

The Vail Valley Design Center will create a commercial hub on Chambers Avenue in Eagle to bring together businesses and professionals that serve the vibrant housing and development market. 94,415 SF of warehouse with showrooms, retail, and office space will allow residents and builders to explore materials, finishes and fixtures while providing space for these businesses to receive and store materials, work with clients, build products, demonstrate their offerings and deliver and install their merchandise.

Development Plan Applicability and Standards of Review

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

APPLICABILITY - Chapter 4.17.080 C-2.

Development Plan approval is required prior to the issuance of a building permit unless the development is exempt as described below.

REVIEW AND DECISION MAKING - Chapter 4.17.080 C-6.

The following review criteria are applicable to all Development Plan applications:

- a. **Land Use and Development LUDC Requirements.** The development plan is consistent with all applicable standards of this LUDC.

Land Use Development Code Standards

The Vail Valley Design Center lies in the Commercial General district. Chapter 4.05.030.

A. Intent. The Commercial General (CG) district is intended primarily for automobile-oriented commercial uses, including heavy commercial, wholesale, warehouse-distribution/flex space facilities, research facilities, artisan and light manufacturing, and contractor commercial uses, which may include outdoor storage. CG districts may be located adjacent to other commercial, mixed-use, and high-density neighborhood districts.

The Vail Valley Design Center perfectly matches the intended land use. The buildings will be used for automobile-oriented warehouse-distribution, showroom, artisan and contractor commercial uses, possibly with some outdoor storage. It is located between two existing commercial developments. Where the Design Center hosts any industrial, wholesale, or storage businesses (either indoor self-storage/mini-storage or outdoor storage); or has any accessory uses, it will comply with the requirements found in Section 4.09.070: Standards for Commercial Uses; Section 4.09.080: Standards for Industrial, Wholesale and Storage Uses; and Chapter 4.09.100: Accessory Uses and Structures.

B. Permitted Uses. Allowed uses are identified in Table 4.09-1: Primary Use Table and Table 4.09-2: Accessory Use Table.

Allowed uses such as retail, office, warehouse, home furnishings, indoor design and workshops and studios are planned for the Vail Valley Design Center.

C. Lot and Building Standards. Table 4.05-2

The buildings and site design of the Vail Valley Design Center meet the requirements of the Commercial General Lot and Dimensional Standards. See architectural plan set - Sheet C1.1.

D. Other Applicable Provisions.

The site plan, building design and uses intended for the Vail Valley Design Center meet the standards of these provisions, as reflected in the attached drawings and plans.

Dimensional Standards Applicable to all Zone Districts. Section 4.02.040

Clear vision areas will be maintained (A), dwelling units are not being requested (B), Setbacks and height limits

will be honored (C+D), and the first floor will be at ground level (E).

Use - Specific Standards. Chapter 4.09

The Vail Valley Design Center is planned to serve allowed uses (Table 4.09-1 and Table 4.09-2) and meet the Use Specific Review Criteria. It matches the requirements of the Comprehensive Plan (4.09.040-2a), LUDC Standards (4.09.040-2b), Infrastructure Standards (4.09.040-2c), Local, State and Federal Regulations and Standards (4.09/040-2d), and does not create any Significant Adverse Impacts (4.09.040-2e).

In acknowledgment of the Standards for Commercial Uses (Chapter 4.09.070), the Vail Valley Design Center is not intending to host Child Care Facilities (4.09.070-A), Lodging (4.09.070-C), Fueling Stations (4.09.070-D), Marijuana Uses (4.09.070-E), a Recreational Vehicle Park (4.09.070F) or Short Term (residential) Rentals (4.09.070-G). It also doesn't plan any Residential Uses (Chapter 4.09.050), Public, Civic, or Institutional Uses (Chapter 4.09.060) or Wireless Communications Facilities (Chapter 4.09.110). If required by business owners, we may consider indoor only access self-service storage (4.09.070-B) in a future application but it's not planned at this time.

