



Economic Vitality Committee
Thursday, April 10, 2025, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

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CALL TO ORDER AND ROLL CALL - 1:00 PM

APPROVAL OF MINUTES

- a Minutes dated January 23, 2025

ADMIN

- a EVC Member Terms in 2025
June 2025: Eric Eves, Christina Hofman, Mick Daly

STAFF & OTHER UPDATES

- a Community Development Report
b Staff Reports
2024 Sales Tax Report
Grand Avenue Multimodal Project Update
c Chamber and DDA Updates (as appropriate)

BUSINESS & DISCUSSION ITEMS

- a Letter of Support: 201 Broadway
- b Economic Development Plan Implementation - Updates
 - Progress Report: Tap Fees Process Improvement
 - Progress Report: Business Process Overview
 - Progress Report: Commercial Linkage Workshop with EPS
 - Progress Report: 2025 Initiatives
 - i. Destination Marketing - CO Tourism Management Grant for Wayfinding Planning Effort
 - ii. Business Advancement Program - Pending REDI Grant outcome
 - iii. Retail Strategy
- c Updates from Economic Ambassador Work
- d Economic Competition

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.



Nikki Davis
Economic Development & Housing Specialist

Thursday, January 23, 2025 Meeting notes:

Economic Vitality Committee

1:00 PM Public Meeting Room / Eagle Town Hall

ADMIN

a. EVC Member Terms:

Nikki reminded the committee about the member terms and discussed the need to appoint a new chair and vice chair for the year:

Mick Daly Chair June 2025

Eric Eves Vice Chair June 2025

Christina Hofman Secretary June 2025

Kim Goodrich Voting Member July 2026

Matt Felser Voting Member July 2026

Kim Fritzler Voting Member July 2026

Kelly Herzog Voting Member July 2026

Joel Wallen Voting Member July 2026

Nick Sunday Town Council Liaison

EVC Member Terms: Nikki provided a snapshot of the current EVC member terms, highlighting that some members were on their first term, while others were on their second or third term. She mentioned that Eric and Christina were expected to start a new term in June. Nikki also emphasized the importance of appointing a new chair and vice chair for the year.

b. Vote and Seat new EVC Chair and Vice Chair

Chair and Vice Chair: Mick recommended stepping down from the chair position before his term ends in June to allow for a smoother transition. He suggested that the vice chair should also change along with the chair. The committee was encouraged to nominate and vote for the new chair and vice chair during the meeting.

New Chair and Vice Chair: The committee nominated and approved Eric Eves as the new chair and Kim Fritzler as the new vice chair. The nominations were supported by motions and seconds from committee members, followed by a unanimous vote in favor.

Transition: Mick Daly, The outgoing chair expressed gratitude for the support received during their tenure and encouraged patience and support for the new chair and vice chair. The new chair, Eric, acknowledged the contributions of the outgoing chair and expressed readiness to take on the role, emphasizing the importance of teamwork and collaboration.

STAFF & OTHER UPDATES

- a. Community Development Report:** Eric led the discussion on the Community Development report, with no questions or concerns raised by the committee. Thank you Comm Dev!
- b. Staff Reports & Monthly Reports:** Mick and the committee discussed the importance of receiving staff reports on a monthly basis to stay informed about town activities. Eric & Kim

will provide these to the EVC via email after the bi-monthly Council Meetings with Bullet points on Items to Note.

- c. **Chamber Updates:** Michelle provided updates on the Chamber's business advocacy committee and their efforts to support an accelerator program and the development of a business roadmap.

Accelerator Program: Michelle updated the committee on the Chamber's business advocacy committee's efforts to support an accelerator program. The program aims to provide support for local businesses through collaboration with organizations such as SBDC and VVP. The goal is to develop a collaborative program within the county to support business growth and development.

Business Roadmap: Michelle discussed the development of a business roadmap, which is being worked on by the Chamber. The roadmap aims to provide guidelines and support for local businesses. The committee expressed interest in making recommendations and being involved in the development of the roadmap to ensure it meets the needs of local business owners.

- d. **DDA Updates:** The DDA plans to hire an executive director, and is preparing for the next round of funding applications.

Advisor Retained: The DDA retained Troy as an advisor to assist with tax increment updates and audit processes. Troy's expertise is expected to help the DDA navigate financial matters and ensure accurate reporting and compliance.

Executive Director: The DDA is planning to hire an executive director to lead the organization. The job description will be reviewed, and the position will be advertised as a part-time role. The DDA aims to find a candidate with a background in community development or planning to effectively manage the organization's activities.

Funding Applications: The DDA is preparing for the next round of funding applications, which will be open for a longer period to allow for more complete submissions. The goal is to fund projects that were not funded in the previous round and to support new initiatives that align with the DDA's priorities.

BUSINESS & DISCUSSION ITEMS

- a. **RAISE Grant Support:** The committee approved a letter of support for the raise grant application to secure federal funding for the Grand Ave. revitalization project.

Grant Application: The committee discussed the raise grant application, which aims to secure \$25 million in federal funding for the Grand Ave. revitalization project. The previous grant request was turned down, but the reapplication process is underway.

- b. **Economic Development Plan Implementation**

1. Progress Report on Tap Fees:

Nikki and Peyton discussed the progress on updating the tap fees and the need for better communication and understanding of the fee structure.

Fee Structure & Business Impact:: Nikki and Peyton discussed the progress on updating the tap fees, highlighting the need for better communication and understanding of the fee structure. They emphasized the importance of making the fee structure clear and accessible to avoid confusion and ensure transparency. The committee discussed the impact of tap fees on businesses, particularly new businesses looking to establish themselves in Eagle.

2. **Progress Report on Community Development Admin Manuals-** The need for clear guidelines and support for businesses to navigate the fee structure was emphasized to reduce barriers to entry and support economic growth.
3. **Digital Dashboard and Mobility Data:** The committee discussed the importance of capturing data from the ice castles event and the need for a special meeting to decide on the data refresh.
4. **2025 Initiatives:** Nikki presented the 2025 initiatives, including destination marketing, retail recruitment strategy, and a business incentive program.

(See Attached Econ Development Initiative Slides)

- c. **Economic Ambassadors:** The committee brainstormed their role as economic ambassadors, focusing on reducing barriers to entry and improving the business environment in Eagle.

Follow-up tasks:

Wayfinding Signage Plan: Pursue a \$20,000 grant with a \$5000 local match for a wayfinding signage planning effort. (Nikki)

Retail Recruitment Strategy: Prepare examples from other communities on how they position their database for potential redevelopment sites and vacancy inventory for the next meeting. (Nikki)

Business Incentive Program: Set up a call with the state representative to understand the USDA rural Business development grant and pitch the idea. (Nikki)

Economic Ambassador Role: Talk to Christina and other new business owners to gather feedback on their experience with the town's processes. (Mick)

Economic Ambassador Role: Meet with the new bulk business owners to discuss their experience and gather feedback. Discuss with the Chamber about handling the listing of commercial real estate spaces.

COMMUNITY DEVELOPMENT

March 2025

Planning

LONG RANGE PLANNING

ReCode Eagle – The Land Use and Development Code (LUDC) – [link to code](#)

- Staff is working with legal to update Chapter 4.17 of the LUDC to streamline processes and procedures for land use applications.
- Staff is working on other updates including regulating Natural Medicine Facilities and clarifying density limits in specific zone districts in response to HB25-1092.

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the Valley to create a WUI Code that caters to our local needs.
- The WUI Code will support increasing the community's resiliency to wildfires by regulating exterior building materials to ensure they are fire resistant, enacting landscaping guidelines such as the Fire Free 5 that ensure there is not flammable material within 5 feet of the structure, and by ensuring landscaping standards support water-wise, native vegetation that is not highly flammable.
- After the WUI Code's adoption by the state legislature in July of 2025, municipalities will need to adopt the provisions by January 1, 2026. These provisions will be split into amendments to the Town's adopted International Building Codes (IBC) and the Town's Land Use and Development Code (LUDC).
- Staff anticipates there will be outreach on these efforts this spring, staff will ensure Council is updated on the timing of this outreach when the dates are finalized.
- The group held a meeting on March 20th to discuss concerns about hazard zone mapping, how the WUI Code would interact with PUDs and how community outreach regarding this Code could take shape.
- The next meeting is scheduled for 4/17/2025 at 12:30pm. In-person attendance is at the Eagle County offices on Broadway.

EVTA 10 Year Transit Plan

- Staff are actively engaged in the Technical Advisory Committee (TAC) for EVTA's 10 Year Transit Plan. The TAC is made up of local community staff representatives and their primary role is to provide technical guidance to the plan, make recommendations to the EVTA Board, communicate with Town Managers and other key influencers in each community.
- A second round of Community Outreach will be conducted in early April, and the public will be asked to provide feedback on route alternatives for the Valley Route, Highway 6 Route, and Minturn/Redcliff Route. Outreach will primarily include several focus group sessions, outreach boards at the Vail Transportation Center and an online survey.

Long Range Planning Work Session

- The May 6th Town Council work session will be focused on the Town's long-range plans. This conversation will serve to prioritize updates of the Town's long range planning documents to ensure they remain current and aligned with the community's vision and values.

Administrative Manual

- Staff has been continuing to work on an administrative manual to clearly communicate land use processes to the public. Staff will be posting resources as they're completed, e.g. how the use permit process works, on the Town's website. As this project continues staff will be engaging stakeholder groups like the EVC for feedback to ensure this manual is user friendly and is meeting the community need.
- Staff will be sharing information and collecting feedback about the draft How to Start a Business process at the April 10 Chamber Mixer to hear from community members about their initial thoughts. Staff has met with representatives from the EVC and the Chamber's Business Advocacy Committee regarding this process draft, and will be discussing this process at the April 10 EVC meeting. Staff will continue to refine this process draft accordingly.

LAND USE APPLICATIONS IN PROGRESS

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

- Eagle Meadows Annexation No. 1 and No.2
 - An application to annex and zone parcel no. 193927300040 (Parcel A) to Resource (R) and parcel no. 193927400041 (Parcel F) to Rural Residential 2 (RR2).
- Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat
 - An 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 rights of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle.
 - Round 1 referral ended January 13, 2025, application re-submittal expected for week of 2/10/25.
 - The application is currently in the 2nd round of review, staff is working with the applicant to determine hearing dates.
 - Planning Commission Public Hearing- April 1, 2025, continued to April 15, 2025
 - Town Council Public Hearing- April 22, 2025
- Haymeadow Amendment to Approved Development Plan for RMF-2
 - An application to amend an approved development plan, file #DR22-01. Modifications include 1) architectural features: end unit garages rotated from side facing to front facing and changes to location of entry doors as well as some roof lines. 2) Grading: removal of retaining walls at edge of end unit side entry doors, retaining walls replaced with graded slope. 3) Landscaping: plant beds at end unit side entry doors removed with sidewalks, replaced with native grasses and planting beds at front walkways and where retaining walls were removed and replaced native grasses.
 - Administrative Review:
 - Application Submitted: March 3, 2025
 - Staff Comments Issued: March 19, 2025
 - Notice of Decision Issued: TBD
- Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation
 - 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. The intended development will require a public process through a Subdivision Sketch Plan and vacation of Public ROW [current applications]. Future applications include a Rezoning of 123 & 137 Howard Street from Old

Town Residential (OTR) to Commercial Mixed-Use 1 (CMU-1), a building height variance, a Lot Consolidation Plat, a Condominium Subdivision Final Plat, and a Major Development Permit.

- o Referral period ended 2/3/25, comments are due to the applicant by 2/10/25.
- o Planning Commission Public Hearing- April 1, 2025
- o Town Council Public Hearing- May 13, 2025
- Red Mountain Ranch, Parcel 1
 - o Has submitted Preliminary Plan Review and Major Development Plan applications; currently out for referral and review, with first round of comments due April 18, 2025.
- ANB Bank
 - o An application for a minor development permit to construct an ANB Bank facility on the currently vacant north side of the old Burger King site has been submitted. The referral period ended 3/21/2025, awaiting resubmittal from applicant.
- 446 Broadway
 - o A minor development application for a new mixed-use development has been submitted. Currently out for referral and review, with first round of comments due May 23, 2025.
- 1215 Chambers Avenue
 - o Applications for a lot line adjustment and a Major Development Permit have been submitted, but are not yet complete.
- Henry Annexation
 - o Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Currently under review.
- North Broadway – Annexation and Zoning/Rezoning
 - o The Applicant withdrew their annexation and zone/rezone request to CMU2.
 - o A new annexation and zone/rezoning request is anticipated. However, the applicant is still determining the desired zoning designation for the property. The timing of the formal resubmittal is unknown.
- Natural Medicine Facilities – Text Amendment to the LUDC
 - o This amendment will establish regulations for Natural Medicine Facilities.
 - o Planning Commission Public Hearing – April 15, 2025
 - o Town Council Public Hearing – April 22, 2026

Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 0 Sign Permits.
 - o 0 Sign Permits have been approved and issued so far this year.
 - o 0 encroachment permits have been approved and issued this year.
- Employee Dwelling Unit on Marmot Lane
 - o Application to approve an existing and previously approved (SU11-07) Employee Dwelling Unit as a permitted use for 245 Marmot Lane, Unit #1. No referral comments received by the due date of April 2, 2025, and one public support letter received. Anticipated decision date – April 16, 2025.
- Motosource Use Review
 - o Application to include motorcycle sales at the existing Motosource location on Chambers. Application currently out on referral with comments due back on April 17 for an anticipated administrative decision date of April 23.

NOTABLE UPDATES

- On March 18th, Richard provided the Planning Commission training on the quasi-judicial process and general meeting best practices. The PowerPoint presentation can be access through this [LINK](#). Please note the link expires May 18th.

- Planners attended the National APA Conference in Denver from 3/28-4/1.
- DOLA has asked if the Town is interested in participating in an AI pilot program to reduce permit review timelines. The program is funded through the state but would require staff time for vendor set up and testing. DOLA provided two vendors that could be used: [CivCheck](#) and [Archistar](#). Staff is coordinating meetings with DOLA to gather more information and will participate in demos to better understand the potential benefits to the Town. Staff will be back with more information.
- The Building Department has received demolition permits for **217 E Second Street** and **137 Howard Street**. While these properties are part of the Capitol Flats project, these permits are separate from the land use application. There are no provisions in Title 4 that would prevent a property owner from obtaining and demolishing an existing structure on their property prior to any formal land use approval.
- Interviews are scheduled for the Administrative Technician II and Building Inspector II positions. The Town continues to work with Shrums Coda for third building permit inspections 5 days a week.
- Staff has met with members of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2025:
 - o January - 2
 - o February – 3
 - o March- 3
- Staff is composing a “RFP” for new Software. Additionally, staff is waiting to hear back on a grant application for \$212,000 that will support software setup and data migration. This grant is funded through DOLA’s Local Planning Capacity grant (same funding source as the AHAP project).



UPCOMING ANTICIPATED APPLICATIONS (early 2025)

- Haymeadow - Minor PUD Amendment
- Mountain Tots Preschool – Major Development Permit
-

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Apts.	16186 Hwy 6	TCO issued for all 6 buildings
Haymeadow	91 Mountain Hope Circle	Permanent CO issued for all buildings as of 4/1/2025.
Habitat for Humanity	3 rd Street	TCOs complete.
Slope and Hatch	115 East Second St Unit 1	Permanent CO issued on 3/27/2025
Stone Concepts of Colorado	85 Marmot Ln	Permit pending.
Eagle County BMX	1700 Bull Pasture Rd	Permits released
Eagle Pool	1700 Bull Pasture Rd	Inspections progressing
Alpine Lumber Shed	111 Chambers	TCO for shed building – landscaping required

Building

The figures below show general activity levels not broken down by permit type (building, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2023	EOY 2024	YTD 2025
Inspections (n/i Planning, Public Works)	1,885	1944	301
Permits Processed	411	334	79

P&Z and Council Meeting Schedule

April 2025
April 1 st (Work Session) TC Work Session on Grand Avenue Corridor
April 1 st (Planning Commission) - Capitol Flats Subdivision Sketch Plan - Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat (continued)
April 8 th (Town Council)
April 15 th (Planning Commission) - Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat - Natural Medicine Ordinance
April 22 nd (Town Council) - Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat - Natural Medicine Ordinance
May 2025
May 6 th (Work Session) PZ/TC Work Session on Long Range Planning Priorities
May 6 th (Planning Commission)

May 13 th (Town Council)
Capitol Flats Subdivision Sketch Plan
May 20 th (Planning Commission)
ANB Bank Minor Development Permit
May 27 th (Town Council)

2025 Land Use Projects		Project Timelines															
Projects		April				May				June				July			
		PZ	TC	PZ	TC	PZ	TC	PZ	TC	PZ	TC	PZ	TC	PZ	TC	PZ	TC
Haymeadow																	
Public Improvements Agreement																	
Referral Review																	
Town Council Consent Agenda																	
Preliminary Plan/Final Plat/5th Amend to Filing 1																	
Referral Review																	
Public Notice																	
Planning Commission Public Hearing																	
Town Council Public Hearing																	
Design Updates to RMF-2																	
Administrative Review Period																	
Administrative Decision																	
Capitol Flats - Sketch Subdivision App and ROW vacation																	
Referral Review																	
Planning Commission Public Hearing																	
Town Council Public Hearing																	
Red Mountain Ranch, Parcel 1 - Preliminary Plan & Major Dev Permit																	
Referral Review																	
Planning Commission Public Hearing																	
Town Council Public Hearing																	
ANB Bank- Minor Dev Permit & Minor Subdivision																	
Referral Review																	
Planning Commission Public Hearing																	
Town Council Public Hearing																	
Code Amendment - Natural Medicine Facilities																	
Planning Commission Public Hearing																	
Town Council Public Hearing																	
446 Broadway - Minor Dev Permit																	
Referral Review																	
Planning Commission Public Hearing																	
Town Council Public Hearing																	



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: April 8, 2025
Re: Town Manager Report

Please note that I will be out of the office starting Friday, April 4, through Friday, 11, and return to the office Monday, April 14. I will have my laptop and cell phone if you need something.

Community Engagement & Meetings: This report highlights our recent community outreach efforts and critical regional and project-specific meetings. Our top priority is to engage with stakeholders, stay abreast of developments, and contribute to our Community's growth.

The Vail Valley Foundation Presentation & Funding Commitment On March 11, the Vail Valley Foundation (VVF) presented to the Town Council, requesting the full reinstatement of \$50,000 in funding from the Town of Eagle to support the 2025 ShowDown Town summer concert series. ShowDown Town has long been a valued community event, bringing residents and visitors together while driving economic activity for local businesses.

A recent funding adjustment provides additional flexibility in meeting this request. With Second Street Tavern opting not to host its Second Street Block Music Fest this summer, \$5,000 previously allocated to that event is now available. This reallocation increases the Town's previously approved VVF funding from \$40,000 to \$45,000 for the 2025 concert season.

Recognizing the cultural and economic benefits of ShowDown Town, we recommend establishing a baseline funding commitment of \$50,000 from the Marketing & Events Advisory Committee (MEAC) starting in 2026 to ensure consistent and sustained Council support. With the acceptance of this report, I will notify VVF President Mike Imhof that the Town has approved a \$45,000 budget for 2025, with a planned commitment of \$50,000 for future years.

The Eagle County Regional Housing Action Plan committee continues to review and refine the final draft information to make it ready to share with all communities in the next month or so. The Eagle County Regional Housing Needs Analysis comprehensively evaluates the county's ongoing housing challenges and future needs. With home prices in non-resort areas exceeding \$1 million and rental availability tightening, local workers' affordability gap widens. While the median household income has grown, many of the county's largest employment sectors—including food service, retail, and construction—offer wages below \$50,000 per year, making it nearly impossible for employees in these industries to afford housing. Additionally, almost 40% of the county's housing units are vacant due to second-home ownership and short-term rentals, which drive up prices and limit availability for full-time residents. The study also highlights the increasing displacement risk for lower-income households, renters, and those living in older or mobile homes, as well as a growing reliance on long-distance commuting due to the lack of affordable housing near job centers.

The report identifies a need for **6,375 additional housing units** over the next decade, with three-quarters designated for rental housing. Of this total, 2,638 units are needed immediately to fill the existing housing gap, while 3,736 units will be required to meet future growth. While 703 units are currently under construction and another 632 are entitled to development, a significant shortfall remains. The housing crisis is further compounded by an aging population, contributing to labor shortages and an increased demand for senior housing. Additionally, the study notes that younger families are increasingly moving down valley, where housing costs are relatively lower. However, this shift is insufficient to balance the county's overall housing needs.

The report underscores the urgency of implementing strategic housing solutions, including expanding deed-restriction programs, incentivizing affordable housing development, and enhancing local policies to ensure long-

term workforce stability. Eagle County already has a strong foundation of housing resources, such as rental assistance programs and public-private partnerships, but additional investment and innovative policy action will be critical to closing the housing gap. Collaboration among local governments, businesses, and housing organizations will be key to preserving community character, improving affordability, and ensuring that Eagle County remains a viable place to live and work for residents across all income levels. The link: [\(DRAFT.Eagle.County.Housing.Needs.Analysis.Report\)](#)

On Wednesday, March 12, Town staff, Peyton, and I continued discussions with Daniel Ritsch and his planner, Larry McKinzie, regarding the potential redevelopment of 120 2nd Street and 214 Wall Street. Their vision includes a boutique hotel and mixed-use development at 120 2nd Street while exploring housing opportunities at 214 Wall Street. These discussions are essential in shaping future development that aligns with the Town's economic and Community goals.

On Tuesday, March 18, the Eagle River Park Coalition requested additional time to work on their concepts before returning to report to the Town Council on their preferred options.

Administration and Organization Update:

We are pleased to announce Racheal Tand as our next Finance Director. Rachel plans to start her new role for the Town of Eagle on Monday, May 5. I am sharing with you an email I sent to Rachel once she accepted our job opportunity:

On Thursday, March 13, Town staff met with KLJ consultants to advance our efforts in securing grant funding for critical infrastructure projects. Our focus remains on identifying financial resources to support large-scale road, water, and wastewater improvements, ensuring that our public infrastructure investments continue to enhance the Town's quality of life and long-term sustainability.

