

## **Exhibit I: Public Comments**



## Tez Hawkins

---

**From:** Adam Dudek <adam.dudek@cereslandcare.com>  
**Sent:** Monday, February 24, 2025 6:55 AM  
**To:** Tez Hawkins  
**Subject:** Re: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

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.

Ok thanks. As of Saturday at 2pm it was not in my mail box. That doesn't seem like enough time to actually allow people to plan accordingly to attend the meeting. If I am lucky I will receive the letter today or tomorrow. That's not a whole lotta time before the meeting.

Get [Outlook for iOS](#)

---

**From:** Tez Hawkins <thawkins@townofeagle.org>  
**Sent:** Monday, February 24, 2025 6:48:08 AM  
**To:** Adam Dudek <adam.dudek@cereslandcare.com>  
**Subject:** RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Hi Adam,

That is correct, and I've attached the letter with more information. This meeting is hosted by the applicant but required by the Town. They will present and answer questions. This is not an official Town Public Meeting, so no elected and appointed officials will be there. Looking at the mailers that were sent out, it looks like your address was included. Also the feedback and review comments from Town Staff should be posted on the Active Land Use Applications Webpage in the next couple of days:

<https://www.townofeagle.org/418/Active-Land-Use-Applications>



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:** Adam Dudek <adam.dudek@cereslandcare.com>

**Sent:** Saturday, February 22, 2025 7:50 PM

**To:** Tez Hawkins <thawkins@townfeagle.org>

**Subject:** Re: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

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.

Hello Tez,

I have heard from several different people that there is a meeting scheduled for this Wednesday at the library regarding the capital flats project. I do not know where this information has come from but that is what is circulating around the neighborhood. None of our neighbors including myself have received any notices about a meeting. Do you know anything about a scheduled meeting regarding this project. As I mentioned before there are many concerned neighbors that want to make sure their voice is heard every chance we get.

Thanks

Adam.

---

Get [Outlook for iOS](#)

---

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

**Sent:** Tuesday, February 4, 2025 12:29:36 PM

**To:** Adam Dudek <[adam.dudek@cereslandcare.com](mailto:adam.dudek@cereslandcare.com)>

**Subject:** RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

That's correct, Adam, we don't have a public hearing scheduled yet; we are finishing the 1<sup>st</sup> review period for the application. However, you will receive a mailed notice for the public hearing. As a part of the application's submittal, we identify the property owners for the notices using the mailing address from the County Property Assessor's office. I have what appears to be your name and mailing address for the list of property owners receiving notice; PO Box 1137.

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:** Adam Dudek <[adam.dudek@cereslandcare.com](mailto:adam.dudek@cereslandcare.com)>

**Sent:** Tuesday, February 4, 2025 11:57 AM

**To:** Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)>

**Subject:** RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

You don't often get email from [adam.dudek@cereslandcare.com](mailto:adam.dudek@cereslandcare.com). [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,

Thanks for the quick response and all the additional information. Yes I am within 250 ft of the proposed project. I have not received any notices for this application yet. Do you know when the public hearing meeting will be for this current application? Or is this what I receive a notice for?

Thanks



**ADAM DUDEK**

**MANAGER, CONSTRUCTION DIVISION**

C: (970) 331-1589

O: (970) 328-6080

**Ceres Landcare**

A WESTON COMPANY

---

**From:** Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)>

**Sent:** Monday, February 3, 2025 5:50 PM

**To:** Adam Dudek <[adam.dudek@cereslandcare.com](mailto:adam.dudek@cereslandcare.com)>

**Subject:** RE: Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

Hi Adam,

Thanks for being involved with the project. The Town of Eagle has not developed or acquired an automated system that allows project-specific notifications. Depending on where you are located along Howard Street, you and your neighbors will receive a mailed notice of the public hearings for this project. The Sketch Plan Application sends mailed notes to boarding property owners for the public hearing; The future applications will send notice to all property owners within 250 feet of the Capitol Flats Project. Are you and your neighbors located within that area? Also, the Town is requiring that the applicant hold a neighborhood meeting. We haven't determined when that meeting will be held, but there will be a notification mailed for that neighborhood meeting.

