

# CAPITOL FLATS



Downtown Eagle, Colorado

Subdivision Sketch Plan  
December 2024

# CAPITOL FLATS

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## APPLICATION OVERVIEW

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

Dear Tez and Peyton -

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

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

The first two are included in this submittal.

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

The applications are:

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

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

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

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

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

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

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



Alison Perry  
Vail Land Company

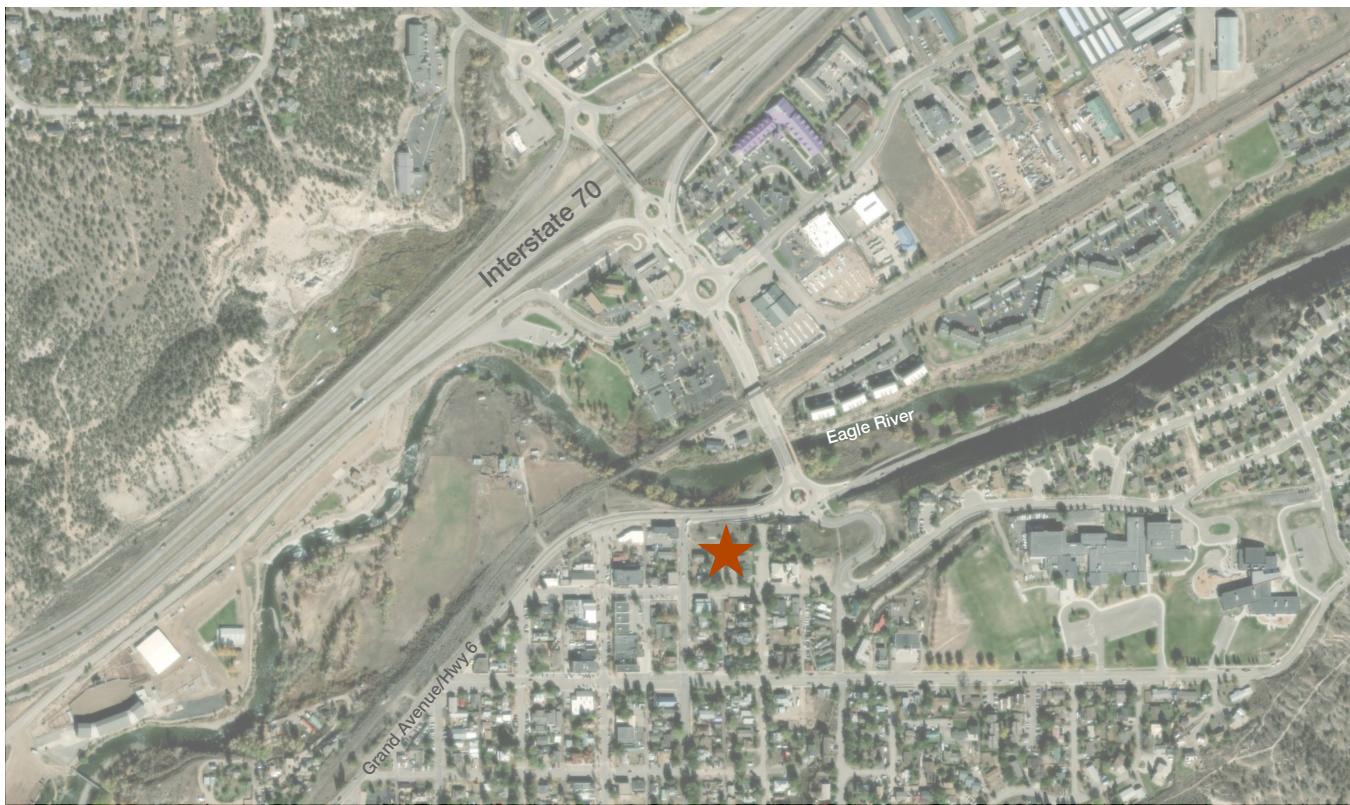
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## PROJECT AND APPLICANT INFORMATION