Town staff continues collaborating with Sherly Beckman and the Stolfus design team as they engage the Eagle Grand Avenue Corridor Design Stakeholder Working Group (SWG). This meeting prepared critically for the upcoming Grand Avenue Public and Property Owners Open House on March 26, ensuring stakeholders are informed and aligned on project goals and progress. The Grand Avenue Multimodal Project remains a top priority, especially as we await the final selections for Round 2 of the BUILD Grant Program, anticipated by June 28, 2025. We remain dedicated to securing this essential infrastructure investment and will actively track developments throughout the grant review process.

Economic Development:

The Town continues to actively engage with the Community regarding the future of the Old Town Hall property. We are sharing the publicly available commercial appraisal and exploring potential opportunities aligning with our business expansion and housing development goals. Under Article XII, Section 12.01 of the Town of Eagle Home Rule Charter, the Town Council can acquire, sell, exchange, or dispose of real property through an ordinance. At the same time, lease agreements are approved via resolution.

To further support sustainable economic growth, the Town is collaborating with Economic & Planning Systems (EPS) on a series of initiatives to balance commercial expansion with residential development. This includes advancing the Commercial Linkage Fee initiative, which aims to establish a reliable funding mechanism for housing solutions tied to new commercial projects. Additionally, EPS conducts financial analyses related to potential annexations, providing insights into infrastructure funding and revenue-sharing strategies that will help sustain Eagle's economic vitality for years.

On Wednesday, March 19, Town staff met with the East Eagle development partners to review key elements of the annexation process for Parcels A and F. Our discussions focused on the executive session topics and the current status of annexation negotiations. In addition to the annexation agreement, we explored the framework for a parallel agreement to address items that may fall outside the annexation terms but are essential to the project's success for both parties.

Both parties committed to further research on several key components before reconvening to refine our approach. These ongoing efforts are critical to ensuring that the annexation and subsequent development align with the Town's strategic priorities and the Community's long-term needs. Through thoughtful collaboration and careful planning, we aim to create a well-structured, sustainable path forward for East Eagle.

WORK SESSIONS: *To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:*

Date	Topic
April 1, 2025 Work Session	Grand Avenue update discussion 1-hour
May 6, 2025 Work Session	Joint Long-Range Planning Discussion Council and P & Z - 2-hours
June 3, 2025	Regional Net Zero Roadmap 1-hour & Density Cap Discussion 1-hour
July 1, 2025	
August 5, 2025	
Request for Additional Work Sessions	Topic



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: April 8, 2025
Re: Department Updates for March 2025

March 2025

ASSISTANT TOWN MANAGER SPECIAL PROJECTS

Pool Replacement Project



We have slides! The pool replacement project continues to move ahead on time. This week the pool decks are being poured and the building addition is being prepped for final inspections. **The tentative opening day is Thursday, June 5**, the first day of summer break for the Eagle County School District. More details, facility hours, and pool fees will be released in the coming weeks.

Eagle Skate Park Design

- Staff held a kick-off meeting with the design contractor, American Ramp Company (ARC) and Mountain Recreation staff in March. ARC has subsequently launched a community survey to begin collecting ideas for preliminary designs. **Take the survey**

here: [Eagle Skatepark - American Ramp Company](#)

- Next steps for the joint staff teams and ARC is to identify the exact location of the future skate park within the Haymaker Recreation area. The original master planned designs have shifted with the pool being replaced in the same location. Staff will be evaluating options to align amenities and user groups throughout the site.
- A tentative community engagement meeting has been set for Saturday, May 17. Representatives from ARC and staff from the Town and Mountain Recreation will be on hand to show initial design concepts and work with the community on refining the park elements and ideas.

Nogal Park Renovation

- Staff are working with the new ownership of the Eagle Villas, Ulyesses Development Group (UDG), and Norris Designs on a community-led design to renovate Nogal Park located between the Eagle Villas and Red Canyon Townhomes. More information on community surveys and meeting dates to come.

Brush Creek Playground Rebuild

- Calling all builders, aspiring builders and Eagle families who love our wooden park! In August, the Town will be leading a rebuild of the Brush Creek Playground. The rebuild will replace failing equipment, revamp the wood surfaces and give this beloved wooden playground a much-needed update. The structures and playground layout will remain the same and some amenities will be updated and replaced to meet safety standards. Wherever possible, the structure will remain wood, which requires a lot of hands and help to prep, cut, stain and install.
- **SAVE THE DATE: Brush Creek Playground Rebuild – Wednesday, August 20 – Sunday, August 24.**
 - *Details on how to volunteer or donate will be released in the coming weeks. We'll be celebrating the start of the new school year with a great community project!*

ECONOMIC DEVELOPMENT

March 2025

Economic Development Plan Implementation

- Commercial Linkage Nexus Study
 - EPS facilitated a work session with members of the EVC and DDA. Many expressed concerns that the commercial linkage fee could negatively impact Eagle's commercial development by deterring developers. The group emphasized the importance of focusing on economic vitality without additional fees. Challenges such as high property taxes and difficulty renting commercial spaces were highlighted, with the fee potentially worsening these issues. The group recommended reconsidering the timing of implementing the fee.
 - The findings and feedback will be discussed with the Town Council at a future meeting to determine potential adjustments to the proposed fee and overall policy.
- The Colorado Tourism Management Grant
 - Staff are thrilled to announce that the Town has been selected for the Fiscal Year 2025 Colorado Tourism Management Award! The \$20,000 grant will help fund a town-wide wayfinding analysis and implementation report. With the award contract underway, staff can begin the vendor procurement process.
 - A press release will be shared through the Town's various media outlets.
- An application for the Rural Economic Development Initiative (REDI) Grant to support a town-wide Business Advancement Program was submitted to the state on March 12. Tenets of the proposed program include providing financial aid to existing and relocating businesses for site improvements, (re)development, promoting job creation, and providing housing stipends to local employees. As a reminder, staff applied for the maximum award, \$100,000, with a 20 percent local match.

Economic Vitality Committee (EVC)

- Business Process Overview
 - Staff conducted a workshop with members of the EVC and the Eagle Chamber Business Advocacy Committee to review the draft Business Overview Process. It is a roadmap for entrepreneurs to navigate the municipal process to open or expand a business in Eagle.
 - An updated draft will be presented at the EVC's April 10 meeting. Staff will then solicit business community input at the Chamber Mixer, also on April 10.
- The EVC will help inform the wayfinding planning effort and creating the Business Advancement Program. The workplan for the latter is fluid, pending the outcome of the REDI Grant application.

Downtown Development Authority (DDA)

- Council member Bryan Woods and DDA board member Scott Schlosser are attending the annual conference, *In The Game* hosted by Downtown Colorado, Inc., April 1-4. The event is focused on economic and community development for vibrant downtowns. Sessions include topics on community problem-solving, future innovations, challenge workshops, and peer-to-peer exchanges inspiring attendees to take action in their communities.
- The Downtown Eagle Project Investment Program application window will close on April 15. Staff have received three applications and two notices of intent to apply. Businesses who were not awarded during Round One in 2024 have been invited to re-apply. Please continue to share the announcement and encourage downtown business and property owners to participate: downtowneagle.org/2025grants

HOUSING

March 2025

Affordable Housing Accelerator Project (AHAP)

- On March 3, the project team facilitated a second and final stakeholder workshop. Input was gathered on all three elements of the project: the fast-track approval process (coined the Eagle Express Lane), land inventory analysis and the funding strategy. Some of the noteworthy comments include:
 - The need to create an information sheet to demonstrate how Area Median Income (AMI) translates into housing costs for the average household size in Eagle.
 - Suggestions that the Town explore and establish financial incentives for housing developers including helping developers identify consultants who can provide technical assistance navigating financial aid programs and pro forma modeling.
 - Recommendation to bolster the Town's Housing webpage with current state funding programs, resources for both homeowners and renters, and a 'Developers' Guide for Housing Development in Eagle'.
- Incorporating stakeholder input, the project team facilitated a joint work session on March 4 with the Town Council and the Planning & Zoning Commission. All elements of the AHAP were summarized then followed by a series of discussion questions.
 - Eagle Express Lane: The group recommended excluding resident-occupied (RO) units and accessory dwelling units (ADUs) and discussed the feasibility of planned unit development (PUD)-level approvals in 90 days. Staff expressed a need to update the Land Use Code Administrative Chapter ahead of adopting the Express Lane.
 - Funding Strategy: The Logan Simpson team led an informative and technical presentation of funding models, funding opportunities, the significance of private-public partnerships (PPPs) and the importance of incentives for developers. The group explored the Town's role in providing financial support comparatively against competing priorities (i.e., continuing to fund Open Space initiatives).
 - Land Inventory: The group requested improving clarity on descriptive metrics, identifying existing constraints and including proximity to the town's commercial cores. The notion of public availability and leveraging the land inventory as a signal for local development opportunities. As a vital step prior to the project's conclusion, staff will be contacting the shortlist of land and property owners to discuss the recent planning effort.

Regional Housing Needs Assessment

- Due to a series of new drafting comments and their impacts on the final report, staff and EPS agreed to reschedule the Housing Needs Assessment (HNA) close-out presentation to a future Town Council meeting. The intent is to present to community boards no later than mid-May.
- Upcoming Housing Partner meetings will shift to the individual communities' Housing Action Plans. These must be incorporated into the HNA before submitting to the state.
- The Vail Daily featured an update on the initiative and the potential pursuit of a regional housing authority.
[Read the article here!](#)

LERP Annual Compliance

- Since late February, staff and the Valley Home Store have been conducting bi-weekly coordination calls to establish the Local Employee Residency Program (LERP) annual compliance program. It is being bifurcated into two categories: homeowners and renters in deed restricted apartment complexes (The Pike and The Overlook at Eby Creek).
- Homeowners: Staff drafted a notice that will be mailed and emailed to all LERP homeowners notifying them of the new procedure and how to complete annual verification online. The Home Store is underway with updating the e-compliance questionnaire through their platform, Home Keeper. This process will lead homeowners to set up or update their Home Keeper profile to streamline future compliance efforts.
- Renters: Staff are preparing a similar notice for the property managers at The Pike and The Overlook notifying them of the new compliance procedures. The tenants will not be interacting in the compliance process unless additional documentation is required.
- Staff are aiming to distribute the notices in April. Future department updates will include information on participation, community feedback and insights into compliance levels.

SUSTAINABILITY

March 2025

Funding Opportunities

- Staff has made a request in the April 8th council packet to add the town to the [Mountain Towns 2030 Letter of Support to Preserve the IRA Tax Credits](#).
This funding is critical to ensuring we can continue to make progress on our net zero goals, specifically to support electric vehicle infrastructure installation and electric vehicle purchases, as well as clean energy development, such as solar PV array installations.
- Staff is working with finance to submit our Exempt Organization Business Income Tax Return in order to claim elective pay tax credits for our recently installed 745 kW solar array and 3 electric vehicle purchases in 2024.

Energy Efficiency & Electrification

- Staff has continued the onboarding process with Brightly, Software, Inc. for our Energy Monitoring & Management System (EMS). The database will be active by June and will include all our energy and fleet information since 2020.
- Thank you for approving the 2025 energy efficiency rebates we are providing to residents and businesses via Walking Mountains! Staff wanted to call out a recent development: Eagle County vehicle registration will be required for electric vehicle purchase rebate approvals.
- Sustainability and Buildings & Grounds staff attended an all-day electrification training on March 27th to stay up-to-date on relevant technology and to fulfill the requirements of our Public Building Electrification Planning Grant.
- Staff should receive notice of [High Efficiency and Electric Heating and Appliances \(HEEHA\) grant](#) award or denial by April 10th. Staff should receive notice of [High Efficiency and Electric Heating and Appliances \(HEEHA\) grant](#)

award or denial by April 10th. Staff worked with Energy Systems Group (formerly Yearout Energy) to apply for this grant after state funding was moved from the Public Building Electrification Grant (PBEG) program to the HEEHA program. Funds will enable implementation of the work currently being planned with PBEG Planning Grant dollars.

Sustainability Advisory Committee

- The Sustainability Advisory Committee (SAC) held its first meeting on March 19th. All appointees are energized and already providing valuable ideas and feedback on how to progress our net zero goals. The next committee meeting is May 14th. The committee and town will be announcing the available community sustainability funding (\$15,000) by April 14th and plan to make a funding determination at the May 14th meeting. The next funding determination will occur during the August 13th meeting. More information will be available on the Palmer Fund website soon.

Transportation

- Staff is coordinating between the Northwest Colorado Council of Governments (NWCCOG) and Eagle neighborhoods to secure partners for the [Community Accelerated Mobility Program \(CAMP\) grant](#) application. This grant opportunity would bring a private e-bike share to income-qualified neighborhoods within Eagle free of charge for 3 years, if successful. NWCCOG is leading the grant writing effort for a regional application.

Other

- The Green Team has been hard at work planning an Earth-Day themed Lunch & Learn on April 17th. Town staff will have the opportunity to enjoy lunch, a reveal of our new waste diversion signage, engage in games highlighting sustainable actions at work, and win prizes! We hope this will be an event of celebration and connection among staff.

Marketing & Events

March 2025

Marketing & Events Advisory Committee (MEAC)

Council approved Resolution appointing four new members to the Town of Eagle Marketing and Events Advisory Committee; Elizabeth Latenser, Debbie Murphy, Caitlin Pauls, and Patrick Sherwood.

Events

- Join the par-tee! Town of Eagle and Eagle Ranch Grille are teeing up something fun for the Chamber after hours mixer April 10 at Eagle Ranch Club.
- Finalized Cleanup & Hard2Recycle and E-Waste flyer, included in April's utility bill.
- Live performances set for Flight Days! Centennial Stage will host local favorites, Danger Mountain String Band, Bravo! Minería Brass Ensemble on Friday. Banshee Tree opens for Saturdays' headliner the MarchFourth Band.
- Met with Eagle Ranch HOA regarding the Eagle Ranch 25th Year Anniversary event; includes street closure and modification of liquor license.
- Erin Vega led us to the Brush Creek Park time capsule. More to come on the presentation of the old and creating a new time capsule for the newly renovated Brush Creek Park in August.
- Attended Eagle County's Temporary Vendor and Special Event Coordinator Annual Meeting
- Met with Jesse Meryhew to discuss ECB Geothermal project and the impact on Eagle Town Park. Drilling begins May 19. Special accommodation will be made for Showdown Town, stopping construction at 5:30pm. Special accommodation will be made for Flight Days, stopping construction at noon on June 27 and no drilling June 28.

Town Marketing

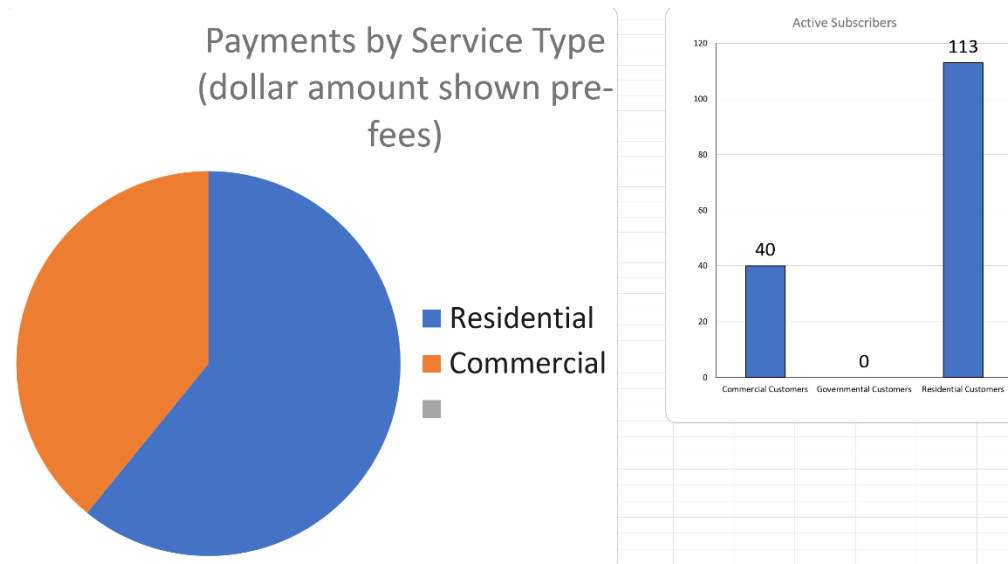
- Communication outreach, including social media posts for Safety Action Plan/Safe Streets for All, Hydrant Flushing, Eagle Pool on Schedule, Trail Closures, Eagle Egg Hunt, Grand Avenue Open House, Garden in a Box, Land Use Panel, Sylvan Lake Road Improvements, Eagle Chamber Mixer
- Produced Eagle Today Newsletter
- Updating Eagleoutside.com with 2025 events

INNOVATION TECHNOLOGY

March 2025

Broadband update:

- 40 business/government subscribers, 113 residential subscribers, 15 in queue
- Broadband revenue generated last month: \$10,365.82



Training:

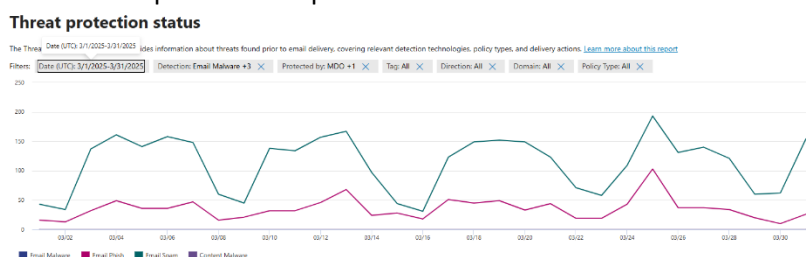
- Meeting Manager Team Training

Technical Operations:

New user onboarding:

- Kasie Hill - Permit Technician I
- Joe Oakman - P&Z Commissioner
- McLaren Smith - IT Analyst I

Email threat protection report:

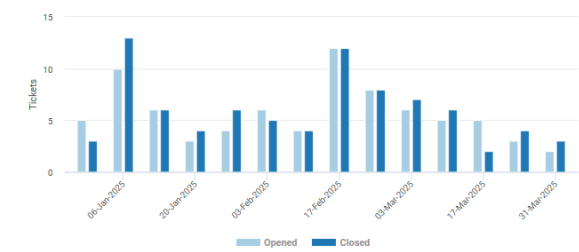


Support ticket report:

