



TOWN OF EAGLE REFERRAL RESPONSE SUMMARY REPORT

ISSUED: February 12, 2025
Revised: March 3, 2025

Project Number-Name: SS24-02-Capitol Flats Sketch Plan
• Companion Project Number: ROW24-01

Owner/Applicant: Eagle Multifamily, LLC

Applicant Rep.: Vail Land Company; Alison Perry

Prepared by: Tez Hawkins, Planner (Contractor), Community Development Department
Cc': Petyon Heitzman

The Town of Eagle Community Development Department is issuing the following referral response summary report. If you have any questions or concerns regarding any comment, contact me or the individual agency to clarify the statement and reach an understanding. It is in the applicant's best interest to contact each internal and external referral agency directly to streamline the development review process. The comments below for a sketch plan are intended to capture significant items of the Land Use Development Code and Comprehensive Plan under a high-level review. Conformance with other adopted plans and clear demonstration conformance with the LUDC Comprehensive Plan will be evaluated at a later stage of the project. The Subdivision Sketch Plan Review Process is intended to provide early feedback and help the applicant develop a subdivision plan that fosters the community's vision.

COMMENTS SECTION

Planning Department – thawkins@townofeagle.org

Summary of Conflicts with Adopted Plans and Codes:

- The height, landscape, site layout, and neighborhood protection requirements of the LUDC need to be met unless several variances are approved. However, the criteria to have any variances granted is not demonstrated or evident to staff.
- Density Maximums for the area are significantly exceeded.
- Parking minimums need to be met.
- Consistency with the adopted corridors plan needs to be coordinated.



Land Use Development Code (LUDC) Section 4.02.040. - Dimensional standards applicable to all zone districts.

1. Site distance triangles will need to be verified in a future development plan.
2. Item of note when considering any variance requests. "The number of dwelling units allowed on a site is based on the presumption that all other applicable standards will be met. The maximum density established for a zone district is not a guarantee that such densities may be obtained, nor a valid justification for varying other dimensional or development standards."

LUDC Section 4.02.050. Inclusionary housing requirements for affordable and local employee residency (LERP)

1. The Inclusionary housing requirements for affordable and local employee residency (LERP) guidelines are located at the following URL: <https://www.townofeagle.org/DocumentCenter/View/20239/2024-TOE-LERP-Guidelines-FINAL-101724?bidId=>
2. It's understood the LERP Guidelines were not available during the drafting of this application. Per the LUDC, in future applications for a preliminary plat and development plan, the LERP/Local Residency Plan for the development will need to be submitted with the application and final at the time of approval of the application(s). At this time, 60 units will need to be designated as resident-occupied (RO) and 26 units as affordable, for a total of 86 units or 50 % of the 171 units proposed. The application proposes flexibility for selecting the RO units, which appear to be after a preliminary or final plat. However, this may be difficult for the Town to track and is also not in conformance with the LUDC. Depending on the flexibility that is being requested, it may be feasible, but a more detailed local residency plan is needed to evaluate feasibility.
3. The number of units and residents between the project narrative, the Fiscal Impact Report, and the Traffic Impact Study is inconsistent.
4. The proposed development significantly exceeds the maximum density of 4-16 dwelling units per acre outlined in the comprehensive plan for a "Downtown neighborhood." The proposed development is about 112 DU/Acre. The LUDC allows additional density and height for residential developments with 60% designated LERP units or through a Planned Unit Development application, however, it is stated under both circumstances that "the density allowed shall not exceed the density permitted for the area by the comprehensive plan." **The height bonus is only applicable to "Original residential zone districts" and "buildings facing Broadway or in the CMU-2."**
5. The applicant should be prepared to discuss the housing plan in a public hearing.
6. Designated short-rental properties will need to be registered with the Town.

LUDC Section 4.04.030-Neighborhood Protection Standards

1. The pickup/loading location of the resident communal waste receptacles is not shown; consider how trash, waste, and recycling collection will be handled. "If the property adjoins an arterial street, the loading dock shall be set back far enough such that no trucks will be loading, unloading, or backing within the street."
2. The location of the resident communal waste receptacles is not shown; consider their location and visual screening mechanisms.

LUDC Section 4.04.040-Commercial Mixed-Use (CMU1)



1. Lot Coverage for the CMU1 zone district is 70%. The development in its proposed configuration was inexactly measured by staff to have 65% lot coverage. The following areas that are defined to contribute 'lot coverage' calculations were not calculated by staff and will need to be calculated in future applications: staircases 30 inches above finished grade, exterior impervious walkways, and driveways within the property boundary. Separately, the Town will require a spec sheet demonstrating the permeability of the pervious pavers shown in the courtyard and garden-level patios; additionally, the drainage report calculations will need to present the stormwater runoff calculations that reflect the permeability of said pavers accurately. If the pervious pavers don't achieve an acceptable flow rate, then they will be counted towards the lot coverage, which will likely push the development over 70% total lot coverage.
2. The maximum allowable height is 35' in the CMU1 Zone district, and the development exceeds the requirement in several locations. Per the application narrative, a height variance request is expected for this development in the future if the current building design remains the same. Please note that the Rooftop structures will count towards the height calculations, and this includes the pergola and the rooftop access structure/bulkhead; these structures would place the building nearly 15' above the maximum allowable height for the CMU1 Zone District. Refer to the Height limit exceptions in Table 4.02-2 of the LUDC. Rooftop decks are allowed to exceed the height limit, but only for mixed-use structures and buildings facing Grand Avenue. Ensure the height of the building is being measured under the height definition in Section 4.20.020. Moreover, unless the Garden Level is a basement as defined by the LUDC, then there's a possibility that the height will be measured from the bottom of the garden level to the top of the building.
3. New primary buildings with a height greater than 35 feet shall reduce the perceived height of the building when viewed from the adjacent R1 lots by using at least one of the following techniques: "Stepping down" building height of any portion of the building within 20 feet of the side and rear lot lines abutting a lot zoned in any R1 district to a maximum of 35 feet, or increasing the side yard and rear yard setbacks abutting R1-zoned lots by at least ten feet beyond that otherwise required.

