



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

**LAND USE & DEVELOPMENT APPLICATION**

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

<p><b>ZONING REVIEW</b></p> <p><input type="checkbox"/> Special Use Permit</p> <p><input type="checkbox"/> Zoning Variance</p> <p><input type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Temporary Use Permit</p> <p><input type="checkbox"/> Amendment to Zone District Regulations</p> <p><input type="checkbox"/> Encroachment Permit</p>	<p><b>DEVELOPMENT REVIEW</b></p> <p><input type="checkbox"/> Minor Development Permit</p> <p><input checked="" type="checkbox"/> Major Development Permit</p> <p><b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b></p> <p><input type="checkbox"/> PUD Zoning Plan</p> <p><input type="checkbox"/> PUD Development Plan</p>	<p><b>SUBDIVISION REVIEW</b></p> <p><input type="checkbox"/> Concept Plan</p> <p><input type="checkbox"/> Preliminary Plan</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Lot Line Adjustment</p> <p><input type="checkbox"/> Condominium / Townhouse</p> <p><input type="checkbox"/> Minor Subdivision</p>
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**PROJECT NAME** 106 Broadway

**PRESENT ZONE DISTRICT** CBD/Broadway **PROPOSED ZONE DISTRICT** CBD/Broadway  
 (if applicable)

**LOCATION**

**STREET ADDRESS** 106/116/120 Broadway, Eagle, Colorado

**PROPERTY DESCRIPTION**

**SUBDIVISION** Amans Property, Parcels A&B **LOT(S)** 11, 12, 13 **BLOCK** 19  
 (attach legal description if not part of a subdivision)

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

**APPLICANT NAME** Joanna Hopkins, Hopkins Development Strategies **PHONE** 970.471.4945

**ADDRESS** PO Box 4388, Vail, CO 81658 **EMAIL** joanna@hdscolorado.com

**OWNER OF RECORD** 106 Broadway, LLC **PHONE** \_\_\_\_\_

**ADDRESS** PO Box 255 McCoy, CO 80463 **EMAIL** rgalloway@centurytel.net

**REPRESENTATIVE\*** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

\*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 (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) 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 4.03.080*

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

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 \_\_\_\_\_  
Date

<b>FOR OFFICE USE ONLY</b>			
DATE RECEIVED _____	BY _____	FILE NUMBER _____	
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____	
DATE CERTIFIED COMPLETE _____	BY _____		
P&Z HEARING DATE _____	DECISION _____		
BOT HEARING DATE _____	DECISION _____		

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# 106 BROADWAY

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MAJOR DEVELOPMENT REVIEW

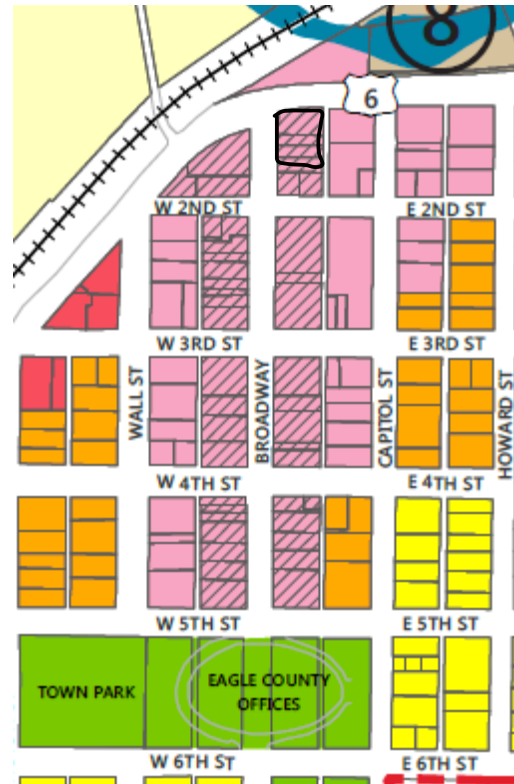
AUGUST 30, 2019



# 106 Broadway

## Project Overview

106 Broadway is located at the corner of Grand Avenue & Broadway in Downtown Eagle. This proposal includes three contiguous subdivided properties which are located in the Central Business District and subject to the Broadway Overlay District development standards. The overall concept for the plan is to create a high quality, distinct landmark mixed-use building to announce the arrival into downtown Eagle. Taking advantage of the visibility on the corner of Grand Avenue and Broadway, this proposal includes ground floor commercial, spaces for public art installations and incorporates residential units above to add density and vibrancy to the downtown core. Twenty for-sale condominiums are being proposed to add a housing product currently lacking in downtown Eagle including two properties which will be subject to the Local Employee Residency Plan (LERP). The residential component steps back from Grand Avenue to reduce highway impact.



Commercial space is located predominantly along Broadway. The proposal also takes advantage of the shaded green space between Red Canyon Café to create a pedestrian friendly row of commercial spaces ideal for art studios and light food and drink restaurant concepts. Access to the roof will provide the residents and business owners with prime gathering space. With the excellent orientation and solar exposure of the site, it can be utilized for much of the year. Select streetscape elements will continue from Broadway and transition along Grand Avenue to provide aesthetic and safety enhancements for pedestrians. One assigned parking space per residence will be provided on-site accessed via the alley and commercial parking will be provided through on-street public parking along Broadway. The project is being proposed as a single phase and will be sprinklered throughout. Existing water and sewer supplies are located in the alley and Broadway.