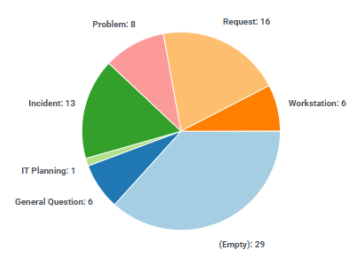
79 Tickets Opened - Previous 3 Months

83 Tickets Closed - Previous 3 Months

Tickets Opened Vs. Closed - Previous 3 Months

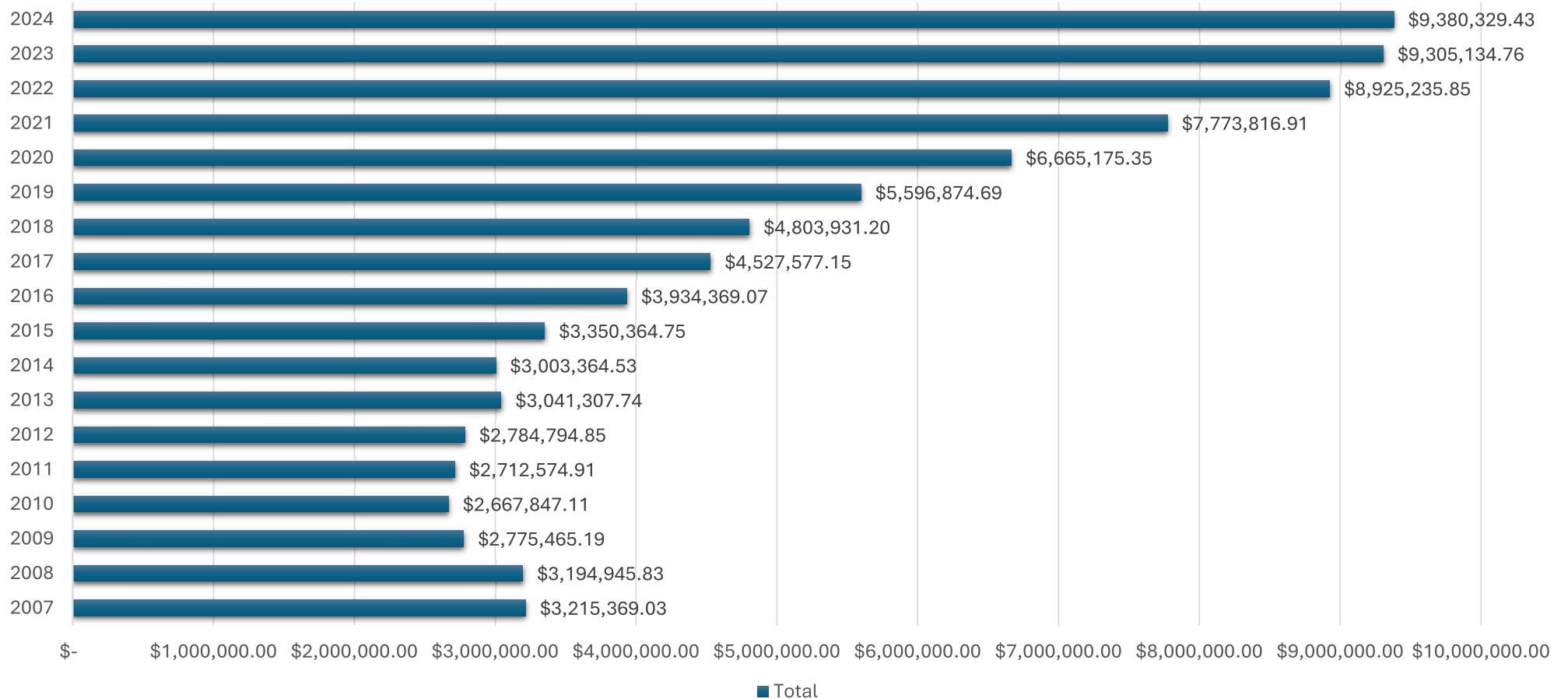


Tickets Opened by Type - Previous 3 Months

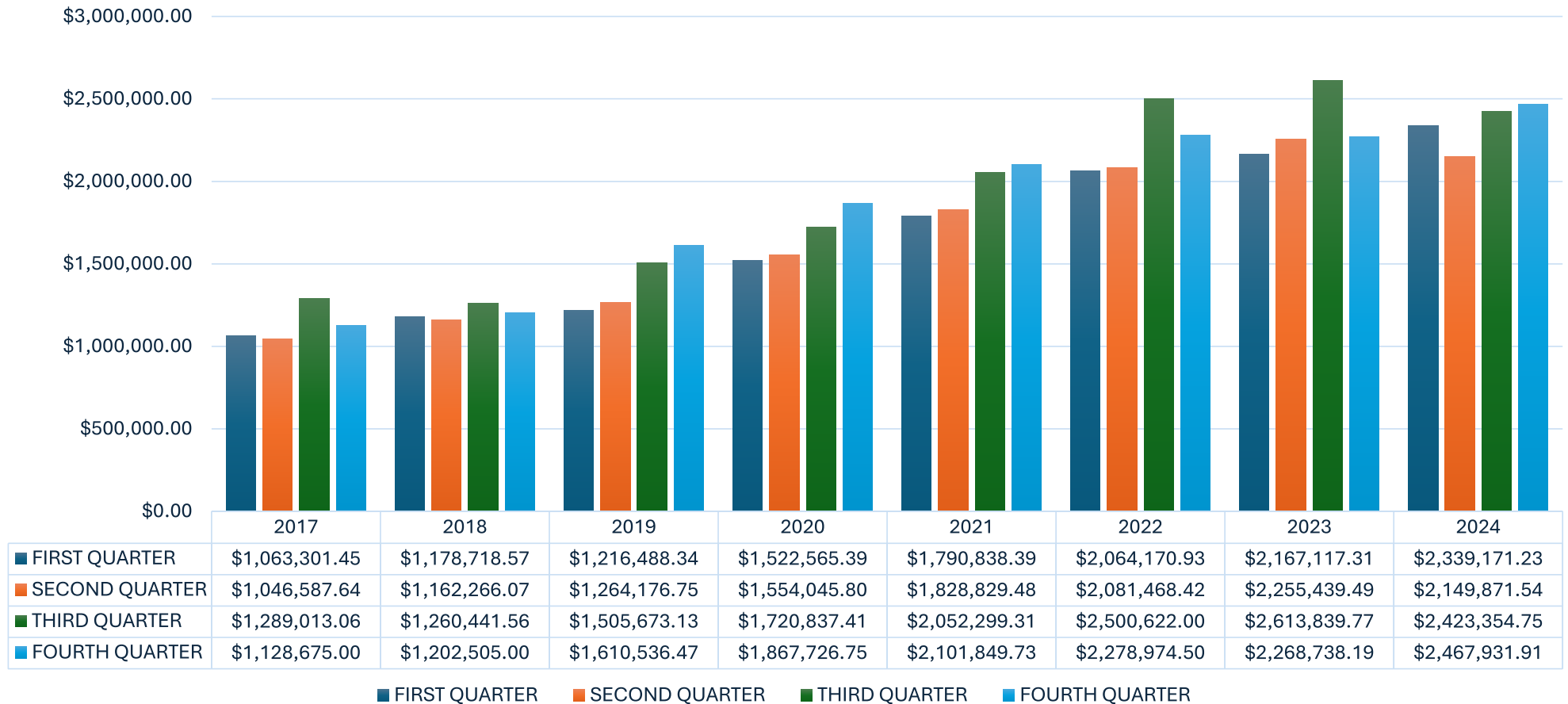


ANNUAL TOTAL SALES TAX 2007-2024 REVENUE PERIOD TOTALS

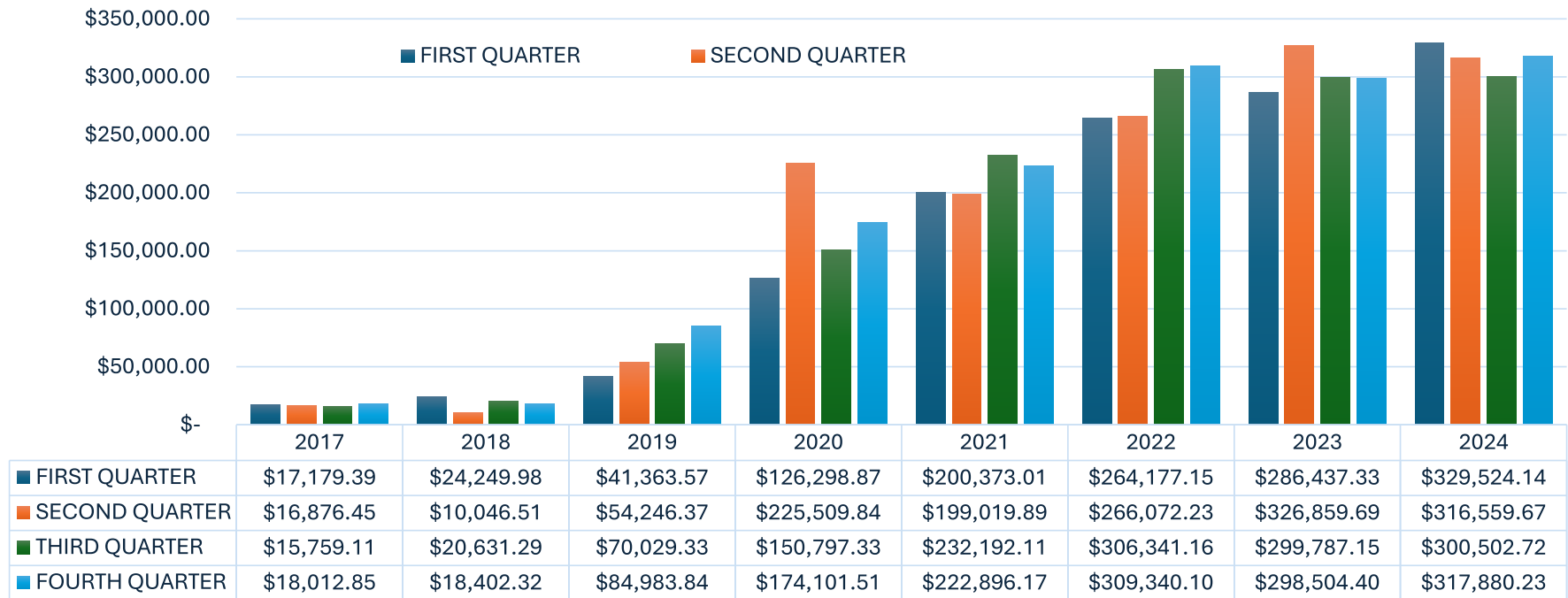
**2016 - PRESENT INCLUDE .5% SALES TAX
INCREASE*



TOTAL SALES TAX BY QUARTER 2017-2024 REVENUE PERIOD TOTALS

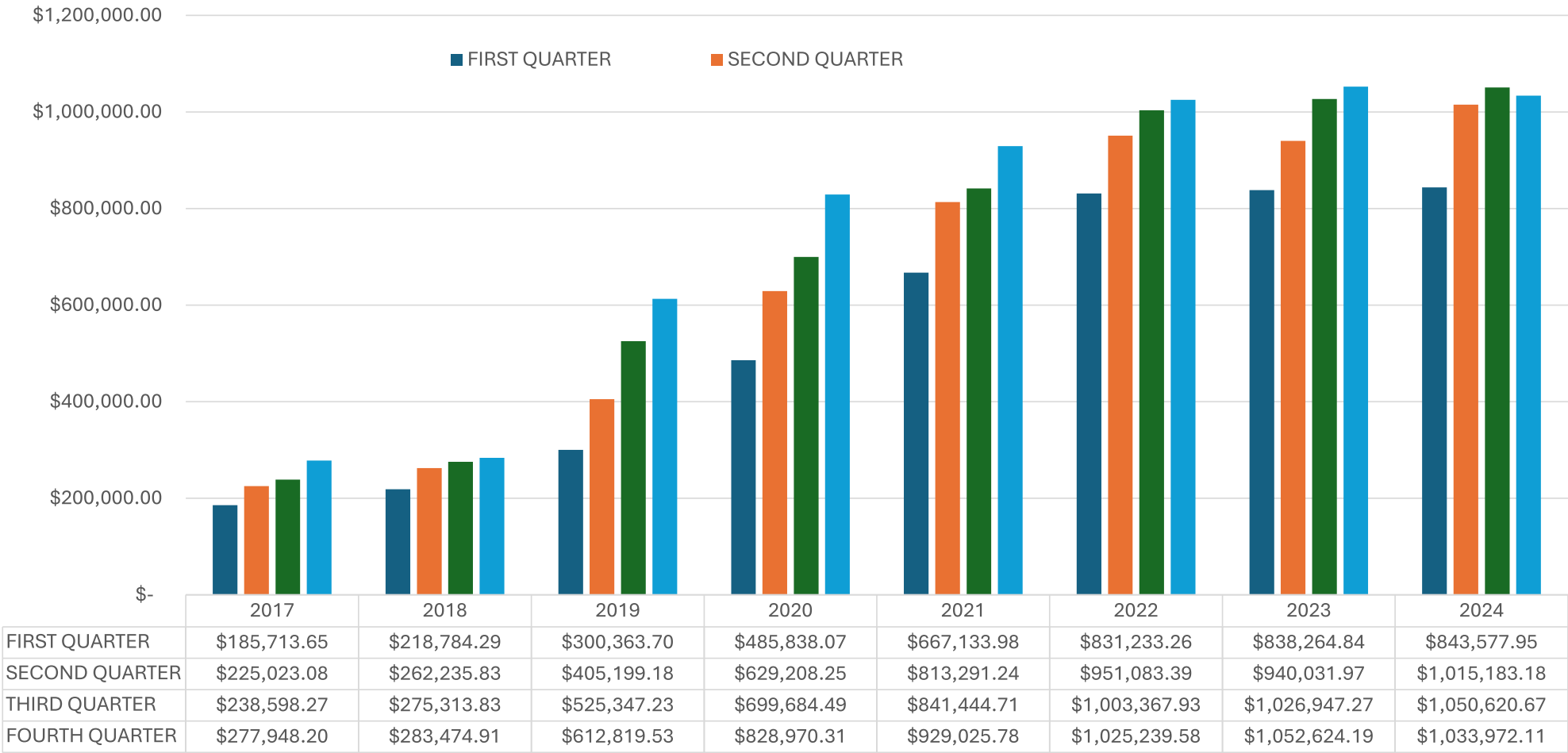


ONLINE SALES TAX BY QUARTER 2017-2024 REVENUE PERIOD TOTALS

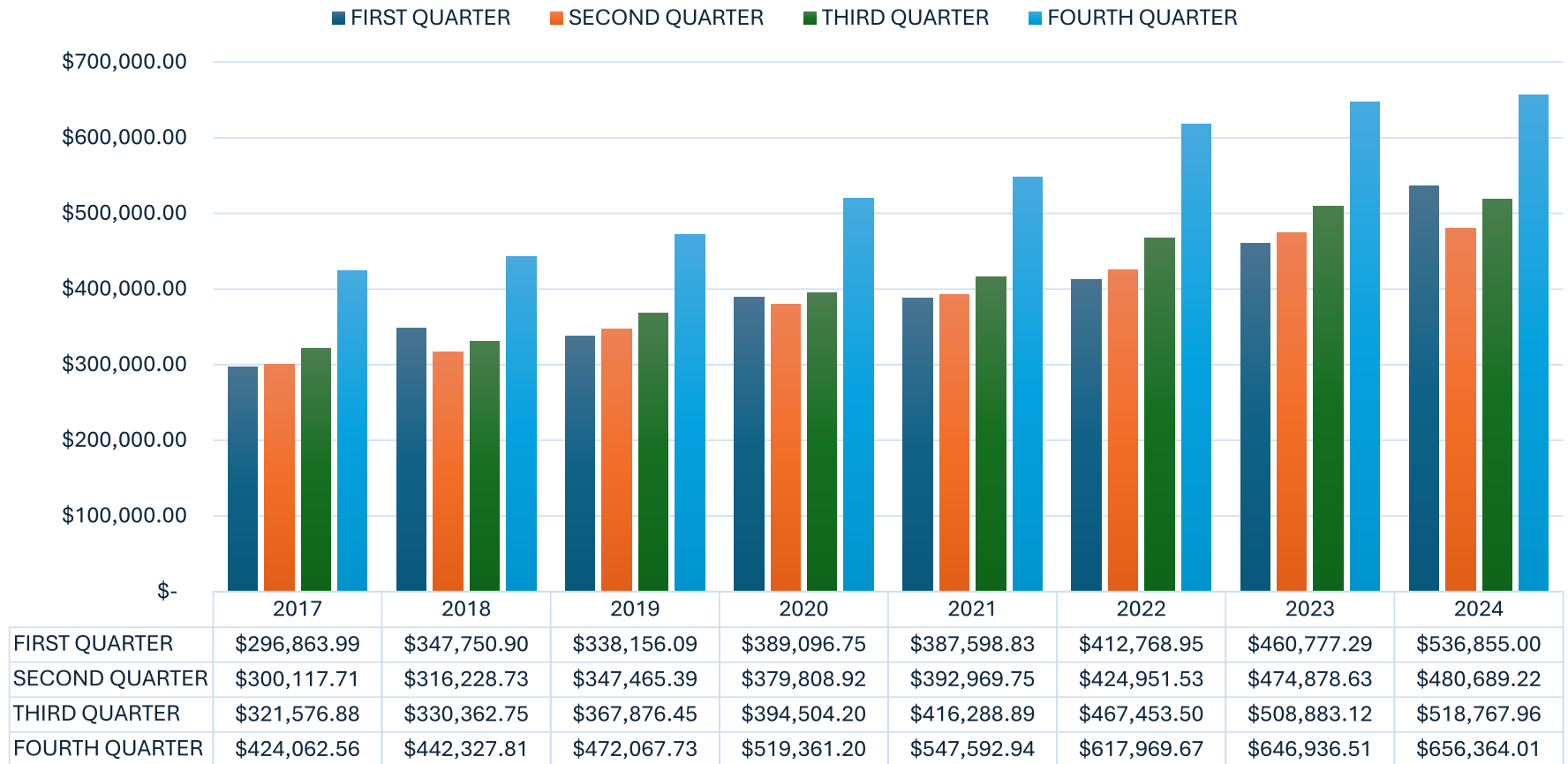


Online sales are included in the retail and out of area sectors.