Section 4.10.030. - Design standards applicable to all sites and structures

1. "For multi-building projects, pedestrian and bicycle connectivity shall be provided between the project and existing or planned off-site amenities such as regional trails, bus stops, retail destinations, and open space." Enhanced connections for the Town Eagle's pedestrian or bicycle infrastructure will apply to this project.
2. How will trash pick-up be handled?
3. "Buildings shall be positioned to maximize the privacy of outdoor spaces, access to quality views, and opportunities for solar gain and solar energy applications."
4. Exterior building materials, colors, and fenestration will be reviewed in more detail later in the project when additional details and material boards are provided. However, the materials appear to be in general conformance with the LUDC, using segment wood siding, color-treated metal, and brick.

Section 4.10.040. - Residential structure and site design standards.

1. A minimum of five elements are used to provide relief and contrast in the façade and delineate individual units: Balconies, window variations, prominent entry features, projected or recessed building walls, variations in materials, and overhangs. This project uses seven, exceeding the minimum.
2. Roof lines along Grand Avenue, Capitol Street, and Second Street are greater than 50 linear feet and need to be varied by providing different heights or varying roof orientations.



3. Additional items that need to be verified under a future application or revised submittal with more detailed measurements or descriptions include:
 - a. When building elements such as decks are repeated, some alterations to details of those elements such as varying orientation shall be used within the context of the overall design to provide interest and avoid monotonous repetition
 - b. The individuality and privacy of units shall be emphasized through the use of identifiable private or semi-private entries.
 - c. Multifamily developments with more than three residential buildings shall incorporate more than one distinction among building designs. A variation in the length of 30 percent or more; a variation in the footprint of the building of 30 percent or more; a distinct variation in color and use of materials; a variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass (i.e., apartments vs. townhomes or duplexes); or a distinct variation in building height and roof form.
 - d. No more than 75 percent of a building façade or other wall facing a public street shall be comprised of a single façade material. The remaining 25 percent of the façade shall incorporate a different material.
 - e. For units located on the first floor, the minimum size of private outdoor space shall be 80 square feet or 10 percent of the gross floor area of the unit, whichever is larger.
 - f. For units located above the first floor, the minimum size of private outdoor space shall be 80 square feet or ten percent of the "livable" floor area of the unit, whichever is larger.

Section 4.11.030. - General requirements for all landscaping.

1. The Landscape plan needs to be updated to meet the requirements of Sec 4.11.030.A for a detailed review. The site plan currently doesn't provide some of the primary items, such as a callout of the property line, a north arrow, street names, and a legend for the ground materials shown (brick patio, turf, concrete, native grass).
2. Turf Grass is not allowed outside of open space areas.
3. A landscaped area 10 feet in width shall be established along all streets between the public right-of-way and any buildings with the rate of 1 tree per 25 sqft. A minimum of 50 percent of the required street frontage landscape areas shall be covered with cultivated landscaping. The landscape plan doesn't demonstrate that there are landscape areas between the public ROW and the buildings meeting the aforementioned planting and width requirements. Trees need to be moved to be within the property line, and the landscape areas between the building and the public right-of-way need to be a minimum of 10' wide for future compliance.

Section 4.11.060. – Screening

1. "Storage, recycling, and waste collection, and loading areas shall be located at least 20 feet from any public street, public sidewalk, or building with a residential use. Placement of storage, recycling, solid waste collection, and loading areas shall be sited so as not to interfere with vehicular visibility or circulation."



2. "Storage, waste collection, loading areas, and other service functions shall be incorporated into the overall design of the building and landscaping so that the acoustic impacts of these functions are contained to the maximum extent feasible and so that such features are fully screened and out of view from public streets. Screening materials for solid waste collection and loading areas shall be of the same and of equal quality as the materials used for the primary building and landscaping."

Section 4.12.040. - Required off-street vehicle parking.

1. Based on the unit mix provided, 315 off-street parking spaces are required: 177 for the 1-bedroom homes, 94 for the 2-bedroom homes, 15 for the 3-bedroom homes, and 29 for the unit total (1 per 6 units). The proposed development provides 283 off-street parking spaces.
 - a. The project may be eligible for a parking reduction if it's determined that "Enhanced Bicycle Parking" is sufficiently provided (Section 4.12.060.J) and sufficient sidewalk connections are provided to an existing or definite future recreational trail (Section 4.12.060.G). The reduction would change the requirement to 284 spaces.

Section 4.12.050. - Bicycle parking.

1. Bicycle parking is discussed in the application narrative but is not shown in the plans to evaluate location and design standards. The short-term bike parking required is 108 spaces.

Section 4.12.070. - Vehicle parking access, location, and design.

1. "The Minimum length of a driveway from the front of the garage door to the back of the sidewalk shall be a minimum of 30-feet; this shall only apply where a sidewalk is present."
2. "The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line."
3. "Each access way between a public street and the parking area shall be between 15 feet and 35 feet wide at the intersection of the access way with the public street. A divider stop at least six feet long shall be installed if the access way exceeds 25 feet in width. Each accessway shall be clearly and permanently marked and defined through the use of landscaping, rails, fences, walls, or other barriers or markers. Accessway marking and defining may be augmented by painting or striping."
4. Parking garage dimensions, such as all aisle lengths and parking spaces, were not measured in this review. Ensure the height of the garage can accommodate high-clearance vehicles often used in Colorado, such as lifted SUVs and pickup trucks; the vehicles may also have attached rooftop tents, ski racks, or bike racks that require additional vertical clearance. A Low-clearance garage can create a scenario where some residents are using on-street parking in the surrounding neighborhoods and not using the parking garage for its intended purpose.
5. Have the parking garage soil nails been cross-referenced with existing and future utility locations? Future utility locations would consider the Grand Avenue Corridor project if the time of construction of both projects is similar.

