
CONSERVATION TRUST FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION)

Working Draft, Subject To Change
26-Sep-24

EXHIBIT V - PROJECTED CONSERVATION FUND REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
Conservation Trust Fund Revenues @ $17.39 per Household	0	0	0	1,496	2,435	2,991	2,991	2,991	2,991	2,991	2,991	2,991	24,868
TOTAL CONSERVATION TRUST REVENUES - CUMULATIVE	0	0	0	1,496	3,930	6,921	9,912	12,903	15,894	18,886	21,877	24,868	24,868

Fiscal Impact Study (continued)

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
PROJECTED FIRE IMPACT FEE REVENUES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION)

Working Draft, Subject To Change
26-Sep-24

EXHIBIT VI - FIRE IMPACT FEE REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
FIRE IMPACT FEE REVENUES (SCH. 3)	0	0	131,408	82,512	48,896	0	0	0	0	0	0	0	262,816
FIRE IMPACT FEE REVENUES - CUMULATIVE	0	0	131,408	213,920	262,816	262,816	262,816	262,816	262,816	262,816	262,816	262,816	262,816

Fiscal Impact Study (continued)

CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE *Working Draft, Subject To Change*
PROJECTED PROPERTY TAX REVENUES GENERATED FOR VARIOUS OVERLAPPING *26-Sep-24*
TOWN OF EAGLE GOVERNMENTAL ENTITIES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION) BASED ON 2017 MILL LEVIES PER EC ABSTRACT

EXHIBIT VII - PROJECTED PROPERTY TAX REVENUES GENERATED FOR OVERLAPPING TAXING ENTITIES

	ASSUMED MILL LEVY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTALS
PROJECTED ASSESSED VALUATION - CAPITOL FLATS PUD (assumed In Town Mill Levy)		0	345,610	508,399	2,008,399	5,050,158	7,130,661	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	
OVERLAPPING ENTITIES (EAGLE IN TOWN MILL LEVY):													
EAGLE COUNTY	8.399	0	2,903	4,270	16,869	42,416	59,890	72,149	72,149	72,149	72,149	72,149	487,103
COLORADO MOUNTAIN COLLEGE	2.977	0	1,029	1,514	5,979	15,034	21,228	25,573	25,573	25,573	25,573	25,573	172,652
SCHOOL DISTRICT RE-50J	22.317	0	7,713	11,346	44,821	112,704	159,135	191,708	191,708	191,708	191,708	191,708	1,294,282
TOWN OF EAGLE	2.301	0	795	1,170	4,621	11,620	16,408	19,766	19,766	19,766	19,766	19,766	133,447
EAGLE CEMETERY DISTRICT	0.185	0	64	94	372	934	1,319	1,589	1,589	1,589	1,589	1,589	10,729
GREATER EAGLE FIRE PROTECTION DISTRICT	8.992	0	3,108	4,572	18,060	45,411	64,119	77,243	77,243	77,243	77,243	77,243	521,494
MOUNTAIN RECREATION METRO	3.550	0	1,227	1,805	7,130	17,928	25,314	30,495	30,495	30,495	30,495	30,495	205,884
COLORADO RIVER WATER CONSERVATION DISTRICT	0.500	0	173	254	1,004	2,525	3,565	4,295	4,295	4,295	4,295	4,295	28,998
EAGLE VALLEY LIBRARY DISTRICT	1.913	0	661	973	3,842	9,661	13,641	16,433	16,433	16,433	16,433	16,433	110,945
EAGLE COUNTY HEALTH SERVICE (AMBULANCE)	2.753	0	951	1,400	5,529	13,903	19,631	23,649	23,649	23,649	23,649	23,649	159,661
TOTAL - ALL OVERLAPPING ENTITIES	53.887	-	18,624	27,396	108,227	272,138	384,250	462,902	462,902	462,902	462,902	462,902	3,125,196

SCHEDULE 1
CAPITOL FLATS
PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES *Working Draft, Subject To Change*
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035 *26-Sep-24*

Fiscal Impact Study (continued)

2024$ (Uninflated)

BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW:

Description of Unit	Estimated Number of Units	Average Per Unit Price	Total Gross Unit Volume	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Totals
Building One																
1 BR	33	620,013	20,460,429	0	0	33	0	0	0	0	0	0	0	0	0	33
2 BR	9	972,975	8,756,775	0	0	9	0	0	0	0	0	0	0	0	0	9
3 BR	2	1,031,058	2,062,116	0	0	2	0	0	0	0	0	0	0	0	0	2
Building Two																
1 BR	36	620,013	22,320,468	0	0	36	0	0	0	0	0	0	0	0	0	36
2 BR	6	972,975	5,837,850	0	0	6	0	0	0	0	0	0	0	0	0	6
Building Three																
1 BR	32	620,013	19,840,416	0	0	0	32	0	0	0	0	0	0	0	0	32
Building Four																
1 BR	10	620,013	6,200,130	0	0	0	10	0	0	0	0	0	0	0	0	10
2 BR	8	972,975	7,783,800	0	0	0	8	0	0	0	0	0	0	0	0	8
3 BR	4	1,031,058	4,124,232	0	0	0	4	0	0	0	0	0	0	0	0	4
Building Five																
1 BR	13	620,013	8,060,169	0	0	0	0	13	0	0	0	0	0	0	0	13
2 BR	19	972,975	18,486,525	0	0	0	0	19	0	0	0	0	0	0	0	19
Total Project	172	1,031,058	123,932,910	0	0	86	54	32	0	0	0	0	0	0	0	172
Total Value - Entire Project		720,540	123,932,910													

Source: Vail Land

Estimated Actual Value of Residential		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Totals
Building One														
1 BR		0	0	20,460,429	0	0	0	0	0	0	0	0	0	20,460,429
2 BR		0	0	8,756,775	0	0	0	0	0	0	0	0	0	8,756,775
3 BR		0	0	2,062,116	0	0	0	0	0	0	0	0	0	2,062,116
Building Two														0
1 BR		0	0	22,320,468	0	0	0	0	0	0	0	0	0	22,320,468
2 BR		0	0	5,837,850	0	0	0	0	0	0	0	0	0	5,837,850
Building Three														0
1 BR		0	0	0	19,840,416	0	0	0	0	0	0	0	0	19,840,416
Building Four														0
1 BR		0	0	0	6,200,130	0	0	0	0	0	0	0	0	6,200,130
2 BR		0	0	0	7,783,800	0	0	0	0	0	0	0	0	7,783,800
3 BR		0	0	0	4,124,232	0	0	0	0	0	0	0	0	4,124,232
Building Five														0
1 BR		0	0	0	0	8,060,169	0	0	0	0	0	0	0	8,060,169
2 BR		0	0	0	0	18,486,525	0	0	0	0	0	0	0	18,486,525
Total Incremental Estimate Actual Value of Residential		2,393,950	0	59,437,638	37,948,578	26,546,694	0	0	0	0	0	0	0	123,932,910
Total Cumulative Estimate Actual Value of Residential		2,393,950	2,393,950	61,831,588	99,780,166	126,326,860	126,326,860	126,326,860	126,326,860	126,326,860	126,326,860	126,326,860	126,326,860	126,326,860
Estimated Assessed Value of Existing Properties and vacant land	######	345,610	1,845,610	845,610	345,610	0	0	0	0	0	0	0	0	0
Estimated Assessed Value Of Residential Product @ 6.8%	0	162,789	162,789	4,204,548	6,785,051	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226
Total Estimated Assessed Value Of Vacant Land & Resid.	######	508,399	2,008,399	5,050,158	7,130,661	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226	8,590,226
TOE Mill Levy 2.301	795	1,170	4,621	11,620	16,408	19,766	19,766	19,766	19,766	19,766	19,766	19,766	19,766	19,766
Year Assessed Valuation Certified	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Year Taxes Received	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038

Fiscal Impact Study (continued)

SCHEDULE 2
CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE *Working Draft, Subject To Change*
PROJECTED TOWN OF EAGLE 4.5% SALES AND USE TAXES *26-Sep-24*
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (Uninflated)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
Projected Cumulative Households Completed (Occupied 1 year after completion)	0	0	0	86	140	172	172	172	172	172	172	172	172
Projected Households:													
Assumed Average Number of Residents per Household	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	
Assumed Number of Residents	0	0	0	172	280	344	344	344	344	344	344	344	344
Allocation of Types of Households:													
Assumed Percentage of Households Occupied for Full Year	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	93.00%	
Assumed Percentage of Households Occupied for Half Year	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	
Assumed Percentage of Households Occupied for One Month	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Assumed Number of Households Occupied for Full Year	0	0	0	80	130	160	160	160	160	160	160	160	160
Assumed Number of Households Occupied for Half Year	0	0	0	6	10	12	12	12	12	12	12	12	12
Assumed Number of Households Occupied for One Month	0	0	0	0	0	0	0	0	0	0	0	0	0
Assumed Total Number of Households	0	0	0	86	140	172	172	172	172	172	172	172	172
Assumed Total Number of Full Year Equiv. Households	0	0	0	86	140	172	172	172	172	172	172	172	172
Projected Town of Eagle Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, restaurants, etc.):													
Assumed Annual Taxable Sales for Households Occupied for Full Year (1)	44,130	44,130	44,130	44,130	44,130	44,130	44,130	44,130	44,130	44,130	44,130	44,130	
Assumed Annual Taxable Sales for Households Occupied for Half Year	22,065	22,065	22,065	22,065	22,065	22,065	22,065	22,065	22,065	22,065	22,065	22,065	
Assumed Annual Taxable Sales for Households Occupied for One Year	3,678	3,678	3,678	3,678	3,678	3,678	3,678	3,678	3,678	3,678	3,678	3,678	
Projected Annual Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, etc.):													
Projected Annual Taxable Sales for Households Occupied for Full Year	0	0	0	3,529,517	5,745,726	7,059,035	7,059,035	7,059,035	7,059,035	7,059,035	7,059,035	7,059,035	58,688,487
Projected Annual Taxable Sales for Households Occupied for Half Year	0	0	0	132,831	216,237	265,663	265,663	265,663	265,663	265,663	265,663	265,663	2,208,707
Projected Annual Taxable Sales for Households Occupied for One Year	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected Annual Sales from All Households - (Groceries/Utilities/Other)	0	0	0	3,662,349	5,961,963	7,324,697	7,324,697	7,324,697	7,324,697	7,324,697	7,324,697	7,324,697	60,897,194
Projected 4.5% Town of Eagle Sales Tax Revenues from Groceries/Utilities/Other:													
Projected 4.5% Sales Tax Revenues for Households Occupied for Full Year	0	0	0	158,828	258,558	317,657	317,657	317,657	317,657	317,657	317,657	317,657	2,640,982
Projected 4.5% Sales Tax Revenues for Households Occupied for Half Year	0	0	0	5,977	9,731	11,955	11,955	11,955	11,955	11,955	11,955	11,955	99,392
Projected 4.5% Sales Tax Revenues Households Occupied for One Year	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected 4.5% Sales Tax Revenues from Groc./Util./Other - All Residents	0	0	0	164,806	268,288	329,611	329,611	329,611	329,611	329,611	329,611	329,611	2,740,374
Projected 4.0% Sales Tax Revenues from Capitol Flats to General Fund	0	0	0	146,494	238,479	292,988	292,988	292,988	292,988	292,988	292,988	292,988	2,435,888
Projected .5% Sales Tax Revenues from Capitol Flats to Sales Tax Capital Imp. Fund	0	0	0	18,312	29,810	36,623	36,623	36,623	36,623	36,623	36,623	36,623	304,486
Projected 4% Town of Eagle Use Tax Revenues from Construction Materials:													
Projected Building Permit Value @ $720,540 Average Bldg. Permit	0	61,966,440	38,909,160	23,057,280	0	0	0	0	0	0	0	0	123,932,880
Assumed Cost of Construction Materials @ 50% of Bldg. Permit Value	0	30,983,220	19,454,580	11,528,640	0	0	0	0	0	0	0	0	61,966,440
Projected 4% Use Tax Construction Materials - Residential	0	1,239,329	778,183	461,146	0	0	0	0	0	0	0	0	2,478,658
Projected 4% Use Tax Revenues from Construction Materials	0	1,239,329	778,183	461,146	0	0	0	0	0	0	0	0	2,478,658

Note 1: The $39,227 per household expenditure was estimated as follows: $180,444,444 budgeted year 2023 taxable sales divided by 2,300 current Town of Eagle households = $40,197 per household divided by two = $39,277 sales taxable expenditures per household.

Fiscal Impact Study (continued)

SCHEDULE 3
CAPITOL FLATS - DIRECT FISCAL IMPACTS TO TOWN OF EAGLE
PROJECTED WATER AND SEWER TAP FEE AND USER FEE REVENUES *Working Draft, Subject To Change*
PROJECTED STREET IMPROVEMENT FEE REVENUES *26-Sep-24*
PROJECTED FIRE IMPACT FEES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2035
2024$ (NO INFLATION) BASED ON 2017 MILL LEVIES PER EC ABSTRACT

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
Projected incremental Number of Homes Online for Water and Sewer	0	0	86	54	32	0	0	0	0	0	0	0	172
Projected Number Commercial SFE's (6,000 -8,000SF = 1 EQR)	0	0	0	0	0	0	0	0	0	0	0	0	0
Projec. Number of Incremental Homes/Comm EQR's on Line for Full Year	0	0	86	54	32	0	0	0	0	0	0	0	172
Projected Number of Cumulative Residential/Commercial EQR's	0	0	86	140	172	172	172	172	172	172	172	172	172
Projected Water Plant Investment Fee Revenues:													
Assumed Average Rate per EQR per Town of Eagle	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	14,937	
Total Projected Water Plant Investment Fee Revenues	0	0	1,284,578	806,595	477,982	0	0	0	0	0	0	0	2,569,155
Projected Sewer Plant Investment Fee Revenues:													
Assumed Average Rate per EQR of Eagle (0% annual increases)	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Total Projected Plant Investment Fee Revenues	0	0	860,000	540,000	320,000	0	0	0	0	0	0	0	1,720,000
Projected Water User Fee Revenues:													
Assumed Average Annual Rate per EQR (40.91/month Base Rate)	490.92	490.92	490.92	490.92	490.92	490.92	490.92	490.92	490.92	490.92	490.92	490.92	
Additional Usage Fee per 0 - 6,000 gallons (3% increases)	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	
Additional Annual Usage Fee Revenues at average 3,000 gallons used per EQR	125.28	125.28	125.28	125.28	125.28	125.28	125.28	125.28	125.28	125.28	125.28	125.28	
Assumed Average Annual Surcharge per EQR ($8.15/Month Average Usage)	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	97.80	
Total Projected Water User Fee Revenues	0	0	61,703	100,447	123,407	123,407	123,407	123,407	123,407	123,407	123,407	123,407	1,149,403
Projected Sewer User Fee Revenues:													
Assumed Average Annual Rate per EQR (0% increas $67.49	810	810	810	810	810	810	810	810	810	810	810	810	
Total Projected Sewer User Fee Revenues	0	0	0	69,650	113,383	139,299	139,299	139,299	139,299	139,299	139,299	139,299	1,158,128
Projected Street Improvement Fee Revenues:													
Assumed Average Rate per DU - Mulit Family Family Residential	646	646	646	646	646	646	646	646	646	646	646	646	
Assumed Street Impact Fee Revenues - Mulit Family Residential	0	0	55,556	34,884	20,672	0	0	0	0	0	0	0	111,112
Projected Street Impact Fees	0	0	55,556	34,884	20,672	0	0	0	0	0	0	0	111,112
Projected Public Safety Impact Fee Revenues:													
Assumed Average Rate per DU	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	
Assumed Street Impact Fee Revenues - Single Family Residential	0	0	138,303	86,842	51,462	0	0	0	0	0	0	0	276,607
Projected Fire Impact Fee Revenues:													
Assumed Average Rate per DU - Residential	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	
Projected Fire Impact Fee Revenues	0	0	131,408	82,512	48,896	0	0	0	0	0	0	0	262,816

SEE ACCOMPANYING REPORT AND DISCLAIMER

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Exhibit H: Referral Agency Comments

Public Works Department Review Comments

The comments below and attached to this document are the 1st review comments generated from the Public Works review of the submitted Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation plans and reports. The applicant shall review the comments and provide a response letter with the revised and resubmitted plans and reports.