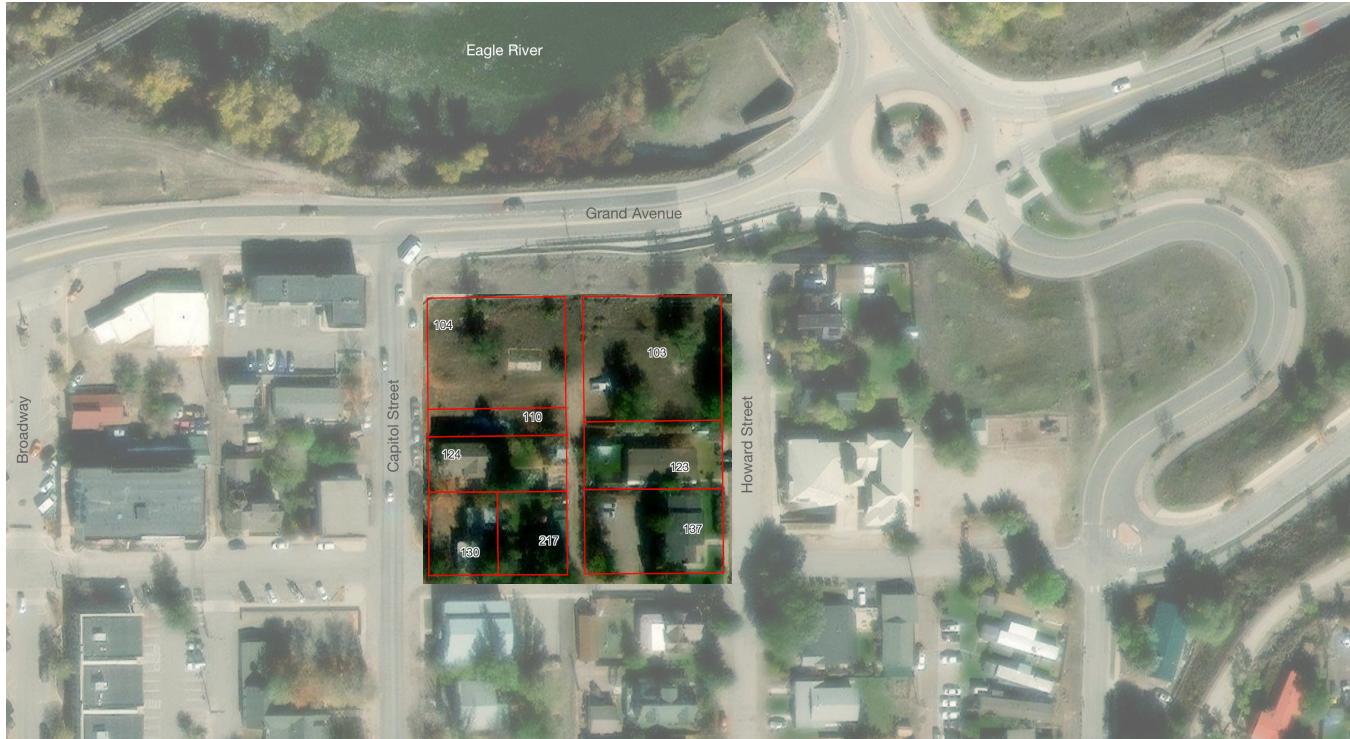
Applications:	Right of Way Vacation Subdivision Sketch	Town of Eagle, Colorado
Project Team:	<i>Please direct inquiries to Applicant Representative</i>	Submittal Date: December 13, 2024
Property Owner: /Applicant	Eagle Multifamily LLC Todd Morrison/Chris Barbella Gypsum, Colorado 81637-0421 970/328-0403	
Applicant Representative:	Vail Land Company Alison Perry Eagle, CO 81631-4691 970/306-2264 perry@vailland.com	Land: The Capitol Flats property is a combination of eight (8) platted downtown lots that make up the 100 block of Capitol and Howard Streets between Grand Avenue and Second Street. The combined lots cover about 1.5 acres. All properties are owned by the Project Owner or have a power of attorney for these applications.
Architect:	Maggie T. Fitzgerald, A.I.A. Eagle, CO 81631-XXXX 970/445-0486 maggie@maggiearchitect.com	104 Capitol - Parcel 193932405008
Civil Engineer:	Timberline Engineering David J. Anderson, P.E. Carbondale, CO 81623-0842 timberlineengineering@gmail.com	110 Capitol - Parcel 193932405007
Structural Engineer:	Jirsa-Hedrick Matthew Hood, P.E., S.E. 8490 E Crescent Parkway, Ste 250 Greenwood Village, CO 80111 303/839-1963 mhood@jirsahedrick.com	124 Capitol - Parcel 193932405006 130 Capitol - Parcel 193932405004 217 E Second Street - Parcel 193932405005
Traffic Engineer:	McDowell Engineering Greg Schroeder Eagle, CO 81631-4259 970/623-0788 greg@mcdowelleng.com	137 Howard - Parcel 193932405013 123 Howard - Parcel 193932405012 103 Howard - Parcel 193932405001
Surveying:	Marcin Engineering Dave Stair Avon, CO 81620 970/748-0274 dave@marcinengineering.com	