The Capitol Flats' current Application is for a Subdivision Sketch plan and abandonment existing alley which is designated as a public right-of-way. There will be a public hearing for the current sketch plan application with the Town P &Z and Town Council, however they will not be making any decisions to approve or deny the development; P&Z and Town Council will only be listening to comments from residents and the public and giving feedback to the developer for their future development applications. The owners of the Capitol Flats project will be required to submit three more applications that will also have public hearings including a rezoning application, major development application, and Subdivision Condominium plan.

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:** Adam Dudek <[adam.dudek@cereslandcare.com](mailto:adam.dudek@cereslandcare.com)>

**Sent:** Monday, February 3, 2025 3:05 PM

**To:** Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)>

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

You don't often get email from [adam.dudek@cereslandcare.com](mailto:adam.dudek@cereslandcare.com). [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.

Hello Tez,

I am emailing regarding the capitol flats project that I found under active land use applications on the TOE website. I have lived on Howard street for 5 years now and really love our neighborhood. Myself and all my neighbors are very concerned about the potential of this development happening on our quiet street. We want to stay as informed as we possibly can about any discussions, meetings, or opportunities for public comment about the project. What is the best way to stay up to date with anything that is involving this specific application or any other future applies / proposals for the project? I have signed up to be notified for future P&Z and town council meetings through the notification process outlined on the website. Is there a way we can be updated through any of the town's processes for a specific project or application, or must we continually keep an eye on the website for agendas or any announced meetings regarding this potential project? Any insight on how to be as informed as possible and be part of the discussions happening around this specific application / project would be greatly appreciated.

Thank you, and I look forward to hearing from you.



**ADAM DUDEK**  
**MANAGER, CONSTRUCTION DIVISION**  
C: (970) 331-1589  
O: (970) 328-6080  
**Ceres Landcare**  
A WESTON COMPANY



## Tez Hawkins

---

**From:** Planning Department  
**Sent:** Tuesday, February 25, 2025 2:33 PM  
**To:** Tez Hawkins  
**Subject:** FW: Letter of support

FYI

Best,

## Sydney Dynek

Planner

Pronouns: she/her/hers

### TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9651

**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:** Yvonne deGorter Glassman <yvonne@yogaoffbroadway.com>

**Sent:** Tuesday, February 25, 2025 2:21 PM

**To:** Planning Department <Planning@townofeagle.org>; perry@vailland.com

**Subject:** Letter of support

You don't often get email from yvonne@yogaoffbroadway.com. [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.

Dear Members of the Town of Eagle,

As a downtown business owner and longtime owner of Yoga Off Broadway, I am writing to express my strong support for the Capitol Flats development project. This initiative presents a valuable opportunity to enhance our community's vibrancy and address critical housing needs.

A few years ago, after my divorce, I personally experienced the difficulty of finding an apartment in Eagle. I waited over six months to find suitable housing for myself and my two children.

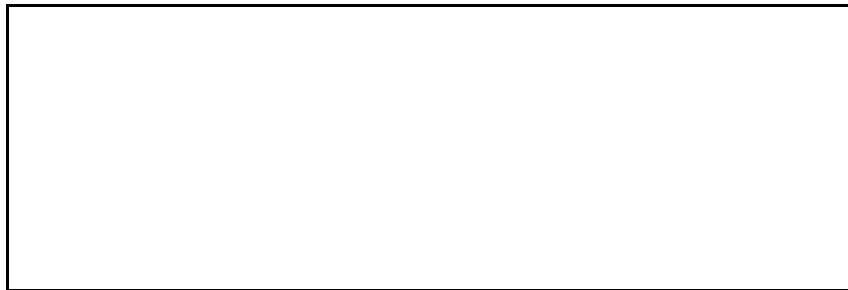
I believe Capitol Flats is thoughtfully designed to offer high-quality, for-sale residential units that will encourage homeowners to invest in our town's growth and well-being. The inclusion of 50% deed-restricted homes — 15% price-capped and 35% resident-occupied — demonstrates a commitment to providing attainable housing for local workers and smaller families who need housing options in our community.

This project will help maintain Eagle's character and create a year-round, engaged population that supports local businesses like mine. Additionally, its proximity to downtown will encourage residents to actively participate in and contribute to the local economy. By prioritizing efficient land use with underground parking, Capitol Flats avoids burdening existing infrastructure while preserving our town's charm.

I believe this development aligns with Eagle's values of fostering community, supporting local businesses, and addressing housing challenges. I urge you to approve this project and help us continue building a thriving future for Eagle.