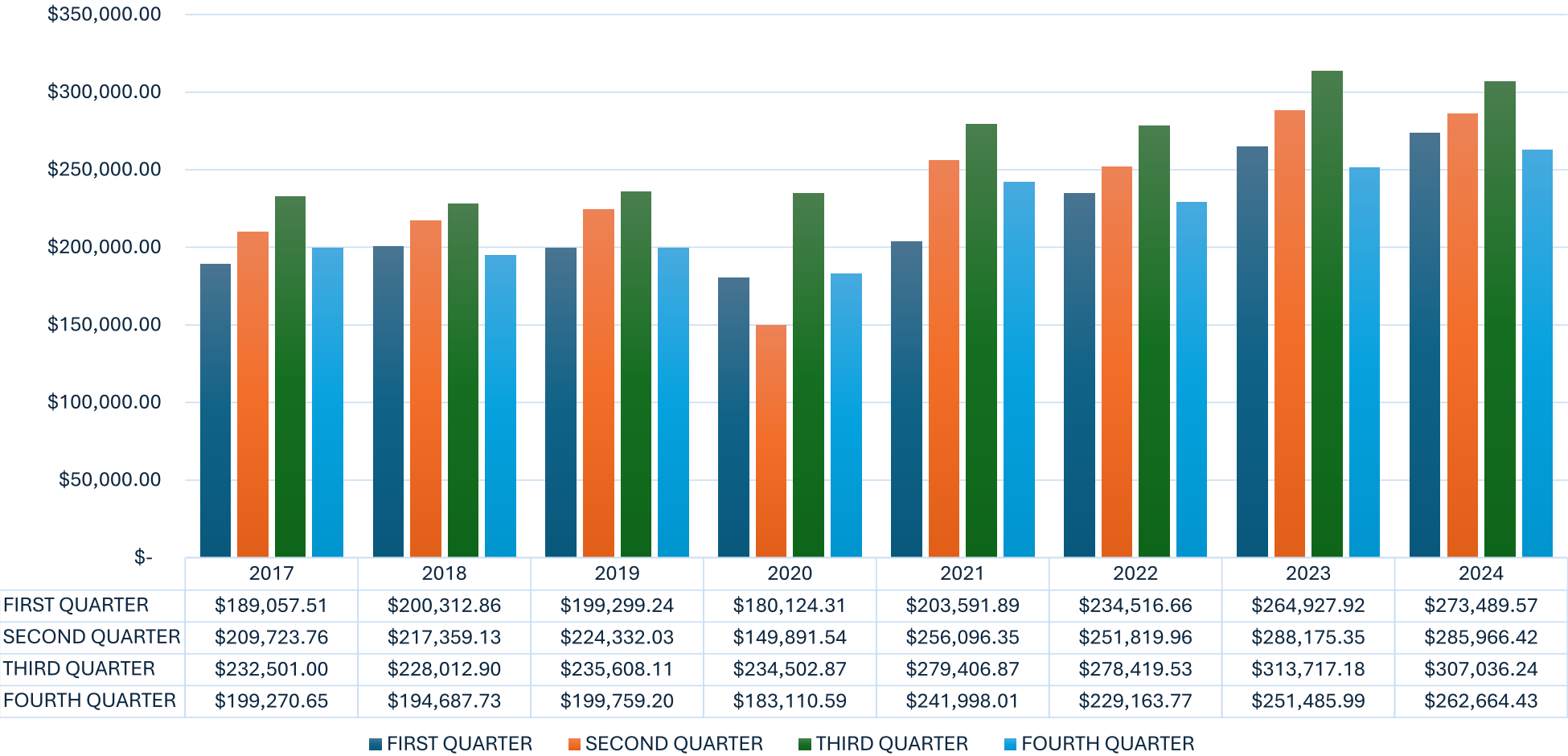
RETAIL QUARTERLY COLLECTIONS
2017-2024



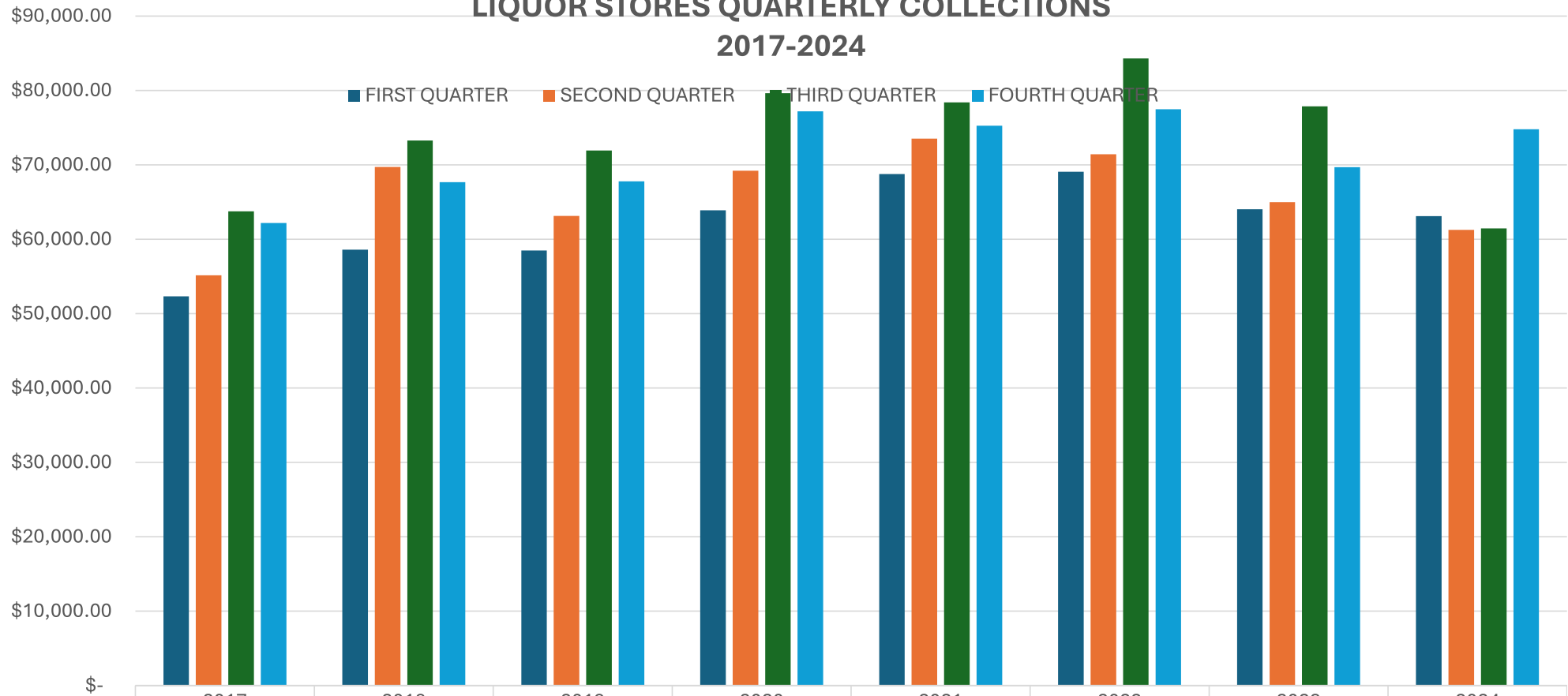
FOOD QUARTERLY COLLECTIONS 2017-2024



RESTAURANTS & BARS QUARTERLY COLLECTIONS
2017-2024

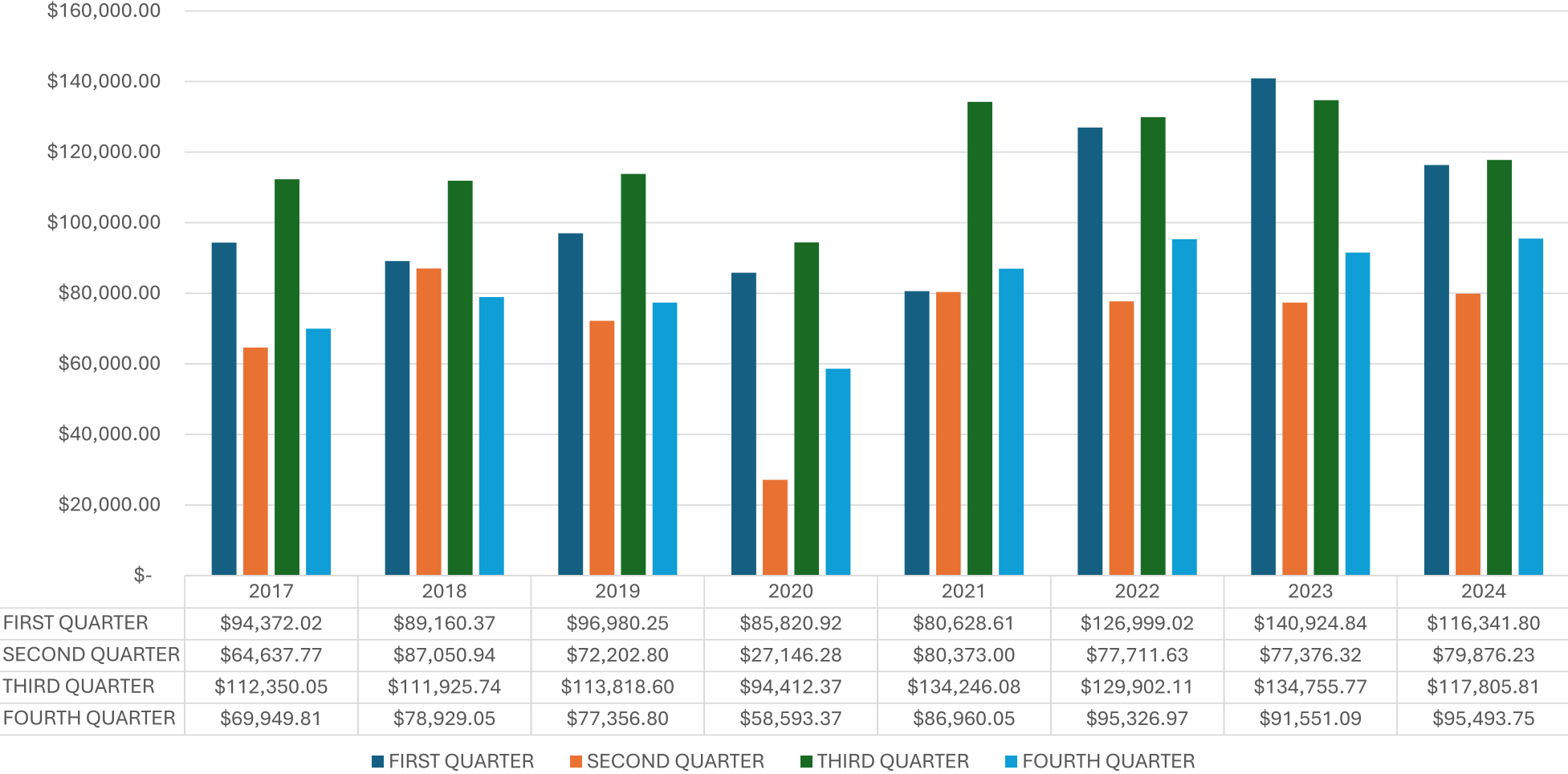


LIQUOR STORES QUARTERLY COLLECTIONS
2017-2024

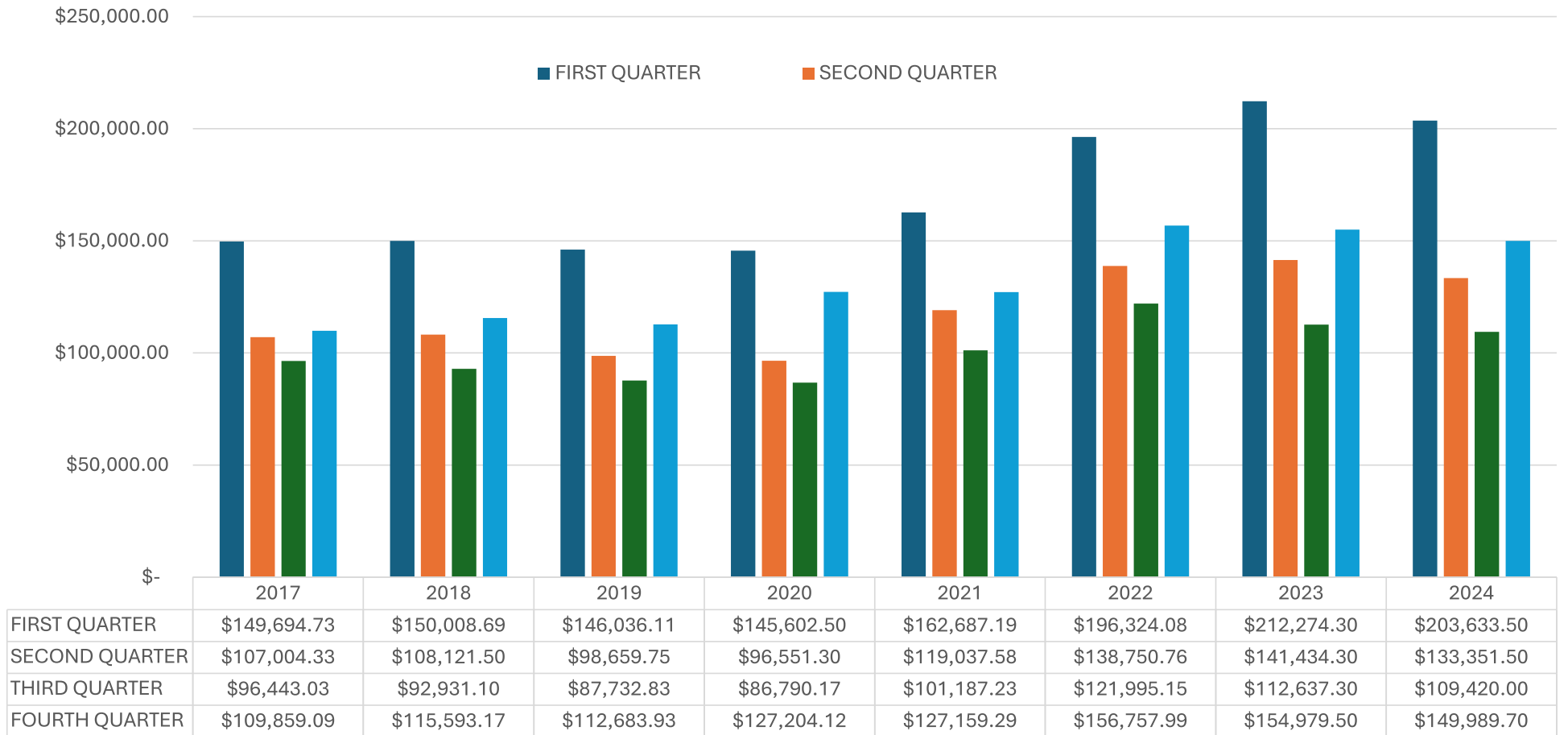


	2017	2018	2019	2020	2021	2022	2023	2024
FIRST QUARTER	\$52,326.39	\$58,597.16	\$58,490.79	\$63,888.87	\$68,771.66	\$69,083.80	\$64,022.58	\$63,116.92
SECOND QUARTER	\$55,143.00	\$69,704.46	\$63,122.55	\$69,205.68	\$73,536.01	\$71,421.09	\$64,986.73	\$61,247.59
THIRD QUARTER	\$63,749.00	\$73,287.39	\$71,922.36	\$79,623.67	\$78,390.43	\$84,296.53	\$77,867.44	\$61,449.27
FOURTH QUARTER	\$62,176.00	\$67,678.12	\$67,782.82	\$77,204.45	\$75,258.40	\$77,463.11	\$69,677.27	\$74,794.31

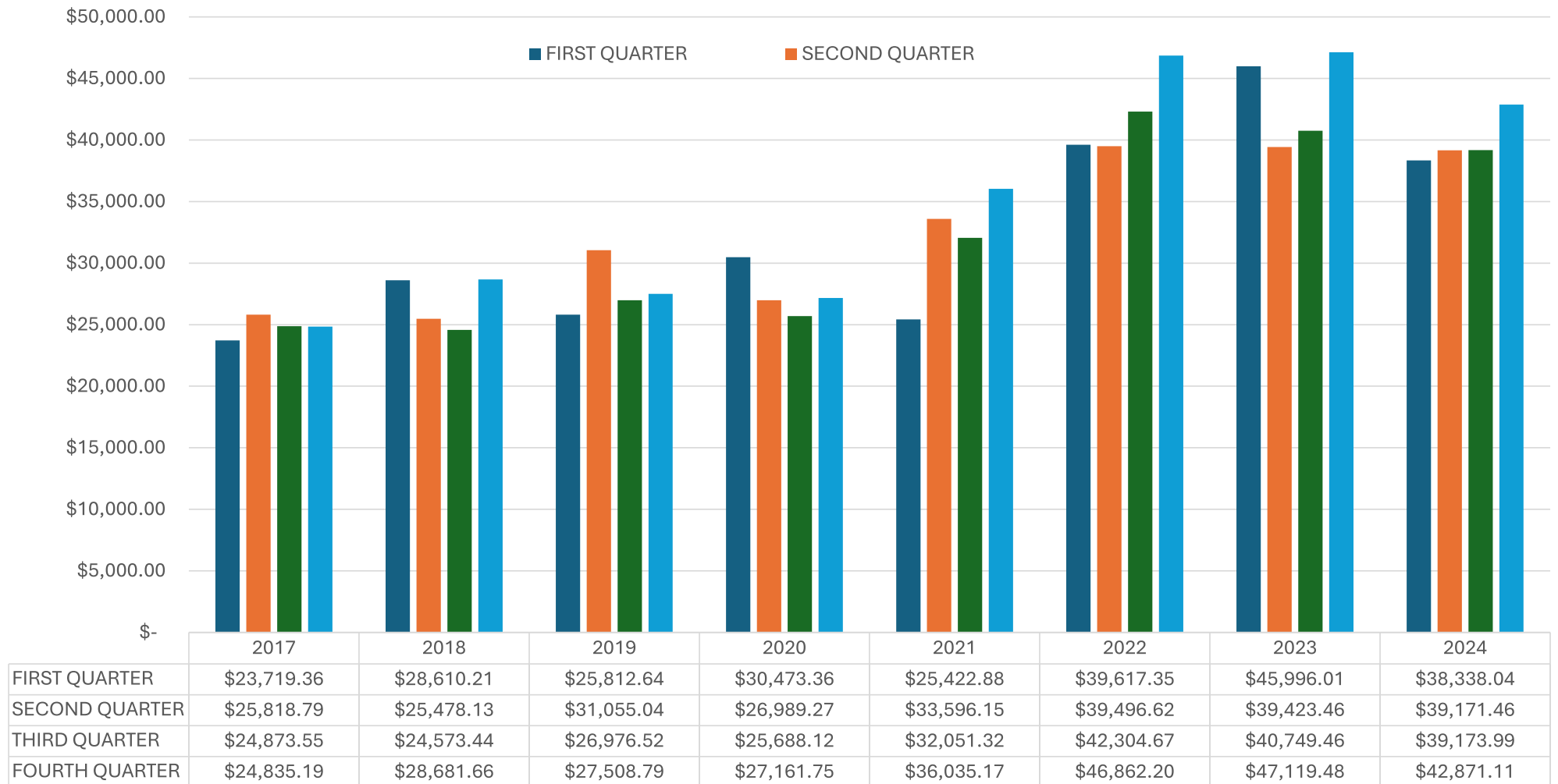
LODGING QUARTERLY COLLECTIONS **2017-2024**



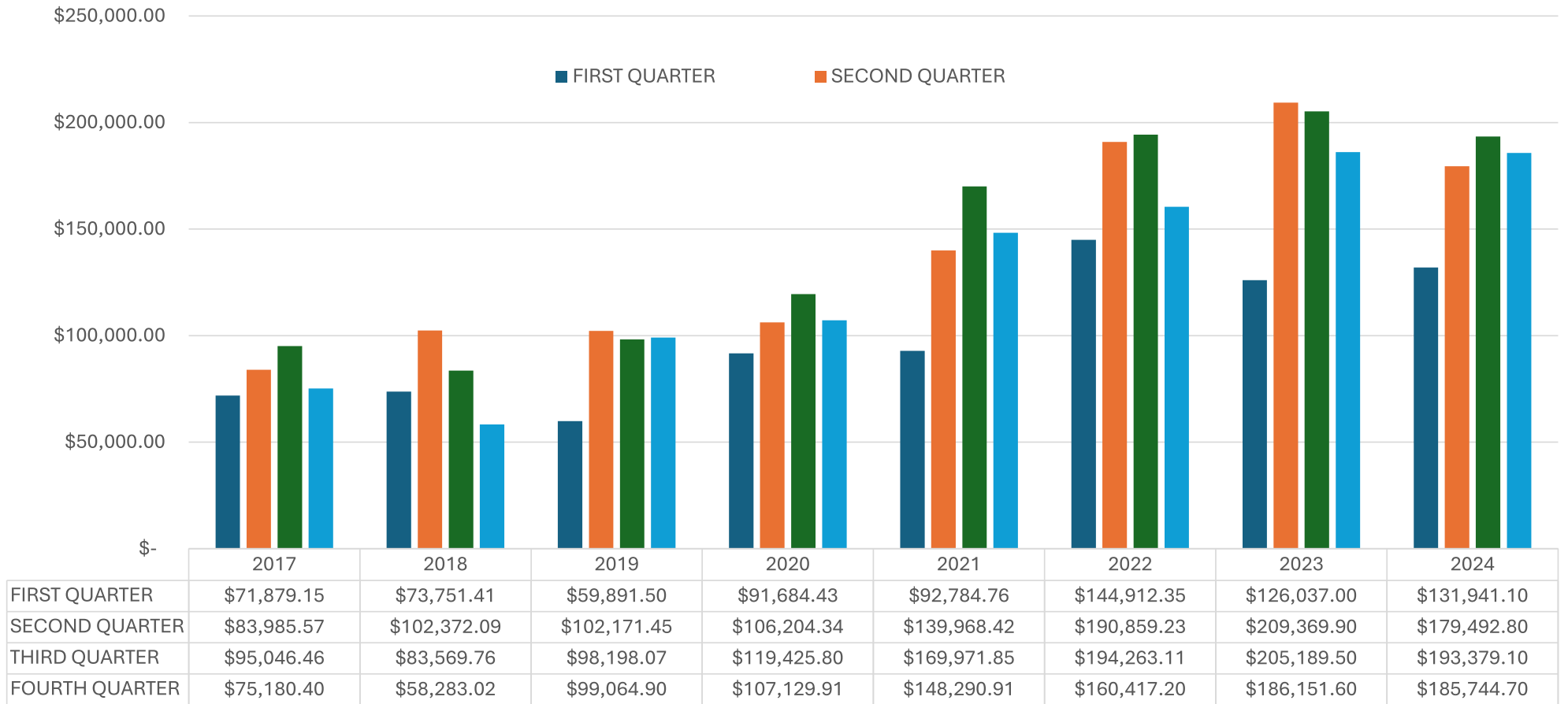
UTILITIES QUARTERLY COLLECTIONS 2017-2024



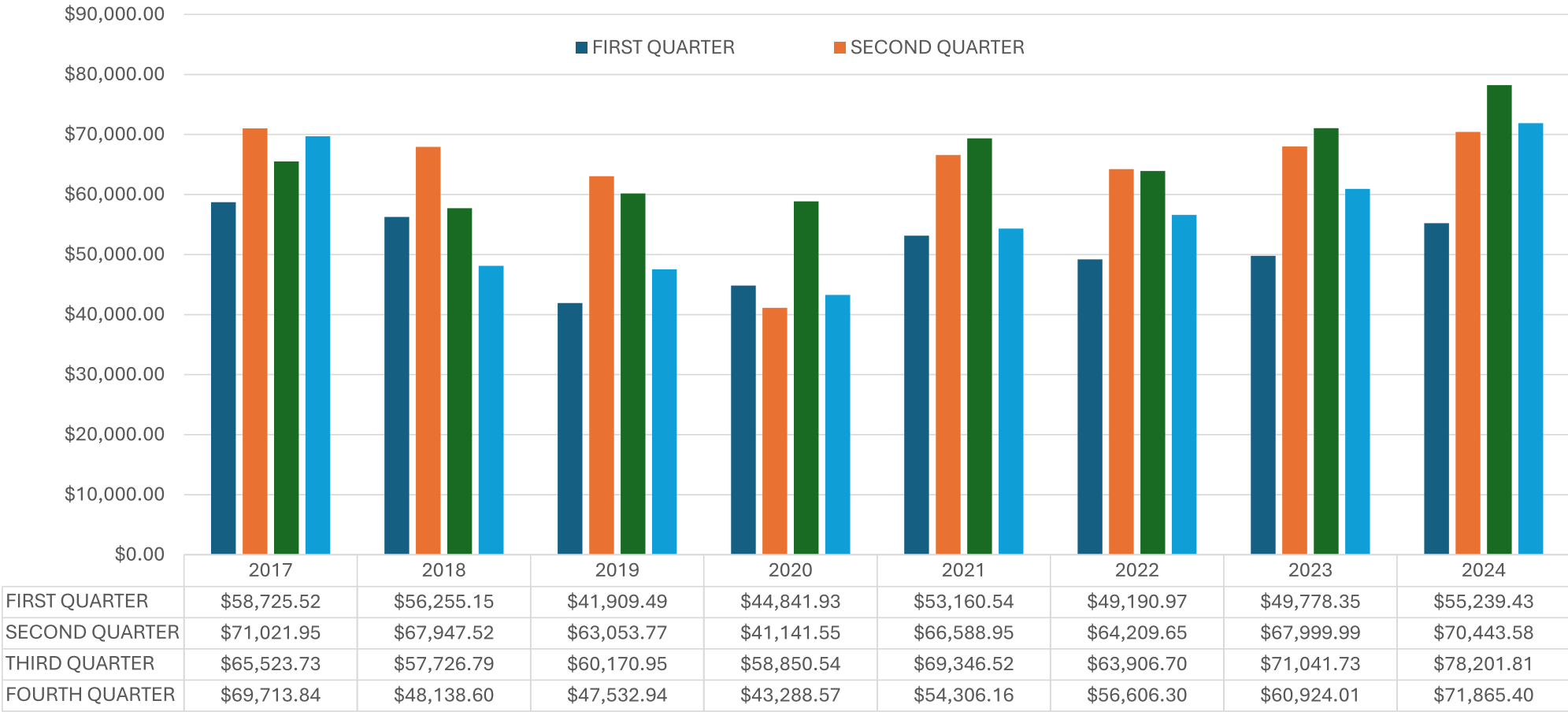
AUTOMOTIVE QUARTERLY COLLECTIONS 2017-2024



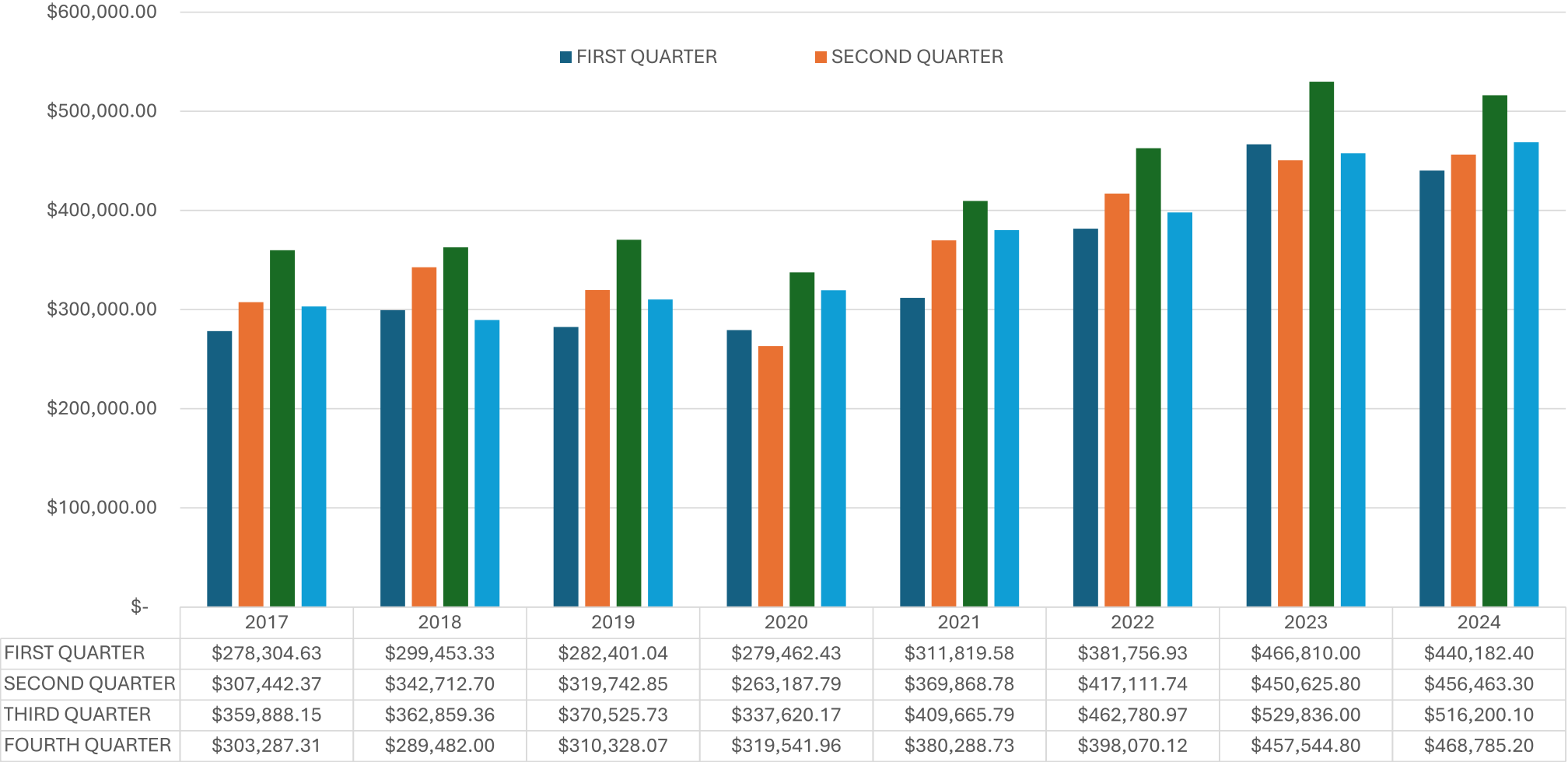
BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS 2017-2024