# CAPITOL FLATS

Area Orientation Map:



Properties subject to Applications:





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

File #

Date Received

## LAND USE & DEVELOPMENT APPLICATION

*Pursuant to the Land Use & Development Code, Title 4*

<b>ZONING REVIEW</b> <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Encroachment Permit <input type="checkbox"/> Wireless Communications Facility	<b>DEVELOPMENT REVIEW</b> <input type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit  <b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b> <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	<b>SUBDIVISION REVIEW</b> <input checked="" type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision
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If permit type not specified above, fill in here \_\_\_\_\_ Sketch Plan for Subdivision \_\_\_\_\_

**PROJECT NAME** Capitol Flats

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

**LOCATION**

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

1, 2, 3, 4, 5,  
11, 12, 13, 14,

**PROPERTY DESCRIPTION**

SUBDIVISION Eagle LOT(S) 15, 16, 17 BLOCK 13  
(attach legal description if not part of a subdivision)

18, 19, 20,  
Parcel A,  
Parcel B

**DESCRIPTION OF APPLICATION/PURPOSE** \_\_\_\_\_

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

**APPLICANT NAME** Eagle Multifamily LLC **PHONE** 970/328-0403

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

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

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

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

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

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

**APPLICATION SUBMITTAL ITEMS:**

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

- Applicable fees and deposits.
- Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- Proof of Ownership (ownership & encumbrance report, title report, or other acceptable forms of proof) for subject property.
- Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- Project specific checklist.

**FEES AND DEPOSITS:**

*See Eagle Municipal Code Section 4.00.0000 (pg. 239)*

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



Signature

December 13, 2024

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Date

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

## Subdivision Sketch Plan Applicability and Standards of Review

Town of Eagle, Colorado Land Use and Development Code, October 2023

### **APPLICABILITY - Chapter 4.17.100 D-2b.**

All subdivision applicants for any of the following shall submit a sketch plan:

- c. Any subdivision that is not eligible to be processed as a minor subdivision, lot line adjustment, or condominium/townhouse plat.

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

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

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

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

*Applicable Goals of the Comprehensive Plan are reviewed below.*

### Goal 1: Elevating Our Inclusive Culture

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

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

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

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

Goal 1-2 is to “expand and diversify the town’s economic opportunities.”