Chapter 4.13 - Outdoor Lighting

1. Outdoor lighting was not evaluated in this review of the sketch plan. No lighting drawings were provided.



Chapter 4.16 – Signs

1. Signs are shown on the elevation drawings. All applicable signs will need to be approved through a separate sign application.

Chapter 4.15- Subdivision Design and Improvement Standards

1. Underground utility relocation, applicability, and applications will need to be coordinated with utility providers. Due to the associated ROW vacation and utility providers, this will be a time-intensive process and a process that is subject to the individual requirements of each utility provider.
2. School land dedication or Payment in lieu of dedication. The application states that Payment in lieu of dedication is proposed.

Chapter 4.17 - Administration and Procedures

1. A neighborhood meeting is required before the public hearing for the sketch plan and right-of-way vacation.
2. The order of operations for the application will be complex and a work in progress due to the request to relocate existing utilities and the abandonment of the public alley right-of-way. Additional layers of complexity include a future subdivision improvement agreement, the companion Rezone and Subdivision applications, and ensuring the most efficient and secure application process for the Town, the applicant, and stakeholders. If the applicant chooses to move forward with the Application process following the sketch public hearing with the Planning and Zoning Commission and Town Council, the following applications and order of applications will be necessary to review and process before any building permits for new development. The order of operations is subject to change, and the concurrent review of applications is subject to the Community Development Director's discretion:

- 1)Rezoning Application
- 2)Preliminary Plan for Subdivision Application
- 3)Major Development Permit Application with a Companion Variance Application
- 4)ROW Vacation Application Continued with a Companion Lot Consolidation Application
- 5)Final Plat

Subdivision Sketch Plan DISCUSSION Criteria (Current Application):

1. **“How the proposed project complies conceptually with the comprehensive plan and the applicable requirements of the LUDC.”** The rezone, in connection with the proposed development, promotes goals related to elevating connectivity and elevating the unique Town character. However, the development in its current configuration will create some subjective and some objective determinations of meeting the aforementioned goals. Additionally, the proposed rezoning and companion development plan will subjectively and objectively conflict with other goals of the Comprehensive Plan. There are dimensional, building design, landscape, and site layout standards that need to be met to comply with the LUDC.
2. **“How the proposed development incorporates variety in the type, design, and siting of buildings.”** The proposed development provides variety in the type of building design and site layout as required by the LUDC, however, there are additional details, some of which are mentioned in this letter, that need to be



analyzed to ensure full conformance with the LUDC.

3. **“How the proposed subdivision will be connected to and integrated with surrounding natural and Developed areas.”** The development will adhere to this by meeting the LUDC requirements, coordinating design with existing and future corridor plans, incorporating sustainable energy use systems, and ensuring all proposed utilities are feasible.
4. **“How the project will impact neighboring properties (i.e, water drainage, traffic circulation, environmental impacts, view corridors).”** Similar to any multi-family or high-density residential development, neighboring properties will experience impacts. Impacts will need to be mitigated through some items discussed earlier in this letter.
5. **“How the proposal promotes the efficient use of land and public streets, utilities, and governmental services.”** No inefficient use of governmental services has been identified in these early stages. Efficient use of land, utilities, and public streets will need further review following the refinement of the development as it's proposed today.

Development Plan review criteria.

1. **“The development plan is consistent with all applicable standards of this LUDC”:** There are dimensional, building design, landscape, and site layout standards that need to be met.
2. **“The development plan is consistent with any previously approved and still valid land use approval, such as a plat or PUD”:** Previous approvals are not applicable at this time.
3. **“The development plan is consistent with the Comprehensive Plan and other adopted area or corridor plans.”:** Updates to the proposed development are needed to be in conformance with the maximum density in the comprehensive plan and the neighbor protection goals. Per the comments provided by the Town Public Works department, the Proposed Development also needs to address consistency with corridor plans for Capitol Street and Grand Avenue.

Rezoning (zoning map amendment)Review Criteria

1. **“The rezoning is consistent with the Comprehensive Plan future land use plan for the project site, as well as any applicable area or corridor plans.”** Updates to the proposed development are needed to be in conformance with the maximum density in the comprehensive plan and the neighbor protection goals, and the plan also addresses consistency with corridor plans. The development in its current configuration will create some subjective and some objective determinations of meeting the aforementioned goals. Additionally, the proposed rezoning and companion development plan will subjectively and objectively be in conflict with other goals of the Comprehensive Plan.
2. **“Comprehensive Plan goals and strategies. The rezoning promotes at least two Comprehensive Plan goals.”:** The rezone, in connection with the proposed development, promotes goals related to elevating connectivity and elevating the unique Town character. However, the development in its current configuration will create some subjective and some objective determinations of meeting the aforementioned goals. Additionally, the proposed rezoning and companion development plan will subjectively and objectively conflict with other goals of the Comprehensive Plan.
3. **“The rezoning presents the Town with an opportunity or an appropriate site, at an appropriate location, for the particular type of land use or development proposed and will help the Town achieve a balance**



of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals.”: A more detailed analysis is needed to provide more accurate statements towards this criteria.

Variance Review criteria

1. **“The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.”**: This is not applicable to the proposed lot configuration.
2. **“The strict application of the LUDC standards for which a variance is sought would produce undue hardship.”**: Staff is currently not seeing an applicable hardship to recommend approval of a future height variance or any other LUDC standards mentioned in this letter.
3. **“The applicant's actions did not create the hardship.”** No hardships have been identified.
4. **“The variance requested does not harm the public and does not impair the intent or purposes of this LUDC, goals, and policies, including the specific regulation for which the variance is sought.”** The goals of the LUDC, which intersect with neighborhood protection standards, permitted height increases, and density standards are impaired.
5. **“The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.”** Staff is currently not seeing an applicable hardship to recommend approval of a future height variance or any other LUDC standards mentioned in this letter.
6. **“The variance request will not violate building or fire code requirements.”**: Building and Fire codes have not been evaluated; however, it seems that requirements will be violated.
7. **“The variance is the minimum variance that will afford relief of the subject standards of the LUDC.”** It is difficult to determine the minimum here without an identified hardship.