Where the Design Center hosts any industrial, wholesale or storage businesses or has any accessory uses, it will comply with the requirements found in Chapter 4.09.080: Standards for Industrial, Wholesale and Storage Uses and Chapter 4.09.100: Accessory Uses and Structures.

Many site specific details are found in the attached Architectural and Civil Sets.

List of sheets for quick reference:

List of Architectural Sheets

Cover Sheet/Vicinity Map	T1.1
Site Plan/Impervious Surface Coverage/Off Street Parking/Bicycle Parking/Snow Storage	C1.1
Site Plan - Fire Riser Rooms	C1.2
Campus Plan	C1.3
Green Initiative Plan/EV Spaces/Future PV System	C1.4
Pedestrian Circulation Plan	C1.5
Landscape Plan	L1
Floor Plans	A1.1, A1.3, A1.5, A1.7, A1.9, A1.11, A1.13
Roof Plans	A1.2, A1.4, A1.6, A1.8, A1.10, A1.12, A1.14
Exterior Elevations	A2.1, A2.3, A2.5, A2.7, A2.9, A2.11, A2.13
3D Perspectives	A2.2, A2.4, A2.6, A2.8, A2.10, A2.12, A2.14
Lighting Cover Sheet	E0-1
Lighting Site Plan	ES1-1
Lighting EIS Site Plan	EIS-1
Electrical Site Plan	ES2-2
Lighting Details	E3-1, E3-2



List of Civil Sheets

Cover Sheet	C1.0
Survey	Page 2
Site Plan	C1.1
AutoTurn Simulation	C1.2
Grading Plan	C2.0, C2.1, C2.2, C2.3
Storm Plan	C3.0, C3.1, C3.2, C3.3
Storm Profiles	C3.4, C3.5
Foundation Subdrain	C3.6
Utility Plan	C4.0
Erosion Control Plan	C5.0
Detail Sheets	C6.0, C6.1, C6.2, C6.3, C6.4

Site Layout and Structure Design Standards. Chapter 4.10

In accordance with the intent of the Site Layout and Structure Design Standards, the Vail Valley Design Center is creating a project “of the highest caliber, preserving and enhancing both community character and property values” (Chapter 4.10.020-B). In alignment with the Design Goals (Chapter 4.10.020-C), this project will “enhance the Town’s historic small town character and sense of place” (C-1), “promote high quality design and construction (C-2), “create comfortable and functional relationships between structures, spaces and different use areas” (C-3), ensure responsible site design (C-4), “provide adequate parking” and multi-modal connectivity (C-5), “promote energy and water efficient structures and landscapes” (C-6) and “reinforce the unique attributes of the Town’s individual character areas” (C-7).

The Site Design, Facade Materials, Roofs, Eaves and Parapets, Color and Reflectivity, and Sidewalks and Furnishings will enhance the area and usability of the businesses. (Chapter 4.10.030)

The Design Intent of the Chambers Avenue Area (Chapter 4.10.050-C2a.) is that buildings provide a good first impression of the Town for travelers and tourists. The Vail Valley Design Center brings an elevated look and feel to the site and building design in this commercial area to enhance the sense of place along Chambers. Sidewalks, landscape buffers, and street frontage showrooms and offices are incorporated as desired (b.) Any outdoor uses and loading areas are set back from rights-of-way and screened from view as required . Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters and trash compacters are incorporated into the overall design of the building and the landscaping so that their visual impacts are screened from view from adjacent properties and public streets, and the screening materials are consistent with the principal materials of the building and landscaping. Loading areas are enclosed within the building form so that when a truck is loading or unloading, all that is visible from outside is the front portion of the parked vehicle with no activity. (c.) The buildings and site adhere to the Generally Applicable Design Standards (Chapter 4.10.050-B) for Commercial Structures. Erosion and Sedimentation Control (Chapter 4.10.060) will also be managed as required. See Architectural and Civil Sets.