Sketch Plan General Comments

1. The plans have comments noted directly on the plan sheets. The link below contains the PW review commentary.
2. The plans shall be coordinated with the Capitol Street Reconstruction Project and Grand Ave Corridor Project and all applicable studies.

Review Comments 1

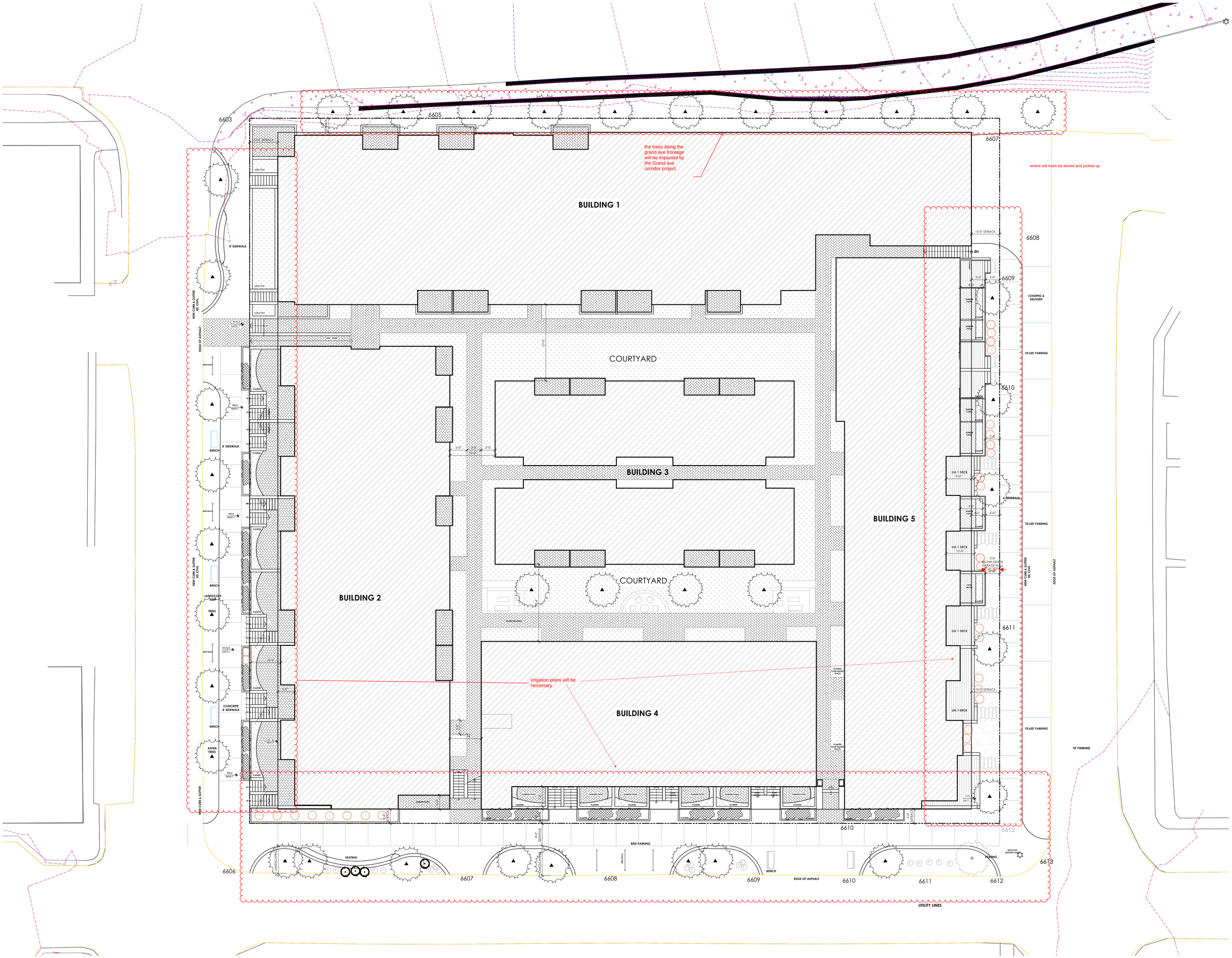
Right of Way Vacation Comments

3. Public Works generally agrees that once the utility interests have been resolved that the alley can be vacated and incorporated into the property with the lot consolidation.
4. The ROW Vacation should not be executed until all utility interests from the alley have been properly relocated and existing facilities and sewer service lines have been abandoned.
    a. The Town of Eagle utility interests include the sanitary sewer main.
5. All conditions from other utility owners should be satisfied prior to alley vacation.
6. Utility Relocations into the adjacent street rights of way will require Right of Way permitting.
7. Provide a final utility relocation and abandonment plan.

Reference Plans and Reports for Coordination.

8. The link below contains plans and reports.
    a. Please request further information as the design progresses and the design for the capitol street reconstruction is developed.

TOE Docs



OVERALL SITE PLAN AND LANDSCAPE

1 / A1.1 SCALE: 1" = 10'

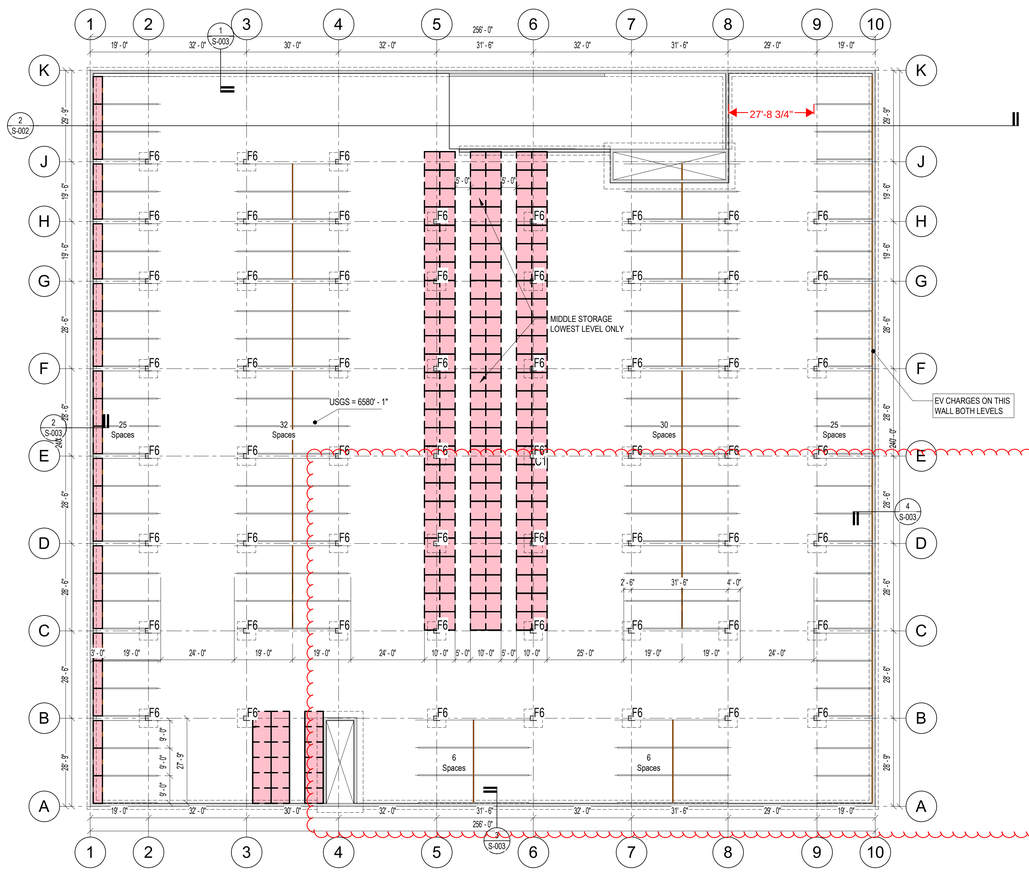
CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

issue:	date:
CONCEPTUAL DRAWINGS	OCT 30, 2024

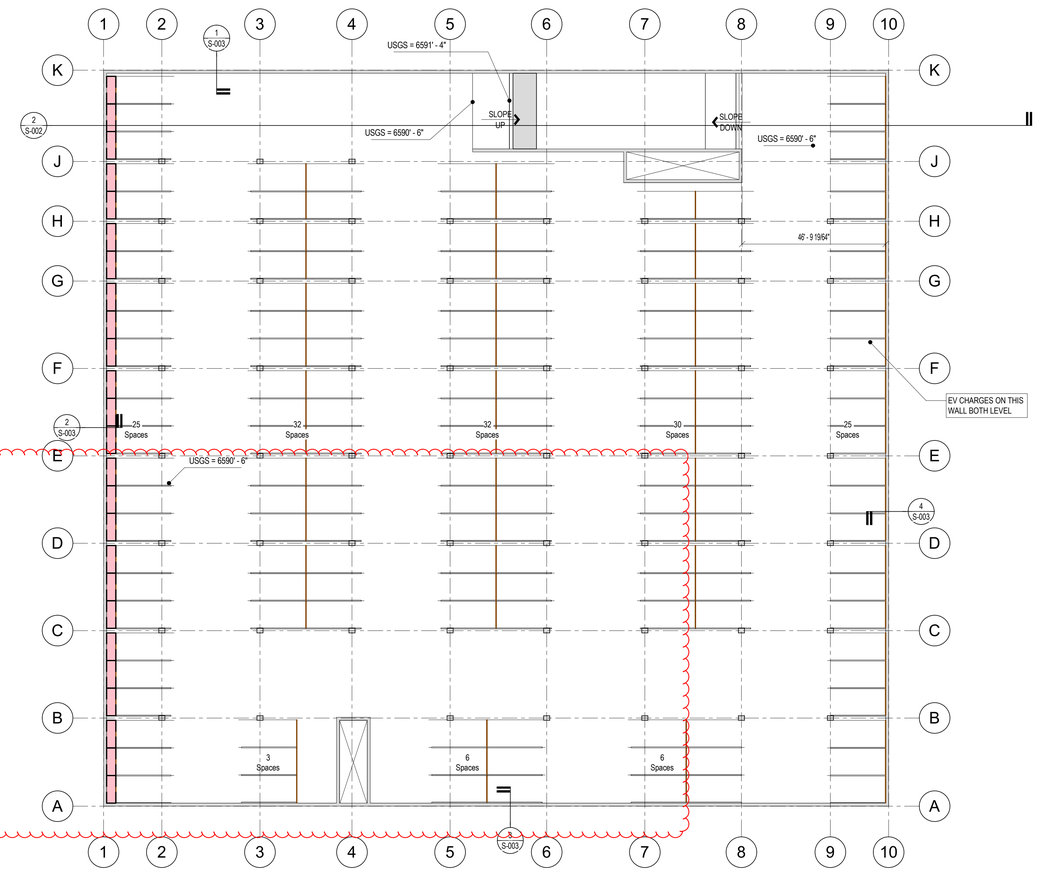
A1.1
SITE PLAN OVERALL

dimension stall sizes

label access points for stairs and elevators



1 LEVEL P2 FOUNDATION PLAN
1" = 20'-0"



2 P1
1" = 20'-0"

where will the garage floor drains be located

JIRSA | Hedrick
STRUCTURAL ENGINEERS
8490 E Crescent Parkway, Suite 250
Greenwood Village, CO 80111
303.839.1963 main

CAPITOL FLATS

BUILDING LAYOUT CONCEPTS

No.	Description	Date

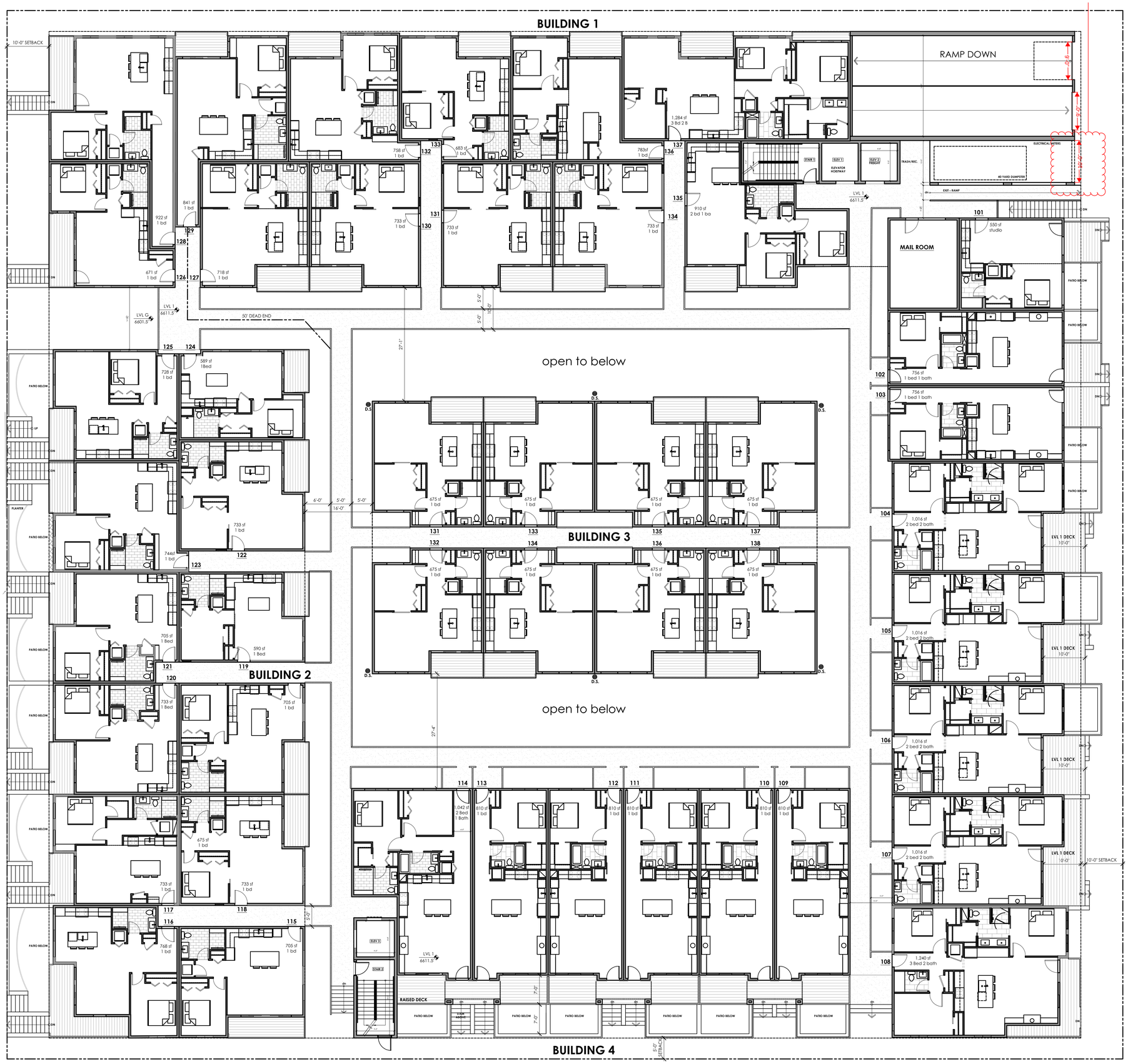
BUILDING LAYOUT CONCEPTS

Project Number		20240201
Project Status		CONCEPT
Date		10/7/2024
Designed By	Checked By	Drawn By
SME	MOH	MAR

S-001

Scale 1" = 20'-0"

not much wiggle room width wise to back in the dumpster, coordinate with waste provider on what would be acceptable to them.