Public Comment

1. Please refer to the meeting minutes of the Town Council Regular Meeting on February 11.

Attached Comments

1. Town of Eagle Public Works
2. Eagle County School District (ECSD)
3. Colorado Geological Survey (CGS)
4. Core Transit
5. Town of Eagle Economic Development and Housing
6. Town of Eagle Sustainability
7. Town of Eagle Open Space: No Comment
8. Colorado Parks & Wildlife: No Comment



9. **Eagle County Community Development: No Comment**

Next Steps

For formal resubmittal, the Project Team can address the Town Staff and external referral agency comments with written responses to each comment, then submit revised application materials and other associated documents as referenced in the above comments. Please note that if new information is provided, then Town Staff may provide additional comments and requests. For the sketch plan application, the applicant may request a public hearing without addressing any comments.

If you have any questions concerning comments on your project or the development review process, please feel free to contact me at (970)-688-2175 or thawkins@townofeagle.org



Public Works Department Review Comments

The comments below and attached to this document are the 1st review comments generated from the Public Works review of the submitted Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation plans and reports. The applicant shall review the comments and provide a response letter with the revised and resubmitted plans and reports.

Sketch Plan General Comments

1. The plans have comments noted directly on the plan sheets. The link below contains the PW review commentary.
2. The plans shall be coordinated with the Capitol Street Reconstruction Project and Grand Ave Corridor Project and all applicable studies.

[Review Comments 1](#)

Right of Way Vacation Comments

3. Public Works generally agrees that once the utility interests have been resolved that the alley can be vacated and incorporated into the property with the lot consolidation.
4. The ROW Vacation should not be executed until all utility interests from the alley have been properly relocated and existing facilities and sewer service lines have been abandoned.
 - a. The Town of Eagle utility interests include the sanitary sewer main.
5. All conditions from other utility owners should be satisfied prior to alley vacation.
6. Utility Relocations into the adjacent street rights of way will require Right of Way permitting.
7. Provide a final utility relocation and abandonment plan.

Reference Plans and Reports for Coordination.

8. The link below contains plans and reports.
 - a. Please request further information as the design progresses and the design for the capitol street reconstruction is developed.

[TOE Docs](#)

January 30, 2025

Tez Hawkins, Planner
Town of Eagle
200 Broadway
PO Box 609
Eagle, CO 81631

RE: Capitol Flats Subdivision

Tez:

Thank you for forwarding Eagle County School District (ECSD) a referral for the Capital Flats Subdivision. Given the scope of the project ECSD requests cash-in-lieu of land dedication. It is assumed that the amount of this dedication will be determined at final plat and payment will be made concurrent with the filing of a final plat.

Based on student generation rates for development ECSD is requesting cash-in-lieu of land dedication. Due to the size of the units we would anticipate the student generation listed below, as prepared by ECSD's demographer.

Capitol Flats Impact Statement

	Student Yield Per Unit			Student Impact			Total
	Unit Count	Elementary	Middle Sch	High Sch	Elementary	Middle Sch	
Townhome Affordable	171	0.33	0.13	0.2	56	22	34
							113

Please do not hesitate to contact me with any questions you may have.

Regards,

Sandra Farrell

Sandra Farrell
Chief Operations Officer

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist

February 3, 2025

Tez Hawkins
Town of Eagle
200 Broadway, PO Box 609
Eagle, CO 81631

Location:
SE¼ SE¼ Section 32,
T4S, R84W of the 6th P.M.
39.6558, -106.8260

Subject: Capitol Flats Subdivision Sketch Plan and Public ROW Alley Vacation
File Number SS24-02 & ROW24-01, Town of Eagle, CO; CGS Unique No. EA-25-0007

Dear Tez:

Colorado Geological Survey has reviewed the Capitol Flats Subdivision Sketch Plan and Public ROW Alley Vacation referral. With this submittal, we received the Subdivision Sketch Plan Narrative (CHA Consulting, Inc., November 1, 2024), Preliminary Drainage Report (Vail Land Company, December 2024), Civil Plan Set (Timberline Engineering Inc., December 4, 2024), Subsoil Study for Foundation Design (Kumar & Associates, Inc., February 12, 2024), and other documents. Based on the narrative, the project will include multi-family residences with amenities in five distinct buildings, an underground garage, affordable housing, and resident-occupied restricted homes. Kumar's study references the northern building (Building 1) only; additional studies should be performed for the remaining four buildings.

The site is not undermined and is outside the FEMA-mapped Eagle River 100-year flood hazard limits. Kumar's characterization of subsurface conditions and geotechnical recommendations are valid. Provided Kumar's recommendations are adhered to, and additional geotechnical studies are performed for the remaining four buildings, CGS has no objection to the approval of the sketch plan and ROW alley vacation. However:

Sinkholes and ground subsidence. As Kumar notes (page 2), Eagle Valley Evaporite underlies the surficial deposits. Sinkhole formation is an active, although infrequent, geologic process in the western Colorado evaporite region. CGS agrees that the risk of future ground subsidence on the subject site throughout the service life of the proposed residential buildings is low. If conditions indicative of subsidence or sinkhole formation are encountered during construction, an alternative building site should be considered, or the feasibility of mitigation should be evaluated. Owners should be made aware of the potential for sinkhole development since early detection of building distress and timely remedial action are important factors in reducing the cost of repairs should an undetected subsurface void start to develop into a sinkhole during or after construction.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall".