Thank you for your consideration.

Sincerely,  
Yvonne





## Tez Hawkins

---

**From:** Planning Department  
**Sent:** Thursday, February 27, 2025 12:41 PM  
**To:** Tez Hawkins  
**Subject:** FW: Capitol Flats

FYI

Best,

## Sydney Dynek

Planner

Pronouns: she/her/hers

### TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9651

**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:** Inner Light Juice <[team@innerlightjuice.com](mailto:team@innerlightjuice.com)>  
**Sent:** Thursday, February 27, 2025 12:07 PM  
**To:** Planning Department <[Planning@townofeagle.org](mailto:Planning@townofeagle.org)>  
**Subject:** Capitol Flats

You don't often get email from [team@innerlightjuice.com](mailto:team@innerlightjuice.com). [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.

Dear Town of Eagle,

As the owner of Inner Light Juice, I strongly support the Capitol Flats project. This thoughtfully designed development will bring much-needed for-sale housing to downtown Eagle, strengthening our local economy and enhancing our community's vitality.

More full-time residents mean more support for small businesses like mine. Capitol Flats' smart design—including 100% underground parking, pedestrian-friendly streetscapes, and eco-conscious features—ensures sustainable growth while preserving the character of downtown.

This project is an opportunity to invest in Eagle's future. I urge the Town to approve it for the long-term benefit of both residents and businesses.

Thank you for your time and consideration.

Keith Carrieri  
Owner & Co-Founder  
115 E. 2nd St. Eagle, CO 81631  
(970) 705-4188





## Tez Hawkins

---

**From:** Adam Dudek <adam.dudek@cereslandcare.com>  
**Sent:** Monday, February 3, 2025 3:05 PM  
**To:** Tez Hawkins  
**Subject:** Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

You don't often get email from adam.dudek@cereslandcare.com. [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.

Hello Tez,

I am emailing regarding the capitol flats project that I found under active land use applications on the TOE website. I have lived on Howard street for 5 years now and really love our neighborhood. Myself and all my neighbors are very concerned about the potential of this development happening on our quiet street. We want to stay as informed as we possibly can about any discussions, meetings, or opportunities for public comment about the project. What is the best way to stay up to date with anything that is involving this specific application or any other future applies / proposals for the project? I have signed up to be notified for future P&Z and town council meetings through the notification process outlined on the website. Is there a way we can be updated through any of the town's processes for a specific project or application, or must we continually keep an eye on the website for agendas or any announced meetings regarding this potential project? Any insight on how to be as informed as possible and be part of the discussions happening around this specific application / project would be greatly appreciated.

Thank you, and I look forward to hearing from you.



**ADAM DUDEK**  
**MANAGER, CONSTRUCTION DIVISION**  
C: (970) 331-1589  
O: (970) 328-6080  
**Ceres Landcare**  
A WESTON COMPANY



I live on the corner of 2nd St. and Howard St. I have concerns about the proposed development on the Ping Property, also known as Capital Flats – a proposal for 171 units. I have questions regarding this project:

- Regarding work being done, presently, on this project. Does the developer have any type of permit, like an excavation permit, to be working on the property cutting down trees & shrubs and demoing buildings?
- What about a construction fence; a dust control program or a storm water mgmt program?
- Regarding the proposal of 171 units: It is my understanding that the CMU (Commercial Mixed Use District) does not have any density restrictions but yet in the Elevate Eagle plan, they have limited 16 units/ acre. I have been told that this property is a little over 1.5 acres. Do any of you know if this figure of 1.5 acres is the correct?
- Is it too late to rewrite the neighborhood protection standards to actually protect existing residential areas from large developments
- Did you know that long time locals are leaving Eagle because of how big it's getting? In fact, the two homeowners at the North End of Howard St. Are basically gone. One moved this last weekend up to Eby Creek and the other are considering moving to Montana. As a longtime activist, I can't begin to tell you how many people I talk with are so disillusioned with the direction of the town.
- Where is all the water going to be coming from for all the thousands of new residents that would be here because of all the hundreds of new units approved and proposed. And, what about all the traffic?!
- I want to reiterate something I said at the last meeting, I think it would be a good idea for the developer to put in a driveway, only going out of the development, at the South end of the property, by 2nd St., to ease the traffic on Howard in 2nd St.
- Annie Egan (970-471-5825)