OVERALL FLOOR PLAN -LEVEL 1

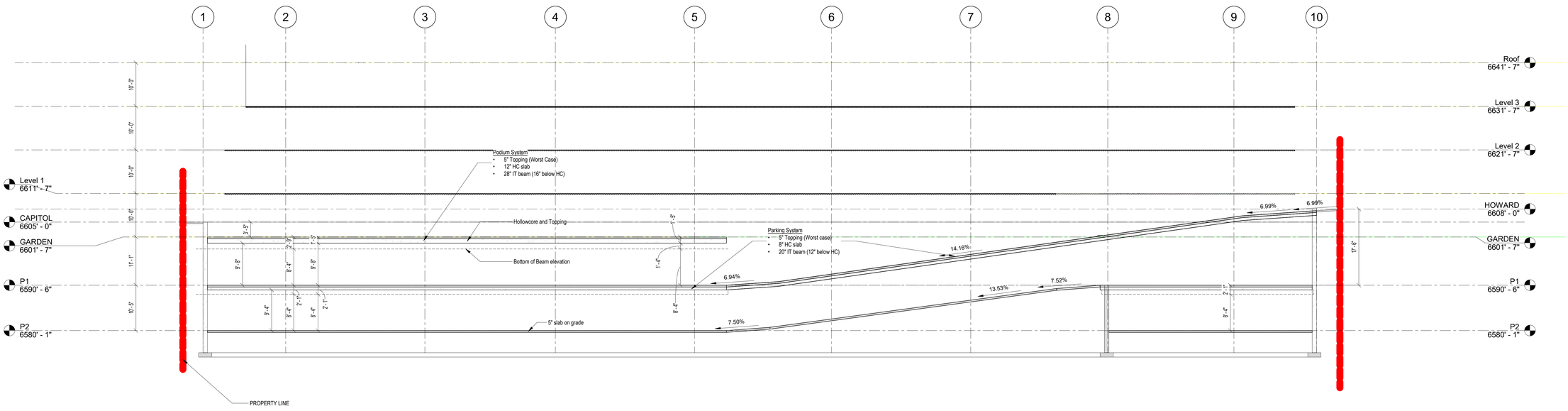
1 / A1.1 SCALE: 1/8" = 1'-0"

CAPITOL FLATS
100 CAPITOL STREET
EAGLE, COLORADO 81631

date:	OCT 30, 2024
ISSUE:	CONCEPTUAL DRAWINGS

A2.3

OVERALL FLOOR PLAN LEVEL 1



2 RAMP SECTION
1" = 10'-0"

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STRUCTURAL ENGINEERS
8490 E Crescent Parkway, Suite 250
Greenwood Village, CO 80111
303.839.1963 main

CAPITOL FLATS

BUILDING LAYOUT CONCEPTS

No.	Description	Date

BUILDING LAYOUT CONCEPTS

Project Number	20240201
Project Status	CONCEPT
Date	10/7/2024
Designed By / Checked By / Drawn By	Designer / Checker / Author

S-002

Scale 1" = 10'-0"

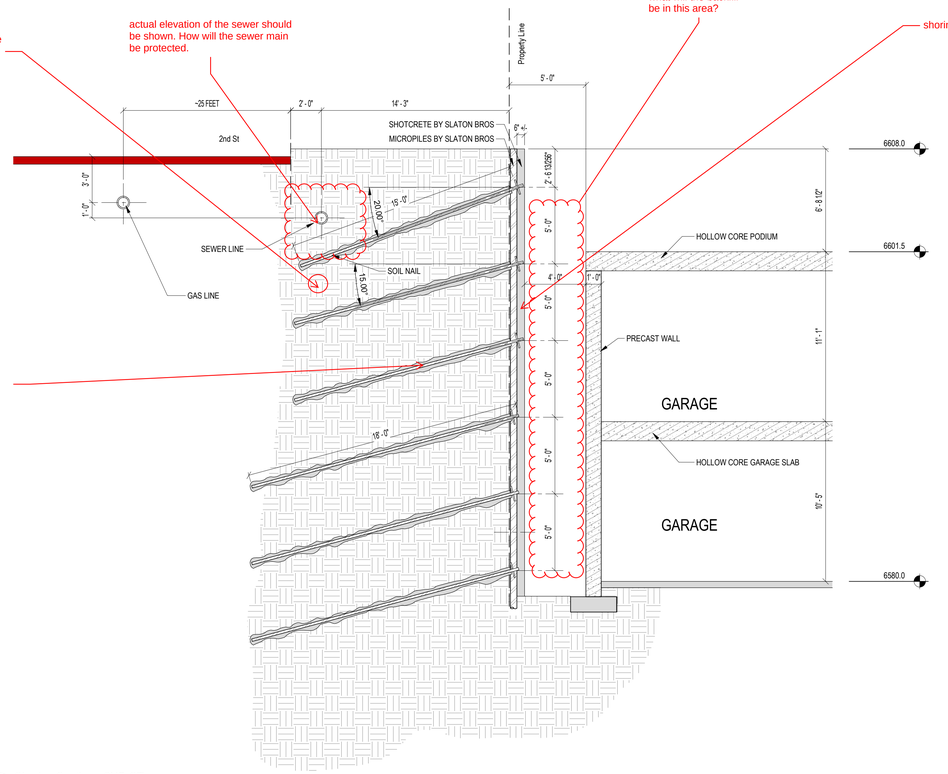
A Subsurface utility engineering plan may be necessary to verify all utility conflicts with nails can be resolved.

actual elevation of the sewer should be shown. How will the sewer main be protected.

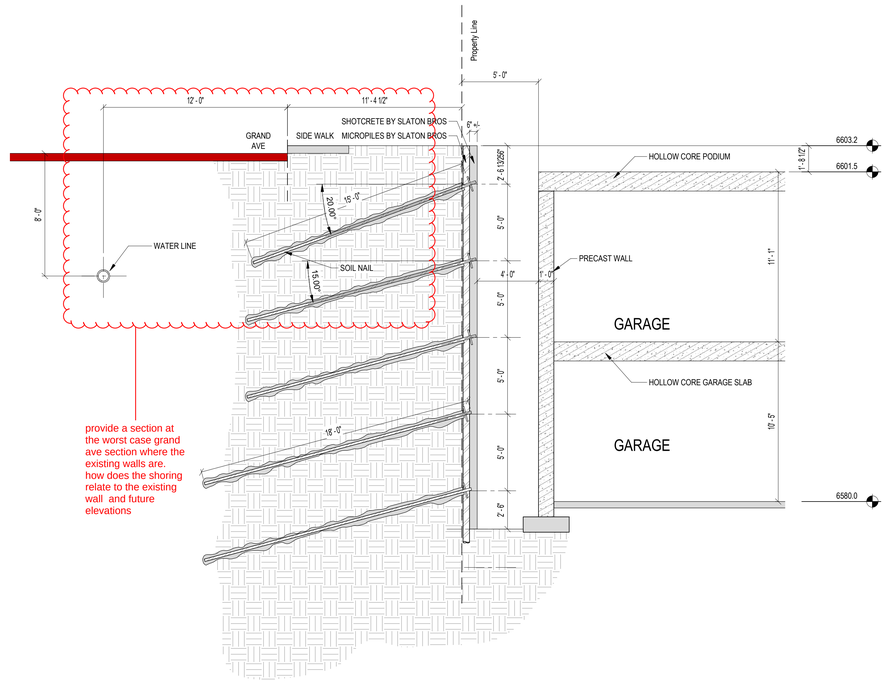
what will the backfill be in this area?

shoring wall shall be temporary and stated as such.

encroachment permit is likely necessary to handle this encroachment even with the temporary nature of the nails

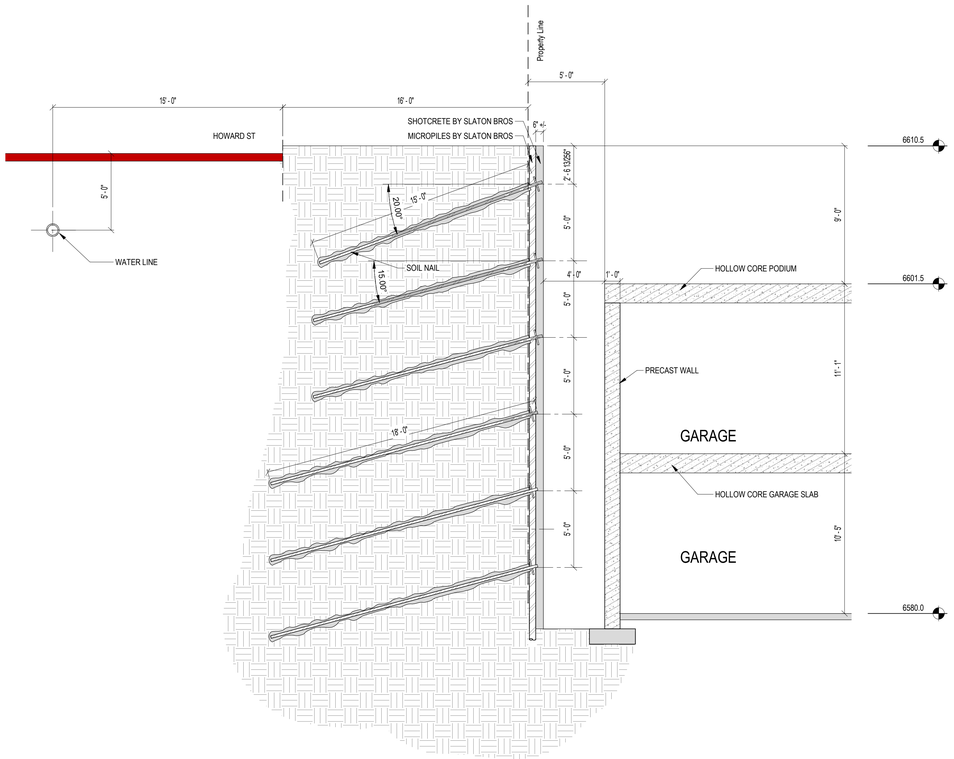


3 Shoring Section - 2ND ST
1/4" = 1'-0"

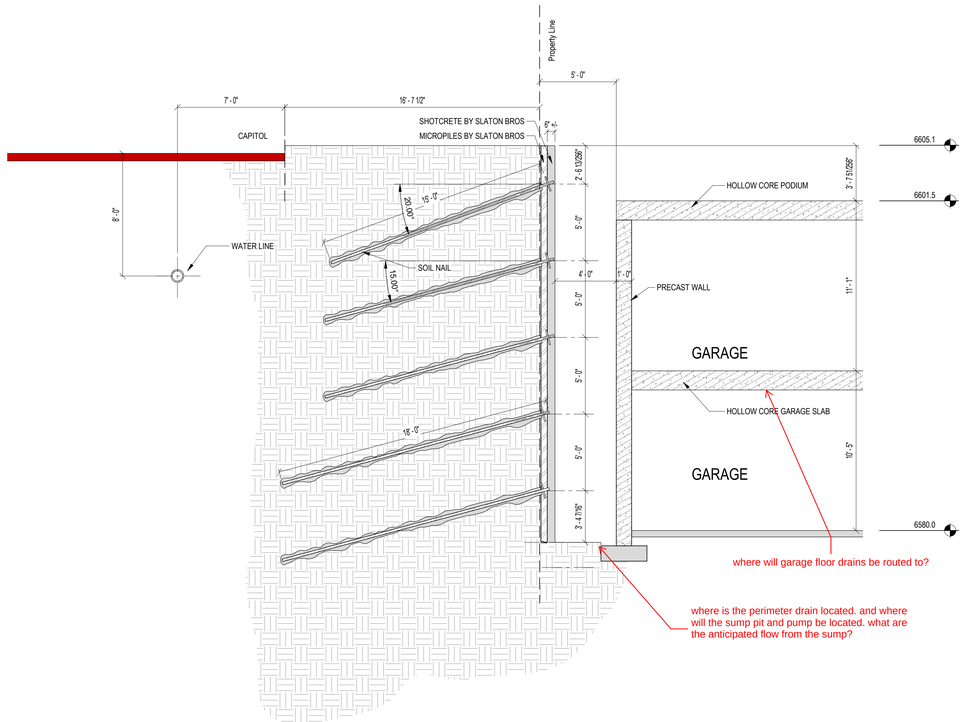


provide a section at the worst case grand ave section where the existing walls are. how does the shoring relate to the existing wall and future elevations

1 Shoring Section - Grand Ave
1/4" = 1'-0"



4 Shoring Section - HOWARD ST
1/4" = 1'-0"



where will garage floor drains be routed to?

where is the perimeter drain located. and where will the sump pit and pump be located. what are the anticipated flow from the sump?

2 Shoring Section - CAPITOL
1/4" = 1'-0"

JIRSA | Hedrick
STRUCTURAL ENGINEERS
8490 E Crescent Parkway, Suite 250
Greenwood Village, CO 80111
303.839.1963 main

CAPITOL FLATS

BUILDING LAYOUT CONCEPTS

No.	Description	Date

SOIL NAIL SECTIONS

Project Number		20240201
Project Status		CONCEPT
Date		10/7/2024
Designed By	Checked By	Drawn By
Designer	Checker	Author

S-003

Scale 1/4" = 1'-0"

CAPITOL FLATS
EAGLE, COLORADO

SHEET INDEX:

C.1 EXISTING CONDITIONS
C.2 PROPOSED SITE PLAN
C.3 UTILITY PLAN
C.4 DRAINAGE PLAN
C.5 SITE DETAILS
C.6 STORM DRAIN PLANS

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218 E. Valley Rd.
PO BOX 977
Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

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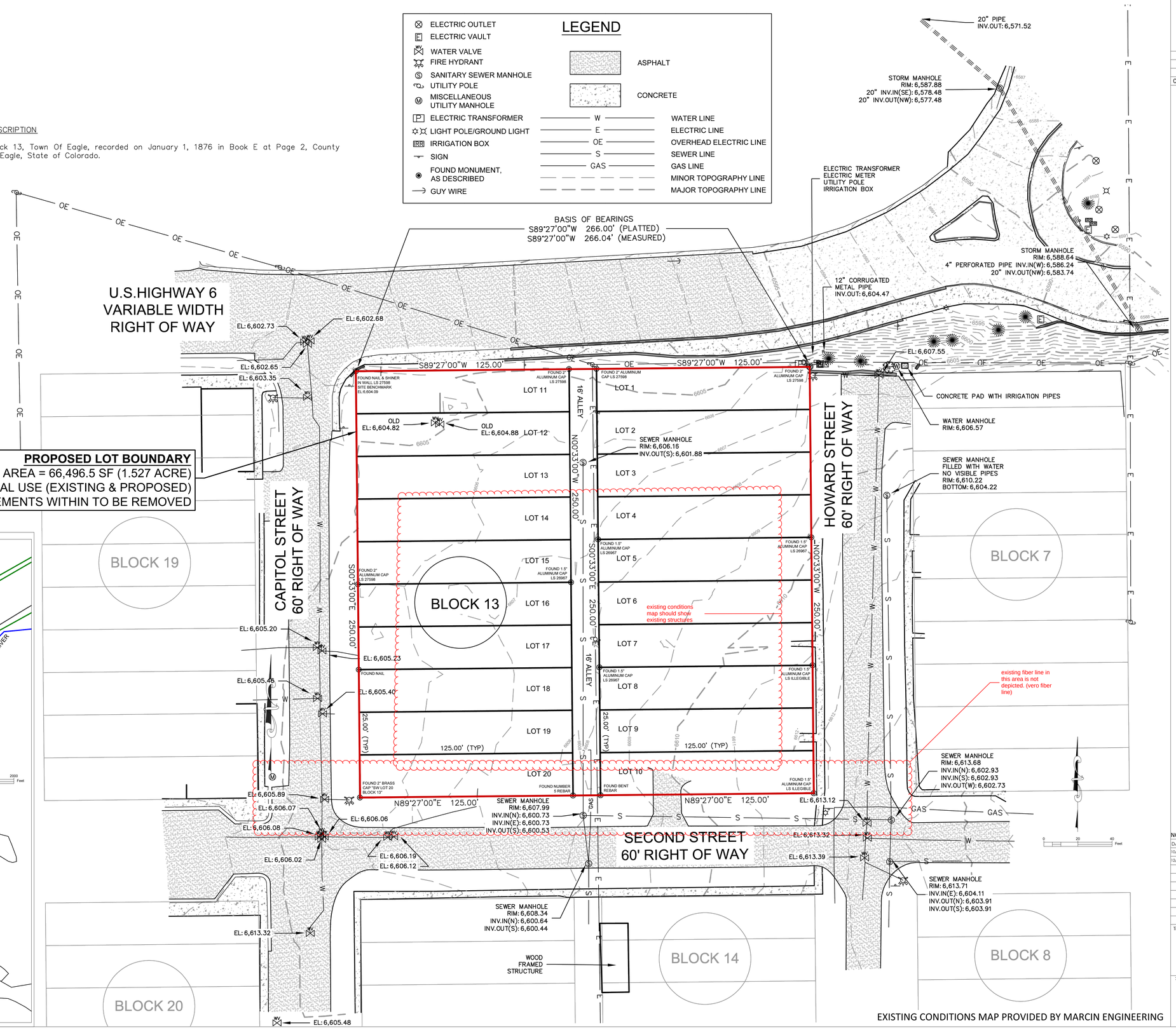
LEGEND

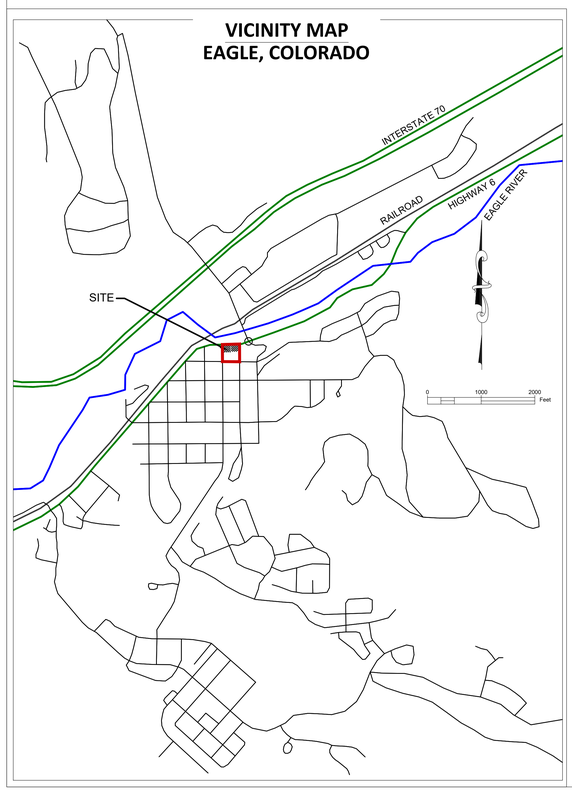
- ELECTRIC OUTLET
- ELECTRIC VAULT
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- MISCELLANEOUS UTILITY MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE/GROUND LIGHT
- IRRIGATION BOX
- SIGN
- FOUND MONUMENT, AS DESCRIBED
- GUY WIRE
- ASPHALT
- CONCRETE
- W — WATER LINE
- E — ELECTRIC LINE
- OE — OVERHEAD ELECTRIC LINE
- S — SEWER LINE
- GAS — GAS LINE
- MINOR TOPOGRAPHY LINE
- MAJOR TOPOGRAPHY LINE

DESCRIPTION

Block 13, Town Of Eagle, recorded on January 1, 1876 in Book E at Page 2, County of Eagle, State of Colorado.