Amy Crandall, P.E.
Engineering Geologist



February 10, 2025

Town of Eagle Community Development Department
200 Broadway, PO Box 609
Eagle CO 81631

RE: SS24-02 & ROW24-01, Capitol Flats Subdivision Sketch Plan, and Public Right-of-Way (ROW) Alley Vacation

Town of Eagle Community Development Department,

The Capitol Flats property is a combination of eight (8) platted downtown lots that make up the 100 block of Capitol and Howard Streets between Grand Avenue and Second Street in Eagle, CO. Eagle Multifamily LLC, the property owner and applicant ("the Applicant") seeks a Public Right of Way Alley Vacation to allow for the eight existing lots to be brought together as one property, and a subdivision sketch (preliminary and final) to allow for the creation of a new plat.

The Public ROW Alley Vacation and subdivision sketch are critical to obtaining the permitting which is ultimately sought by the Applicant for the construction of five three-story residential buildings containing a total of 171 condominium and LERP / affordable housing units, a subsurface / underground parking garage, and associated utility relocations on the property.

The subject parcels are located in the Town of Eagle which is serviced by Core Transit's Valley Route. The Valley Route runs year-round along I-70 and US 6 for approximately 43 miles from Dotsero to Vail. Core Transit currently serves three stops in the Town of Eagle: Chambers Ave. Park and Ride, 5th and Wall St., and the Sylvan Lake-HWY 6 Intersection.

Core Transit's operations and ridership will not be directly impacted If the Public ROW Alley Vacation and subdivision sketch applications are approved and the property is developed as described in the application.



Walkshed Considerations

A walkshed is the area around a transit stop that is reachable on foot for the average person. The quality of a walkshed affects the propensity of proximate residents and workers to use transit, and the safety of its users.

The Capitol Flats property is located within .4 miles of both the Chambers Ave. Park and Ride and 5th and Wall St. transit stops. Residents of the Capitol Flats property will most likely access transit service from these stops.

We expect that many Capitol Flats residents will use transit given the property's location near the two bus stops, the income profile of the residents, and that fares are not required to reach most destinations in the system.

Core Transit encourages the Applicant to work with the Town of Eagle to ensure that the entirety of each walkshed between the property and transit stops are safe for, and supportive, of multimodal use.

We also urge the Applicant and project stakeholders to consult with Core Transit on the design of any infrastructure that could conceivably provide a direct, physical connection to our transit operations for compliance with our Title VI Plan, which ensures that no person is excluded from participation in, or denied the benefits of, our services under Title VI of the Civil Rights Act.

Core Transit is committed to being a constructive, forward-thinking partner on initiatives that affect our community and economy. We invite the Applicant to engage with us as this project moves forward to ensure that residents of Capitol Flats have safe multimodal access to transit service.

Sincerely,



Dave Levy
Core Transit
Planning Manager
dave.levy@coretransit.org



Tez Hawkins

From: Killian - CDOT, Brian <brian.killian@state.co.us>
Sent: Tuesday, January 7, 2025 3:47 PM
To: Tez Hawkins
Cc: Kandis Aggen - CDOT
Subject: Re: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

You don't often get email from brian.killian@state.co.us. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez,

It appears that this development will not increase traffic by 20% or more at the Hwy 6 roundabout. Due to that, CDOT has no comment.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Fri, Jan 3, 2025 at 3:52 PM Tez Hawkins <thawkins@townofeagle.org> wrote:

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Application Types: Subdivision Sketch Plan & Right-of-Way Vacation

File Number: SS24-02 & ROW24-01

Project Request: A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations

Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street

Applicant: Eagle Multifamily, LLC

Return Requested: February 2, 2025, Close of Business.

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by February 2, 2025, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. **Please do not use the “Reply ALL” option when responding via email.** Thank you for your time and effort in reviewing these applications. Happy New Year!

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, e

Tez Hawkins

From: Nikki Davis
Sent: Monday, February 3, 2025 3:29 PM
To: Tez Hawkins
Subject: Re: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Tez,

Following review, I have prepared the following comments:

Housing Requirement:

1. As currently proposed, the development complies with the Local Employee Residency Program (LERP) inclusionary housing requirements by providing a minimum of 15% (26) price-capped units and 35% (60) resident-occupied units.
2. To assist with preparing a LERP Plan, the applicant may reference the LERP Program Guidelines, updated October 2024. A digital copy may be accessed at www.townofeagle.org/Housing.
3. All LERP units must be subject to a deed restriction that must be recorded at closing and run with the property in perpetuity. The deed restrictions and supporting administrative documents (e.g., homebuyer application) should be reviewed and approved by the Town prior to recording.
4. The applicant should provide a detailed plan for the management and maintenance of the LERP units. The Town's Housing Specialist is available to review and provide feedback on the LERP Plan to ensure the successful implementation of the deed restricted component.

Economic Development:

1. Should Capitol Flats pursue an inclusion into the Downtown Development Authority district, the Fiscal Impact Analysis will need to be adjusted to include projected assessed valuations for the Eagle DDA as a taxing entity. Additional information in the DDA inclusion process can be found here: [Eagle DDA Development Info | Downtown Eagle](#).

Thank you,

Nikki Davis

Economic Development & Housing Specialist
(970) 328-9654

TOWN OF EAGLE

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

[Nikki Davis Office Hours - Meet with me.](#)