Landscaping and Buffering Standards. Chapter 4.11

“Low-water, drought-tolerant, adaptive plants” will be utilized for landscaping at the Vail Valley Design Center and the landscape buffer for the I-70 corridor will be established (Chapter 4.11.040). Parking Lot Landscaping will be installed and maintained (Chapter 4.11.050) in an aesthetically pleasing manner and Screening (Chapter 4.11.060) will be utilized as needed. As necessary, fencing will be utilized per the standards of Chapter 4.11.070. See Architectural Set - Sheet L1.

Parking and Loading. Chapter 4.12

A parking plan (Chapter 4.12.030) is being provided for the Vail Valley Design Center that demonstrates the required elements, Required Off-Street Vehicle Parking (Chapter 4.12.040) and Bicycle Parking (Chapter 4.12.050). Vehicle Parking Access, Location and Design (Chapter 4.12.070) and Loading Spaces (Chapter 4.12.090) have been developed to meet the desired standards.

Outdoor Lighting. Chapter 4.13

The Vail Valley Design Center will install attractive and functional outdoor lighting in alignment with Chapter 4.13 as shown in the lighting plan and photometric study (Chapter 4.13.020). Lighting is not being installed for the purpose of illuminating building façades or perimeters around the structures for decorative purposes, which is prohibited by the Code. All building-mounted fixtures shall remain full-cutoff and aimed downward so that light is cast only on the adjacent drive or pedestrian areas.

No ground or structure mounted lights will create uplighting or wall-washing of the building façade. See Architectural Set = Sheets E0-1, ES1-1, EIS-1, ES2-2, E3-1, E3-2

Sustainability, Resilience, and Hazards. Chapter 4.14

The land comprising the Vail Valley Design Center is not specifically prone to Natural Hazards or considered Environmentally Sensitive (Chapter 4.14.010) nor is it located in a flood plain (Chapter 4.4.020). Any Geologic Hazards (Chapter 4.14.030) are addressed in the Geologic Hazards Review report included with this application. As an infill commercial property between two other commercial developments, the Vail Valley Design Center will not significantly impact wildlife habitat (Chapter 4.14.040) nor is it adjacent to a Water Body or in a Riparian Area Buffer (Chapter 4.14.050).

Subdivision Design and Improvement Standards. Chapter 4.15

The Vail Valley Design Center will meet any requirements of the Subdivision Design and Improvements Standards section of the LUDC. See Civil and Architectural sets.

Signs. Chapter 4.16

Signage will be appropriately sized and developed for the Vail Valley Design Center.

Administration and Procedures. Chapter 4.17

At the direction of Town Staff, all administrative guidelines and entitlement procedures will be followed during the process of seeking approvals to create the Vail Valley Design Center.

REVIEW AND DECISION MAKING - Chapter 4.17.080 C-6.

The following review criteria are applicable to all Development Plan applications:

b. **Previous Approvals.** The development plan is consistent with any previously approved and still valid land use approval, such as a plat or PUD.

The accompanying lot consolidation application addresses the need to combine the existing lots with a new plat. The existing lots are not subject to a PUD.

The following review criteria are applicable to all Development Plan applications:

c. **Comprehensive Plan.** The development plan is consistent with the Comprehensive Plan and other adopted area or corridor plans.

Commercial/Light Industrial Description: Centers of high economic base located near regional transportation corridors providing regional commercial services to locals and visitors. These areas support employment

in more suburban development patterns, yet provide an intensity of uses to serve the immediate community and the larger region.

Primary Uses: Light industrial, manufacturing, services, construction, employment, civic, storage, medical, larger scale lodging facilities. p. 38

The Vail Valley Design Center will support the Chambers Avenue area in being an economic base for businesses and jobs by providing showroom, office and warehouse space in a part of town designated to fulfill these functions.