DOWNTOWN DISTRICT QUARTERLY
2017-2024



CHAMBERS AVENUE QUARTERLY
2017-2024

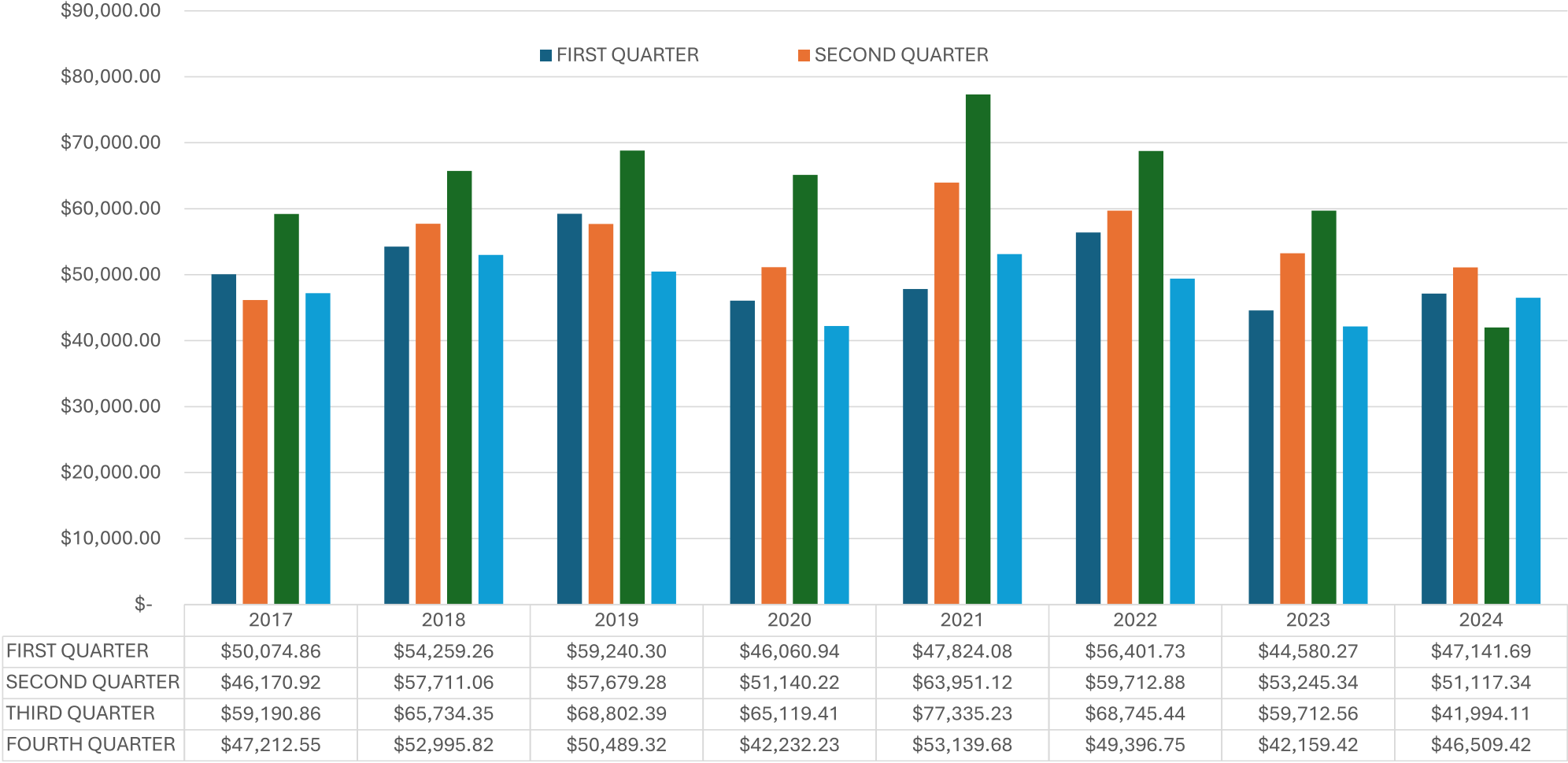


MARKET STREET QUARTERLY 2017-2024

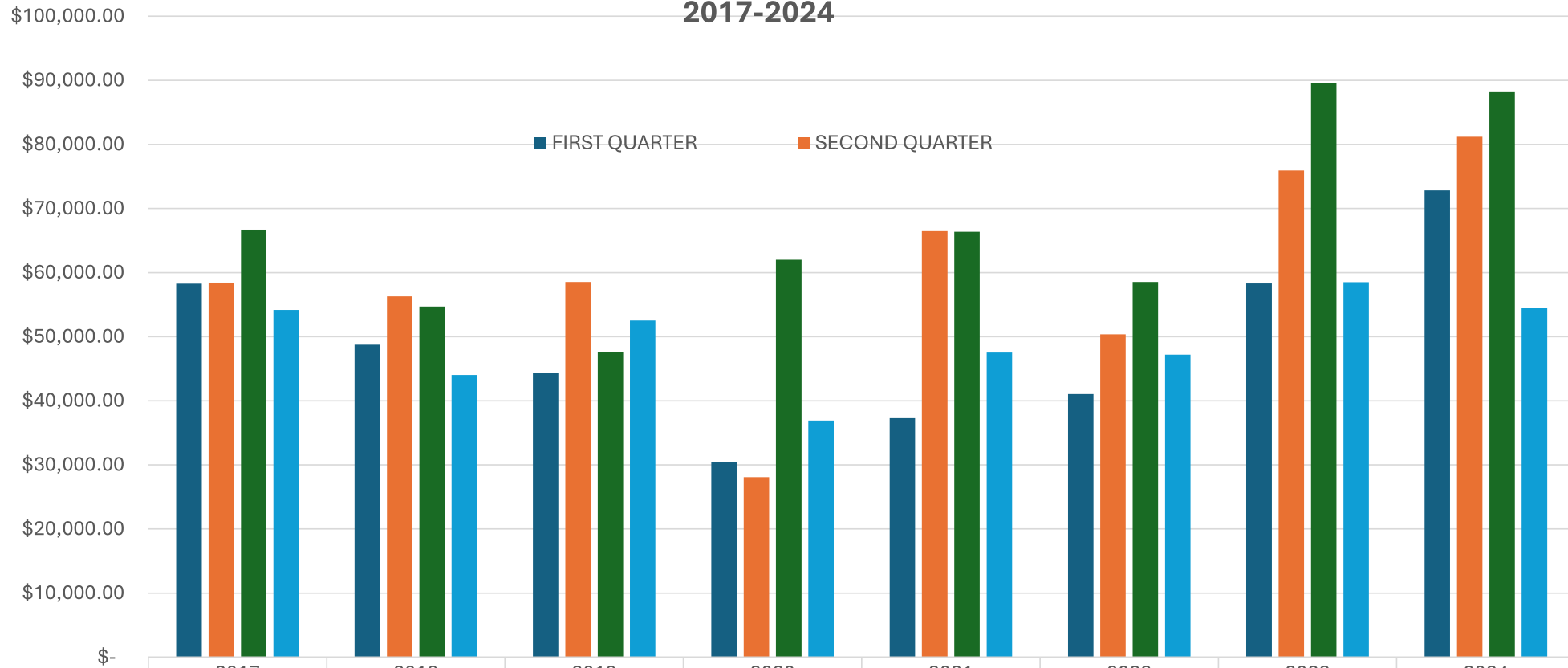


	2017	2018	2019	2020	2021	2022	2023	2024
FIRST QUARTER	\$406,079.19	\$468,081.49	\$463,201.73	\$506,045.51	\$496,752.97	\$491,811.13	\$562,713.30	\$613,017.60
SECOND QUARTER	\$407,657.37	\$442,608.71	\$460,439.00	\$462,266.07	\$503,914.79	\$495,917.72	\$545,072.40	\$548,854.50
THIRD QUARTER	\$459,153.09	\$472,037.14	\$506,567.88	\$511,421.69	\$509,101.52	\$531,569.44	\$608,460.20	\$604,857.70
FOURTH QUARTER	\$540,556.92	\$570,534.99	\$593,439.65	\$608,590.90	\$634,036.78	\$681,434.68	\$722,501.80	\$733,529.30

GRAND AVENUE QUARTERLY 2017-2024

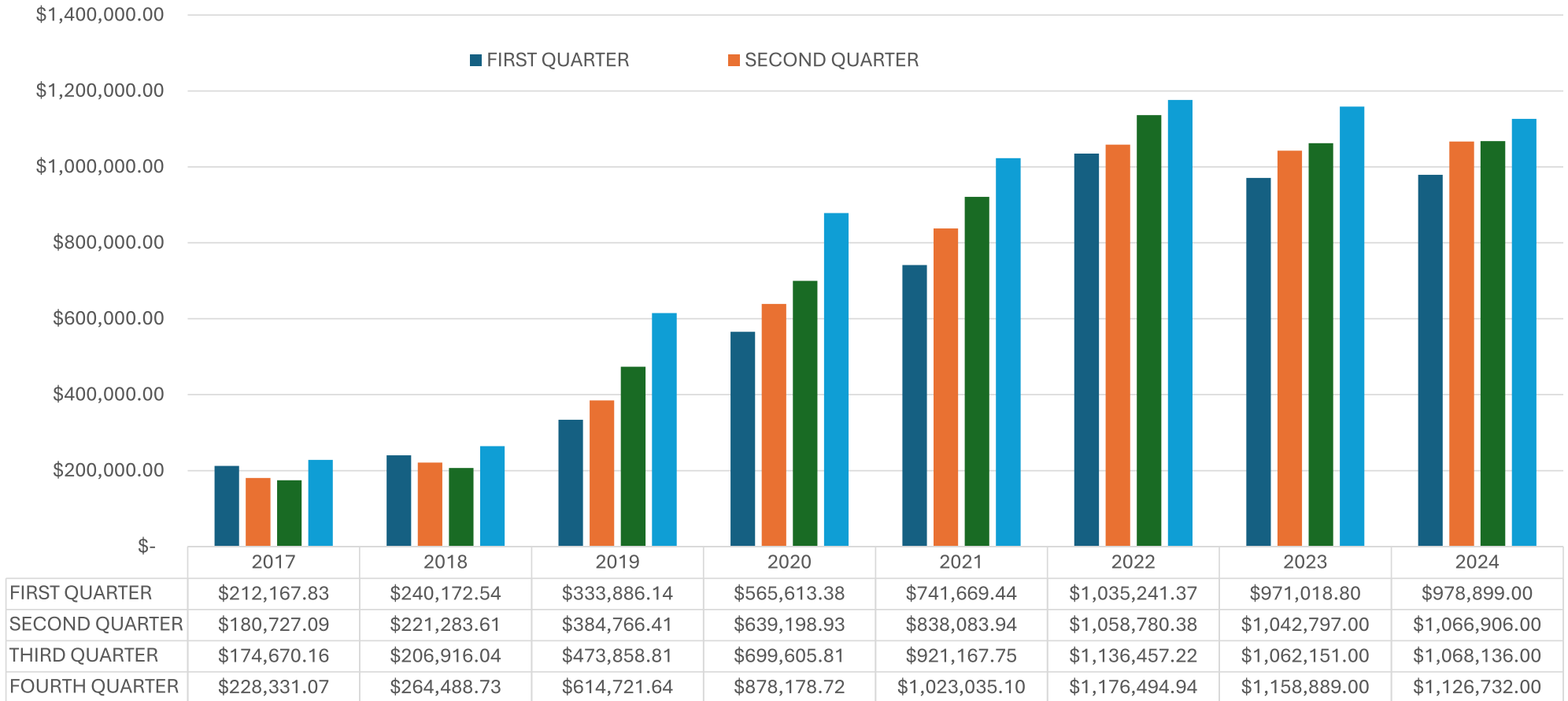


EAGLE RANCH QUARTERLY 2017-2024



	2017	2018	2019	2020	2021	2022	2023	2024
FIRST QUARTER	\$58,274.77	\$48,754.12	\$44,391.62	\$30,505.02	\$37,393.19	\$41,053.34	\$58,324.02	\$72,813.65
SECOND QUARTER	\$58,434.31	\$56,287.21	\$58,526.88	\$28,071.02	\$66,460.92	\$50,361.84	\$75,935.67	\$81,193.49
THIRD QUARTER	\$66,712.25	\$54,703.23	\$47,554.41	\$62,014.07	\$66,370.57	\$58,542.76	\$89,545.19	\$88,263.47
FOURTH QUARTER	\$54,180.21	\$44,015.33	\$52,532.08	\$36,903.32	\$47,514.10	\$47,197.70	\$58,506.15	\$54,472.45

OTHER AREAS QUARTERLY 2017-2024 *includes online sales





To: Mayor Turnipseed and Town Council

From: Martha Miller, Project Manager

Date: March 26, 2025

Agenda Item: Grand Avenue Multimodal Improvement Project Update

REQUEST:

Staff and our consultant team, Stolfus, are updating the Council on the Grand Avenue Multimodal Project. We request feedback on the hardscape elements and construction phasing.

BACKGROUND:

The goals of the Grand Avenue project include enhancing year-round mobility for all modes of travel, identifying implementable solutions, promoting environmental sustainability, and converting community support into actionable change. The project includes the following:

- 4 travel lanes (2 in each direction) with a raised center median (3-6'),
- Curb & gutter on the south side with a 6' landscape area and designated bicycle and pedestrian facilities,
- Roundabout intersections at Broadway, 5th, and Brush Creek Road,
- Right-in/right-out intersections at 3rd and Capitol Streets,
- Plaza/gathering areas.

The last presentation to the Town Council was on June 4, 2024. Since that Work Session, the Grand Avenue team has made a submittal to the railroad and received comments; changed the 3rd Street roundabout to a right-in/right-out intersection; collected additional topographic and boundary survey information; continued property and business owner outreach; submitted grants; and refined hardscape options.

ANALYSIS:

Additional Survey/Private Property Impacts

Stolfus' survey team collected additional survey information, including the side streets, topography, and property boundary information. Right-of-way plans will be prepared with property boundary information and more precise impacts on the railroad and private property determined. The design team has strived to balance the design goals and the effects on private property, businesses, and the railroad. Approximately 49 properties are impacted by the project, with approximately 25 permanent right-of-way takes. Several properties have significant impacts, including Grand Avenue Grill, CDOT, Primavera Liquors, Primavera Restaurant, Dulce Tentacion, AG Roofing, Service Master, and Alpaca/Mountain Pedaler.

In 2024, we met with 22 property owners; in January/February of 2025, we met with 7. We also met with several businesses leasing from property owners. We've added a real estate specialist to the team to support evaluating private property and business impacts.

Railroad Coordination/3rd Street Intersection

In 2024, Staff and the design team had an informal meeting with the railroad to review the proposed corridor design. The railroad was concerned about the proximity of the 3rd Street roundabout to the tracks. Consequently, the design team changed the 3rd Street roundabout to a right-in/right-out intersection. The Eagle River Fire District also favored the right-in/right-out configuration.

A formal submittal railroad submittal occurred on October 22, 2024. Stolfus and the team received comments back in late March and are in the process of addressing them. Before our submittal, our team's railroad specialists advised that the railroad may be apprehensive about approving a roundabout with a leg crossing the railroad, such as 5th Street. The railroad comments indicate a preference for a signalized intersection, but UPRR has not rejected the possibility of a roundabout. The design team is working to convince them that a roundabout is the right solution.

Funding Update

In 2024, Staff submitted two Bipartisan Infrastructure Law (BIL) grant applications, RAISE and Rural. USDOT selected neither application. The RAISE grant received a Project of Merit/Highly Recommended rating, which allowed the Town to be eligible to apply for funding through Round 1, 2025 RAISE. Staff applied, but USDOT did not select the project. Staff also submitted a 2025 Round 2 application on January 31, 2025. Funding for the Round 2 2025 RAISE grant program has decreased significantly from \$1.5B to \$150M.

When federal grants seemed likely, the team planned a Phasing 1 project from Eby Creek roundabout to 5th Street. Since federal funding seems unlikely, Staff would like the Council's recommendation on next steps for the project. Should we spend our \$16M in match dollars on an interim construction project with short-term traffic solutions or continue to save it for a future grant opportunity?

Hardscaping/Plaza Area

Staff and the Stolfus team have short-listed plaza area hardscaping and lighting alternatives. The Stolfus team has illustrated the options in the PowerPoint presentation.

Project Schedule

- Property Owner- April 16, 2025, from 4:00-5:00 PM
- Public Open House – April 16, 2025, 5:00-7:00 PM
- Address UPRR comments – April 2025
- 60% Design completion in June/July 2025

COMMUNITY INPUT:

A Public Open House occurred in December 2023; another is scheduled for April 16, 2025. A property owner meeting will occur before the April 16th Open House. In 2024, we met with 22 property owners; in January/February of 2025, we met with 7. Stolfus and Staff have met with Eagle River Fire Protection, Eagle Paramedics, and CORE Transit. Stakeholder Working Group meetings have occurred approximately twice a year.

BUDGET/STAFF IMPACT:

The Town has budgeted design funds for the project for FY 2025-27.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This project aligns with the Town's 2025 Capital Improvement Fund goal to 'Continue work on the Grand Avenue Corridor Plan' and the Strategic Plan's Major Objective of Match Infrastructure To Quality Of Life.

RECOMMENDED ACTION OR PROPOSED MOTION:

Staff would like the Council's feedback on the hardscape alternatives and developing an interim construction project versus saving for future grant opportunities.

ATTACHMENTS:

Grand Avenue April 1, 2025, PowerPoint



GRAND AVENUE CORRIDOR

Town Council Work Session April 1, 2025





Work Session Agenda

1. Project Need and Goals
2. Quality of Life Survey Results
3. Project Updates
4. Funding
5. Public Outreach
6. Hardscape Elements
7. Open Discussion | Q & A



Project Need and Goals

Project Overview

The Grand Avenue Corridor Plan is a transformational long-term public project that aims to improve mobility across the Town of Eagle, establish a strong sense of place and identity, and create interconnectivity between the major destinations within walking distance of the downtown commercial core.