From: Tez Hawkins <thawkins@townofeagle.org>

Sent: Wednesday, January 29, 2025 3:49 PM

To: Eddie Wilson <Eddie.Wilson@townofeagle.org>; Ryan Johnson <ryan.johnson@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Brian Lieberman <brian.lieberman@townofeagle.org>; rcohen@gefpd.org <rcohen@gefpd.org>; SANDRA FARRELL <sandra.farrell@eagleschools.net>; bdaruna@ecparamedics.com <bdaruna@ecparamedics.com>; ecad@ecparamedics.com <ecad@ecparamedics.com>; TNycum@MountainRec.org <TNycum@MountainRec.org>;

eaglecountycd@gmail.com <eaglecountycd@gmail.com>; npowellre@centurytel.net <npowellre@centurytel.net>;
tegan@evld.org <tegan@evld.org>; ltillson@evld.org <ltillson@evld.org>; aclarke@evld.org <aclarke@evld.org>;
bill@lotichydrological.com <bill@lotichydrological.com>; trustees@coloradomtn.edu <trustees@coloradomtn.edu>;
andy_davis@comcast.com <andy_davis@comcast.com>; khernandez@holycross.com
<khernandez@holycross.com>; cbrown@holycross.com <cbrown@holycross.com>; pamela.fischhaber@state.co.us
<pamela.fischhaber@state.co.us>; jvroom@holycross.com <jvroom@holycross.com>;
customerservice@support.blackhillsenergy.com <customerservice@support.blackhillsenergy.com>;
Jason.Sharpe@centurylink.com <Jason.Sharpe@centurylink.com>; Kelly.McClernon@centurylink.com
<Kelly.McClernon@centurylink.com>; CGS_LUR@mines.edu <CGS_LUR@mines.edu>; stephen.jaouen@co.usda.gov
<stephen.jaouen@co.usda.gov>; brian.wodrich@state.co.us <brian.wodrich@state.co.us>;
danielle.neumann@state.co.us <danielle.neumann@state.co.us>; megan.sullivan@state.co.us
<megan.sullivan@state.co.us>; rhea.silverkorn@eaglecounty.us <rhea.silverkorn@eaglecounty.us>; James Van Beek
<james.vanbeek@eaglecounty.us>; Tori Franks <tori.franks@eaglecounty.us>; Kevin Sharkey
<kevin.sharkey@eaglecounty.us>; david.c.gremel@blackhillscorp.com <david.c.gremel@blackhillscorp.com>;
Chad_Slagle@comcast.com <Chad_Slagle@comcast.com>; Nikki Davis <nikki.davis@townofeagle.org>; Carrie
Buhlman <carrie.buhlman@eaglepolice.org>; Lorra Nichols <lnichols@crwcd.org>; flynn@eagleriverco.org
<flynn@eagleriverco.org>

Cc: Peyton Heitzman <peyton.heitzman@townofeagle.org>; Sydney Dynek <sydney.dynek@townofeagle.org>;
Denise Cardoza <denise.cardoza@townofeagle.org>; perry@vailland.com <perry@vailland.com>; Tom Gosiorowski
<tom.gosiorowski@townofeagle.org>

Subject: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

This email is a courtesy reminder regarding the information below requested for February 3, 2025, Close of Business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Application Types: Subdivision Sketch Plan & Right-of-Way Vacation

File Number: SS24-02 & ROW24-01

Project Request: A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations

Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street

Applicant: Eagle Multifamily, LLC

Return Requested: February 3, 2025, Close of Business.

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by February 3, 2025, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. **Please do not use the "Reply ALL" option when responding via email.** Thank you for your time and effort in reviewing these applications. Happy New Year!

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, e

Tez Hawkins

From: Kira Koppel
Sent: Friday, February 7, 2025 5:16 PM
To: Tez Hawkins
Subject: Re: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Tez,

Please find my comments below:

1. General comments related to sustainability:
 - a. **Transportation** - The attention to ensuring access to multi-modal transportation methods and electric car charging capability is appreciated, especially the parking spaces reserved for e-bike charging. If at all possible, signage describing the town's e-bike regulations at e-bike charging stations is recommended.
 - b. **Waste** - Ensuring recycling access is appreciated. Applicant is encouraged to ensure designated dumpster locations provide efficient space to include cardboard collection. Additionally, the applicant is encouraged to consider adding compost infrastructure to align with the town's net zero action plan and the Climate Action Plan for the Eagle County Community. Compost can be serviced locally by Vail Honeywagon or Evergreen Zero Waste. Outreach and education on proper composting can be provided by town sustainability staff.
 - c. **Energy** - Attention to energy efficiency of the project by using a central plant is appreciated. The applicant is encouraged to utilize electricity to power the central plant to remain in line with the town's net zero carbon emissions by 2030 goal. Holy Cross Energy has set a commitment to provide 100% renewable energy by 2030, so using an all-electric system would result in zero emissions and align with the community's vision. Additionally, utilizing electricity as the energy source allows for the consideration of rooftop solar PV. Rooftop solar can reduce costs of an all-electric system and allows for on-site generation of zero emissions energy.
 - d. **Sustainable Materials** - Staff looks forward to learning more about the sustainable construction methods the applicant plans to use.

Have a great weekend!

Kira

Kira Koppel

Sustainability Specialist II

she/her

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9658

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Tez Hawkins <thawkins@townofeagle.org>

Sent: Monday, February 3, 2025 8:26 PM

To: Kira Koppel <kira.koppel@townofeagle.org>

Subject: FW: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Kira,

I'm forwarding you an email requesting a comment for the Capitol Flats Application. The deadline to provide comments was today, however, I'm taking some additional time until Monday next week to resolve my comments and ensure they don't conflict with any other department's comments. If you would like to provide comments, can you send them to me on Monday next week? I've added you to the Town Land Use application referral list so you should be getting sent applications in the future now.