GOAL ONE of the Elevate Eagle plan is “Elevating our Inclusive Culture.” The vision is that “The Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support of one another.”

GOAL 1-2. EXPAND AND DIVERSIFY THE TOWN’S ECONOMIC OPPORTUNITIES.

1-2.1. Provide opportunities that increase the likelihood of the Town’s citizens to work within Eagle.

By developing highly functional buildings of a scale that makes it easier for businesses to locate and expand within Eagle, the Vail Valley Design Center will increase the likelihood that jobs will be anchored to this location and residents will be able to live and work in town.

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

The Design Center has a positive aesthetic and high design value that will contribute to the elevation of the commercial area of Chambers Avenue.

a. Support businesses and activities that benefit from Eagle’s proximity to the I-70 corridor.

With its location adjacent to I-70 and it’s truck friendly design with ample loading docks, tall garage doors and high ceilings, owners and workers will be able to maximize their efficiency in receiving and distributing the goods that support their businesses from the Design Center.

b. Improve signage to draw visitors from Interstate 70 and US Highway 6.

Attractive signage facing I-70 as well as Chambers Avenue will allow the Vail Valley Design Center to be easily located and attract clients.

1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

Supporting this project will allow Eagle to expand and diversify its commercial base in a positive way.

1-2.4. Work to attract and retain businesses that support and enhance Eagle’s tourism revenues, while also seeking to build upon entrepreneurship.

Having an attractive and suitably large space outfitted with the appropriate loading docks, garage doors, open floor plan, high ceilings and well designed showrooms from which to operate a vibrant business is key to starting, attracting and retaining design based businesses to Eagle. Heightening the level of design tools and materials easily available in Eagle increases the likelihood of more aesthetically enhanced places in town that in turn attract visitors and future homeowners.

1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees,

residents, and visitors.

The Vail Valley Design Center will allow services to be provided that can directly support local businesses, employees, residents and visitors.

1-2.8. Encourage continued reinvestment in existing commercial areas.

This project is a direct investment in the Chambers Avenue commercial area.

1-2.9. Create a positive business environment that encourages (re)investment and expansion.

Developing larger business warehouse and showroom spaces with easy access for trucks and clients allows existing Eagle business owners to expand while staying in town and supports the ability of new businesses and their workers to call Eagle home and invest in its future.

1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.

The Vail Valley Design Center is poised to become a regional hub for businesses that need both client and supply facing spaces positioned for effective receipt and distribution of materials and products.

GOAL TWO of the Elevate Eagle plan is “Elevating Our Unique Character.” The vision is that “The Town of Eagle’s eclectic neighborhoods, framed by Castle Peak, the Sawatch range, and the Eagle River, provide the idea setting to celebrate our western heritage and adventurous spirit.”

GOAL 2-3. CELEBRATE THE TOWN’S UNIQUE SMALL-TOWN CHARACTER.

2-3.2. Preserve and enhance each of Eagle’s unique character areas (i.e. Downtown; the Chambers Avenue Area)

Perfectly in alignment with the existing and intended uses for Chambers Avenue, the Vail Valley Design Center preserves and supports the Chambers character.

2-3.3. Ensure new development builds upon and adds value to Eagle’s unique community character through adherence to high quality standards of design and construction.

With a high level of architectural and strategic design for warehouse businesses and high quality construction, the Vail Valley Design Center builds upon and adds value to Eagle.

b. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.

Nestled between two existing commercial properties in the commercial center of Eagle, the Design Center doesn’t disturb any environmentally sensitive areas or encroach upon open lands.

c. Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time.

Thoughtful lighting design will enable the Vail Valley Design Center to establish dark sky compliance.

GOAL 2-4. CONNECT EAGLE’S UNIQUE NEIGHBORHOODS PHYSICALLY AND VISUALLY THROUGH A WALKABLE AND TRAIL-ORIENTED ENVIRONMENT WITH HIGH-QUALITY WAYFINDING.