## Existing Site Conditions

The project site is currently home to commercial land and several businesses.



Existing Conditions Table:

Subject Properties	Lot Square Footage/Building Square Footage	Existing Land Use
106 Broadway	7,187 sq ft/2,027 building sq ft	Alpaca shop/auto consignment
116 Broadway	4,748	Vacant commercial
120 Broadway	4,748 sq ft/1,292 building sq ft	ArtSpace
<b>Total</b>	<b>16,683 lot square footage</b>	

Proposed Land Use:

Development Program	Permitted Uses	Proposed Uses	Proposed Square Footage	Compliance
Commercial	Ground floor commercial	Ground floor commercial	6,000 gross sf	YES
Residential	Second & Third floors only	For sale condominiums	21,990 gross sf 16 - 2 bedroom 4 - 1 bedroom	YES
Local Employee Residency Plan (LERP)	Required for projects adding 10 housing units	Two units will be deed restricted to resident occupants		YES

## Central Business District

### Broadway District

#### Goals and Objectives

The vision for the Broadway District is ‘to create a vibrant business district based on traditional architecture, urban planning and design principles’. The design team incorporated each of the goals and objectives into the site plan and architecture.

***Preserve the character and integrity of the Broadway District by promoting appropriate architecture and site planning***

***Strengthen visual continuity of the streetscape by enforcing setbacks and controlling building orientation***

***Reinforce the traditional character of the town by incorporating traditional building materials and native plant material in new development***

***The buildings and site plans should be referential to traditional western slope communities and the Colorado Vernacular Architectural Style, but a strict period replication is not the intent of this section***

***The district and each individual building should enhance the overall goals and objectives and be appropriate to today’s lifestyles.***

***There should be a sense of simplicity and repose in the building mass without creating buildings that are too busy or eclectic***

***Residential units, lofts and offices should be located above retail, restaurant and commercial uses. Residential use is not allowed at the street level or basement level for new construction or renovated buildings.***

***The character of storefronts should be carefully considered to include higher ceilings in the first floor spaces, signage, canopies, awnings and the appropriate window fenestration.***

***Building character in this area is extremely important. The look and feel of this district taken as a whole is intended to be comprised of distinctive qualities that will establish its identity and create a desirable place to spend time.***

***Roof and parapet forms can provide interest, scape richness, and height variation to the buildings. These forms should also be utilized to screen unsightly mechanical systems and appropriate direct snow and water removal from the buildings. Steps should be taken so that these – and any other – building forms do not pose a falling ice or snow hazard to users, passersby, or adjacent property.***

## Setbacks

106 Broadway is designed with a zero lot line setback along Broadway to enhance the pedestrian experience and a variable setback along Grand Avenue following the building articulation. The 12 foot side setback along Red Canyon Café allows for pedestrian access to the commercial uses along the southern property line.

Proposed:

- 0' – 4.5' Grand Avenue setback
- 0' Broadway setback
- 0' Rear (alley) setback
- 12' side setback

## Height

106 Broadway is a proposed three-story retail and multi-family residential building. The Broadway District provides for two design scenarios to maintain proper proportions with existing structures. 106 Broadway follows 'scenario one' utilizing a thirty-five (35) foot height limit. The corner architectural treatment reaches 42' in height, and at 7 feet, is less than 30% of the building height.

## Building Mass/Form/Orientation

The building, anchored at the corner of Grand Avenue and Broadway, will address both streets and features an angled entrance. The façades carry a distinctly different design and rhythm along both streets. Grand Avenue elevation progresses from a two-story to a three-story structure at the corner and incorporates several opportunities for temporary or permanent art installations and visually interesting streetscape improvements to draw drivers and pedestrians into the town core. The Broadway elevation includes several storefronts and residential uses articulate to break up the overall building mass. Each residence has a deck or Juliette balcony which contributes to building articulation.





### Building Materials

A combination of materials will be utilized to break the façade on both Grand Avenue and Broadway, including stucco, wood siding, glazing and metal accents. A strong, wooden base is reminiscent of many Colorado mountain town buildings.



### Landscape/Pathways/Furnishings/Fencing/Site Lighting

The Broadway Streetscape improvements completed by the town of Eagle greatly enhanced the downtown district. The 106 Broadway design will incorporate some key design elements to transition from Broadway around to Grand Avenue to enhance the pedestrian experience, including hardscape, planters, site furnishings and lighting.

### Parking

The town of Eagle recently completed a parking study for the Central Business District to better understand the current parking uses in the Central Business District and around 106 Broadway. The use of two hour parking along Broadway encourages turnover for shopping and restaurant uses. Demand for spaces in the Central Business District is highest during the mid-day hours and diminishes greatly in the evening. This proposal satisfies the residential parking requirement and is also consistent with the allowed use of existing on-street parking for commercial uses where commercial uses are pre-existing.

Proposed Off-Street Parking: 20 assigned spaces, 1 accessible space

On-Street Parking: Commercial uses



Bike storage/parking will be provided on-site as well as proximity to public transit (located 3 blocks away) will encourage the use of multimodal transportation.

#### Signage

Project signage will be affixed to the building, meeting the minimum clearances for pedestrian traffic and compliant with the square footage maximum.

#### Color

Colors are warm, earthy and inviting, blending well with the existing structures along Broadway.