



# Eagle River Station debuts its revised plan before town board

*Pam Boyd*

## *Public hearing schedule anticipates March vote on retooled proposal*

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And so it starts ...

Eagle River Station debuted its new plan before the Eagle Town Board Tuesday night. No doubt that during the next few months, the ERS will generate crowded meetings and lengthy debate. However, this week, no public comment was presented as the project developers outlined the basics of their plan for the large development.

Eagle River Station is a commercial/residential development proposed on a 90-acre parcel located on east end of Eagle south of Interstate 70 and north of the Eagle River. The proposal calls for 582,000 square feet of commercial space and 250 rental apartments in its first phase and up to an additional 150,000 square feet of commercial space and 300 rental apartments in its second phase.

The plan is the latest in a series of ERS proposals dating back five years. In January 2010, Eagle voters rejected a previously approved version of the plan that included a for-sale housing component and a different layout for the retail area.

In presenting the new plan, Jeff McMahon of Kansas City, Mo. based RED Development, developer of the ERS proposal, said that the company has studied the market and conducted extensive tenant interviews since the failed Eagle election. He said the result of that research is a stronger, retooled plan.

"We feel this is an important project for the community. It is an important project to us," said McMahon. "This is a perfect time to approve the new Eagle River Station for opening in 2014."

After introducing the ERS development team — which includes local professionals Tom Braun, Bill

Clinkenbeard and Paul Witt — members presented brief outlines of the various plan components including parking, landscaping, rental units, shopping layout and more. Braun touched on the issue of how the project relates to the new adopted Eagle Area Community Plan — Eagle's master plan. He noted the ERS property has been designated as a locale for regional retail offerings and cited another quote from the plan that calls for "an exciting, dynamic neighborhood on the eastern entrance to town."

Following the presentations, town board members agreed to a public hearing schedule for the development that will include weekly meetings beginning in January. The schedule anticipates a final vote for the proposal on Wednesday, March 7. Town officials have been adamant in their desire to conclude the ERS review prior to the next town board election in April. Three town board seats and the mayor's seat will be up for election in April and at a very minimum, there will be one new town board member because current member Kraige Kinney is term limited. Town officials have noted that any new members would have to review the extensive ERS file and listen to all prior public hearing tapes before they could vote on the measure and they want to avoid that scenario.

The next ERS meeting is slated for Tuesday, Dec. 13 and the discussion will center on the project layout, uses, density, building heights, architectural standards and landscape standards. Public comment regarding those specific topics is also scheduled.

The public hearing schedule will then take a break until Wednesday, Jan. 4 when the weekly meetings will begin. The town board plans to review various aspects of the ERS plan over a series of seven meetings generally scheduled for the first and third Wednesdays of the month and the second and fourth Tuesdays of the month through March 7.

A complete listing of the ERS schedule is available at the town of Eagle website at [www.townofeagle.org](http://www.townofeagle.org).

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