## Jenny Rakow

---

**From:** Dawn Koenig <dawnsunlight@hotmail.com>  
**Sent:** Tuesday, February 11, 2025 5:03 PM  
**To:** ALL COUNCIL  
**Subject:** Concern with expanding CMU1 zoning

**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.

Dear Town Council Members and Mayor Turnipseed,

I am writing to express my concern about the Capitol Flats development proposal that I read about on the Town's active land use website. As a citizen who participated in the advisory committee for the recode project, my comments are focused around the failings of the code provisions for the CMU1 district. It is my opinion that this zone district should not be expanded until the Town Council revises the code standards to better fit the community vision of the Elevate Eagle Plan.

Property should be zoned with consideration given to the vision for the community, not who happens to own a particular property.

There are no density caps in place for this zone district. Even the High-density residential district has a cap of 18 units per acre, which does align with the Elevate Eagle Plan. The Elevate Eagle Plan calls for a density cap of 16 units per acre in the downtown area. For mixed-use areas, the Plan calls for a max of 10 units per acre. The density dwelling unit max per acre in the CMU2 zone district is 16.

Perhaps the unlimited density in this district would not be so problematic if there were lot size maximum standards like there were in draft versions of the recode. If I recall correctly, draft versions of the code called for a maximum lot size of around 6,250 sqft. With no density cap and no lot size max, a developer could theoretically purchase all property in this zone district and build one huge development. Please ask yourselves if this is really what is best for your community.

The Neighborhood Protection Standards in 4.04.040, E as written are meaningless. Please take a look for yourselves and you will see that the protection standards do not restrict building height. It appears that the intention was to "scale back" buildings to blend in with the existing built environment. The setback standards in this section only protect R1 zoning, which actually doesn't exist anywhere in Eagle. These protection standards should be written in a way that actually protect or reduce the impact that mixed-use or extremely dense residential development will have on existing residential areas.

Vail Daily Nov. 20<sup>th</sup>, 2024 regarding the West Eagle Development: And, Turnipseed added, the town's efforts to adjust its building codes to promote more density over the past few years "didn't mean you could max out everything you could."

The above referenced project was to have 113 units on over 9 acres near downtown. If that was too dense for the site, the Capitol Flats project is WAY TOO DENSE!

I don't think anyone is of the opinion that there shouldn't be any development on the proposed site. This is not NIMBY! This is QJMBY! QUALITY in my back yard.

What is the process to bring this zone district into alignment with the rest of the community and the vision of the Elevate Eagle Plan?

Dawn Koenig

328 Capitol St.

Dawn Koenig



## Tez Hawkins

---

**From:** william gray <wwgray28@gmail.com>  
**Sent:** Thursday, February 20, 2025 2:53 PM  
**To:** Jessica Lake  
**Cc:** Tez Hawkins; Peyton Heitzman; Tom Gosiorowski; Ronald Delp; Ryan Johnson; Planning Department; Permits; Eddie Wilson  
**Subject:** Re: Capital Flats

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Do you have tez,s e mail.

On Thu, Feb 20, 2025, 12:37 PM Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)> wrote:

William,

Thank you for reaching out with your concern about the work noticed on the Capitol Flats property.

The property owner has submitted two land use applications for review against the Land Use and Development Code and Tez Hawkins with Baseline Engineering, a community member and a Planner hired by the Town, will be overseeing the land use application process for this property on behalf of the Town. The two land use applications are for a Subdivision Sketch Plan, which is a conceptual level review with no decisions made, but comments are able to be provided by the public, as well as the appointed and elected official. The second land use application is for a Right of Way Vacation, this application will go to Town Council for a review and decision after it has been vetted by staff. Land Use application information can be found on the Town's website here: [Active Land Use Applications | Town of Eagle, CO - Official Website](#). Please note that this website was down last night and earlier today, our web host is actively working on fixing the issues, but we don't currently know when it will be fixed.

I'm not sure if there are any active demolition permits for this property with the Town but have cc'd our building team on this email. I have also cc'd Ron Delp, who is the Town's Code Enforcement officer in case there is a Code infraction.