Project Vision and Purpose

Grand Avenue Goals:

ENHANCE

year-round mobility for all modes

IDENTIFY

Implementable solutions

PROMOTE

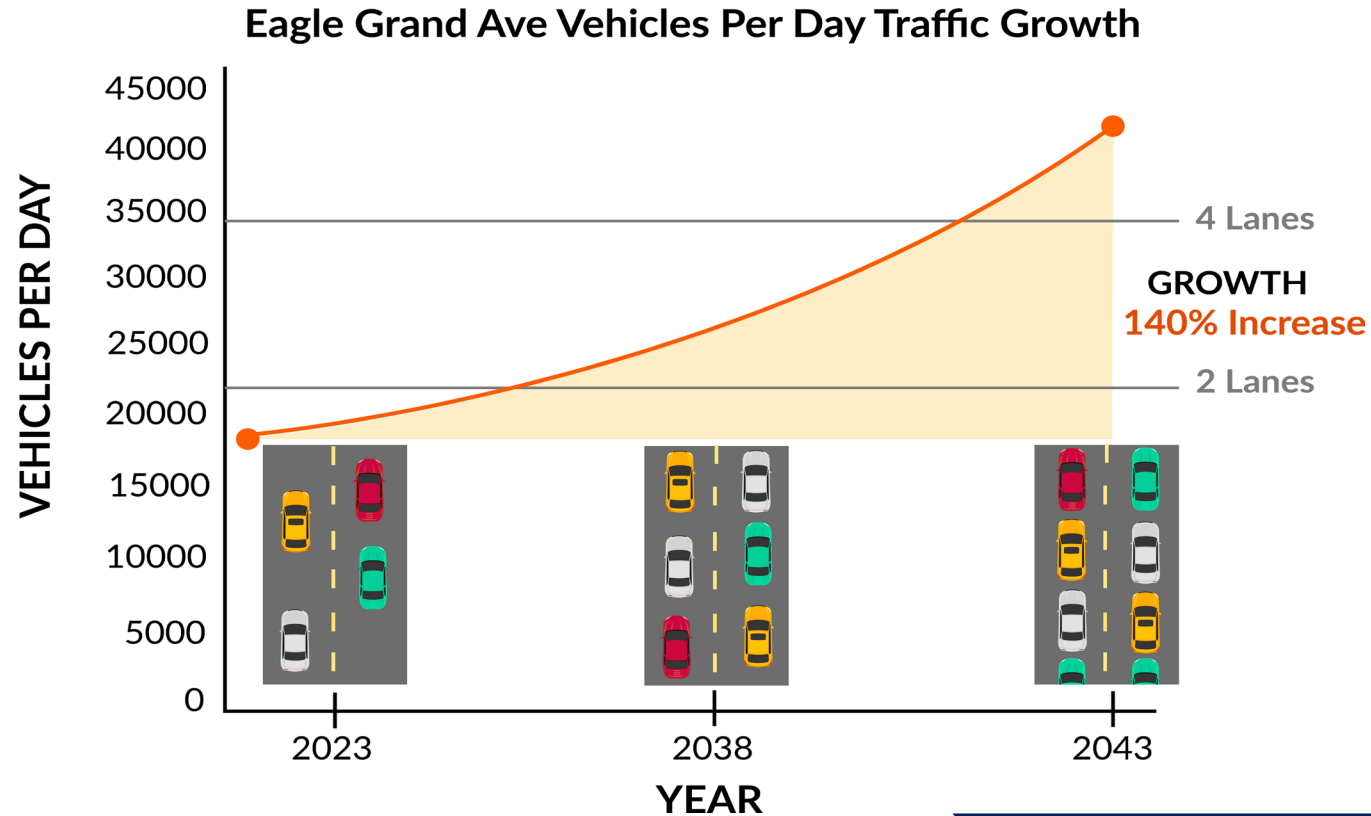
environmental sustainability

CONVERT

community support into actionable change



Project Need and Projected Traffic Growth



Applied traffic model that considers population growth, employment, land use, and transportation networks

Confirmed model reflected known local development

Updated specific locations based on local knowledge

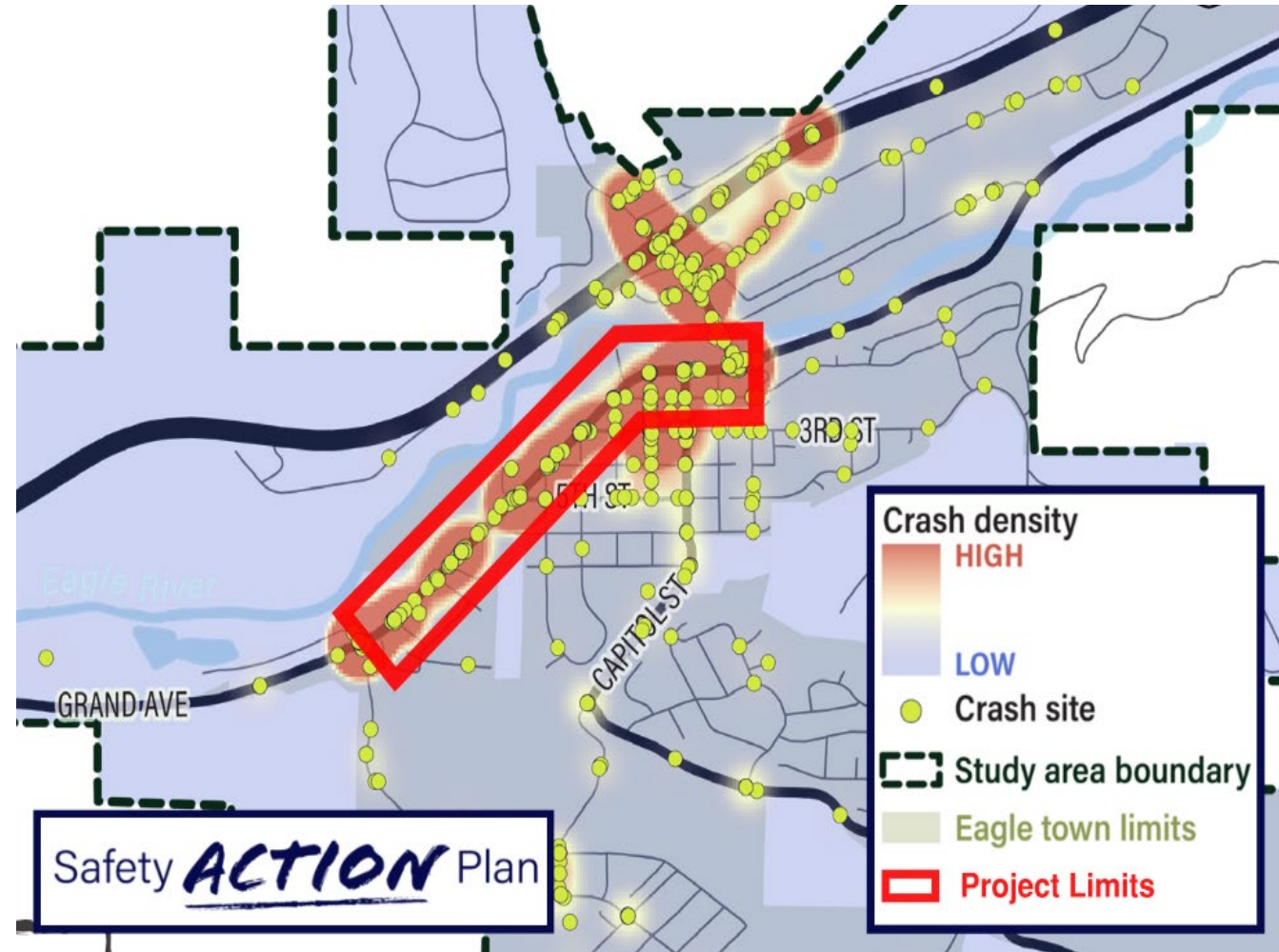


Project Need and Goals

Safety Crash Summary

- Highest density intersection crashes are along Eagle Grand Avenue

RANK	E/W STREET	N/S STREET	2013-2023 CRASHES
1	Chambers Ave	Eby Creek Rd	83
2	Grand Ave	Eby Creek Rd	76
3	Grand Ave	Sylvan Lake Rd	40
4A	Grand Ave	5th St	30
4B	I-70 W	Eby Creek Rd	30
6	Grand Ave	Capitol St	28
7	I-70 E	Eby Creek Rd	18
8A	Grand Ave	King Rd	15
8B	3rd St	Broadway St	15
10	Grand Ave	4th St	14

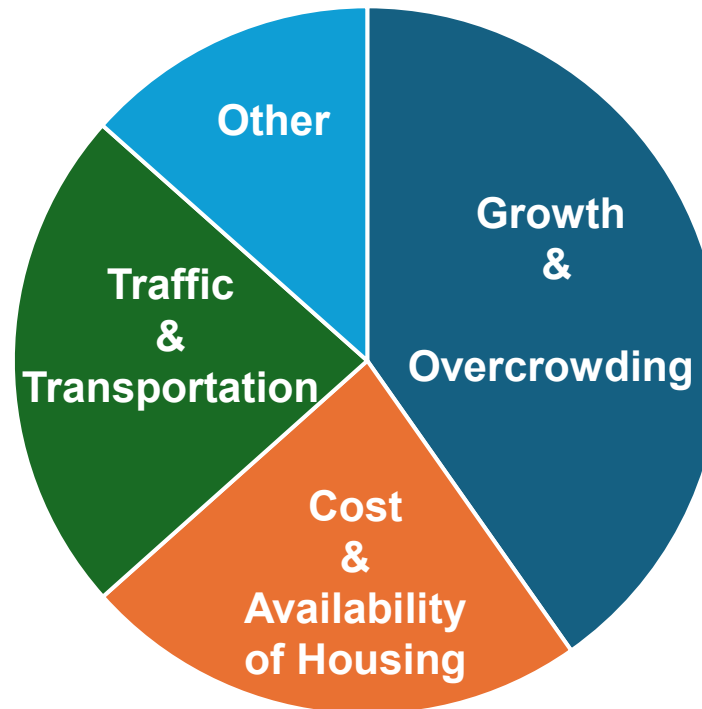




Quality of Life Survey Results

Eagle Residents & Businesses participated in May 2024

Top Community Concerns



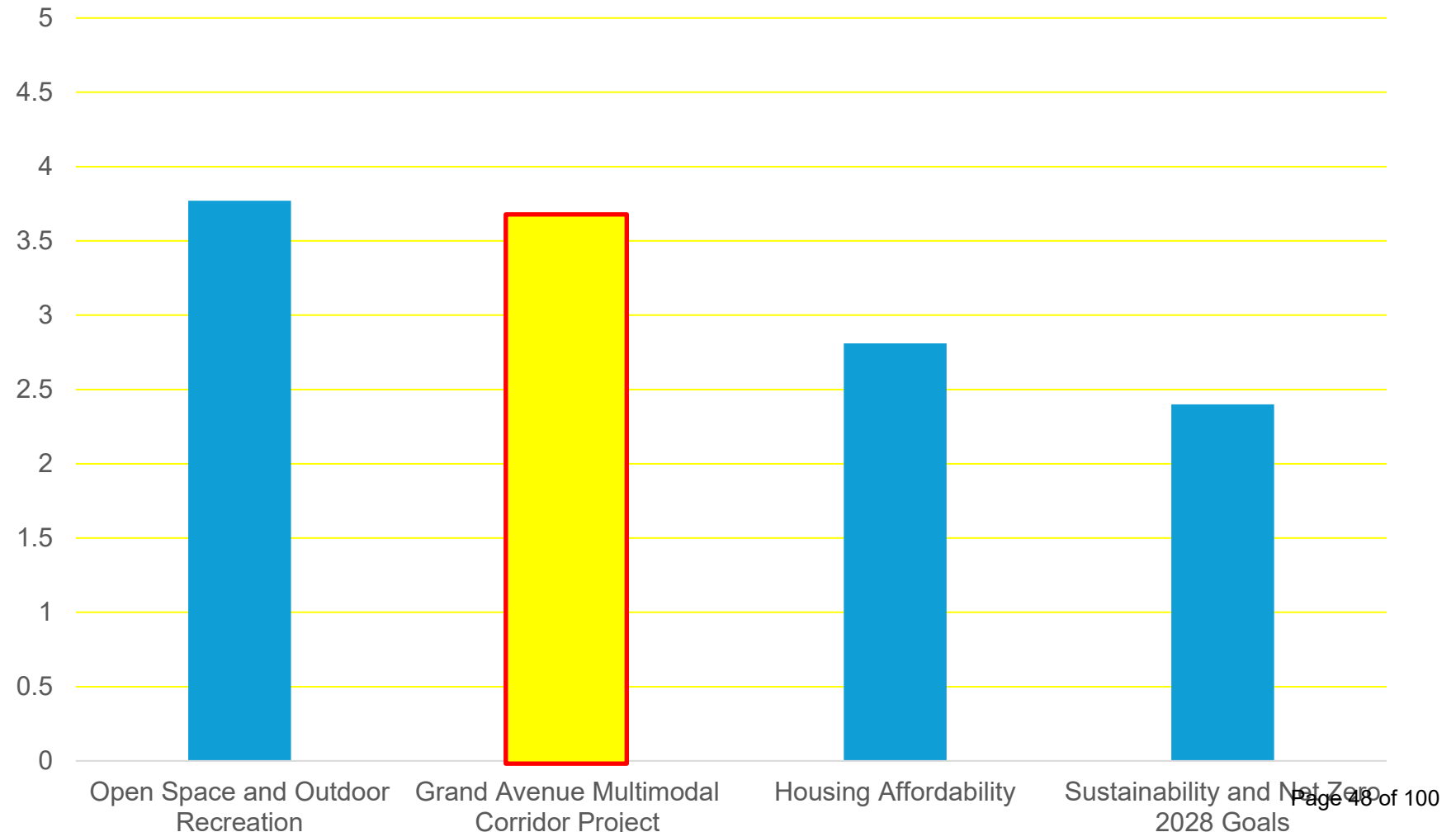
■ Growth & Overcrowding ■ Cost & Availability of Housing ■ Traffic & Transportation ■ Other



Quality of Life Survey Results

- Respondents were asked to rank the four priorities on a scale of 1-5, with 5 being the most important

Quality of Life Priorities





Project Updates

Railroad Update

- Submitted Union Pacific Railroad (UPRR) Memorandum, late October 2024
- Project would plan to install railroad crossing gates and lights on Brooks Lane at 5th Street roundabout when railroad is active
- UPRR completed review and will likely accept proposed improvements with modifications





Project Updates

Survey Update

- Additional data gathering substantially complete
- Allows the team to progress design in more detail
- Preparing Right-of-Way Plans
 - Existing right-of-way and property boundaries
 - Proposed property impacts





Project Updates

Design Update

- Access, circulation, and parking evaluation
- Sidewalk/bikeway vertical design and tie-ins
- Castle Drive/Brush Creek roundabout
- Storm sewer, sanitary sewer, and water line design progress





Funding

- 2024 RAISE Grant submitted and recognized as Project of Merit
- 2025 Round 1 & 2 RAISE Grant application submitted
- Federal Funding Outlook
 - FY2024 \$1.5 billion available
 - FY2025 \$150 million available for projects across the country
 - FY2025- USDOT changed the program name from Rebuilding American Infrastructure with Sustainability and Equity (RAISE) to Better Utilizing Investments to Leverage Development (BUILD)
 - Shift from equity, climate, and safety to improving transportation infrastructure



U.S. Department of Transportation



Funding

- Intermediate Improvements under Evaluation
 - Phased Roundabout Construction
 - Access Control Improvements
 - Pavement Markings for Bicyclists & Pedestrians



Public Outreach

2024 Outreach

- Two rounds of one-on-one property owner meetings (February & April)
- Two well-attended Stakeholder Working Group Meetings (May & November)
- Updated Newsletter Q4 2024



Public Outreach

2025 Outreach

- One Stakeholder Working Group Meeting (March 4, 2025)
- Two rounds of One-on-One Property Owner Meetings (Late Jan & Early Feb.)
- All property owners sent certified mail invitations followed up with phone calls & emails to encourage participation
 - 7 Property Owner Meetings
 - 1 meeting with Eagle Paramedics
 - 1 meeting with CORE Transit
- Feedback Received
 - In general, sentiment of support for project
 - Concerns over right-of-way impacts and access
 - Timeframe questions



Upcoming Public Outreach

Property Owner Presentation

- Eagle Town Hall
- April 16th | 4:00- 5:00 pm Property Owner Presentation (postcards sent)
- Presentation to include
 - Project Overview
 - Vision & Purpose
 - Right-of-Way (ROW) Process & Expectations
 - Federal versus non-federal funding ROW process
 - Timeline



Upcoming Public Outreach

Open House

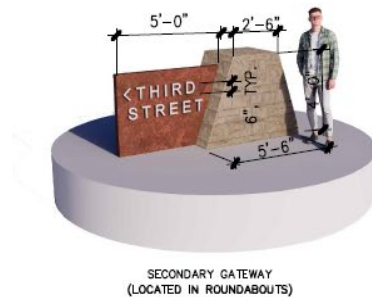
- Eagle Town Hall
- 5:00- 7:30 pm
- SWG Members helping to promote
- Advertised in Eagle Today and TOE Website

Open House Boards

- ☐ Welcome
- ☐ Vision and Purpose
- ☐ Traffic and Safety Overview – Why we need this project?
- ☐ Project Roll Plot/Overview
- ☐ Renderings of Roundabouts and Typical Section
- ☐ Recommended Hardscape Features (SWG feedback)
 - Gateway
 - Roundabout signage
 - Plazas
- ☐ Right-of-Way Process
- ☐ Funding
- ☐ Next Steps
- ☐ Comment Forms & QR Code

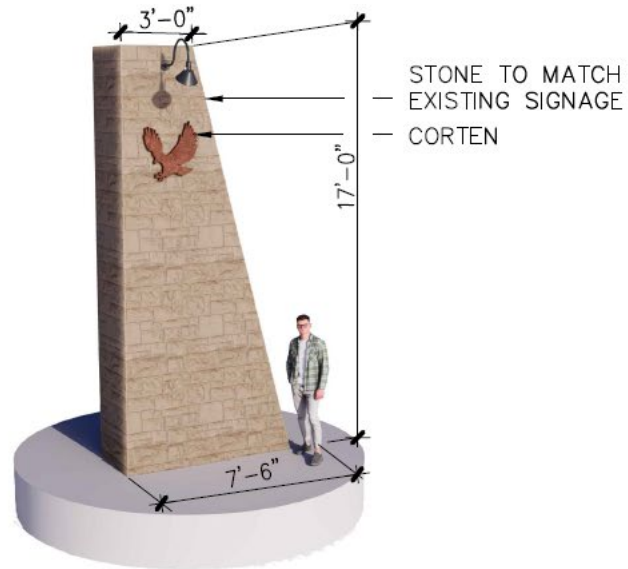


Hardscape Elements Gateway Option 1

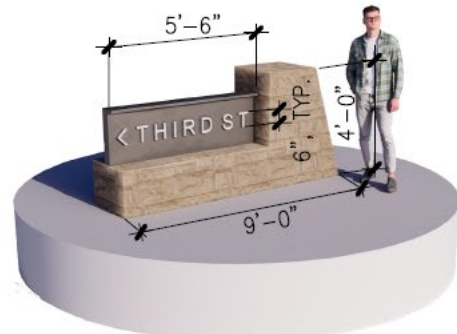




Hardscape Elements Gateway Option 2



PRIMARY GATEWAY



SECONDARY GATEWAY
(LOCATED IN ROUNDABOUTS)

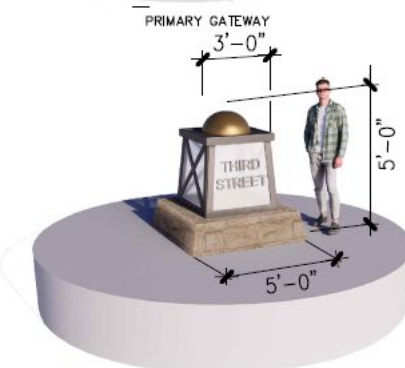
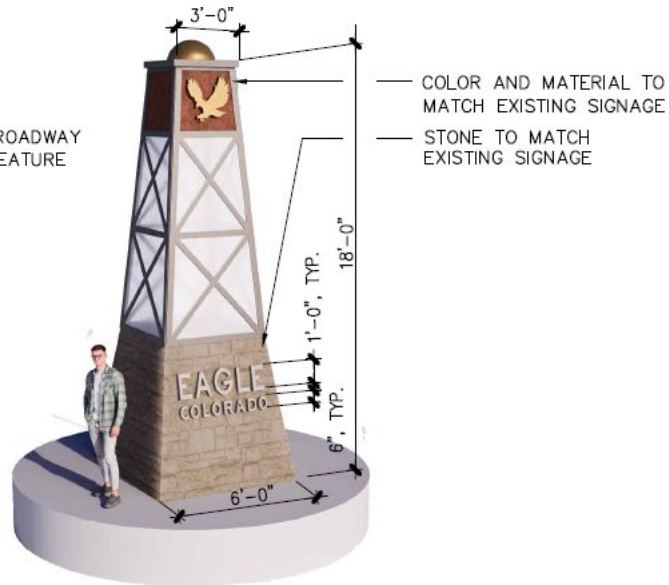




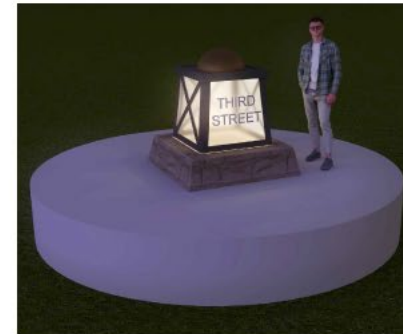
Hardscape Elements Gateway Option 3



EXISTING BROADWAY
GATEWAY FEATURE

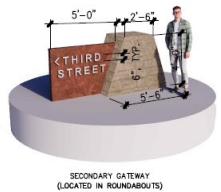
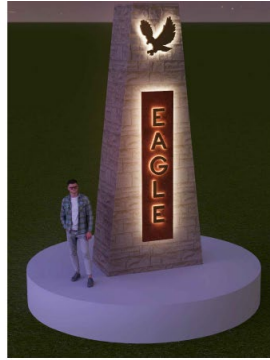
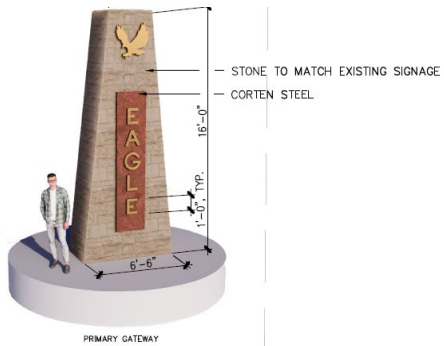


SECONDARY GATEWAY
(LOCATED IN ROUNDABOUTS)



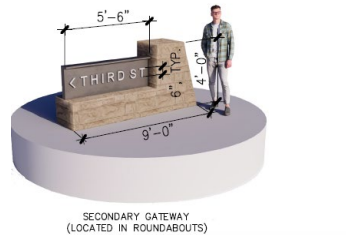
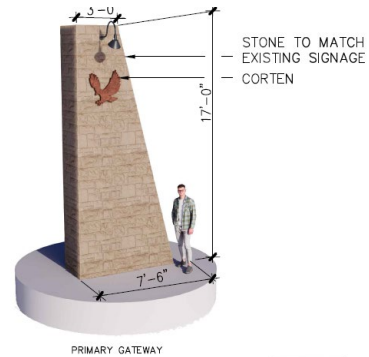