PROPOSED LOT BOUNDARY
AREA = 66,496.5 SF (1.527 ACRE)
RESIDENTIAL USE (EXISTING & PROPOSED)
ALL EXISTING IMPROVEMENTS WITHIN TO BE REMOVED





EXISTING CONDITIONS MAP PROVIDED BY MARCIN ENGINEERING

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Eagle, Colorado

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DATE	REVISION
10/30/24	Sketch Plan Submittal
12/4/24	Sketch Plan comments1

Title: EXISTING CONDITIONS

Sheet: C.1

HIGHWAY 6 & 24
(GRAND AVE)

EXISTING CONCRETE WALK

EXISTING CONC WALL TO REMAIN UNCHANGED

EXISTING CONC WALL TO REMAIN UNCHANGED

PROPOSED STORM DRAIN

EXISTING JERSEY BARRIER TO REMAIN

RAMP TO BELOW GRADE PARKING

ELECTRIC METER BANK

BUILDING 1

BUILDING 3

BUILDING 4

BUILDING 5

GARDEN LEVEL 6601.42

MECHANICAL ROOM IN BUILDING
W/ VERTICAL CHASE
AS REQUIRED FOR UTILITIES

GAS METER

CONC WALK 8' WIDE

LANDSCAPE

2' CURB & GUTTER

CONC WALK 8' WIDE

LANDSCAPE

CAPITOL STREET

HOWARD STREET

SECOND STREET

ROAD CL

60.0 ROW

3' VALLEY PAN

PARKING

SURFACE ELEVATION = 6608.0
SS INVERT = ± 6601.25

SURFACE ELEVATION = 6613.7
SS INVERT = ± 6603.25

understand how this sidewalk configuration will fot in tho grn ave

TIE TO EXISTING WALK

remove dome plates and connect to existing sidewalk

sidewalk and curb and gutter proposed grades will need to be coordinated with the Capitol Street Reconstruction Project that is currently under design and is anticipated to be constructed in 2026

Public Works is advocating that the on street should be added into the design similar to as shown on Howard street frontage. This will maintain existing parallel parking inventory. P&Z & Council may have other opinions for utilizing the ROW for parking or landscape.

make sidewalk width consistent with the corridor. To maintain existing parallel parking inventory. P&Z & Council may have other opinions for utilizing the ROW for parking or landscape.

coordinate intersection configuration with Capitol Street Reconstruction Project

is this where ventilation louvers for parking structure would be located. May be loud for the neighbors

indicate the curb return radii (typical)

sidewalk easement will be nessesary

with the amount of traffic headed at the barrier, are the temp barricades sufficient, a more formal end to the street may be necessary what signage and barrier options will better delineate the street end.

provide exhibit on how dumpster will be delivered

indicate north arrow and scale

ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
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HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

PROPOSED UTILITY SYMBOL KEY:

WATER VAULT
STREET LIGHT
WATER VALVE
FIRE HYDRANT
SEWER MANHOLE
UTILITY POLE
ELECTRIC TRANSFORMER
CABLE TV PEDESTAL
ELECTRIC SPLICE VAULT
WATER SERVICE CURB STOP
SANITARY SEWER CLEANOUT

PROPOSED UTILITY LINE KEY:

ELECTRIC	OH
GAS	GAS
TELEPHONE	TEL
CATV	CTV
WATER	W
SEWER	S

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS
TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

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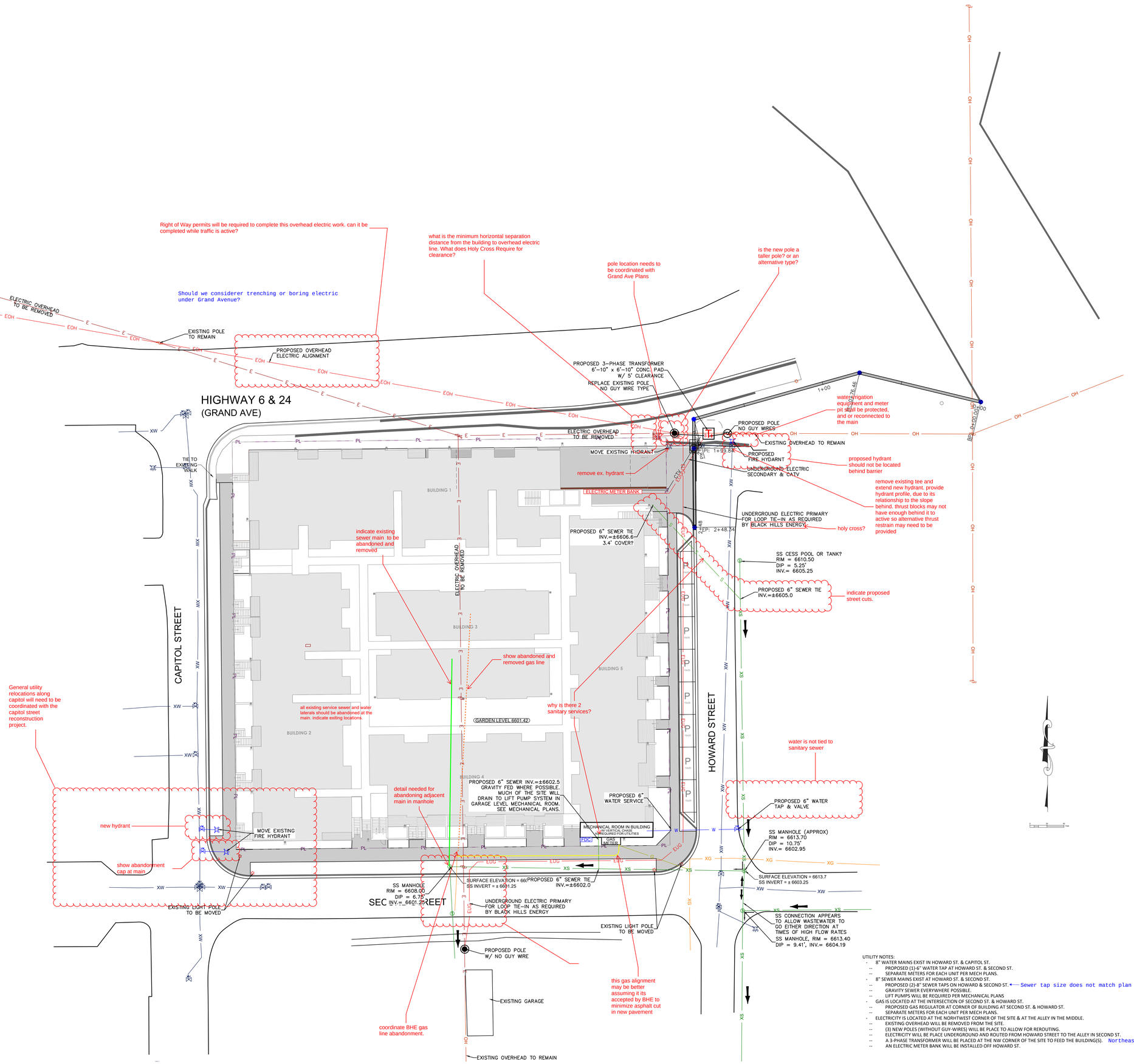
Title:

PROPOSED SITE PLAN

Sheet:

C.2



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- SANITARY SEWER CLEANOUT

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ELECTRIC	OH
GAS	GAS
TELEPHONE	TEL
CATV	CTV
WATER	W
SEWER	S

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS
TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

UTILITY NOTES:

- 8" WATER MAINS EXIST IN HOWARD ST. & CAPITOL ST.
  - -- PROPOSED (1)-6" WATER TAP AT HOWARD ST. & SECOND ST.
  - -- SEPARATE METERS FOR EACH UNIT PER MECH PLANS.
- 8" SEWER MAINS EXIST AT HOWARD ST. & SECOND ST.
  - -- PROPOSED (2)-8" SEWER TAPS ON HOWARD & SECOND ST. ← Sewer tap size does not match plan view.
  - -- GRAVITY SEWER EVERYWHERE POSSIBLE.
  - -- LIFT PUMPS WILL BE REQUIRED PER MECHANICAL PLANS
- GAS IS LOCATED AT THE INTERSECTION OF SECOND ST. & HOWARD ST.
  - -- PROPOSED GAS REGULATOR AT CORNER OF BUILDING AT SECOND ST. & HOWARD ST.
  - -- SEPARATE METERS FOR EACH UNIT PER MECH PLANS.
- ELECTRICITY IS LOCATED AT THE NORHTWEST CORNER OF THE SITE & AT THE ALLEY IN THE MIDDLE.
  - -- EXISTING OVERHEAD WILL BE REMOVED FROM THE SITE.
  - -- (3) NEW POLES (WITHOUT GUY-WIRES) WILL BE PLACE TO ALLOW FOR REROUTING.
  - -- ELECTRICITY WILL BE PLACE UNDERGROUND AND ROUTED FROM HOWARD STREET TO THE ALLEY IN SECOND ST.
  - -- A 3-PHASE TRANSFORMER WILL BE PLACED AT THE NW CORNER OF THE SITE TO FEED THE BUILDING(S). Northeast corner site
  - -- AN ELECTRIC METER BANK WILL BE INSTALLED OFF HOWARD ST.

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STE. Valley 177
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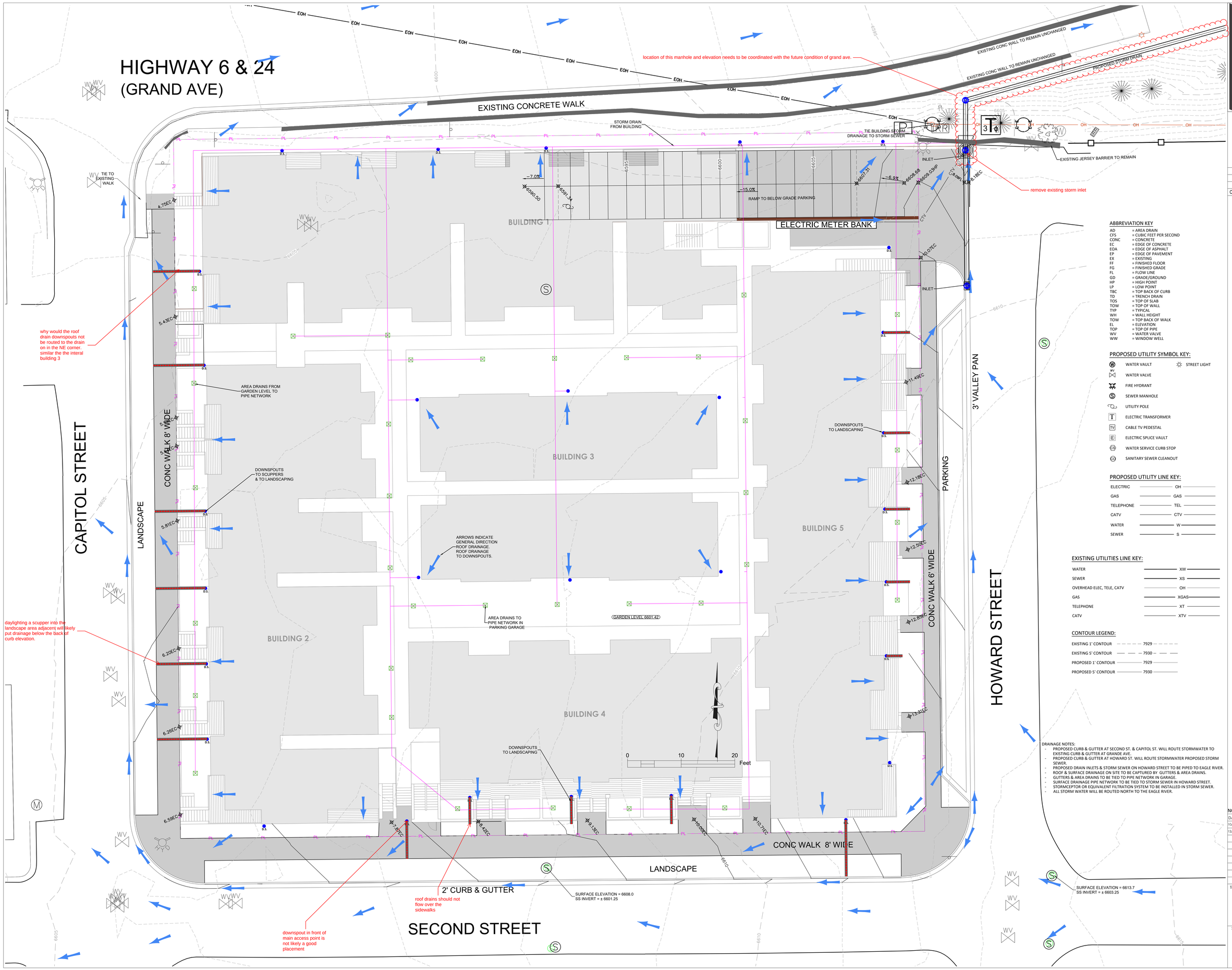
10/30/24	Sketch Plan Submittal
12/4/24	Sketch Plan comments1

Title:

PROPOSED UTILITY PLAN

Sheet:

C.3



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PROPOSED UTILITY SYMBOL KEY:

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- UTILITY POLE
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- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT

PROPOSED UTILITY LINE KEY:

ELECTRIC	OH
GAS	GAS
TELEPHONE	TEL
CATV	CTV
WATER	W
SEWER	S

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS
TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

DRAINAGE NOTES:

- PROPOSED CURB & GUTTER AT SECOND ST. & CAPITOL ST. WILL ROUTE STORMWATER TO EXISTING CURB & GUTTER AT GRANDE AVE.
- PROPOSED CURB & GUTTER AT HOWARD ST. WILL ROUTE STORMWATER PROPOSED STORM SEWER.
- PROPOSED DRAIN INLETS & STORM SEWER ON HOWARD STREET TO BE PIPED TO EAGLE RIVER.
- ROOF & SURFACE DRAINAGE ON SITE TO BE CAPTURED BY GUTTERS & AREA DRAINS.
- GUTTERS & AREA DRAINS TO BE TIED TO PIPE NETWORK IN GARAGE.
- SURFACE DRAINAGE PIPE NETWORK TO BE TIED TO STORM SEWER IN HOWARD STREET.
- STORMCEPTOR OR EQUIVALENT FILTRATION SYSTEM TO BE INSTALLED IN STORM SEWER.
- ALL STORM WATER WILL BE ROUTED NORTH TO THE EAGLE RIVER.