Best,

**Jessica Lake**

Senior Planner

**TOWN OF EAGLE**

<200 Broadway>, PO Box 609, Eagle Co 81631

Phone: 970-328-9627, Fax: 970-328-9656

**TYPICAL HOURS: Monday – Friday, 8:00am – 2:30pm**

**UPCOMING TOE HOLIDAYS: February 17<sup>th</sup>**

**UPCOMING DAYS OFF: February 24 – 28<sup>th</sup>**

**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.

 [Book time to meet with me](#)

---

**From:** william gray <[wwgray28@gmail.com](mailto:wwgray28@gmail.com)>  
**Sent:** Thursday, February 20, 2025 12:07 PM  
**To:** Jessica Lake <[jessica.lake@townfeagle.org](mailto:jessica.lake@townfeagle.org)>  
**Subject:** Capital Flats

You don't often get email from [wwgray28@gmail.com](mailto:wwgray28@gmail.com). [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.

I did receive a letter back from Mr. Hawkins (not listed in Town directory) he said no active permits. The contractor has removed one shed, the porch from the trailer and starting on the front exterior of the one remaing building. From what I see in the LUDC, this is in conflict with not only the code but the intent of the process. Regards William Gray



## Tez Hawkins

---

**From:** william gray <wwgray28@gmail.com>  
**Sent:** Saturday, February 22, 2025 10:08 AM  
**To:** Tez Hawkins  
**Cc:** Planning Department  
**Subject:** Re: 123 Howard Street Shed Removal

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.

Your town code, 4.02.020. States; no building shall be erected , nor shall any building or structure be moved, removed, altered or extended....  
(Not a direct quote) I do know that no other town in eagle county or most other towns would not permit any work like this to be done or continued.  
There is no surety or bond to protect the town if this project does not get approvals. Regards William Gray

On Fri, Feb 21, 2025, 5:00 PM Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)> wrote:

Hi William,

I was forwarded your email about the sheds being removed from 123 Howard Street. Sheds sometimes don't need permits for removal in the Town of Eagle depending on size, construction type, or condition. However, we will look into the removal of the shed you're referencing to see if its removal requires a permit.

Thank you,

**Tez Hawkins, AICP**

Planner

**TOWN OF EAGLE**

[200 Broadway](http://200Broadway.com), 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:** william gray <[wwgray28@gmail.com](mailto:wwgray28@gmail.com)>  
**Sent:** Sunday, February 23, 2025 9:12 AM  
**To:** ALL COUNCIL <[allcouncil@townofeagle.org](mailto:allcouncil@townofeagle.org)>  
**Subject:** Fwd: 123 Howard Street Shed Removal

You don't often get email from [wwgray28@gmail.com](mailto:wwgray28@gmail.com). [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.

The Capital Flats project has no approvals or permits at this point. Town code 4.02.020 (No building or structure shall be erected nor shall any building or structure be removed, moved, removed altered or extended.....) not the complete section but you get the point. No other city or town in Eagle County would allow such work that has been done and continues to be done without permits or surety or letter of credit to protect the Town in case this project fails to be built. Developer shows no concern for rules or laws. No separation of construction and public. Even if the codes are weak, good governance, would dictate some conditions and permits to protect the common good and the Town. Regards; William Gray

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

From: **william gray** <[wwgray28@gmail.com](mailto:wwgray28@gmail.com)>  
Date: Sat, Feb 22, 2025, 10:07 AM  
Subject: Re: 123 Howard Street Shed Removal  
To: Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)>  
Cc: Planning Department <[Planning@townofeagle.org](mailto:Planning@townofeagle.org)>

Your town code, 4.02.020. States; no building shall be erected , nor shall any building or structure be moved, removed, altered or extended....

(Not a direct quote) I do know that no other town in eagle county or most other towns would not permit any work like this to be done or continued.

There is no surety or bond to protect the town if this project does not get approvals. Regards William Gray

On Fri, Feb 21, 2025, 5:00 PM Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)> wrote:

Hi William,

I was forwarded your email about the sheds being removed from 123 Howard Street. Sheds sometimes don't need permits for removal in the Town of Eagle depending on size, construction type, or condition. However, we will look into the removal of the shed you're referencing to see if its removal requires a permit.