Hardscape Elements Gateway



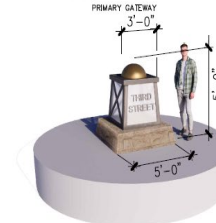
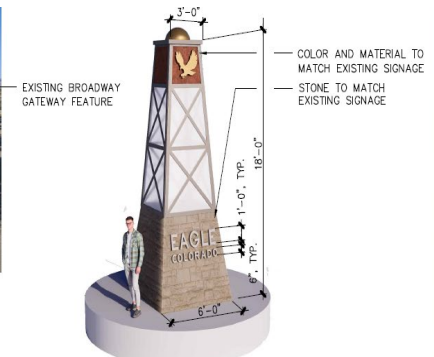
1 ENTRY MONUMENT - OPTION 1

Option # 1



1 ENTRY MONUMENT - OPTION 2

Option # 2



1 ENTRY MONUMENT - OPTION 3

Option # 3



Hardscape Elements

Lighting Option: Ouro Style





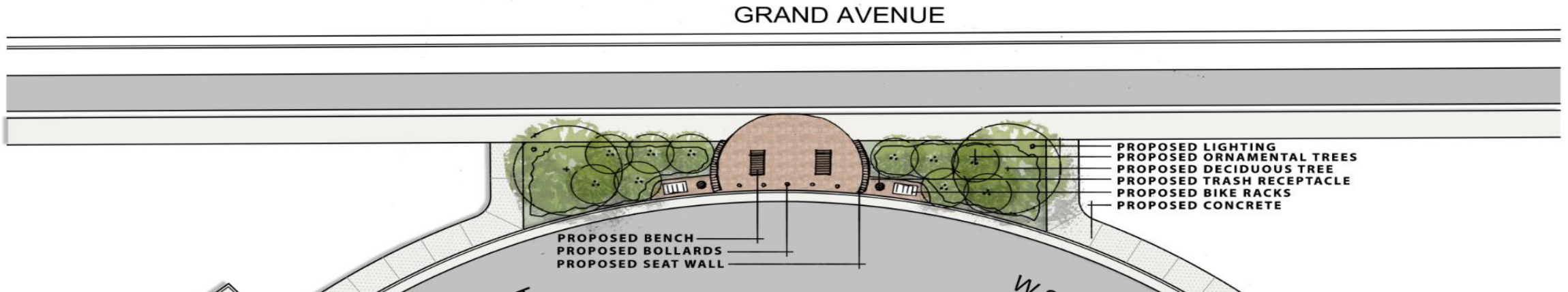
Hardscape Elements

Lighting Option: Providence Style





Plaza 2nd Street Concept Plan # 1





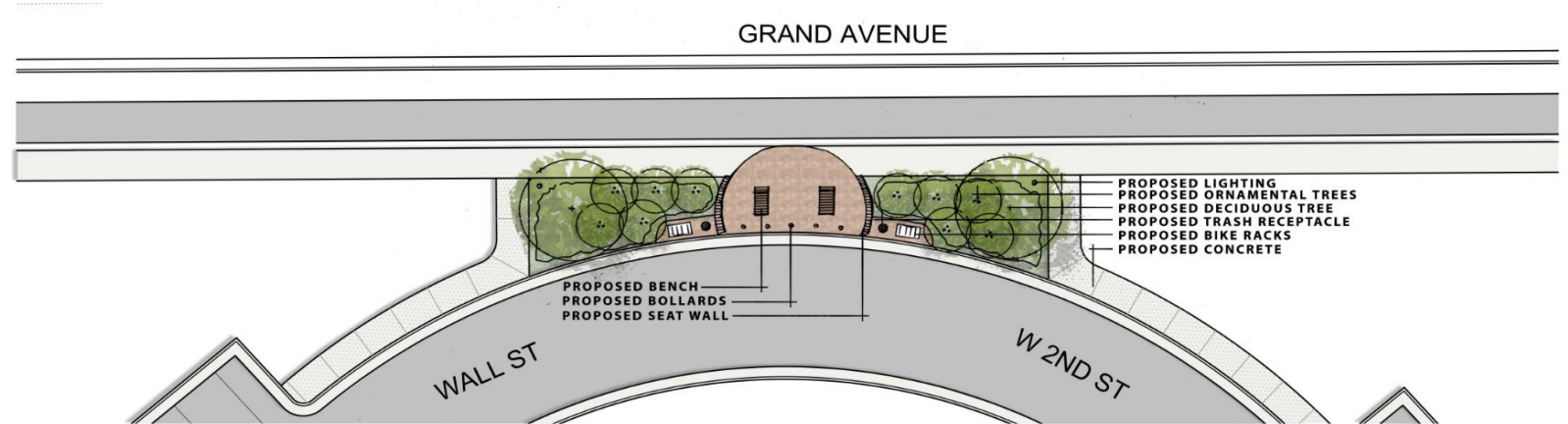
Plaza 2nd Street Concept Plan # 2



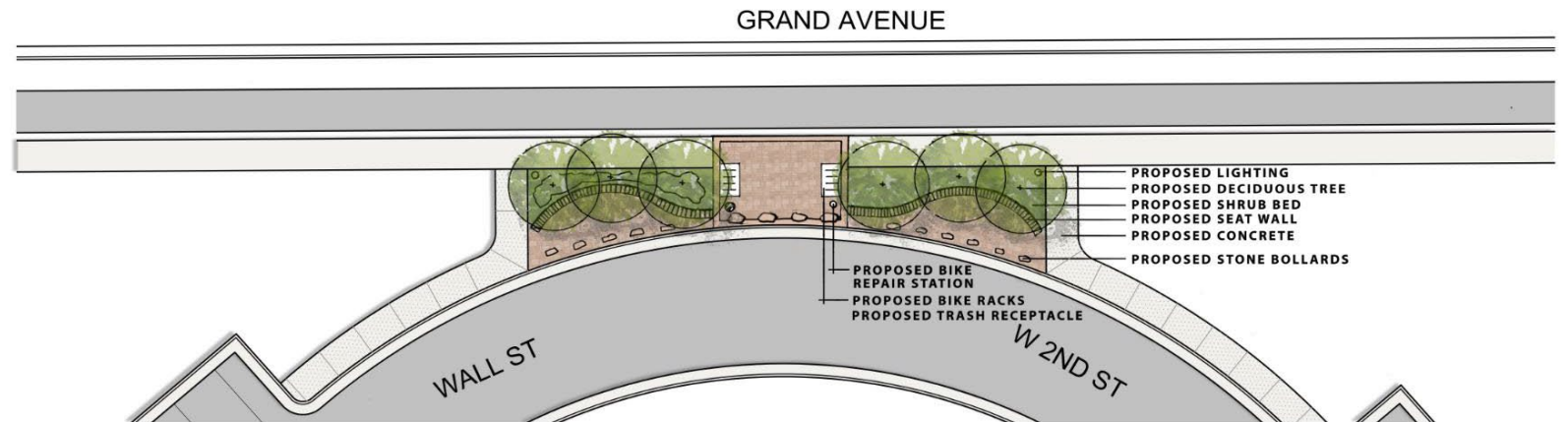


Plaza 2nd Street Concepts

Option #1

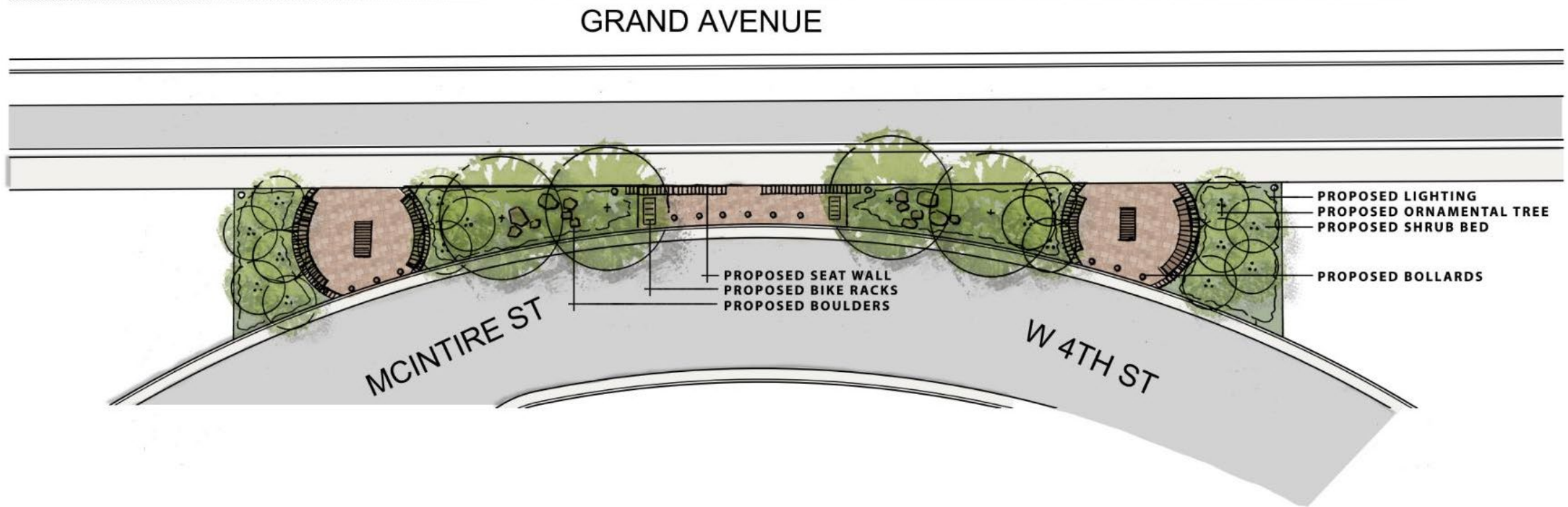


Option # 2



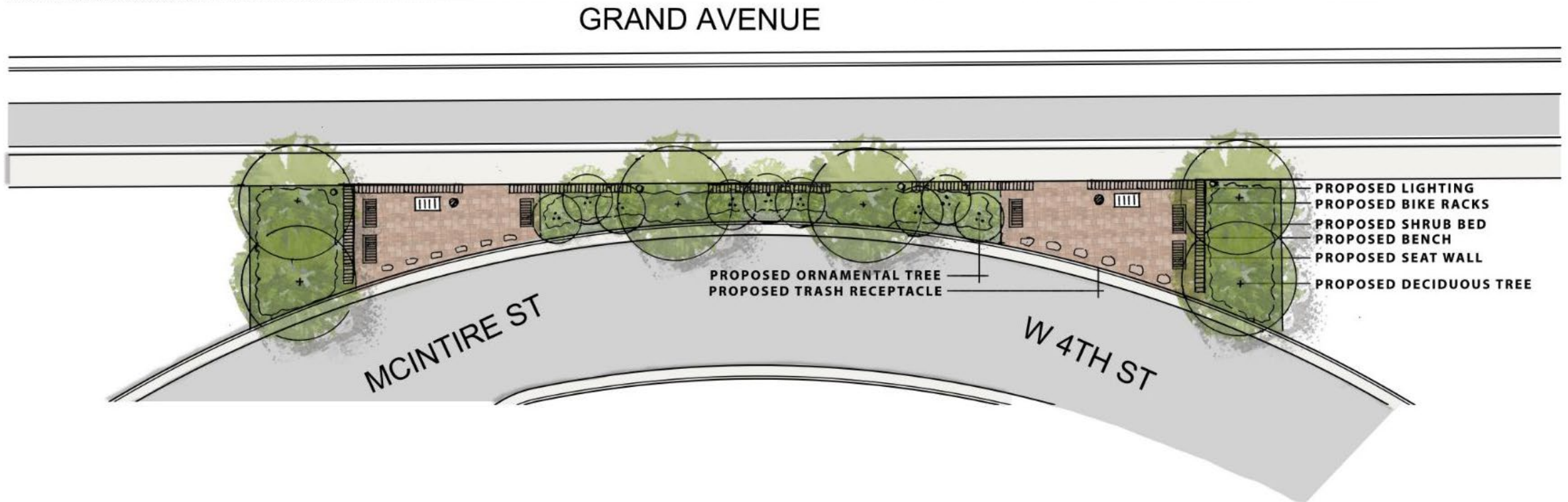


Plaza 4th Street Concept # 1





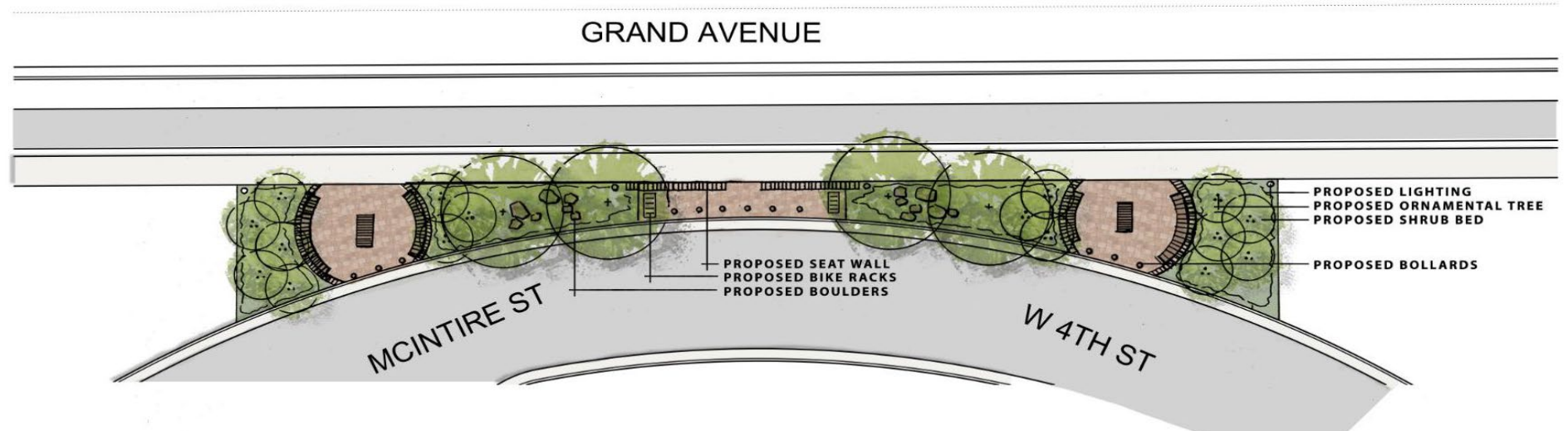
Plaza 4th Street Concept # 2



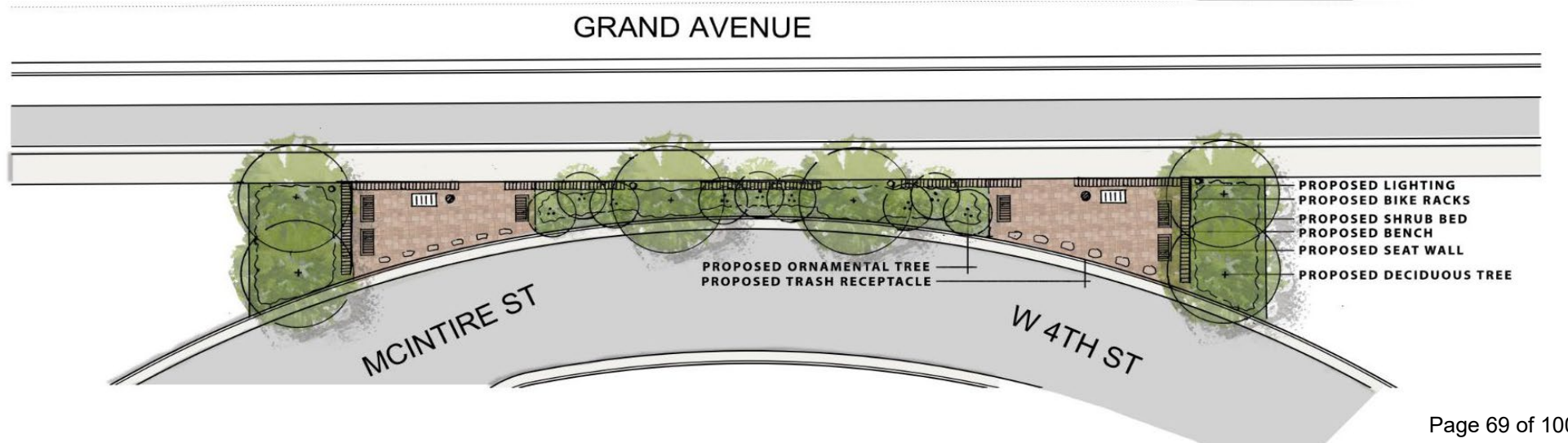


Plaza 4th Street Concepts

Option #1



Option # 2





GRAND AVENUE CORRIDOR

Questions



Abstract geometric lines in the top left corner, consisting of several overlapping, irregular polygons and lines in a light beige color.

OLD TOWN HALL PROPOSAL

Develop Eagle LLC

DEVELOP EAGLE PARTNERS



PATRICK CONNOLLY

22 YEARS IN EAGLE

28 YEARS SALES &
MARKETING

LOCAL BUSINESS
OWNER

OWNS MULTIPLE
PROPERTIES IN EAGLE



CODY O'KELLY

22 YEARS IN EAGLE

25 YEARS IN BUILDING
& DESIGN

LOCAL BUSINESS
OWNER

OWNS MULTIPLE
PROPERTIES IN EAGLE



JAKE ROACH

25 YEARS IN EAGLE

26 YEARS IN BUSINESS
STARTUPS

LOCAL BUSINESS
OWNER

OWNS MULTIPLE
PROPERTIES IN EAGLE



JUSTIN ROACH

18 YEARS IN EAGLE

26 YEARS IN BUSINESS
STARTUPS

LOCAL BUSINESS
OWNER

OWNS MULTIPLE
PROPERTIES IN EAGLE



Proposed Development Area Key:
201 Broadway: Currently Owned
215 Broadway: Currently Owned
Old Town Hall: Proposed Purchase

CURRENT SCENARIO

LIMITED DEVELOPMENT OPPORTUNITY

Building is surrounded by 201 and 215 lots

BUILDING CONDITION AND AGE

Requires major investment to generate market rent

MINIMAL TAX GENERATION

Limited sales tax if any



PROPOSAL OVERVIEW

PURCHASE PRICE

Offering \$560,000 for the property, a 30% premium over the
Appraised land value

INTENDED USE

Boutique hotel with residential on the site, which
will directly benefit the residents of Eagle.

BUYBACK CLAUSE

Town would reserve the right to buy back property if project has not
commenced in 5 to 7 years

TIMELINE

Finalize purchase in next 60 days. Entitlements finalized within 3
years.

BOUTIQUE HOTEL CONCEPT

- Units/Sq Ft retail
- Commercial/Hotel/Condo mix
- Commercial uses TBD
- Similar Concepts
 - Buena Vista's Surf Hotel
 - <https://surfhotel.com/>
 - Golden's The Eddy
 - <https://www.theeddygolden.com/>





BENEFITS TO TOWN

COMMUNITY ENHANCEMENT

This project will provide a valuable public amenity, enhancing the quality of life for our community.

ECONOMIC IMPACT

Development of the site will generate additional local revenue through sales and lodging taxes.

ALIGNMENT TO MASTER PLAN

The future use as a hotel was outlined in the Economic Vitality Report as a key way to increase guest visitation.



DEVELOP EAGLE UNIQUE ADVANTAGES

- Location of Adjacent Properties
- Experience of Team in Large Scale Developments
- Ties to Local Community
- Replace 3 Aging Buildings with Limited Tax Generation



CLOSING

Develop Eagle is uniquely positioned to optimize the utilization of the Old Townhall space. Backed by dedicated partners with an unwavering commitment to the community and a history of successful, impactful projects, we are excited to explore opportunities for collaboration.

Overview: How to Start or Expand A Business

Overview/Purpose - This process describes how to locate, relocate, or start a new business within the Town of Eagle.

Town Departments & Agencies Involved - This process may involve the Town Clerk, Planning, Building, Public Works, Public Safety/Police, and the Fire Department. The Eagle Chamber of Commerce and/or the Economic Vitality Committee also serve as development liaisons for businesses navigating the municipal process.

Contact Us

[Town of Eagle Staff Directory](#)

[Town of Eagle Economic Vitality Committee](#)

[Town Utilities](#)

[Eagle County Environmental Health](#)

[Greater Eagle Fire Protection District](#)

[Eagle Chamber of Commerce](#)

Required Materials

Step by Step Process - These steps are intended to be read sequentially as written.

1. **Verify location is permitted.** Estimated Timeframe: 1-2 weeks.
Before signing a lease or purchasing property, contact the Planning Department to verify a lot, building or unit meets Town requirements and is zoned appropriately for your business activity.
 - a. By providing a business plan or detailed concept, staff can help make a determination based on a zone district's permitted uses.
2. **Obtain a Town of Eagle Business License.** Estimated Timeframe: 1-2 weeks.
After zoning verification, apply for an annual business license with the Town Clerk. To comply with the Town's regulations, applicants may need to address referral comments from other departments and third-party agencies before a license is issued.
 - a. [Town of Eagle Business License Application](#)
 - b. Other Licensing. In addition to a business license, your operation may also require the following. Timeframes for obtaining additional licenses may vary.
[Liquor License](#), [Tobacco License](#), [Environmental Health License](#).
3. **Apply for Building Permit(s).** Estimated Timeframe: Varies.
Contact the Building Department when there is a change of tenant, change of occupancy, or if there are alterations to the space (internal or external). Based on the scope of improvements, consulting a design professional (i.e. commercial realtor, architect, professional engineer, general contractor, etc.) may be recommended. The design professional may provide the plan documents, supporting information, advice on options to meet the building code requirements and estimated improvement costs.