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, e

From: Tez Hawkins

Sent: Wednesday, January 29, 2025 3:50 PM

To: Eddie Wilson <Eddie.Wilson@townofeagle.org>; Ryan Johnson <ryan.johnson@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Brian Lieberman <brian.lieberman@townofeagle.org>; rcohen@gefpa.org; SANDRA FARRELL <sandra.farrell@eagleschools.net>; bdaruna@ecparamedics.com; ecad@ecparamedics.com; TNycum@MountainRec.org; eaglecountycd@gmail.com; npowellre@centurytel.net; tegan@evld.org; ltillson@evld.org; aclarke@evld.org; bill@lotichydrological.com; trustees@coloradomtn.edu; andy_davis@comcast.com; khernandez@holycross.com; cbrown@holycross.com; pamelafischhaber@state.co.us; jvroom@holycross.com; customerservice@support.blackhillsenergy.com; Jason.Sharpe@centurylink.com; Kelly.McClernon@centurylink.com; CGS_LUR@mines.edu; stephen.jaouen@co.usda.gov; brian.wodrich@state.co.us; danielle.neumann@state.co.us; megan.sullivan@state.co.us; rhea.silverkorn@eaglecounty.us; James Van Beek <james.vanbeek@eaglecounty.us>; Tori Franks <tori.franks@eaglecounty.us>; Kevin Sharkey <kevin.sharkey@eaglecounty.us>; david.c.gremel@blackhillscorp.com; Chad_Slagle@comcast.com; Nikki Davis <nikki.davis@townofeagle.org>; Carrie Buhlman <carrie.buhlman@eaglepolice.org>; Lorra Nichols <lnichols@crwcd.org>; flynn@eagleriverco.org
Cc: Peyton Heitzman <peyton.heizman@townofeagle.org>; Sydney Dynek <sydney.dynek@townofeagle.org>; Denise Cardoza <denise.cardoza@townofeagle.org>; perry@vailland.com; Tom Gosiorowski <tom.gosiorowski@townofeagle.org>

Subject: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

This email is a courtesy reminder regarding the information below requested for February 3, 2025, Close of Business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Application Types: Subdivision Sketch Plan & Right-of-Way Vacation

File Number: SS24-02 & ROW24-01

Project Request: A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations

Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street

Applicant: Eagle Multifamily, LLC

Return Requested: February 3, 2025, Close of Business.

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by February 3, 2025, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. **Please do not use the "Reply ALL" option when responding via email.** Thank you for your time and effort in reviewing these applications. Happy New Year!

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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Tez Hawkins

From: Brian Lieberman
Sent: Thursday, January 30, 2025 3:48 PM
To: Tez Hawkins
Subject: RE: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

Hi Tez,

I hope that you are doing well and had a good January.

Open Space does not have any comments. Thanks for the chance to review.

Have a great day!

Brian Lieberman

Open Space and Trails Manager

TOWN OF EAGLE

1050 Chambers Ave, PO Box 609, Eagle, CO 81631

P: 970-404-9710

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



From: Tez Hawkins <thawkins@townofeagle.org>

Sent: Wednesday, January 29, 2025 3:50 PM

To: Eddie Wilson <Eddie.Wilson@townofeagle.org>; Ryan Johnson <ryan.johnson@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Brian Lieberman <brian.lieberman@townofeagle.org>; rcohen@gefpcd.org; SANDRA FARRELL <sandra.farrell@eagleschools.net>; bdaruna@ecparamedics.com; ecad@ecparamedics.com; TNycum@MountainRec.org; eaglecountycd@gmail.com; npowellre@centurytel.net; tegan@evld.org; ltillson@evld.org; aclarke@evld.org; bill@lotichydrological.com; trustees@coloradomtn.edu; andy_davis@comcast.com; khernandez@holycross.com; cbrown@holycross.com; pamelafischhaber@state.co.us; jvroom@holycross.com; customerservice@support.blackhillsenergy.com; Jason.Sharpe@centurylink.com; Kelly.McClernon@centurylink.com; CGS_LUR@mines.edu; stephen.jaouen@co.usda.gov; brian.wodrich@state.co.us; danielle.neumann@state.co.us; megan.sullivan@state.co.us; rhea.silverkorn@eaglecounty.us; James Van Beek <james.vanbeek@eaglecounty.us>; Tori Franks <tori.franks@eaglecounty.us>; Kevin Sharkey <kevin.sharkey@eaglecounty.us>; david.c.gremel@blackhillscorp.com; Chad_Slagle@comcast.com; Nikki Davis <nikki.davis@townofeagle.org>; Carrie Buhlman <carrie.buhlman@eaglepolice.org>; Lorra Nichols <lnichols@crwcd.org>; flynn@eagleriverco.org
Cc: Peyton Heitzman <peyton.heiztman@townofeagle.org>; Sydney Dynek <sydney.dynek@townofeagle.org>; Denise Cardoza <denise.cardoza@townofeagle.org>; perry@vailland.com; Tom Gosiorowski <tom.gosiorowski@townofeagle.org>

Subject: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

This email is a courtesy reminder regarding the information below requested for February 3, 2025, Close of Business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Application Types: Subdivision Sketch Plan & Right-of-Way Vacation

File Number: SS24-02 & ROW24-01

Project Request: A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations

Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street

Applicant: Eagle Multifamily, LLC

Return Requested: February 3, 2025, Close of Business.

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by February 3, 2025, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. **Please do not use the "Reply ALL" option when responding via email.** Thank you for your time and effort in reviewing these applications. Happy New Year!

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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Tez Hawkins

From: Wodrich - DNR, Brian <brian.wodrich@state.co.us>
Sent: Monday, February 3, 2025 5:29 PM
To: Tez Hawkins
Subject: Re: Courtesy Reminder: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

You don't often get email from brian.wodrich@state.co.us. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez,
Thank you for the opportunity for CPW to provide comments on the Capital Flats Subdivision sketch plan (SS24-02 & ROW24-01). At this time, we do not have any comments but I am always available if any specific questions or concerns arise as the project progresses.
Thank you,

On Wed, Jan 29, 2025 at 3:49 PM Tez Hawkins <thawkins@townofeagle.org> wrote:

This email is a courtesy reminder regarding the information below requested for February 3, 2025, Close of Business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

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Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



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--

Brian Wodrich
District Wildlife Manager



C 970.948.9166 | F 970.947.2936

0088 Wildlife Way

Glenwood Springs, CO 81601

Brian.Wodrich@state.co.us | cpw.state.co.us

Tez Hawkins

From: Trent Hyatt <trent.hyatt@eaglecounty.us>
Sent: Wednesday, January 8, 2025 4:08 PM
To: Tez Hawkins
Cc: Bill Gibson; Jill Ragaller
Subject: Re: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

You don't often get email from trent.hyatt@eaglecounty.us. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tez,

While we appreciated the opportunity to review this application, Eagle County does not have any comments at this time.