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:** Dawn Koenig <dawnsunlight@hotmail.com>  
**Sent:** Monday, March 3, 2025 8:26 AM  
**To:** Tez Hawkins  
**Subject:** Community Opposition to Capitol Flats

You don't often get email from dawnsunlight@hotmail.com. [Learn why this is important](#)

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tez,

Thank you for taking my call the other day. I read through your referral comments for this project and I agree with much of what was written. Hopefully, the Planning and Zoning Commission and Town Council can quickly address the issues in the Code that led to this proposal in the first place. What a waste of everyone's time and resources. Also, damage to the public trust.

**This development proposal is far too dense, will adversely impact the surrounding neighborhood with traffic, and is not in alignment with the scale or character of downtown Eagle.**

**The project location at the intersection of Grand Ave and Capitol Street in a mixed-use district should have a ground floor commercial component. In such a unique location, serving as the entrance to Old Town Eagle, the future commercial growth and overall vibrancy of the community would be better served with the addition of ground floor commercial space. Otherwise, it is an over-sized high-density residential development and therefore should be scaled down to better align with residential zone district standards.**

**The Proposed Project DOES NOT Comply Conceptually with The Elevate Eagle Comprehensive Plan.**

While the site is suitable for redevelopment and infill, the high-density, large-scale buildings within the project will adversely affect surrounding properties and are not in keeping with the size, scale, and massing of the small-town character of our community. See Goal 2 of the Elevate Eagle Plan.

The high-density nature of this project and the resulting traffic it will add to Hwy 6, Howard and Capitol Streets will be an overall detriment to the community. See Goal 5 of the Elevate Eagle Plan.

**The applicable requirements of the Land Use and Development Code are currently under review by Town Staff to "resolve inconsistencies, provide clarity and correct omissions for several items within the Land Use and Development Code (LUDC)" See <https://www.townofeagle.org/418/Active-Land-Use-Applications> LUDC24-03**

Town Staff and Town Council have acknowledged issues and inconsistencies with the CMU1 zone district where the Capitol Flats project is located. Specifically, the density allowances in the CMU1 zone district need to be revised to better align with the comprehensive plan and zoning code standards of other zone districts within the community. For example, the current zoning code standards for high density residential zoning limit density to 18 dwelling units per acre. The proposed density in the Capitol Flats project is 113 dwelling units per acre, far out of alignment with the comp plan and other surrounding zone districts per the LUDC.

**The Capitol Flats project should not be considered until the Town Council amends the LUDC.**

YES to redevelopment

YES to infill

YES to on-site parking

YES to affordable housing

YES to thoughtful architecture

**NO to the scale and size of this project!**

Dawn Koenig



## Tez Hawkins

---

**From:** Kate Laczi <kate.laczi@gmail.com>  
**Sent:** Tuesday, March 4, 2025 5:59 PM  
**To:** Tez Hawkins  
**Cc:** David Laczi  
**Subject:** Comments on Capital Flats Project

You don't often get email from kate.laczi@gmail.com. [Learn why this is important](#)

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Hawkins,

First I want to say thank you for the thoughtful staff comments regarding the project plan. I also wanted to express our frustration about the lack of notice provided by the developer for the community meeting that was held last week. As it was a school break, we were out of town and missed the meeting. When I checked the mail upon return the letter was postmarked on 2/19 in Virginia, so they clearly did not send it in advance. Two of our neighbors said they did not receive it at all, and another received it the day before the meeting. Do you know how many people attended the meeting?

I shared some of my concerns with Ms. Perry already, in particular the developers lack of honesty/reality about the impacts of population density and traffic, concerns that are clearly noted in the staff comments.

Our house (108 Howard), and our neighbor's (128 Howard) are going to be heavily impacted by this project. We will be isolated by these enormous building, with all of the traffic entering and exiting onto this small dead-end road. It has been a wonderful, safe location for our young children to learn how to bike and play sports, but this plan will destroy the safe, neighborhood character of the street. Our street can't even handle church parking effectively. We are also very concerned about the impact of this project on our property value.

We would appreciate any other information you have to share about the timeline of public meetings regarding this project.

Thank you,  
E. Kate Laczi  
Dave Laczi  
108 Howard St.



## Tez Hawkins

---

**From:** Adam Dudek <adam.dudek@cereslandcare.com>  
**Sent:** Wednesday, March 26, 2025 10:08 PM  
**To:** Tez Hawkins  
**Subject:** Capitol Flats Comments for P&Z

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tez,

My name is Adam Dudek and I live at 204 Howard Street. I am writing you my comments to be included in the P&Z meeting for April 1 regarding Capitol Flats.