2-4.1. 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.

The site planning of the Vail Valley Design Center includes open space, landscaping trees and shrubs, bicycle racks and sidewalks that connect workers and customers to all of Eagle in an efficient multi-modal system.

GOAL 2-5. MAINTAIN AND IMPROVE THE APPEARANCE OF EAGLE BY ESTABLISHING AND REINFORCING THE TOWN’S IDENTITY AND SENSE OF PLACE.

Building a high value, attractive commerce park in the heart of Eagle’s commercial area will set the tone for future high design and quality construction and help anchor Chambers’ identity as a regional hub for business.

GOAL 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA (SHOWN ON MAP): INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.

2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.

Developed to make business smoother, the Design Center has unique elements to support truck access and to ease the flow of vehicular traffic. While the area is auto-oriented, this project also supports the multi-modal connectivity of bikers and pedestrians to ease access for clients and workers.

2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor.

The planning of the Design Center makes productive use of this vacant site with needed warehouse business and showroom space.

2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.

This proposal maintains the existing commercial zoning on Chambers Avenue and supports that zoning with appropriate business uses.

GOAL THREE is “Elevating our Adventurous Lifestyle.” The vision is that “The Town of Eagle offers the opportunity to explore, live, and work in a community surrounded by our vast outdoor playground.”

The Vail Valley Design Center will contribute to this goal by creating more opportunities for residents to live and work in Eagle and have more time to participate in an adventurous lifestyle while not encroaching on open space.

GOAL FOUR is “Elevating Our Relationship with the Environment.” The vision 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.”

GOAL 4-1. PRESERVE OUR NATURAL OPEN SPACE AND WILDLIFE HABITATS.

4-1.2. Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.

a. Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.

By building the Vail Valley Design Center in a commercial zone surrounded by commercial projects, no new wildlife habitat or sensitive lands are being destroyed. This project won’t have any unnecessary fencing that could disturb wildlife corridors.

GOAL 4-3. SUPPORT AND DEMONSTRATE SUSTAINABILITY.

4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption.

The buildings of this project will be photo voltaic ready and the design itself incorporates natural light and energy efficient building methods.

a. Encourage all construction efforts to utilize green building practices.

The Vail Valley Design Center will utilize green building practices, specifically through insulation, zoned climate control, efficient heating systems, natural and LED lighting.

4-3.3. Support and demonstrate the efficient use of natural resources.

Land is one of the most valuable natural resources and this commerce park makes very efficient use of the land by situating buildings, drive lanes, loading docks and parking to be smooth and effective to use. Building materials are low impact and long lasting.

4-3.4. Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications.

Vail Valley Design Center buildings will be PV ready and can be outfitted to serve tenants future energy needs.

4-3.5. Support measures to maintain and/or improve air quality.

The businesses in the Vail Valley Design Center will not produce emissions that damage air quality and the buildings themselves will have heating and ventilation systems that maintain clean indoor air quality as well.

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

The Vail Valley Design Center will be creating jobs within the Town of Eagle, close enough to residences to support the Climate Action Transportation Goal of “50% of the working population liv(ing) within 5 miles of work by 2030.”

The development will also support organic waste diversion through reuse and recycling. With energy use information from building tenants provided by the energy companies, the Design Center will be able to participate in the energy use benchmarking program available through the Colorado Energy Office and Building Performance Colorado.

The construction will utilize high quality insulation with thermal breaks to minimize heat transfer. The design integrates vast amounts of natural light to improve the working and shopping experience while reducing energy use for lighting. Efficient heating systems with zoned climate control prevents energy waste while PV ready buildings will allow tenants to utilize solar power for their needs and on site recycling will encourage responsible waste management.

By implementing these strategies, the Vail Valley Design Center can achieve lower energy costs, reduced environmental impact and improved operational efficiency.