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

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

<sup>3</sup>Justin Shiu, “Living and Working in the Same City”, M-group, 2016, m-group.us

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

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

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

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

## Goal 2: Elevating Our Unique Character

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Goal 3: Elevating Our Adventurous Lifestyle

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

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

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

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

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

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

## Goal 4: Elevating Our Relationship With The Environment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<sup>4</sup> Paul Hempel, “Town of Eagle Source Water Protection Plan”, Rural Water Association, 2020: p. 46.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## Goal 5: Elevating Our Connections

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

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

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

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

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

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

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

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

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

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

## Land Use Development Code Standards

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

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

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

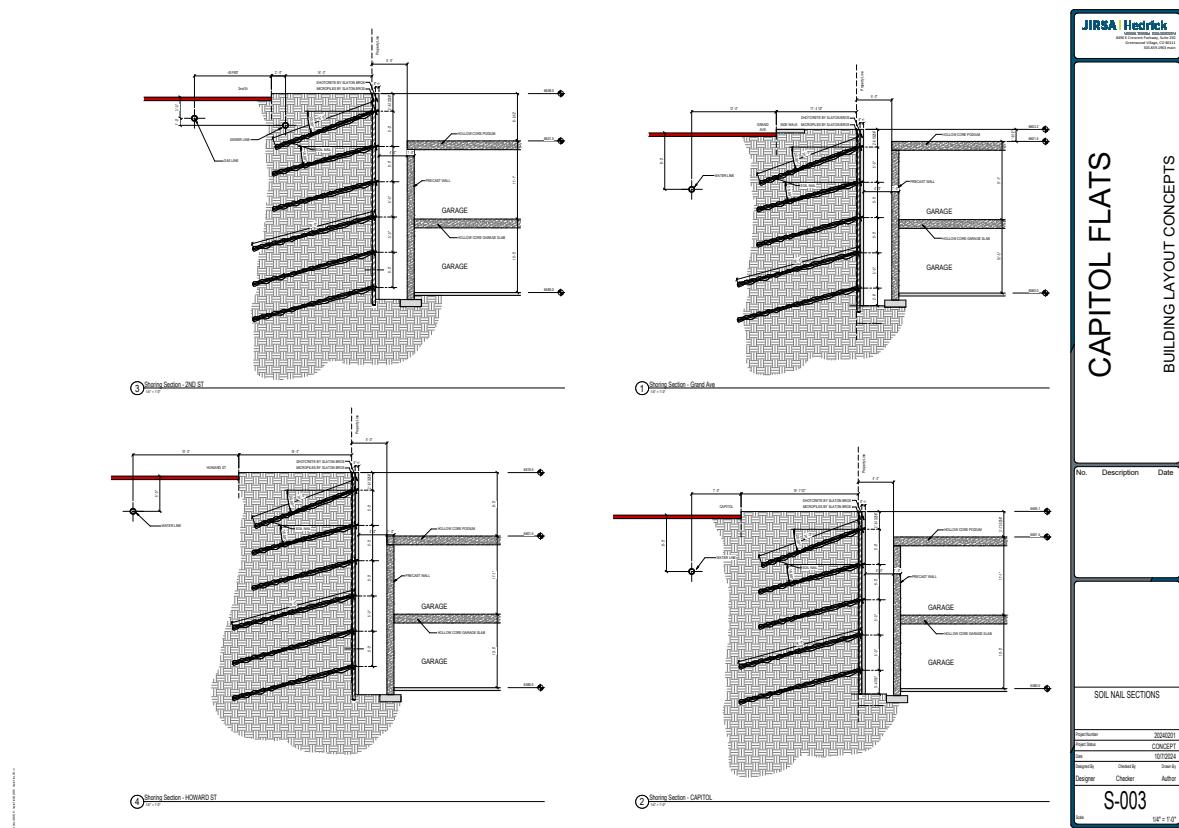
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B. Primary and Secondary Uses. Chapter 4.04.040B. *Multi-Unit Dwelling (8+ units/structure) is a permitted (P) use in CMU1 as well as Short-Term Rental. Recreation Facility, indoors (<6500 sf) is also a permitted use.*

C. Lot and Dimensional Standards. Chapter 4.04.040C.

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

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



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

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

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

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

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

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

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

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

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

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

G. *Other Applicable Provisions. Chapter 4.04.040G.*

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

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

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

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

Design Goals. Chapter 4.10.020C.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<sup>5</sup> Economic & Planning Systems, Inc. and RRC Associates, "Town of Eagle Economic Development Plan" 2023: p. 7.

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

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

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

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

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

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

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

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

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

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