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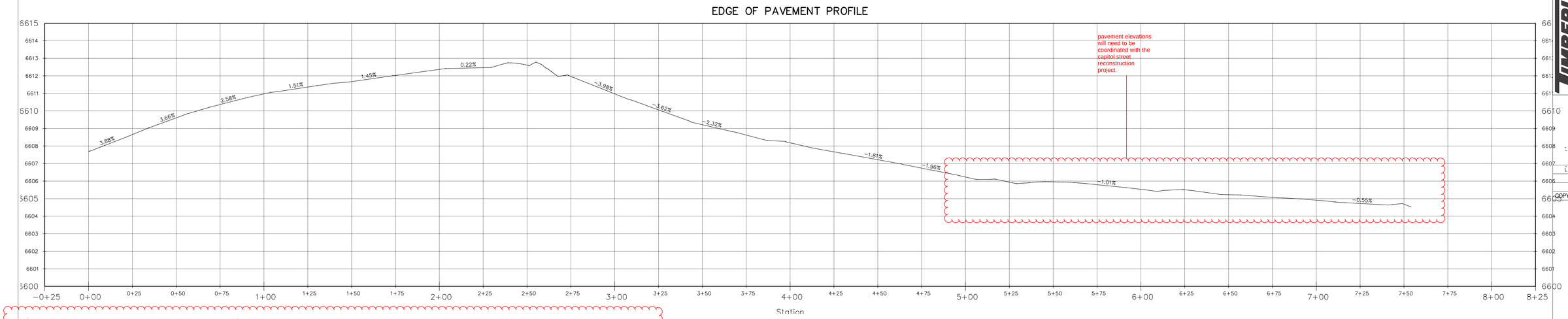
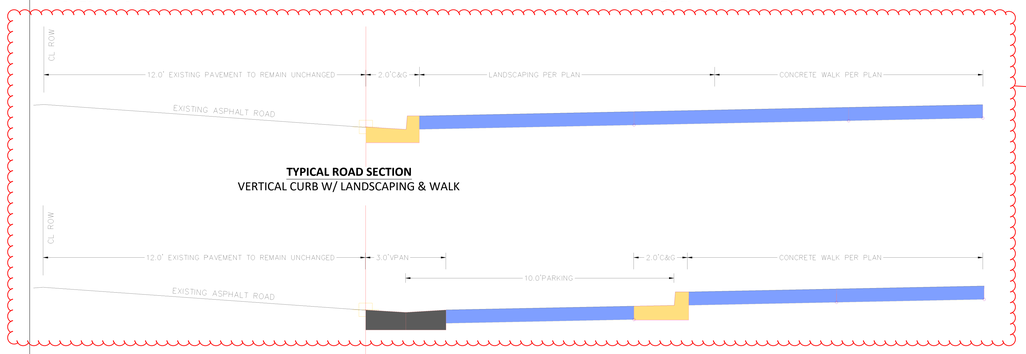
DATE	REVISION
10/30/24	Sketch Plan Submittal
12/4/24	Sketch Plan comments1

Title: DRAINAGE PLAN

Sheet: C.4

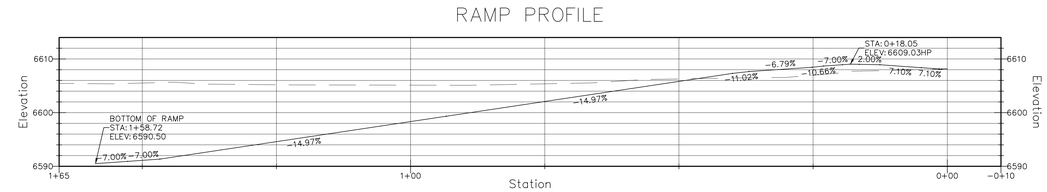


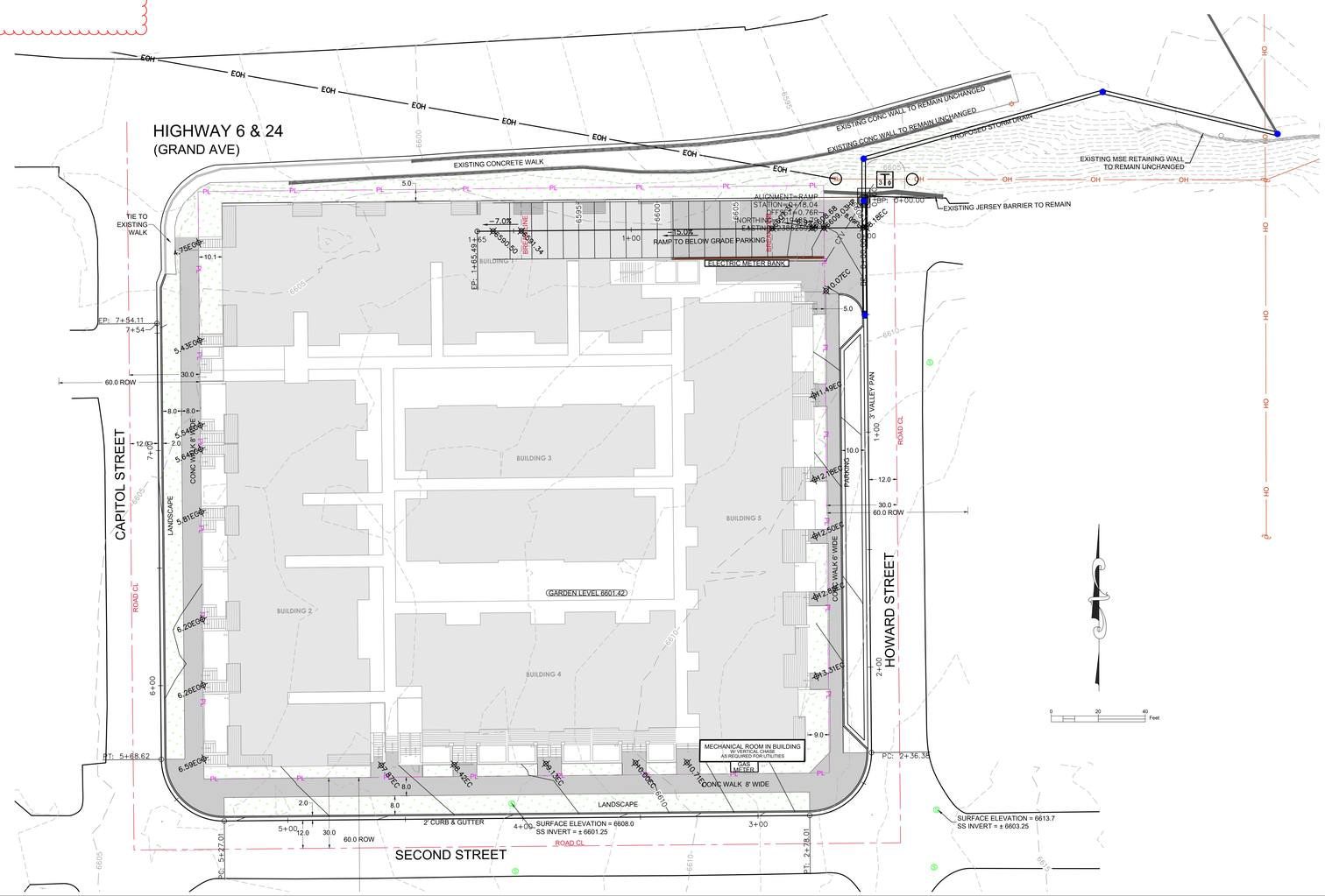


very hard to read this annotation

TYPICAL ROAD SECTION
VERTICAL CURB W/ LANDSCAPING & WALK

TYPICAL ROAD SECTION
VALLEY PAN W/ PARKING & VERTICAL CURB





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- SANITARY SEWER CLEANOUT

PROPOSED UTILITY LINE KEY:

- ELECTRIC — OH
- GAS — GAS
- TELEPHONE — TEL
- CATV — CTV
- WATER — W
- SEWER — S

EXISTING UTILITIES LINE KEY:

- WATER — XW
- SEWER — XS
- OVERHEAD ELEC, TELE, CATV — OH
- GAS — XGAS
- TELEPHONE — XT
- CATV — XTV

CONTOUR LEGEND:

- EXISTING 1' CONTOUR — 7929
- EXISTING 5' CONTOUR — 7930
- PROPOSED 1' CONTOUR — 7929
- PROPOSED 5' CONTOUR — 7930

TIMBERLINE ENGINEERING CIVIL STRUCTURAL
218 E Valley Rd.
STE Valley 77
Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

COPYRIGHT

Capitol Flats

Eagle, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
10/30/24	Sketch Plan Submittal
12/4/24	Sketch Plan comments1

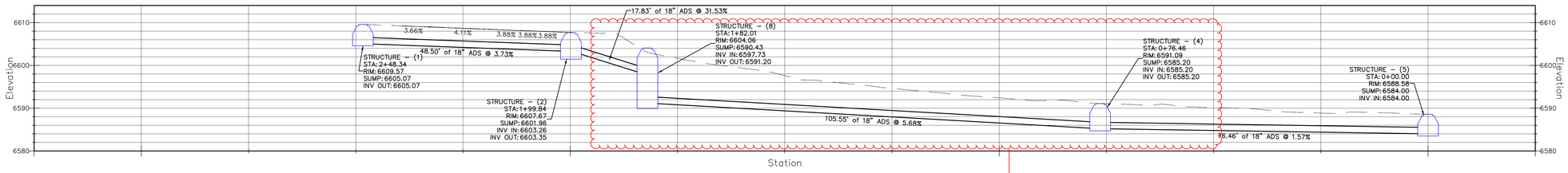
Title:

SITE DETAILS

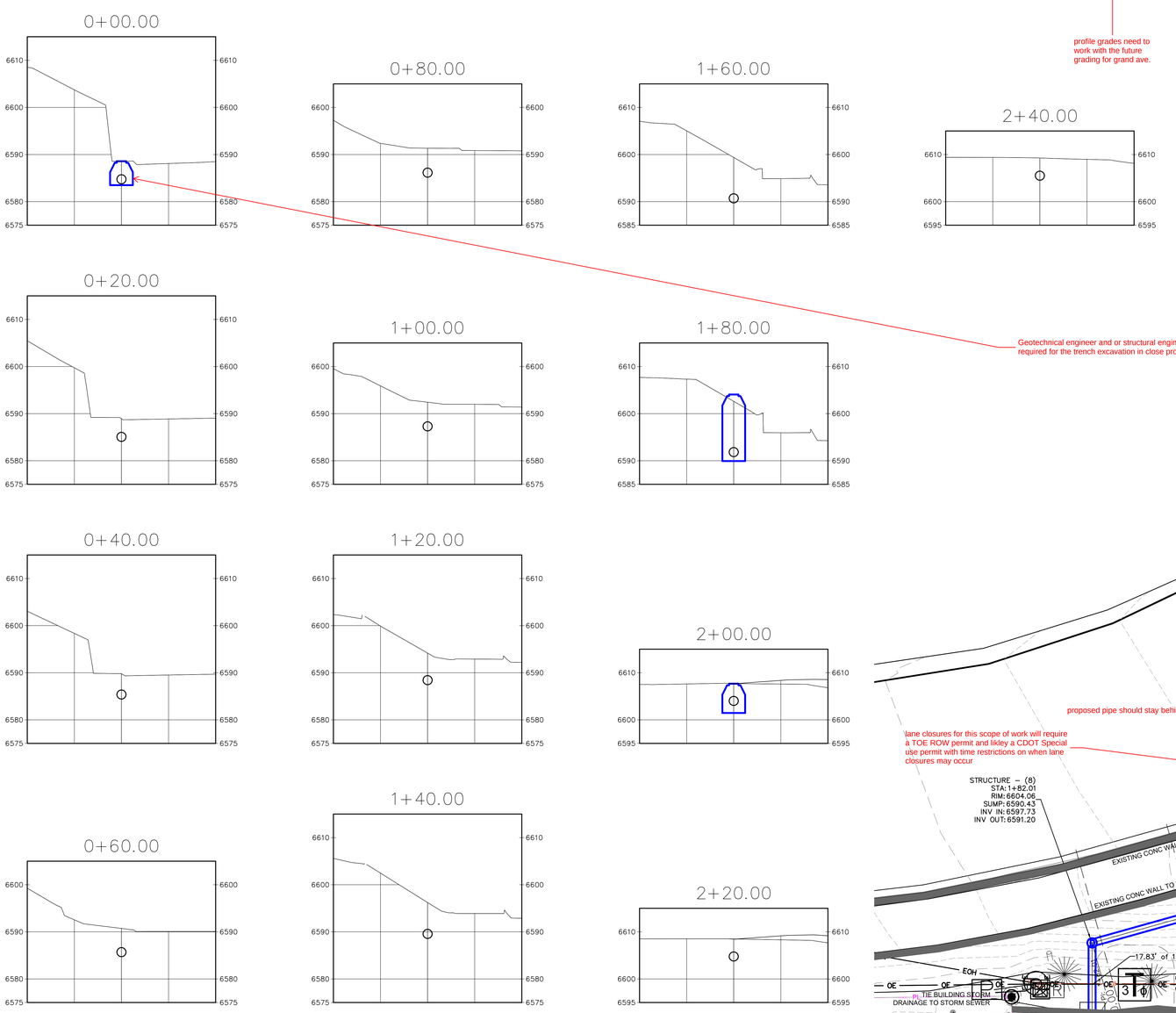
Sheet:

C.5

STORM DRAIN PROFILE

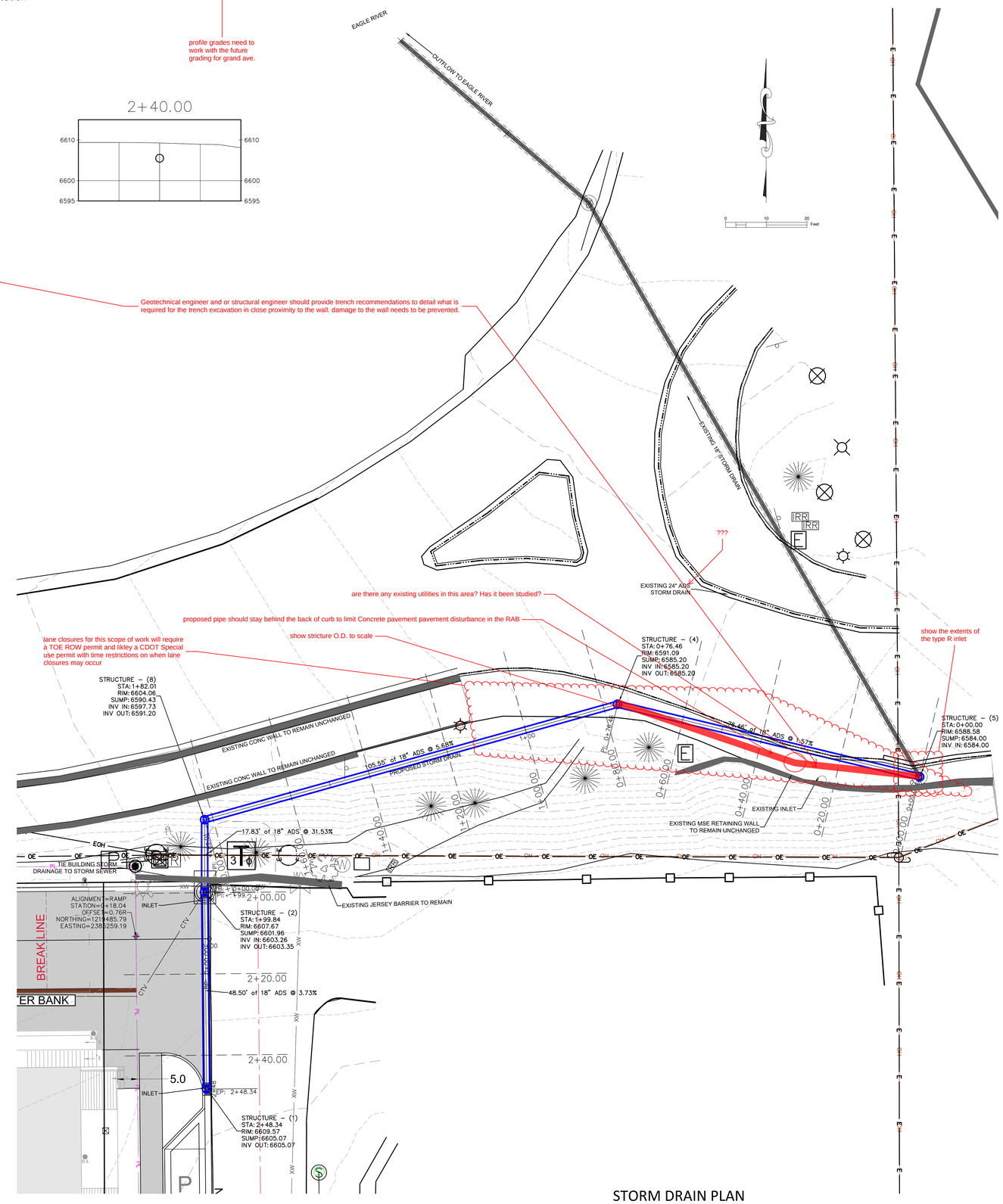


profile grades need to work with the future grading for grand ave.



