

10/28/19

410 Broadway LLC Minor Development Application Project Narrative

To Whom it May Concern:

410 Broadway LLC is proposing a mixed-use development on the two lots encompassing 410 Broadway in Eagle. That development will consist of two 900 square foot Commercial units on the ground floor, and 9 residential units. The product mix will be 6 two bedroom units, 3 one bedroom plus den units, one of which will be a "Type A" ADA accessible unit. The goal will be to offer the residential units for as reasonably priced as possible, while providing a flexible commercial opportunity for local businesses. This development is within 630 feet of the Town Park, and easy walking distance to all downtown amenities. All residential units have decks, as well as dedicated storage units. The parking spaces will be assigned. This development will be built all at once with no phasing.

Total Square footage of leasable/saleable commercial space is 1800 square feet. Total Square footage of the 9 residential units is 10,516 square feet.,

This proposed development is in keeping with, and pursuant to the goals and outlines of Town of Eagle code section 4.07.022 entitled Broadway District: a three story development with appropriately sized commercial on the main level and residential above and behind; the architectural style is referential to others in the Broadway District and other western slope communities without being direct copies of them; use of different materials and colors inspired from nature are used to create architectural interest and set off different parts of the building. The exterior façade will have elements of metal siding, protruding metal design elements, colored concrete, and fiber cement siding or similar product.

Simple in massing and detailing. The first floor retail is to be mostly storefront glass with steel columns to create a strong base with modern materials. A steel trellis will partially shade the west facing entries.

The 2nd and 3rd floor residential above is expressed with a softer grey/reclaimed siding and stucco to speak to the traditional eagle buildings. The corners are cut out to create residential decks and soften the massing at the street elevation.

This proposal is further in keeping with the goals, strategies, and recommended action items outlined during the Community Plan Update meetings. Though they are not formally adopted or codified into the Land use code, significant input has come from the public in addition to the work that has been done in the committees.

Specifically the Future Land Use sections suggest that the Town of Eagle should:

"Establish a new mixed -use zone district and associated standards within the Land Use and Development Code to encourage residential dwellings above or integrated into non-residential buildings." [emphasis mine]

“Encourage creative housing opportunities by developing infill development standards in the Land Use and Development Code.”

“Research available incentives and identify the most appropriate options for developers to provide affordable housing.”

“Encourage additional commercial and mixed-use development “

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

“Create an incentive program to encourage local lodging in and near the Downtown area.”

“Provide incentives (eg density bonuses) for new, condensed development.”

We believe that the 410 Broadway proposal is in keeping with the intent of the desired Future land Use in the historic Broadway section of the Central Business District.

All utilities are stubbed to the site, and we believe that there are adequate public facilities to serve the development.

Snow on the driveways will be collected and removed from the site as there is no viable location for snow storage.

The homeowner’s association would maintain and pay for the irrigation for the planted areas. The planted areas will not be allowed to impede the walkway.

Mechanical Room shall be on the main level of the building accessible from an outside door on the rear of the building.

The building will be sprinkled for fire protection, and has two methods of ingress/egress the required distance apart for emergency fire evacuation. The fire department is located on 3rd street about 4 ½ blocks away (1755 feet or 1/3 mile as the car drives) from this proposed development.

We request that Municipal and Park Land Dedication fees per section 4.13.160 of the Town Code be considered exempted for this development as the last sentence of the first paragraph of this section states: “Re-subdivisions of already subdivided land, condominium and townhouse subdivisions are exempt from this Municipal Park Land Dedication requirement.” Also, as this is a Minor Development application, we believe per your permit submittal checklist that School Land Dedication Fees and the Performance Guarantee should not apply. We would also request that any and all fees payable to the town be subject to payment 9 months after groundbreaking, which would reduce the costs of the project by the compound interest that would accrue on these fees if paid from day 1.

The Town and 410 Broadway LLC have been working for 3+ years in a public/private partnership to try to obtain a Brownfield Mitigation Grant from the State, so that the current structures can be mitigated for Asbestos and Lead Based Paint and torn down. It is currently the hope and expectation of the Town and

410 Broadway LLC that we will obtain grant approval this year for funding of the grant before the end of 2019.

The Planning Commission, in its meeting on 10/17/19 agreed to override the Planner's finding that ground level residential was not consistent with the current town code, and approved one ground level unit for this development to become the ADA accessible unit for the development. This ground level residential unit is unlikely to be visible from Broadway. We have redrawn the building to show only one residence on the ground floor, and the addition of two assigned parking spaces, bringing up the number of parking spaces from 4 to 6.

We currently anticipate the start of construction late spring or early summer of 2020 and we anticipate that it would be complete within 18 months of groundbreaking.

Sincerely,

David Nudell

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