

Gold Dust Capital Partners LLC
P.O. Box 1672
Eagle, CO 81631

October 19, 2022

RE: 1200 Capitol-Minor Development Permit Narrative

1200 Capitol Street, Eagle, CO 81631

We are seeking Minor Development Permit approval for 1200 Capitol Street. The project is on the southwest corner where Capitol Street terminates into Sylvan Lake Road. 1200 Capitol Street is located within the Neighborhood Center Commercial District (NCCD) of the Eagle Ranch PUD. Ordinance No. 03 (Series of 2022) granted an additional 100 dwelling units within the NCCD, thereby increasing the allowed units within the PUD from 1,295 to 1,395 units. The allowed height is 40 feet not including non-habitable architectural features. (i.e., parapets, towers, chimneys, etc.)

The proposed building is mixed-use with 1,222 sf of retail/office space and 11,175 sf of residential including lobbies, storage, and circulation. There are 16 residential units. 8 two bedroom and 8 studios. The building is 34' in height to a flat roof.

This development contributes to the Town of Eagle's Elevate Eagle Comprehensive Plan by providing infill residential density in the town core while providing attainable housing options to a diverse section of the community. The project will add a mix of studios and small 2-bedroom units to the town's rental stock that currently is underserved. The building is also designed as 100% electric and will not use any natural gas, supporting the town's sustainability goals. The building will be heated and cooled by a highly efficient VRF heat pump system. Careful thought was put into the design of the building to preserve the small-town aesthetic of the surrounding area and to complement existing neighboring buildings. This mixed-use building will also add additional retail/commercial space to the Eagle Ranch area.

Gold Dust Capital Partners LLC will take financial responsibility for the water dedication fees for each unit in order to vest water rights for the project. Additionally, water service from the Town of Eagle already exists in the Eagle Ranch Commercial Center and there is an existing water stub for the lot. A water demand study has been provided by Alpine Engineering.

The project has final approval from the Eagle Ranch Design Review Board on May 19, 2022. (see attached.)

It is our understanding that the project requires a Minor Development Permit due to the fact this is a zero-lot line setback project within Eagle Ranch Village commercial village. The project is subject to approval by the Planning and Zoning Board for improvements within the Right-of-way of Capitol Street.

Our intent is to replicate the diagonal concrete paving pattern typical of Eagle Ranch Village. We also intend to use the same lamp posts and tree grates that exist within Eagle Ranch Village. (see proposed landscape plan)

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We will review our final lighting plan with the Eagle Ranch Design Review Board as part of our final technical approval and will include lighting documentation as part of our permit submittal documents.

Thank you for your consideration,



Brad Hagedorn

Member

Gold Dust Capital Partners LLC