STORM DRAIN CROSS SECTIONS

Geotechnical engineer and or structural engineer should provide trench recommendations to detail what is required for the trench excavation in close proximity to the wall. damage to the wall needs to be prevented.



STORM DRAIN PLAN

TIMBERLINE ENGINEERING CIVIL STRUCTURAL
218 E. Valley Rd.
PO Box 977
Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

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Capitol Flats

Eagle, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
10/30/24	Sketch Plan Submittal
12/4/24	Sketch Plan comments1

Title: STORM DRAIN PLAN, PROFILE & CROSS SECTIONS

Sheet: C.6

Sandra Farrell
Chief Operations Officer
sandra.farrell@eagleschools.net

EAGLE COUNTY SCHOOLS

January 30, 2025

Tez Hawkins, Planner
Town of Eagle
200 Broadway
PO Box 609
Eagle, CO 81631

RE: Capitol Flats Subdivision

Tez:
Thank you for forwarding Eagle County School District (ECSD) a referral for the Capital Flats Subdivision. Given the scope of the project ECSD requests cash-in-lieu of land dedication. It is assumed that the amount of this dedication will be determined at final plat and payment will be made concurrent with the filing of a final plat.

Based on student generation rates for development ECSD is requesting cash-in-lieu of land dedication. Due to the size of the units we would anticipate the student generation listed below, as prepared by ECSD's demographer.

Capitol Flats Impact Statement

		Student Yield Per Unit			Student Impact			
	Unit Count	Elementary	Middle Sch	High Sch	Elementary	Middle Sch	High Sch	Total
Townhome Affordable	171	0.33	0.13	0.2	56	22	34	**113**

Please do not hesitate to contact me with any questions you may have.

Regards,

Sandra Farrell

Sandra Farrell
Chief Operations Officer

pho: 970 328-6321 fax: 970 328-1024
myapp.is/EagleSchools • web: eagleschools.net • twitter: @eagleCOschools • facebook: eagle.schools • 948 Chambers Ave • PO Box 740 • Eagle, CO 81631

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist

February 3, 2025

Tez Hawkins
Town of Eagle
200 Broadway, PO Box 609
Eagle, CO 81631

Location:
SE¼ SE¼ Section 32,
T4S, R84W of the 6th P.M.
39.6558, -106.8260

Subject: Capitol Flats Subdivision Sketch Plan and Public ROW Alley Vacation
File Number SS24-02 & ROW24-01, Town of Eagle, CO; CGS Unique No. EA-25-0007

Dear Tez:

Colorado Geological Survey has reviewed the Capitol Flats Subdivision Sketch Plan and Public ROW Alley Vacation referral. With this submittal, we received the Subdivision Sketch Plan Narrative (CHA Consulting, Inc., November 1, 2024), Preliminary Drainage Report (Vail Land Company, December 2024), Civil Plan Set (Timberline Engineering Inc., December 4, 2024), Subsoil Study for Foundation Design (Kumar & Associates, Inc., February 12, 2024), and other documents. Based on the narrative, the project will include multi-family residences with amenities in five distinct buildings, an underground garage, affordable housing, and resident-occupied restricted homes. Kumar's study references the northern building (Building 1) only; additional studies should be performed for the remaining four buildings.

The site is not undermined and is outside the FEMA-mapped Eagle River 100-year flood hazard limits. Kumar's characterization of subsurface conditions and geotechnical recommendations are valid. Provided Kumar's recommendations are adhered to, and additional geotechnical studies are performed for the remaining four buildings, CGS has no objection to the approval of the sketch plan and ROW alley vacation. However:

Sinkholes and ground subsidence. As Kumar notes (page 2), Eagle Valley Evaporite underlies the surficial deposits. Sinkhole formation is an active, although infrequent, geologic process in the western Colorado evaporite region. CGS agrees that the risk of future ground subsidence on the subject site throughout the service life of the proposed residential buildings is low. If conditions indicative of subsidence or sinkhole formation are encountered during construction, an alternative building site should be considered, or the feasibility of mitigation should be evaluated. Owners should be made aware of the potential for sinkhole development since early detection of building distress and timely remedial action are important factors in reducing the cost of repairs should an undetected subsurface void start to develop into a sinkhole during or after construction.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

Amy Crandall

Amy Crandall, P.E.
Engineering Geologist

February 10, 2025

Town of Eagle Community Development Department
200 Broadway, PO Box 609
Eagle CO 81631

RE: SS24-02 & ROW24-01, Capitol Flats Subdivision Sketch Plan, and Public Right-of-Way (ROW) Alley Vacation

Town of Eagle Community Development Department,

The Capitol Flats property is a combination of eight (8) platted downtown lots that make up the 100 block of Capitol and Howard Streets between Grand Avenue and Second Street in Eagle, CO. Eagle Multifamily LLC, the property owner and applicant ("the Applicant") seeks a Public Right of Way Alley Vacation to allow for the eight existing lots to be brought together as one property, and a subdivision sketch (preliminary and final) to allow for the creation of a new plat.

The Public ROW Alley Vacation and subdivision sketch are critical to obtaining the permitting which is ultimately sought by the Applicant for the construction of five three-story residential buildings containing a total of 171 condominium and LERP / affordable housing units, a subsurface / underground parking garage, and associated utility relocations on the property.

The subject parcels are located in the Town of Eagle which is serviced by Core Transit's Valley Route. The Valley Route runs year-round along I-70 and US 6 for approximately 43 miles from Dotsero to Vail. Core Transit currently serves three stops in the Town of Eagle: Chambers Ave. Park and Ride, 5th and Wall St., and the Sylvan Lake-HWY 6 Intersection.

Core Transit's operations and ridership will not be directly impacted If the Public ROW Alley Vacation and subdivision sketch applications are approved and the property is developed as described in the application.

Walkshed Considerations

A walkshed is the area around a transit stop that is reachable on foot for the average person. The quality of a walkshed affects the propensity of proximate residents and workers to use transit, and the safety of its users.

The Capitol Flats property is located within .4 miles of both the Chambers Ave. Park and Ride and 5th and Wall St. transit stops. Residents of the Capitol Flats property will most likely access transit service from these stops.

We expect that many Capitol Flats residents will use transit given the property's location near the two bus stops, the income profile of the residents, and that fares are not required to reach most destinations in the system.

Core Transit encourages the Applicant to work with the Town of Eagle to ensure that the entirety of each walkshed between the property and transit stops are safe for, and supportive, of multimodal use.

We also urge the Applicant and project stakeholders to consult with Core Transit on the design of any infrastructure that could conceivably provide a direct, physical connection to our transit operations for compliance with our Title VI Plan, which ensures that no person is excluded from participation in, or denied the benefits of, our services under Title VI of the Civil Rights Act.

Core Transit is committed to being a constructive, forward-thinking partner on initiatives that affect our community and economy. We invite the Applicant to engage with us as this project moves forward to ensure that residents of Capitol Flats have safe multimodal access to transit service.

Sincerely,

Dave Levy
Core Transit
Planning Manager
dave.levy@coretransit.org

Tez Hawkins

From: Brian Lieberman
Sent: Thursday, January 30, 2025 3:48 PM
To: Tez Hawkins
Subject: RE: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Tez,

I hope that you are doing well and had a good January.

Open Space does not have any comments. Thanks for the chance to review.

Have a great day!

Brian Lieberman
Open Space and Trails Manager
TOWN OF EAGLE
1050 Chambers Ave, PO Box 609, Eagle, CO 81631
P: 970-404-9710

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

EAGLE TODAY

FEEDBACK

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Wednesday, January 29, 2025 3:50 PM
To: Eddie Wilson <Eddie.Wilson@townofeagle.org>; Ryan Johnson <ryan.johnson@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Brian Lieberman <brian.lieberman@townofeagle.org>; rcohen@gefpd.org; SANDRA FARRELL <sandra.farrell@eagleschools.net>; bdaruna@ecparamedics.com; ecad@ecparamedics.com; TNycum@MountainRec.org; eaglecountycd@gmail.com; npowellre@centurytel.net; tegan@evld.org; ltillson@evld.org; aclarke@evld.org; bill@lotichydrological.com; trustees@coloradomtn.edu; andy_davis@comcast.com; khernandez@holycross.com; cbrown@holycross.com; pamela.fischhaber@state.co.us; jvroom@holycross.com; customerservice@support.blackhillsenergy.com; Jason.Sharpe@centurylink.com; Kelly.McClernon@centurylink.com; CGS_LUR@mines.edu; stephen.jaouen@co.usda.gov; brian.wodrich@state.co.us; danielle.neumann@state.co.us; megan.sullivan@state.co.us; rhea.silverkorn@eaglecounty.us; James Van Beek <james.vanbeek@eaglecounty.us>; Tori Franks <tori.franks@eaglecounty.us>; Kevin Sharkey <kevin.sharkey@eaglecounty.us>; david.c.gremel@blackhillscorp.com; Chad_Slagle@comcast.com; Nikki Davis <nikki.davis@townofeagle.org>; Carrie Buhlman <carrie.buhlman@eaglepolice.org>; Lorra Nichols <lnichols@crwcd.org>; flynn@eagleriverco.org
Cc: Peyton Heitzman <peyton.heitzman@townofeagle.org>; Sydney Dynek <sydney.dynek@townofeagle.org>; Denise Cardoza <denise.cardoza@townofeagle.org>; perry@vailland.com; Tom Gosiorowski <tom.gosiorowski@townofeagle.org>
Subject: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

This email is a courtesy reminder regarding the information below requested for February 3, 2025, Close of Business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

Tez Hawkins

From: Killian - CDOT, Brian <brian.killian@state.co.us>
Sent: Tuesday, January 7, 2025 3:47 PM
To: Tez Hawkins
Cc: Kandis Aggen - CDOT
Subject: Re: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

> You don't often get email from brian.killian@state.co.us. Learn why this is important

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Tez,

It appears that this development will not increase traffic by 20% or more at the Hwy 6 roundabout. Due to that, CDOT has no comment.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Fri, Jan 3, 2025 at 3:52 PM Tez Hawkins <thawkins@townofeagle.org> wrote:

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Tez Hawkins

From: Wodrich - DNR, Brian <brian.wodrich@state.co.us>
Sent: Monday, February 3, 2025 5:29 PM
To: Tez Hawkins
Subject: Re: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

> You don't often get email from brian.wodrich@state.co.us. Learn why this is important

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Tez,
Thank you for the opportunity for CPW to provide comments on the Capital Flats Subdivision sketch plan (SS24-02 & ROW24-01). At this time, we do not have any comments but I am always available if any specific questions or concerns arise as the project progresses.
Thank you,

On Wed, Jan 29, 2025 at 3:49 PM Tez Hawkins <thawkins@townofeagle.org> wrote:

This email is a courtesy reminder regarding the information below requested for February 3, 2025, Close of Business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Application Types: Subdivision Sketch Plan & Right-of-Way Vacation

File Number: SS24-02 & ROW24-01

Project Request: A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations

Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street

Brian Wodrich
District Wildlife Manager

C 970.948.9166 | F 970.947.2936
0088 Wildlife Way
Glenwood Springs, CO 81601
Brian.Wodrich@state.co.us | cpw.state.co.us

Tez Hawkins

From: Trent Hyatt <trent.hyatt@eaglecounty.us>
Sent: Wednesday, January 8, 2025 4:08 PM
To: Tez Hawkins
Cc: Bill Gibson; Jill Ragaller
Subject: Re: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

> You don't often get email from trent.hyatt@eaglecounty.us. Learn why this is important

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Hi Tez,
While we appreciated the opportunity to review this application, Eagle County does not have any comments at this time.

Thanks,

Trent L. Hyatt

Eagle County Government
970.328.8750

Eagle County Land Use Reform Project
Proposed Development Regulations
How to Comment

On Mon, Jan 6, 2025 at 9:44 AM Jill Ragaller <jill.ragaller@eaglecounty.us> wrote:
> All set IAR9498
>
> On Fri, Jan 3, 2025 at 5:03 PM Bill Gibson <bill.gibson@eaglecounty.us> wrote:
> > Hey Jill,
> >
> > Please kick off an IAR file.
> >
> > Thank you,
> > Bill
> >
> > **Bill Gibson**
> > Community Development Director
> > 970-328-8624
> > www.eaglecounty.us

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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Jill Ragaller
Customer Service Associate
Planning Division
(p) 970-328-8751
jill.ragaller@eaglecounty.us
Eagle County Community Development
www.eaglecounty.us

Eagle County Land Use Reform Project

Proposed Development Regulations
How to Comment

Community Development is OPEN TO THE PUBLIC Monday - Friday from 8:00am to 5:00pm.

Tez Hawkins

From: Nikki Davis
Sent: Monday, February 3, 2025 3:29 PM
To: Tez Hawkins
Subject: Re: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Tez,

Following review, I have prepared the following comments:

Housing Requirement:

1. As currently proposed, the development complies with the Local Employee Residency Program (LERP) inclusionary housing requirements by providing a minimum of 15% (26) price-capped units and 35% (60) resident-occupied units.
2. To assist with preparing a LERP Plan, the applicant may reference the LERP Program Guidelines, updated October 2024. A digital copy may be accessed at www.townofeagle.org/Housing.
3. All LERP units must be subject to a deed restriction that must be recorded at closing and run with the property in perpetuity. The deed restrictions and supporting administrative documents (e.g., homebuyer application) should be reviewed and approved by the Town prior to recording.
4. The applicant should provide a detailed plan for the management and maintenance of the LERP units. The Town's Housing Specialist is available to review and provide feedback on the LERP Plan to ensure the successful implementation of the deed restricted component.

Economic Development:

1. Should Capitol Flats pursue an inclusion into the Downtown Development Authority district, the Fiscal Impact Analysis will need to be adjusted to include projected assessed valuations for the Eagle DDA as a taxing entity. Additional information in the DDA inclusion process can be found here: Eagle DDA Development Info | Downtown Eagle.

Thank you,

Nikki Davis
Economic Development & Housing Specialist
(970) 328-9654
TOWN OF EAGLE
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Nikki Davis Office Hours - Meet with me.

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Wednesday, January 29, 2025 3:49 PM
To: Eddie Wilson <Eddie.Wilson@townofeagle.org>; Ryan Johnson <ryan.johnson@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Brian Lieberman <brian.lieberman@townofeagle.org>; rcohen@gefpd.org <rcohen@gefpd.org>; SANDRA FARRELL <sandra.farrell@eagleschools.net>; bdaruna@ecparamedics.com <bdaruna@ecparamedics.com>; ecad@ecparamedics.com <ecad@ecparamedics.com>; TNycum@MountainRec.org <TNycum@MountainRec.org>;

Tez Hawkins

From: Kira Koppel
Sent: Friday, February 7, 2025 5:16 PM
To: Tez Hawkins
Subject: Re: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Tez,

Please find my comments below:

1. General comments related to sustainability:
   a. **Transportation** - The attention to ensuring access to multi-modal transportation methods and electric car charging capability is appreciated, especially the parking spaces reserved for e-bike charging. If at all possible, signage describing the town's e-bike regulations at e-bike charging stations is recommended.
   b. **Waste** - Ensuring recycling access is appreciated. Applicant is encouraged to ensure designated dumpster locations provide efficient space to include cardboard collection. Additionally, the applicant is encouraged to consider adding compost infrastructure to align with the town's net zero action plan and the Climate Action Plan for the Eagle County Community. Compost can be serviced locally by Vail Honeywagon or Evergreen Zero Waste. Outreach and education on proper composting can be provided by town sustainability staff.
   c. **Energy** - Attention to energy efficiency of the project by using a central plant is appreciated. The applicant is encouraged to utilize electricity to power the central plant to remain in line with the town's net zero carbon emissions by 2030 goal. Holy Cross Energy has set a commitment to provide 100% renewable energy by 2030, so using an all-electric system would result in zero emissions and align with the community's vision. Additionally, utilizing electricity as the energy source allows for the consideration of rooftop solar PV. Rooftop solar can reduce costs of an all-electric system and allows for on-site generation of zero emissions energy.
   d. **Sustainable Materials -** Staff looks forward to learning more about the sustainable construction methods the applicant plans to use.

