

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

October 19, 2022

RE: 1200 Capitol-Public Facilities Information Report

1200 Capitol Street, Eagle, CO 81631

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 is in the Eagle County School District. Elementary age students will attend Brush Creek Elementary. Middle school students will attend Eagle Valley Middle School and high school age students will attend Eagle Valley High School. It is Gold Dust Capital Partners' belief that ECSD has facilities adequate to serve the project. Residential unit density has been provided for their review.

The 1200 Capitol Street development is located within the Greater Eagle Fire Protection District. An existing fire hydrant is located directly to the east of the lot within 50 feet of the proposed building. Emergency medical services will be provided by the Western Eagle County Ambulance District. The building density and height have been provided for the GEFPD and WECAD's review.

The site of the proposed mixed-use building was included in the existing Eagle Ranch PUD regarding adequate street facilities. This project is believed to add fewer than 50 peak hour trip ends. We would like to request a waiver of the Traffic Impact Study. We will provide a traffic memo from McDowell Engineering confirming the peak hour trip ends are fewer than 50.

We are happy to provide additional information and/or clarification upon request.

Best regards,



Brad Hagedorn

Member

Gold Dust Capital Partners LLC