GOAL 4-4. PLAN FOR SAFETY AND RESILIENCY BY MITIGATING POTENTIAL NATURAL HAZARDS.

4-4.1. Development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas.

This property on Chambers Avenue is not in an environmentally sensitive or hazard-prone area.

a. Discourage buildings or land disturbances on steep slopes, ridge lines and other hazard areas.

The Vail Valley Design Center is not situated on a steep slope, ridge line or other hazard area.

GOAL FIVE is “Elevating Our Connections.” The vision is that “The Town of Eagle strives to offer a variety of technology, communication and transportation choices to connect our community, locally and globally.”

The Vail Valley Design Center supports this goal by creating spaces that encourage the implementation of technology and communication to help businesses grow while implementing crucial building elements that allow the transportation of goods and materials in and out to be made smoothly and efficiently. Drive lanes and loading docks that make it easy for large trucks to pick up and drop off products quickly and work spaces that promote easy loading and unloading make it possible for design businesses to operate profitably and employ more people.

Action Items

The Comprehensive Plan also presents desired Actions to help make these goals a reality. The creation of the Vail Valley Design Center supports several of these goals.

Goal One Action Items: ELEVATING OUR INCLUSIVE CULTURE

1.3 Utilize the existing Economic Vitality Committee to oversee economic development and marketing strategies contained within this Plan and monitor key indicators of the local economy.

- Identify and attract businesses and trades that fulfill the Town’s potential local niche markets.

The Vail Valley Design Center is creating spaces to attract businesses and trades that can serve local niche markets in the Town.

1.6 Work with the Chamber to promote local, regional, and national retail that fits the desired character of the community and at a pace that is supportable by the community and surrounding region.

The dedication to functional details in this project can promote the establishment of local, regional and national retail businesses in the Town in the area designated for this type of growth.

1.7 Work with the Chamber to attract viable businesses and trades specifically for Eagle and/or potential local niche markets.

The creation of spaces sized and designed to support growing businesses will help the Chamber attract trades and companies that will support Eagle and local niche markets.

1.9 Work to create more local jobs and additional outlets for goods and services.

This project will support the establishment of more companies in Eagle that will create local jobs and can be outlets for goods and services.

1.10 Optimize commercial development. Determine factors that are preventing build-out of existing commercial centers.

The Vail Valley Design Center is addressing needs of businesses that utilize larger delivery services by creating private loading docks that are easy to navigate both outside and inside the buildings. The style will make a positive impression and help spur more aesthetically pleasing improvements in this area.

1.11 Retain the commercial and warehouse/ distribution uses in the Chambers Avenue Area through promotion and creating standards that limit the amount of residential in this area.

This project is strictly commercial with warehouse that is distribution focused on Chambers Avenue. It could not support this action item any better.

2: ELEVATING OUR UNIQUE CHARACTER

2.14 Develop specific residential and non-residential design standards that are unique to Eagle and support the existing eclectic character.

While supporting an updated western visual with wood look and metal exterior materials, the Vail Valley Design Center has a commercial composition that manifests its commercial purpose while maintaining elevated design standards.

5: ELEVATING OUR CONNECTIONS

5.3 Promote compact development, allowing increased residential, retail and mixed use densities in areas close to transit stops where appropriate.

This project promotes compact and efficient development while making specific spaces to accommodate the transportation and distribution tools that growing businesses need to be successful. It does not encroach into residential neighborhoods or open space yet is close enough to transit stops that employees or customers can utilize public transit to visit.

OUR ECONOMY... WHY IT MATTERS (p.85)

Employment options are essential to the long-term vitality and sustainability of our Town, businesses, and residents. Strong retail, local employment, and a robust tourism economy provide opportunities for residents to live and work locally, reducing commuting and traffic congestion while increasing leisure time and economic resiliency... In order to create living wage jobs, we will need to find a balance of traditional retail/ commercial with office, light industrial, and production uses that largely sustain our economy.