Thanks,

Trent L. Hyatt

Eagle County Government
970.328.8750

[Eagle County Land Use Reform Project](#)

[Proposed Development Regulations](#)

[How to Comment](#)

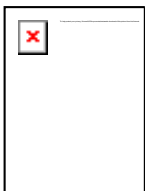
On Mon, Jan 6, 2025 at 9:44 AM Jill Ragaller <jill.ragaller@eaglecounty.us> wrote:
All set [IAR9498](#)

On Fri, Jan 3, 2025 at 5:03 PM Bill Gibson <bill.gibson@eaglecounty.us> wrote:
Hey Jill,

Please kick off an IAR file.

Thank you,
Bill

Bill Gibson
Community Development Director
970-328-8624
www.eaglecounty.us



----- Forwarded message -----

From: **Tez Hawkins** <thawkins@townofeagle.org>

Date: Fri, Jan 3, 2025 at 3:52 PM

Subject: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

To: jmm@hpwclaw.com <jmm@hpwclaw.com>, Kendra Carberry <klc@hpwclaw.com>, Eddie Wilson <Eddie.Wilson@townofeagle.org>, Ryan Johnson <ryan.johnson@townofeagle.org>, Carrie Buhlman <cbuhlman@townofeagle.org>, Jill Kane <jill.kane@townofeagle.org>, Molly Furtado <molly.furtado@townofeagle.org>, Brian Lieberman <brian.lieberman@townofeagle.org>, rcohen@gefpa.org <rcohen@gefpa.org>, SANDRA FARRELL <sandra.farrell@eagleschools.net>, bdaruna@ecparamedics.com <bdaruna@ecparamedics.com>, ecad@ecparamedics.com <ecad@ecparamedics.com>, TNycum@MountainRec.org <TNycum@mountainrec.org>, lborkenhagen@crwcd.org <lborkenhagen@crwcd.org>, ted@prolandsurvey.com <ted@prolandsurvey.com>, eaglecountycd@gmail.com <eaglecountycd@gmail.com>, npowellre@centurytel.net <npowellre@centurytel.net>, tegan@evld.org <tegan@evld.org>, ltillson@evld.org <ltillson@evld.org>, aclarke@evld.org <aclarke@evld.org>, dilzell@erwc.org <dilzell@erwc.org>, bill@lotichydrological.com <bill@lotichydrological.com>, trustees@coloradomtn.edu <trustees@coloradomtn.edu>, andy_davis@comcast.com <andy_davis@comcast.com>, khernandez@holycross.com <khernandez@holycross.com>, cbrown@holycross.com <cbrown@holycross.com>, pamela.fischhaber@state.co.us <pamela.fischhaber@state.co.us>, jvroom@holycross.com <jvroom@holycross.com>, customerservice@support.blackhillsenergy.com <customerservice@support.blackhillsenergy.com>, Jason.Sharpe@centurylink.com <Jason.Sharpe@centurylink.com>, Kelly.McClernon@centurylink.com <Kelly.McClernon@centurylink.com>, CGS_LUR@mines.edu <CGS_LUR@mines.edu>, stephen.jaouen@co.usda.gov <stephen.jaouen@co.usda.gov>, brian.wodrich@state.co.us <brian.wodrich@state.co.us>, danielle.neumann@state.co.us <danielle.neumann@state.co.us>, Killian - CDOT, Brian <brian.killian@state.co.us>, megan.sullivan@state.co.us <megan.sullivan@state.co.us>, rhea.silverkorn@eaglecounty.us <rhea.silverkorn@eaglecounty.us>, bill.gibson@eaglecounty.us <bill.gibson@eaglecounty.us>, Ben Gerdes <ben.gerdes@eaglecounty.us>, James Van Beek <james.vanbeek@eaglecounty.us>, Tori Franks <tori.franks@eaglecounty.us>, Kevin Sharkey <kevin.sharkey@eaglecounty.us>, mickey.mccormick@eaglecounty.us <mickey.mccormick@eaglecounty.us>, VeShon.Sheridan@lumen.com <VeShon.Sheridan@lumen.com>, Nre.easement@lumen.com <Nre.easement@lumen.com>, david.c.gremel@blackhillscorp.com <david.c.gremel@blackhillscorp.com>, Chad_Slagle@comcast.com <Chad_Slagle@comcast.com>, Nikki Davis <nikki.davis@townofeagle.org>
CC: Peyton Heitzman <peyton.heizman@townofeagle.org>, Sydney Dynek <sydney.dynek@townofeagle.org>, Denise Cardoza <denise.cardoza@townofeagle.org>, perry@vailland.com <perry@vailland.com>, Tom Gosiorowski <tom.gosiorowski@townofeagle.org>, Melissa Daruna <Melissa.Daruna@townofeagle.org>

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT

ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Application Types: Subdivision Sketch Plan & Right-of-Way Vacation

File Number: SS24-02 & ROW24-01

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Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and [137 Howard Street](#)

Applicant: Eagle Multifamily, LLC

Return Requested: February 2, 2025, Close of Business.

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The Town of Eagle Community Development Department requests your review and response via email by February 2, 2025, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. **Please do not use the "Reply ALL" option when responding via email.** Thank you for your time and effort in reviewing these applications. Happy New Year!

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

[200 Broadway](#), PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



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Jill Ragaller

Customer Service Associate

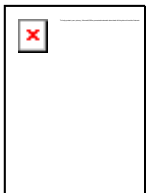
Planning Division

(p) 970-328-8751

jill.ragaller@eaglecounty.us

Eagle County Community Development

www.eaglecounty.us



Eagle County Land Use Reform Project

[Proposed Development Regulations](#)

[How to Comment](#)

Community Development is OPEN TO THE PUBLIC Monday - Friday from 8:00am to 5:00pm.