- a. A change of occupancy to a more intense use may trigger additional costs such as building improvements, additional development fees, and may increase the required parking which will require a development plan.
 - i. [Building Codes](#)
 - ii. [Do I Need a Building Permit?](#)
 - iii. [Commercial Project Submittal Guidelines](#)
 - iv. [Building Permit Zoning Checklist](#)
 - v. [Forms, Permits, Fees, Applications](#)
 - b. A change of occupancy or alterations may incur Plant Investment Fees (PIFs) (colloquially called “tap fees”). These fees fund the Town’s water and wastewater treatment operations and are assessed by Public Works. **Schedule a site visit with the Town Engineer to evaluate the PIF application against existing fixtures. Cost savings may be available.**
 - i. [Permit Applications for Water & Sewer Taps](#)
 - c. Inspection(s) prior to Opening. In addition to a Building inspection, your operation may be subject to Utility, Fire, Public Safety, and Environmental Health inspections.
 - d. Estimated timeframes for receiving a Building Permit:
 - i. Small projects (equipment swap outs, re-roofs): 1-3 days
 - ii. Medium projects (interior remodel/adding walls): 3-6 weeks
 - iii. Large projects (new construction): 8-10 weeks
- 4. Apply for a Sign Permit.** Estimated Timeframe: 2-3 weeks.
- If you are installing a new sign or making improvements to an existing sign, please read the Town’s sign code to verify standards for dimensions, materials, lighting, color, and illegal signs. Sign permits are obtained from the Planning Department.
- a. [Land Use Code, Chapter 4.16 – Signs](#)
 - b. [Sign Permit Application](#)
- 5. Verify Encroachments.** Estimated Timeframe: 3-4 weeks.
- Items such as string lighting, tables and chairs, sandwich boards or planters on the sidewalk may be on the public-right-of-way and require an encroachment permit. Encroachment permits are reviewed by Public Works and obtained from the Planning Department.
- a. [Public Safety, Section 9.28.060. – Encroachments](#)
 - b. [Encroachment Permit Application](#)
- 6. Establish Utilities:** Estimated Timeframe: Varies
- You may need to establish utility services such as electric, gas, water, sewer, trash & recycling, and Broadband. Confirm with your landlord or property manager, then visit the Town’s Utility page to get started.
- a. [Town Utilities](#)

Meeting notes:

- **Introduction and Attendance:** Nikki introduced the meeting, mentioning the Economic Vitality Committee, Downtown Development Authority, Eagle Chamber, and Eagle Ranch Merchants group. She noted that while some groups were not represented, the slides and meeting notes would be shared with them.
 - **Attendees:**
 - EVC: Mick Daly, Nick Sunday, Kim Goodrich, Kim Fritzler, Kelly Herzog, Christina Hofman
 - DDA: Jake Roach, Scott Schlosser, Bryan Woods
 - Staff: Larry Pardee, Melissa Daruna, Nikki Davis
 - EPS: Sarah Dunmire, Andrew Knudtsen
- **Commercial Linkage Fee Overview:** EPS presented the concept of a commercial linkage fee, explaining its purpose to mitigate housing impacts from new commercial development. They discussed the methodology and data sources used for the analysis.
 - **Concept Explanation:** EPS explained that a commercial linkage fee is levied on new development to mitigate housing impacts. It requires a Nexus study to determine the employment generation of new development and its impact on housing demand.
 - **Methodology:** The methodology involved analyzing employment data, parcel data, and land use to determine job generation rates. This data was then used to calculate the housing demand generated by new commercial development.
 - **Data Sources:** Data sources included point-level QCW employment data, assessor parcel data, and local business information. These sources were used to tailor the analysis specifically to the town of Eagle.
- **Employee Generation and Housing Demand:** EPS explained the employee generation rates by land use and how they convert to household demand for affordable housing. The analysis focused on general commercial, industrial, and hotel land uses.
 - **Employee Generation Rates:** EPS detailed the employee generation rates for different land uses: general commercial, industrial, and hotel. For example, general commercial generates about 450 employees per 1000 square feet.
 - **Household Demand:** The analysis converted job generation rates to household demand for affordable housing. For instance, general commercial development generates approximately one household per 1000 square feet, with a focus on households earning 140% of AMI and below.

- **Land Use Focus:** The analysis specifically focused on general commercial, industrial, and hotel land uses to determine the impact on housing demand. Each land use type was analyzed for its specific employee generation and corresponding housing needs.
- **Fee Calculation and Mitigation Rates:** EPS presented the maximum fees calculated for different land uses and discussed the mitigation rates applied by other communities. The preferred mitigation rate for Eagle was 15%, similar to Basalt.
 - **Maximum Fees:** EPS presented the maximum fees calculated for different land uses: \$236 per square foot for general commercial, \$96 per square foot for industrial, and \$21,000 per hotel room.
 - **Mitigation Rates:** Mitigation rates from other communities were discussed, ranging from 15% in Basalt to 65% in Aspen. The preferred mitigation rate for Eagle was 15%, aligning with Basalt's approach.
 - **Policy Decision:** The mitigation rate is a policy decision tailored to the community. It balances the need for affordable housing with the feasibility of commercial development. Eagle's Council preferred a 15% mitigation rate to start.
- **Basalt Case Study:** EPS provided a case study on Basalt's non-residential mitigation fee program, highlighting its success in creating affordable housing units and the preference for constructing units over collecting fees.
 - **Program Overview:** EPS explained that Basalt's non-residential mitigation fee program has been in place for over 20 years, creating about 90 deed-restricted units. The program focuses on constructing units rather than collecting fees.
 - **Unit Construction:** Basalt's program encourages the construction of affordable housing units, often in a mixed-use form with commercial or industrial spaces on the ground floor and residential units above.
 - **Developer Cooperation:** Developers in Basalt have been motivated to make the program work due to the limited land supply and the need for housing to support their businesses. The program has seen minimal pushback from developers.
- **Eagle's Potential Implementation:** EPS discussed the potential implementation of a commercial linkage fee in Eagle, applying the 15% mitigation rate to new commercial, industrial, and hotel developments. They provided examples of the required units and fees.
 - **Implementation Examples:** EPS provided examples of how the 15% mitigation rate would apply to new developments in Eagle. For 100,000 square feet of commercial space, 15 affordable housing units would be required, or a fee of \$3.5 million.

- **Development Costs:** The estimated fees were compared to total development costs, showing that the fees would be a significant portion of the costs: 9% for commercial, 4.5% for industrial, and less than 1% for hotel developments.
 - **Policy Considerations:** EPS noted that the policy could include a minimum floor area or building size for the fee to apply, similar to the LERP program, to avoid hindering smaller local developers.
- **Concerns and Feedback:** Kelly, Jake, Mick, and Kim expressed concerns about the impact of the commercial linkage fee on Eagle's commercial development. They emphasized the need to focus on economic vitality and attracting developers without additional fees.
 - **Economic Vitality:** Kelly, Jake, Mick, and Kim emphasized the importance of focusing on economic vitality and attracting developers without imposing additional fees. They argued that the commercial linkage fee could deter development.
 - **Development Challenges:** Concerns were raised about the challenges of commercial development in Eagle, including high property taxes and the difficulty of renting commercial spaces. The fee could exacerbate these challenges.
 - **Alternative Solutions:** Suggestions included focusing on increasing the population to support commercial development and considering the timing of implementing such a fee, possibly after achieving a critical mass of residents.
- **Next Steps:** EPS outlined the next steps, including summarizing the key takeaways from the meeting, preparing a draft report, and discussing the findings with the Town Council.
 - **Summary Preparation:** EPS will summarize the key takeaways from the meeting and prepare a draft report. This report will include the feedback and concerns raised by the participants.
 - **Council Discussion:** The findings and feedback from the meeting will be discussed with the Town Council to determine the next steps and potential adjustments to the proposed commercial linkage fee policy.

COMMERCIAL LINKAGE FEE/ NEXUS STUDY

Town of Eagle
Economic Development Organizations
March 26, 2025



Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ■ Denver, CO 80202
303.623.3557 ■ www.epsys.com

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STUDY OVERVIEW

■ What is a commercial linkage fee?

- A **fee** levied on new development based on employment generation from a **nexus study**
- It is a fee (not a tax) that is approved by Town Council
- The nexus study documents the linkage of how new development causes increased employment need, which increases demand for workforce housing
- The beneficiaries are the employers, as they will have a larger employment pool to draw from
- Also referred to as non-residential mitigation fee



New commercial
development creates
new jobs



Jobs are filled by new
employees



Employees need housing
that is affordable based on
their wages and household
income

STUDY OVERVIEW

- **Why is this work important?**

- New development generates local employment
- Many of these local employees struggle to find and afford housing
- Linkage programs “link” the need generated by new development to an obligation for the developer to provide an amount of housing to mitigate the new need

- **Who else is doing this?**

- Common approach, particularly in mountain and resort communities
- Eagle County, Vail, Basalt, Telluride, Aspen, Crested Butte, Mountain Village, and Summit County

- **Why is it important to Eagle?**

- Generated based on recommendations from the Town of Eagle *Comprehensive Affordable Housing Assessment* (2023) and *Economic Development Plan* (2023)
- Eagle is attracting new commercial development, and housing is essential for businesses to hire employees and be able to thrive
- Supports businesses, vital for local economy, and forms a well-rounded community

PROGRAM COMPONENTS

Analysis/Data Based

- Employee generation
 - For every X square feet/units of net new development, Y employees are generated
- Mitigation requirement
 - For the Y employees generated, there is a need for Z square feet of affordable housing
 - Accounts for income levels of employees
 - Can range from 15% to 65%
- Fee-in-Lieu
 - Based on affordability needs, a fee of \$_____ will mitigate the affordability gap generated

Policy Based

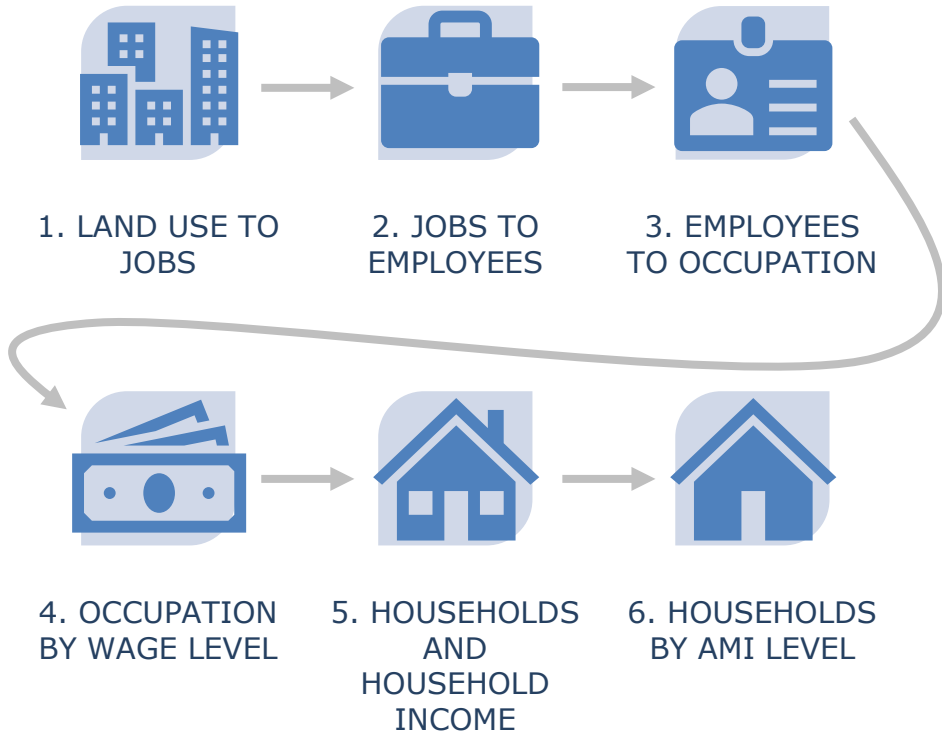
- Mitigation methods
 - How can developers mitigate the housing need generated by their development?
 - Two broad categories
 - Units (construct or acquire/buy down)
 - Resources (land or money)
- Mitigation rate
 - How much of the housing need generated is the developer's responsibility to mitigate, and how much is a community obligation?

OBJECTIVES FOR THIS MEETING

- Understand the key nexus study components and inputs
- Discuss policy questions
 - Does a commercial linkage fee make sense for Eagle?
 - What do you think the impact of this policy will be?
 - What are the challenges and opportunities of a commercial linkage fee in Eagle?
 - Is it in the Town's best interest to encourage developers to build units or pay a fee?
 - What housing guidelines should be applied for units developed from this policy?
 - Minimum unit size, AMI, tenure, resident occupied (RO), etc.



NEXUS STUDY METHODOLOGY



1. Jobs per sq. ft. by land use
2. Convert jobs to employees by adjusting jobs down for multiple job holders
3. Allocate employees by occupation
4. Identify average annual wages by occupation
5. Convert employees to households by accounting for multiple workers in a household and convert wages to household income
6. Distribute household income by AMI level and calculate fee based on difference between the affordable purchase price by AMI and median home price

EMPLOYEE GENERATION RATES

- Calculating the commercial linkage for these land uses
 - General Commercial includes:
 - Office
 - Retail
 - Restaurant/Bar
- Initial inputs used to estimate jobs by land use
- Specific to the Town of Eagle
- Derived from townwide analysis matching jobs to parcels by land use

Land Use	Building Sq. Ft.	Job Generation	Jobs
General Commercial	1,000 sq. ft.	450 sqft/empl	2.2
Industrial	1,000 sq. ft.	1,150 sqft/empl	0.9
Hotel	50 rooms	0.20 emp/room	10.0

Source: Economic & Planning Systems

HOUSEHOLDS GENERATED BY NEW COMMERCIAL DEVELOPMENT

- Number of households generated by AMI level by land use per 1,000 sq. ft. or 50 rooms
- General Commercial:
 - 0.97 HH per 1,000 sq. ft.
 - Households between 80% AMI to 140% AMI
- Industrial:
 - 0.36 HH per 1,000 sq. ft.
 - Households between 80% AMI to 120% AMI
- Hotel:
 - 4.36 HH per 50 rooms
 - Households between 100% AMI to 140% AMI

	Income Limit	General Commercial	Industrial	Hotel
Households Generated		1.0	0.4	4.5
Households by Income Range				
30% of Median	\$33,180	0.00	0.00	0.00
50% of Median	\$55,300	0.00	0.00	0.00
80% of Median	\$88,480	0.22	0.16	0.00
100% of Median	\$110,600	0.56	0.12	4.31
120% of Median	\$132,720	0.15	0.08	0.05
140% of Median	\$154,840	<u>0.04</u>	<u>0.00</u>	<u>0.01</u>
Total - Target Income Ranges		0.97	0.36	4.36

Source: Economic & Planning Systems

MAX FEE & HOUSING UNITS

A. Employee households generated by AMI level for each land use

- This is the maximum number of units that can be required for a developer to provide

B. Affordability gap by household AMI

- This shows delta (or “gap”) between the affordable purchase price of a home by household AMI and the average sale price of a condo/townhome in Eagle (2024)
- In 2024, the average price of a condo/townhome was \$653,000
 - Source: Slifer Smith & Frampton Real Estate

C. Total weighted average gap by land use

- Employee households multiplied by the gap for each AMI level

▪ Fee per sq. ft./room built

- This is the maximum fee that can be charged to a developer



Max. Employee Households Generated & Commercial Linkage Fee		General Commercial Industrial Hotel		
Square Feet or Rooms		1,000 sq. ft.	1,000 sq. ft.	50 rooms
Employee Households by Income		A		
30% of Median		0.00	0.00	0.00
50% of Median		0.00	0.00	0.00
80% of Median		0.22	0.16	0.00
100% of Median		0.56	0.12	4.31
120% of Median		0.15	0.08	0.05
140% of Median		0.04	0.00	0.01
Total per 1,000sf / 50 Rooms		0.97	0.36	4.36
Gap per Household by Income		B		
30% of Median		\$570,630	\$570,630	\$570,630
50% of Median		\$477,730	\$477,730	\$477,730
80% of Median		\$337,630	\$337,630	\$337,630
100% of Median		\$244,830	\$244,830	\$244,830
120% of Median		\$152,030	\$152,030	\$152,030
140% of Median		\$59,230	\$59,230	\$59,230
Total Gap		A X B		
30% of Median		\$0	\$0	\$0
50% of Median		\$0	\$0	\$8
80% of Median		\$74,170	\$54,637	\$0
100% of Median		\$136,899	\$29,797	\$1,054,600
120% of Median		\$22,606	\$11,759	\$6,851
140% of Median		<u>\$2,407</u>	<u>\$202</u>	<u>\$351</u>
Total		\$236,082	\$96,395	\$1,061,810
Building Size (Sq. Ft. / Rooms)		D		
Maximum Fee per Sq. Ft. / Room Built		C / D		
		1,000	1,000	50
		-\$236	-\$96	-\$21,236

PEER COMMUNITY COMMERCIAL LINKAGE MITIGATION RATES

- Mitigation rate is a policy decision and varies by community
 - How much of the housing need generated is the developer's responsibility to mitigate, and how much is a community obligation?
- The mitigation rate applies to the maximum fee or units required to lower the obligation of the commercial developer
- It's a balance of having enough housing to support business viability and attract workers while making commercial development still feasible

Aspen: 65%

Eagle County: 45%

Mountain Village: 40%

Telluride: 40%

Vail: 20%

Crested Butte: 20%

Summit County: 20%



Basalt: 15%

BASALT CASE STUDY

- Program in place over 20 years and created about 90 deed-restricted units
- 15% mitigation rate applied to job generation of 4.0 employees per 1,000 sq. ft. of commercial space
 - For example, 3,000 sq. ft. of commercial development results in 1 housing unit required or 959 sq. ft. of housing
 - Affordable housing defined as an average of 80% AMI
- Promote units instead of a fee
 - Fee-in-lieu is at the discretion of Town Council
 - Received about \$40,000 in fees over 10 years (compared to the construction of about 90 units)
- Zoning encourages mixed use and typically get deed-restricted units stacked over commercial, including in the Industrial Zone District
- Developers are motivated to make it work because land is in short supply and there are few opportunities for commercial development
- Willits development approved in 2001 including IHO and commercial linkage
 - Resulted in 77 deed-restricted units and 5 RO units
 - The RO units were released during the Great Recession



GENERAL COMMERCIAL EXAMPLE



New general commercial
development with 100,000 sq. ft.



Employee Households Generated

0.97 HHs per 1,000 sq. ft.

$0.97 \times 100,000 / 1,000 \text{ sq. ft.} =$

97 housing units

OR



Maximum Linkage Fee

$\$236 \text{ per sq. ft.} \times 100,000 \text{ sq. ft.} =$

\$23.6 million

Mitigation Rate Applied

Units	15%
140% AMI or below	15 units

Total Fee	15%
100,000 sf	\$3.5M \$35 per sq. ft.
% of dev. cost	9.0%

INDUSTRIAL EXAMPLE



New industrial development
with 100,000 sq. ft.



Employee Households Generated

0.36 HHs per 1,000 sq. ft.

$0.36 \times 100,000 / 1,000 \text{ sq. ft.} =$

36 housing units

OR



Maximum Linkage Fee

\$96 per sq. ft. x 100,000 sq. ft. =

\$9.6 million

Mitigation Rate Applied

Units		15%
140% AMI or below	5 units	

Total Fee		15%
100,000 sf	\$1.4M	
	\$14 per sq. ft.	
% of dev. cost	4.5%	



HOTEL EXAMPLE



Employee Households Generated

4.36 HHs per 50 rooms
 $4.36 \times 120 / 50 \text{ sq. ft.} =$
10 housing units



New hotel development with
120 rooms

OR



Maximum Linkage Fee

\$21,236 per room x 120 rooms =
\$2.5 million

Mitigation Rate Applied

Units	15%
140% AMI or below	2 units

Total Fee	15%
120 rooms	\$382,000 \$3,185 per room
% of dev. cost	0.8%



OBJECTIVES FOR THIS MEETING

- Understand the key nexus study components and inputs
- Discuss policy questions
 - Does a commercial linkage fee make sense for Eagle?
 - What do you think the impact of this policy will be?
 - What are the challenges and opportunities of a commercial linkage fee in Eagle?
 - Is it in the Town's best interest to encourage developers to build units or pay a fee?
 - What housing guidelines should be applied for units developed from this policy?
 - Minimum unit size, AML, tenure, resident occupied (RO), etc.



NEXT STEPS

- Summarize feedback from this meeting
 - EVC, DDA, Eagle Ranch, and Eagle Chamber of Commerce Board
- Draft report
- Go back to Town Council for further discussion



Economic Competition Discussion

I. Town Center Gypsum

- a. 64-acre site along U.S Highway 6 east of the Stratto Flats neighborhood
- b. By the numbers –
 - i. 324 apartments, 476 single-family lots, a potential site for a new post office, up to 100,000 sqft of retail and commercial space.
- c. References –
 - i. [APPROVED: Active Projects & Developments | Town of Gypsum, CO](#)
 - ii. [Gypsum Town Council gets first look at Tower Center project, has serious questions | VailDaily.com](#)
 - iii. [Gypsum Town Council grants approvals to proposed Tower Center development | VailDaily.com](#)

II. Avon Center

- a. 40 +/- acre site between I-70 and Highway 6
- b. References –
 - i. [Kensington | Whole Foods Mixed-Use Project in Vail Valley](#)
 - ii. [A Whole Foods Market is coming to Avon | VailDaily.com](#)

III. Eagle Meadows

- a. 106 acre site between I-70 and Highway 6
- b. Commercial General East zoning

4.05.040 COMMERCIAL GENERAL EAST (CGE)

A. Intent

The Commercial General East (CGE) district is intended for heavy commercial, wholesale, warehouse-distribution/flex space facilities, research facilities, artisan and light manufacturing, and contractor commercial uses, including outdoor storage and truck traffic. The CGE district is intended to be located along corridors where proximity to residential and walkable mixed-use development is limited.

B. Uses

- 1. Allowed uses are identified in Table 4.09-1: Primary Use Table, and Table 4.09-2: Accessory Use Table.
- 2. Residential uses shall be located in areas that are safe for pedestrians and bicyclists and that provide access to trail connections.

c. References –

- i. [Eagle Meadows](#)
- ii. [Eagle Meadows Context Maps](#)