Have a great weekend!
Kira

Kira Koppel
Sustainability Specialist II
she/her
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9658

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Exhibit I: Public Comments

Tez Hawkins

From: Adam Dudek <adam.dudek@cereslandcare.com>
Sent: Monday, February 24, 2025 6:55 AM
To: Tez Hawkins
Subject: Re: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

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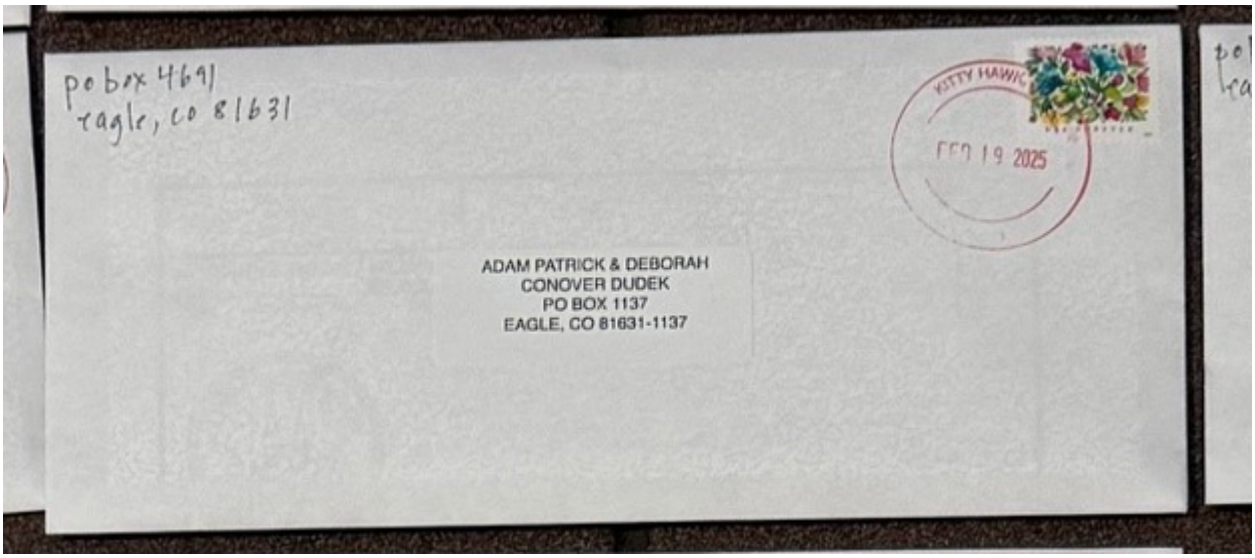
Ok thanks. As of Saturday at 2pm it was not in my mail box. That doesn't seem like enough time to actually allow people to plan accordingly to attend the meeting. If I am lucky I will receive the letter today or tomorrow. That's not a whole lotta time before the meeting.

Get Outlook for iOS

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Monday, February 24, 2025 6:48:08 AM
To: Adam Dudek <adam.dudek@cereslandcare.com>
Subject: RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Hi Adam,

That is correct, and I've attached the letter with more information. This meeting is hosted by the applicant but required by the Town. They will present and answer questions. This is not an official Town Public Meeting, so no elected and appointed officials will be there. Looking at the mailers that were sent out, it looks like your address was included. Also the feedback and review comments from Town Staff should be posted on the Active Land Use Applications Webpage in the next couple of days: https://www.townofeagle.org/418/Active-Land-Use-Applications



Thank you,

Tez Hawkins, AICP
Planner
TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970.688.2175
CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

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From: Adam Dudek <adam.dudek@cereslandcare.com>
Sent: Saturday, February 22, 2025 7:50 PM
To: Tez Hawkins <thawkins@townofeagle.org>
Subject: Re: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tez,

I have heard from several different people that there is a meeting scheduled for this Wednesday at the library regarding the capital flats project. I do not know where this information has come from but that is what is circulating around the neighborhood. None of our neighbors including myself have received any notices about a meeting. Do you know anything about a scheduled meeting regarding this project. As I mentioned before there are many concerned neighbors that want to make sure their voice is heard every chance we get.

Thanks
Adam.

Get Outlook for iOS

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Tuesday, February 4, 2025 12:29:36 PM
To: Adam Dudek <adam.dudek@cereslandcare.com>
Subject: RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

That's correct, Adam, we don't have a public hearing scheduled yet; we are finishing the 1st review period for the application. However, you will receive a mailed notice for the public hearing. As a part of the application's submittal, we identify the property owners for the notices using the mailing address from the County Property Assessor's office. I have what appears to be your name and mailing address for the list of property owners receiving notice; PO Box 1137.

Thank you,

Tez Hawkins, AICP
Planner
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970.688.2175
CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

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From: Adam Dudek <adam.dudek@cereslandcare.com>
Sent: Tuesday, February 4, 2025 11:57 AM
To: Tez Hawkins <thawkins@townofeagle.org>
Subject: RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

> You don't often get email from adam.dudek@cereslandcare.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez,

Thanks for the quick response and all the additional information. Yes I am within 250 ft of the proposed project. I have not received any notices for this application yet. Do you know when the public hearing meeting will be for this current application? Or is this what I receive a notice for?

Thanks

ADAM DUDEK
MANAGER, CONSTRUCTION DIVISION
C: (970) 331-1589
O: (970) 328-6080
Ceres Landcare
A WESTON COMPANY

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Monday, February 3, 2025 5:50 PM
To: Adam Dudek <adam.dudek@cereslandcare.com>
Subject: RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Hi Adam,

Thanks for being involved with the project. The Town of Eagle has not developed or acquired an automated system that allows project-specific notifications. Depending on where you are located along Howard Street, you and your neighbors will receive a mailed notice of the public hearings for this project. The Sketch Plan Application sends mailed notes to boarding property owners for the public hearing; The future applications will send notice to all property owners within 250 feet of the Capitol Flats Project. Are you and your neighbors located within that area? Also, the Town is requiring that the applicant hold a neighborhood meeting. We haven't determined when that meeting will be held, but there will be a notification mailed for that neighborhood meeting.

The Capitol Flats' current Application is for a Subdivision Sketch plan and abandonment existing alley which is designated as a public right-of-way. There will be a public hearing for the current sketch plan application with the Town P &Z and Town Council, however they will not be making any decisions to approve or deny the development; P&Z and Town Council will only be listening to comments from residents and the public and giving feedback to the developer for their future development applications. The owners of the Capitol Flats project will be required to submit three more applications that will also have public hearings including a rezoning application, major development application, and Subdivision Condominium plan.

Thank you,

Tez Hawkins, AICP
Planner
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970.688.2175
CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, e

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From: Adam Dudek <adam.dudek@cereslandcare.com>
Sent: Monday, February 3, 2025 3:05 PM
To: Tez Hawkins <thawkins@townofeagle.org>
Subject: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

> You don't often get email from adam.dudek@cereslandcare.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tez,

I am emailing regarding the capitol flats project that I found under active land use applications on the TOE website. I have lived on Howard street for 5 years now and really love our neighborhood. Myself and all my neighbors are very concerned about the potential of this development happening on our quiet street. We want to stay as informed as we possibly can about any discussions, meetings, or opportunities for public comment about the project. What is the best way to stay up to date with anything that is involving this specific application or any other future applicates / proposals for the project? I have signed up to be notified for future P&Z and town council meetings through the notification process outlined on the website. Is there a way we can be updated through any of the town's processes for a specific project or application, or must we continually keep an eye on the website for agendas or any announced meetings regarding this potential project? Any insight on how to be as informed as possible and be part of the discussions happening around this specific application / project would be greatly appreciated.

Thank you, and I look forward to hearing from you.

ADAM DUDEK
MANAGER, CONSTRUCTION DIVISION
C: (970) 331-1589
O: (970) 328-6080
Ceres Landcare
A WESTON COMPANY

Tez Hawkins

From: Planning Department
Sent: Tuesday, February 25, 2025 2:33 PM
To: Tez Hawkins
Subject: FW: Letter of support

FYI

Best,

Sydney Dynek
Planner
Pronouns: she/her/hers
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9651

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From: Yvonne deGorter Glassman <yvonne@yogaoffbroadway.com>
Sent: Tuesday, February 25, 2025 2:21 PM
To: Planning Department <Planning@townofeagle.org>; perry@vailland.com
Subject: Letter of support

> You don't often get email from yvonne@yogaoffbroadway.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Town of Eagle,

As a downtown business owner and longtime owner of Yoga Off Broadway, I am writing to express my strong support for the Capitol Flats development project. This initiative presents a valuable opportunity to enhance our community's vibrancy and address critical housing needs.

A few years ago, after my divorce, I personally experienced the difficulty of finding an apartment in Eagle. I waited over six months to find suitable housing for myself and my two children.

I believe Capitol Flats is thoughtfully designed to offer high-quality, for-sale residential units that will encourage homeowners to invest in our town's growth and well-being. The inclusion of 50% deed-restricted homes — 15% price-capped and 35% resident-occupied — demonstrates a commitment to providing attainable housing for local workers and smaller families who need housing options in our community.

This project will help maintain Eagle's character and create a year-round, engaged population that supports local businesses like mine. Additionally, its proximity to downtown will encourage residents to actively participate in and contribute to the local economy. By prioritizing efficient land use with underground parking, Capitol Flats avoids burdening existing infrastructure while preserving our town's charm.

I believe this development aligns with Eagle's values of fostering community, supporting local businesses, and addressing housing challenges. I urge you to approve this project and help us continue building a thriving future for Eagle.

Thank you for your consideration.

Sincerely,
Yvonne

Tez Hawkins

From: Planning Department
Sent: Thursday, February 27, 2025 12:41 PM
To: Tez Hawkins
Subject: FW: Capitol Flats

FYI

Best,

Sydney Dynek
Planner
Pronouns: she/her/hers
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9651

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Inner Light Juice <team@innerlightjuice.com>
Sent: Thursday, February 27, 2025 12:07 PM
To: Planning Department <Planning@townofeagle.org>
Subject: Capitol Flats

> You don't often get email from team@innerlightjuice.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town of Eagle,

As the owner of Inner Light Juice, I strongly support the Capitol Flats project. This thoughtfully designed development will bring much-needed for-sale housing to downtown Eagle, strengthening our local economy and enhancing our community's vitality.

More full-time residents mean more support for small businesses like mine. Capitol Flats' smart design—including 100% underground parking, pedestrian-friendly streetscapes, and eco-conscious features—ensures sustainable growth while preserving the character of downtown.

This project is an opportunity to invest in Eagle's future. I urge the Town to approve it for the long-term benefit of both residents and businesses.

Thank you for your time and consideration.

Keith Carrieri
Owner & Co-Founder
115 E. 2nd St. Eagle, CO 81631
(970) 705-4188

Tez Hawkins

From: Adam Dudek <adam.dudek@cereslandcare.com>
Sent: Monday, February 3, 2025 3:05 PM
To: Tez Hawkins
Subject: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

> You don't often get email from adam.dudek@cereslandcare.com. Learn why this is important

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Hello Tez,

I am emailing regarding the capitol flats project that I found under active land use applications on the TOE website. I have lived on Howard street for 5 years now and really love our neighborhood. Myself and all my neighbors are very concerned about the potential of this development happening on our quiet street. We want to stay as informed as we possibly can about any discussions, meetings, or opportunities for public comment about the project. What is the best way to stay up to date with anything that is involving this specific application or any other future applicates / proposals for the project? I have signed up to be notified for future P&Z and town council meetings through the notification process outlined on the website. Is there a way we can be updated through any of the town's processes for a specific project or application, or must we continually keep an eye on the website for agendas or any announced meetings regarding this potential project? Any insight on how to be as informed as possible and be part of the discussions happening around this specific application / project would be greatly appreciated.

Thank you, and I look forward to hearing from you.

ADAM DUDEK
MANAGER, CONSTRUCTION DIVISION
C: (970) 331-1589
O: (970) 328-6080
Ceres Landcare
A WESTON COMPANY

Annie Egan

I live on the corner of 2nd St. and Howard St. I have concerns about the proposed development on the Ping Property, also known as Capital Flats – a proposal for 171 units. I have questions regarding this project:

- Regarding work being done, presently, on this project. Does the developer have any type of permit , like an excavation permit, to be working on the property cutting down trees & shrubs and demoing buildings?
- What about a construction fence; a dust control program or a storm water mgmt program?
- Regarding the proposal of 171 units: It is my understanding that the CMU (Commercial Mixed Use District) does not have any density restrictions but yet in the Elevate Eagle plan, they have limited 16 units/ acre. I have been told that this property is a little over 1.5 acres. Do any of you know if this figure of 1.5 acres is the correct?
- Is it too late to rewrite the neighborhood protection standards to actually protect existing residential areas from large developments
- Did you know that long time locals are leaving Eagle because of how big it's getting? In fact, the two homeowners at the North End of Howard St. Are basically gone. One moved this last weekend up to Eby Creek and the other are considering moving to Montana. As a longtime activist, I can't begin to tell you how many people I talk with are so disillusioned with the direction of the town.
- Where is all the water going to be coming from for all the thousands of new residents that would be here because of all the hundreds of new units approved and proposed. And, what about all the traffic?!
- I want to reiterate something I said at the last meeting, I think it would be a good idea for the developer to put in a driveway, only going out of the development, at the South end of the property, by 2nd St., to ease the traffic on Howard in 2nd St.
- Annie Egan (970-471-5825)

Jenny Rakow

From: Dawn Koenig <dawnsunlight@hotmail.com>
Sent: Tuesday, February 11, 2025 5:03 PM
To: ALL COUNCIL
Subject: Concern with expanding CMU1 zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council Members and Mayor Turnipseed,

I am writing to express my concern about the Capitol Flats development proposal that I read about on the Town's active land use website. As a citizen who participated in the advisory committee for the recode project, my comments are focused around the failings of the code provisions for the CMU1 district. It is my opinion that this zone district should not be expanded until the Town Council revises the code standards to better fit the community vision of the Elevate Eagle Plan.

Property should be zoned with consideration given to the vision for the community, not who happens to own a particular property.

There are no density caps in place for this zone district. Even the High-density residential district has a cap of 18 units per acre, which does align with the Elevate Eagle Plan. The Elevate Eagle Plan calls for a density cap of 16 units per acre in the downtown area. For mixed-use areas, the Plan calls for a max of 10 units per acre. The density dwelling unit max per acre in the CMU2 zone district is 16.

Perhaps the unlimited density in this district would not be so problematic if there were lot size maximum standards like there were in draft versions of the recode. If I recall correctly, draft versions of the code called for a maximum lot size of around 6,250 sqft. With no density cap and no lot size max, a developer could theoretically purchase all property in this zone district and build one huge development. Please ask yourselves if this is really what is best for your community.

The Neighborhood Protection Standards in 4.04.040, E as written are meaningless. Please take a look for yourselves and you will see that the protection standards do not restrict building height. It appears that the intention was to “scale back” buildings to blend in with the existing built environment. The setback standards in this section only protect R1 zoning, which actually doesn't exist anywhere in Eagle. These protection standards should be written in a way that actually protect or reduce the impact that mixed-use or extremely dense residential development will have on existing residential areas.

Vail Daily Nov. 20th, 2024 regarding the West Eagle Development: And, Turnipseed added, the town’s efforts to adjust its building codes to promote more density over the past few years “didn’t mean you could max out everything you could.”

The above referenced project was to have 113 units on over 9 acres near downtown. If that was too dense for the site, the Capitol Flats project is WAY TOO DENSE!