The Vail Valley Design Center will create destinations for businesses to anchor in Eagle and provide strong employment options for locals. Thriving businesses will contribute to the economy and tax base and the location will allow residents the option to bike, walk, drive or take public transit to work or shop at these establishments.

OUR NATURAL ENVIRONMENT: WILDLIFE (p. 88)

This Chambers Avenue commercial site is between two existing commercial properties and lies in the mountain lion human conflict area and mule deer highway crossing area. In response, the site plan creates a natural buffer along Interstate 70 without fencing and areas on both sides of the property where wildlife could exit the highway environment and cross towards Chambers.

OUR NATURAL ENVIRONMENT: FIRE RESILIENCY (p. 89)

The project lies in the lowest wildfire risk area in the Town and will not contribute to fire risk.

OUR NATURAL ENVIRONMENT: WATER (p. 89)

This Design Center on Chambers Avenue will not poorly impact the high quality waters of Eagle.

OUR NATURAL ENVIRONMENT: PROTECTED OPEN SPACE (p. 90)

The Vail Valley Design Center is not impacting Open Space lands in Eagle County.

KEY COMMUNITY CONCERNS: ECONOMICS p. 121

A top concern of stakeholders was the lack of primary jobs Eagle has to offer.

Businesses in the Design Center will provide primary jobs and create more opportunities for people to be able to live and work in Eagle. Based on the project parameters, the estimated employment impact is 135 jobs created.

KEY COMMUNITY CONCERNS: POPULATION RETENTION p.123

Other common reasons stakeholders think young adults leave Eagle is the lack of primary job opportunities... *Creating spaces that can efficiently accommodate growing businesses is pivotal to attracting employers to Eagle. The Design Center will provide that essential resource for bringing primary jobs to Eagle.*

The strategies of the Economic Development Plan are 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.

To enact these Strategies, the Plan has multiple goals that the creation of the Vail Valley Design Center supports.

Create Goal Three: Commit to the long-term growth of the Eagle economy.

An action item of this goal is for the Town to “Engage the private sector to find efficiencies in the existing commercial hubs and support a breadth of approaches to development and tenanting efforts.”

Committing to the development of this project will support the creation of businesses, jobs and expanded income to the Town within the existing commercial hub of Eagle on Chambers Avenue.

In noting the lack of vacant land in Eagle, this goal states, “The solution is to find ways to achieve greater utilization of existing sites...”(p.7)

The combined warehouse, retail and office structure with loading docks for efficient transport of materials and products will allow design businesses to grow in place and anchor in Eagle. This is a high utilization of an existing site in the heart of the current commercial hub.

Expand Goal Two: Expand the Employment Base

This goal tasks to the Town to, “Find Ways to Diversify the Local Economy.”

Bringing together businesses that can support each other and create a destination for employees and shoppers will advance this industry sector to be part of Eagle’s economy. This will lead to a projected 135 new jobs in Eagle, expanding the employment base.

Attract Goal Three: Attract regional retail to Eagle

While not a big box store in East Eagle seeking Town incentives (the focus of the goal), the Vail Valley Design Center can be a regional hub for businesses to reach a wide customer base, encourage networking and collaboration and increased tax revenues.

The Economic Composition and Diversification chapter (p.43) tells us that “Chambers is second busiest area of Eagle with an estimated daily average number of visitors of 5200 people per day” and “Chambers Avenue is the largest employment hub in Eagle based on total employment.” The takeaway is that, “Chambers Avenue and Eagle Ranch are both growing employment hubs for Eagle and account for the majority of the Town’s employment growth over the past decade. These economic business hubs should be a focus for business retention and expansion to ensure business needs are being met for continued success.”

We ask for your support of this project to develop the Vail Valley Design Center to support the goals of economic growth and stability for the Town of Eagle.

Phasing Plan

The plan is to build the design center in a single phase of construction.