I don’t think anyone is of the opinion that there shouldn’t be any development on the proposed site. This is not NIMBY! This is QIMBY! QUALITY in my back yard.

What is the process to bring this zone district into alignment with the rest of the community and the vision of the Elevate Eagle Plan?

Dawn Koenig

328 Capitol St.

Dawn Koenig

Tez Hawkins

From: william gray <wwgray28@gmail.com>
Sent: Thursday, February 20, 2025 2:53 PM
To: Jessica Lake
Cc: Tez Hawkins; Peyton Heitzman; Tom Gosiorowski; Ronald Delp; Ryan Johnson; Planning Department; Permits; Eddie Wilson
Subject: Re: Capital Flats

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Do you have tez,s e mail.

On Thu, Feb 20, 2025, 12:37 PM Jessica Lake <jessica.lake@townofeagle.org> wrote:

> William,
>
> Thank you for reaching out with your concern about the work noticed on the Capitol Flats property.
>
> The property owner has submitted two land use applications for review against the Land Use and Development Code and Tez Hawkins with Baseline Engineering, a community member and a Planner hired by the Town, will be overseeing the land use application process for this property on behalf of the Town. The two land use applications are for a Subdivision Sketch Plan, which is a conceptual level review with no decisions made, but comments are able to be provided by the public, as well as the appointed and elected official. The second land use application is for a Right of Way Vacation, this application will go to Town Council for a review and decision after it has been vetted by staff. Land Use application information can be found on the Town's website here: Active Land Use Applications | Town of Eagle, CO - Official Website. Please note that this website was down last night and earlier today, our web host is actively working on fixing the issues, but we don't currently know when it will be fixed.
>
> I'm not sure if there are any active demolition permits for this property with the Town but have cc'd our building team on this email. I have also cc'd Ron Delp, who is the Town's Code Enforcement officer in case there is a Code infraction.
>
> Best,
>
> **Jessica Lake**
>
> Senior Planner
>
> **TOWN OF EAGLE**
>
> 200 Broadway, PO Box 609, Eagle Co 81631
>
> Phone: 970-328-9627, Fax: 970-328-9656
>
> **TYPICAL HOURS: Monday – Friday, 8:00am – 2:30pm**
>
> **UPCOMING TOE HOLIDAYS: February 17th**

UPCOMING DAYS OFF: February 24 – 28th

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EAGLE TODAY | EAGLE colorado | FEEDBACK

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Book time to meet with me

From: william gray <wwgray28@gmail.com>
Sent: Thursday, February 20, 2025 12:07 PM
To: Jessica Lake <jessica.lake@townofeagle.org>
Subject: Capital Flats

> You don't often get email from wwgray28@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I did receive a letter back from Mr. Hawkings (not listed in Town directory) he said no active permits. The contractor has removed one shed, the porch from the trailer and starting on the front exterior of the one remaing building. From what I see in the LUDC, this is in conflict with not only the code but the intent of the process. Regards William Gray

Tez Hawkins

From: william gray <wwgray28@gmail.com>
Sent: Saturday, February 22, 2025 10:08 AM
To: Tez Hawkins
Cc: Planning Department
Subject: Re: 123 Howard Street Shed Removal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your town code, 4.02.020. States; no building shall be erected , nor shall any building or structure be moved, removed, altered or extended....
(Not a direct quote) I do know that no other town in eagle county or most other towns would not permit any work like this to be done or continued.
There is no surety or bond to protect the town if this project does not get approvals. Regards William Gray

On Fri, Feb 21, 2025, 5:00 PM Tez Hawkins <thawkins@townofeagle.org> wrote:

> Hi William,
>
> I was forwarded your email about the sheds being removed from 123 Howard Street. Sheds sometimes don't need permits for removal in the Town of Eagle depending on size, construction type, or condition. However, we will look into the removal of the shed you're referencing to see if its removal requires a permit.
>
> Thank you,
>
> **Tez Hawkins, AICP**
>
> Planner
>
> **TOWN OF EAGLE**

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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FEEDBACK

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, e

From: william gray <wwgray28@gmail.com>
Sent: Sunday, February 23, 2025 9:12 AM
To: ALL COUNCIL <allcouncil@townofeagle.org>
Subject: Fwd: 123 Howard Street Shed Removal

You don't often get email from wwgray28@gmail.com. Learn why this is important
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Capital Flats project has no approvals or permits at this point. Town code 4.02.020 (No building or structure shall be erected nor shall any building or structure be removed, moved, removed altered or extended.....) not the complete section but you get the point. No other city or town in Eagle County would allow such work that has been done and continues to be done without permits or surity or letter of credit to protect the Town in case this project fails to be built. Developer shows no concern for rules or laws. No seperation of construction and public. Even if the codes are week, good governance, would dictate some conditions and permits to protect the common good and the Town. Regards; William Gray

---------- Forwarded message ---------
From: **william gray** <wwgray28@gmail.com>
Date: Sat, Feb 22, 2025, 10:07 AM
Subject: Re: 123 Howard Street Shed Removal
To: Tez Hawkins <thawkins@townofeagle.org>
Cc: Planning Department <Planning@townofeagle.org>

Your town code, 4.02.020. States; no building shall be erected , nor shall any building or structure be moved, removed, altered or extended....
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>
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>
> Thank you,
>
> **Tez Hawkins, AICP**
> Planner
> **TOWN OF EAGLE**
> 200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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FEEDBACK

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Tez Hawkins

From: Dawn Koenig <dawnsunlight@hotmail.com>
Sent: Monday, March 3, 2025 8:26 AM
To: Tez Hawkins
Subject: Community Opposition to Capitol Flats

You don't often get email from dawnsunlight@hotmail.com. Learn why this is important

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tez,

Thank you for taking my call the other day. I read through your referral comments for this project and I agree with much of what was written. Hopefully, the Planning and Zoning Commission and Town Council can quickly address the issues in the Code that led to this proposal in the first place. What a waste of everyone's time and resources. Also, damage to the public trust.

This development proposal is far too dense, will adversely impact the surrounding neighborhood with traffic, and is not in alignment with the scale or character of downtown Eagle.

The project location at the intersection of Grand Ave and Capitol Street in a mixed-use district should have a ground floor commercial component. In such a unique location, serving as the entrance to Old Town Eagle, the future commercial growth and overall vibrancy of the community would be better served with the addition of ground floor commercial space. Otherwise, it is an over-sized high-density residential development and therefore should be scaled down to better align with residential zone district standards.

The Proposed Project DOES NOT Comply Conceptually with The Elevate Eagle Comprehensive Plan.

While the site is suitable for redevelopment and infill, the high-density, large-scale buildings within the project will adversely affect surrounding properties and are not in keeping with the size, scale, and massing of the small-town character of our community. See Goal 2 of the Elevate Eagle Plan.

The high-density nature of this project and the resulting traffic it will add to Hwy 6, Howard and Capitol Streets will be an overall detriment to the community. See Goal 5 of the Elevate Eagle Plan.

The applicable requirements of the Land Use and Development Code are currently under review by Town Staff to "resolve inconsistencies, provide clarity and correct omissions for several items within the Land Use and Development Code (LUDC)" See https://www.townofeagle.org/418/Active-Land-Use-Applications LUDC24-03

Town Staff and Town Council have acknowledged issues and inconsistencies with the CMU1 zone district where the Capitol Flats project is located. Specifically, the density allowances in the CMU1 zone district need to be revised to better align with the comprehensive plan and zoning code standards of other zone districts within the community. For example, the current zoning code standards for high density residential zoning limit density to 18 dwelling units per acre. The proposed density in the Capitol Flats project is 113 dwelling units per acre, far out of alignment with the comp plan and other surrounding zone districts per the LUDC.

The Capitol Flats project should not be considered until the Town Council amends the LUDC.

YES to redevelopment

YES to infill

YES to on-site parking

YES to affordable housing

YES to thoughtful architecture

NO to the scale and size of this project!

Dawn Koenig

Tez Hawkins

From: Kate Laczi <kate.laczi@gmail.com>
Sent: Tuesday, March 4, 2025 5:59 PM
To: Tez Hawkins
Cc: David Laczi
Subject: Comments on Capital Flats Project

You don't often get email from kate.laczi@gmail.com. Learn why this is important

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Hawkins,
First I want to say thank you for the thoughtful staff comments regarding the project plan.
I also wanted to express our frustration about the lack of notice provided by the developer for the community meeting that was held last week. As it was a school break, we were out of town and missed the meeting. When I checked the mail upon return the letter was postmarked on 2/19 in Virginia, so they clearly did not send it in advance. Two of our neighbors said they did not receive it at all, and another received it the day before the meeting. Do you know how many people attended the meeting?

I shared some of my concerns with Ms. Perry already, in particular the developers lack of honesty/reality about the impacts of population density and traffic, concerns that are clearly noted in the staff comments.

Our house (108 Howard), and our neighbor's (128 Howard) are going to be heavily impacted by this project. We will be isolated by these enormous building, with all of the traffic entering and exiting onto this small dead-end road. It has been a wonderful, safe location for our young children to learn how to bike and play sports, but this plan will destroy the safe, neighborhood character of the street. Our street can't even handle church parking effectively. We are also very concerned about the impact of this project on our property value.

We would appreciate any other information you have to share about the timeline of public meetings regarding this project.

Thank you,
E. Kate Laczi
Dave Laczi
108 Howard St.

Tez Hawkins

From: Adam Dudek <adam.dudek@cereslandcare.com>
Sent: Wednesday, March 26, 2025 10:08 PM
To: Tez Hawkins
Subject: Capitol Flats Comments for P&Z

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tez,

My name is Adam Dudek and I live at 204 Howard Street. I am writing you my comments to be included in the P&Z meeting for April 1 regarding Capitol Flats.

This development proposal is far too dense for the neighborhood and will a have negative impact on the surrounding homes and streets. The proposed project is not in line with the elevate Eagle comprehensive plan and out of character and scale for the surrounding neighborhood. The proposed 113 units per acre is far too many compared to the surrounding zone districts. Additionally, the comp plan for medium to high density residential outlines 4-18 units per acre which is much more inline with the surrounding old town eagle neighbor. Density caps need to be addressed for the parcels before this project can even be considered.

I also oppose the lack commercial space in a mixed-use district. With the upcoming capitol street improvements at the intersections, paving, and parking this location should have additional ground floor commercial space. This is a core intersection and unique location in Eagle. A large high density housing development at one of the core entrances to the downtown corridor and OTE is not in line with what Eagles master plan has outlined.

I oppose the idea of *"rezoning of two OTR (old town residential) lots to allow them to match the other six lots as CMU1 (commercial mixed use one)"* which was presented in the application overview. This will change the neighborhood and character of Howard Street. Preserving these lots as OTE will help keep the unique small-town character of the street and neighboring homes and is core value of the comp plan. The main reason I chose to move my family to this neighborhood is because of the character, single family homes, and neighborhood feel that much of this valley is lacking and to avoid developments like what is being proposed.

The traffic will have a direct impact on my home and the entire Howard block. The potential of 300 additional cars coming and going 1-3 times per day is an enormous amount of traffic for the intersection of Howard and Second. I strongly oppose the entrance to the development being accessed through Howard street and OTE. Much of the traffic will flow directly through the neighborhood and take away from the character and safety of the area. Having an entrance onto Capitol or Second street would be better for the surrounding OTE residents. Parking must also be addressed. Many of the Howard Street residents must utilize parking in front of their homes. Inadequate proposed parking and the overflow parking is going to cause lack of parking for residents that live in the area that must utilize on street parking. This is already happening from Broadway station; we are seeing overflow parking on second street and onto Howard.

Thank you for your effort with organizing the communities' comments.

ADAM DUDEK
MANAGER, CONSTRUCTION DIVISION
C: (970) 331-1589
O: (970) 328-6080
Ceres Landcare
A WESTON COMPANY

Exhibit J: Neigborhood Meeting Information

NAME	ADDRESS	PHONE
Paul J Dupree	[redacted]	[redacted]
Adam Podeke		
Annie Egan		
Willey Gray		
David Brox		
Maren Centnele		
Chris Centnele		
Jack Albertson		
DAVID HOLMGREN		
C. weber		
Dawn Koenig		
Scott Schlosser		
Christine Albertson		
Jake Roach		

• Opinion that the project will significantly increase the number of residents in town - on the impact checklist.
• Opinion that this is infill development and not sprawl which is good.
• Opinion that sprawl can't be stopped.
• Statement that we want a thriving downtown.
• Statement that we want growth but not this much growth.
• Statement that we prefer an old style community.
• Questions about cost of underground parking garage and how it relates to density.
• Statement that with the cost and small size of land in town, you need the density to make anything work.
• Opinion that the Town doesn't need the revenue from this project.
• Statement that vibrancy would be great in Town.

Applicant Response:
• Requested what neighbors would like to see.

<u>Buildings</u>

Neighbor Comments:
• Opinion that the project looks nice.
• Opinion that the opportunity is there to add art.
• Opinion that we like the vision of the project.
• Suggestion that we should do something iconic on corner for more visual interest.
• Opinion that the rooftop deck is a great amenity.
• Question of location of trash services and garage ramp.
• Opinion that there's not enough small town character.
• Question of why one bedroom residences.
• Request to see structural plans of parking garage.

Applicant Response:
• Garage ramp and trash services planned at the dead end of Howard by Hwy 6.
• One bedroom units included to have lower prices on residences.
• Current level of garage plans are included in the subdivision sketch application on Town website. More detailed plans will be available with next submission.

<u>Project in General</u>

Neighbor Comments:
• Question if there's a limit to the short term rental units and if they will be identified on the plat.
• Opinion that corner units should be sold at a premium.
• Request to keep the big tree on site.
• Request location of sewer manholes.
• Question about street and outdoor lighting.
• Question of why owners would purchase the land without having all of the entitlements in place.
• Question of how long owners have been working on the proposal.
• Question if multiple backup project plans have been developed.
• Question of where dogs will pee and poop.
• Question of where construction access will be.
• Statement that prefer no construction.

Applicant Response:
• Short term rental units intended just as an amenity/use for residents' guests.
• Sewer manholes will be available on the civil plans. Current manholes shown on civil set in application.
• Construction access location not yet determined. Asked for desired location.
• Landscape and yard areas in courtyard and on perimeter of property.

Question of why we have this meeting and what happens with the input.
Comments that the notice time was short and that the postal system is slow.
Question if there will be a height variance requested.
Statement that there isn't a density variance needed.
Question of when will the two OTR lot rezonings take place.
Question of the application process.

Density

Statement that there isn't a density cap in CMU1.
Statement that there's too much density.
Opinion that there will be too many people.
Statement that the Town needs 3000 more people for businesses to be sustainable.
Opinion that businesses are struggling.
Opinion that project doesn't fit in with the neighborhood.
Opinion that would like to have 100 year old houses instead.
Suggestion of fewer buildings and a large parking lot on Howard Street.
Suggestion that 30 townhomes be built instead.
Suggestion that 20 units be built instead.
Opinion that this location is the correct place for a project like this- right on Hwy 6 and not taking open space land from wildlife habitat.
Opinion that the project will significantly increase the number of residents in town - on the impact checklist.
Opinion that this is infill development and not sprawl which is good.
Opinion that sprawl can't be stopped.
Statement that we want a thriving downtown.
Statement that we want growth but not this much growth.
Statement that we prefer an old style community.
Questions about cost of underground parking garage and how it relates to density.
Statement that with the cost and small size of land in town, you need the density to make anything work.
Opinion that the Town doesn't need the revenue from this project.
Statement that vibrancy would be great in Town.

Buildings

Opinion that the project looks nice.
Opinion that the opportunity is there to add art.
Opinion that we like the vision of the project.
Suggestion that we should do something iconic on corner for more visual interest.
Opinion that the rooftop deck is a great amenity.
Question of location of trash services and garage ramp.
Opinion that there's not enough small town character.
Question of why one bedroom residences.
Request to see structural plans of parking garage.

Project in General

Question if there's a limit to the short term rental units and if they will be identified on the plat.
Corner units should be sold at a premium.
Request to keep the big tree on site.
Request location of sewer manholes.
Question about street and outdoor lighting.

Question of why owners would purchase the land without having all of the entitlements in place.
Question of how long owners have been working on the proposal.
Question if multiple backup project plans have been developed.
Question of where dogs will pee and poop.
Question of where construction access will be.
Statement that prefer no construction.