This development proposal is far too dense for the neighborhood and will have a negative impact on the surrounding homes and streets. The proposed project is not in line with the Eagle comprehensive plan and out of character and scale for the surrounding neighborhood. The proposed 113 units per acre is far too many compared to the surrounding zone districts. Additionally, the comp plan for medium to high density residential outlines 4-18 units per acre which is much more inline with the surrounding old town eagle neighbor. Density caps need to be addressed for the parcels before this project can even be considered.

I also oppose the lack commercial space in a mixed-use district. With the upcoming capitol street improvements at the intersections, paving, and parking this location should have additional ground floor commercial space. This is a core intersection and unique location in Eagle. A large high density housing development at one of the core entrances to the downtown corridor and OTE is not in line with what Eagles master plan has outlined.

I oppose the idea of “re zoning of two OTR (old town residential) lots to allow them to match the other six lots as CMU1 (commercial mixed use one)” which was presented in the application overview. This will change the neighborhood and character of Howard Street. Preserving these lots as OTE will help keep the unique small-town character of the street and neighboring homes and is core value of the comp plan. The main reason I chose to move my family to this neighborhood is because of the character, single family homes, and neighborhood feel that much of this valley is lacking and to avoid developments like what is being proposed.

The traffic will have a direct impact on my home and the entire Howard block. The potential of 300 additional cars coming and going 1-3 times per day is an enormous amount of traffic for the intersection of Howard and Second. I strongly oppose the entrance to the development being accessed through Howard street and OTE. Much of the traffic will flow directly through the neighborhood and take away from the character and safety of the area. Having an entrance onto Capitol or Second street would be better for the surrounding OTE residents. Parking must also be addressed. Many of the Howard Street residents must utilize parking in front of their homes. Inadequate proposed parking and the overflow parking is going to cause lack of parking for residents that live in the area that must utilize on street parking. This is already happening from Broadway station; we are seeing overflow parking on second street and onto Howard.

Thank you for your effort with organizing the communities' comments.



**ADAM DUDEK**  
**MANAGER, CONSTRUCTION DIVISION**  
C: (970) 331-1589  
O: (970) 328-6080  
**Ceres Landcare**  
A WESTON COMPANY



## Tez Hawkins

---

**From:** Chuck Weber <charlietuna45@hotmail.com>  
**Sent:** Thursday, March 27, 2025 7:58 PM  
**To:** Tez Hawkins  
**Subject:** Capitol Flats Concerns

You don't often get email from charlietuna45@hotmail.com. [Learn why this is important](#)

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tez,

Please accept my thoughts about the proposed Capitol Flats project. I would like to make clear that I am not against development of this parcel, but I firmly believe the current Capitol Flats submittal is completely unreasonable. As is, this project should be denied by the Planning and Zoning Commission.

The Elevate Eagle Comprehensive Plan sets the parameters of acceptable development, and this project far exceeds what is reasonable in terms of extreme density and adverse impact to the surrounding neighborhoods. It also calls for the vacation of the alley between Capitol and Howard streets. The Comp plan calls out maintaining the grid pattern and retaining this alley is important as it contains utilities, sight lines, natural light for structures, and will lessen vehicle impacts to Capitol St and Howard streets from whatever is built on this site. I suggest keeping the alley and installing stairs on the north end make it easy for current (and future) resident walkability in and out of this area. The alleys are an important component and essential to keep the "small town character" and historic charm of Eagle.

The Comp plan also states the importance of "sensitive infill" that will compliment and "retain the character, scale and massing of historic structures". This project proposal takes every aspect such as setbacks, height limits, and density to the extreme. It requires exceptions to Comp plan guidance: alley vacation, retaining mature trees, mimicking the scale of surrounding buildings, and retain the character of existing historical structures. The current proposal will bring unreasonable amounts of pollution (traffic, trash, noise, and light) to our neighborhood. Development on this important and unique parcel must follow the Comp plan guidance, be thoroughly vetted, and not succumb to the ambitions of a narrowly focused development group.

Thank you for your time.

Chuck Weber  
328 Capitol St.



## Tez Hawkins

---

**From:** Sean Moody <sean.moody@cereslandcare.com>  
**Sent:** Friday, March 28, 2025 8:55 AM  
**To:** Tez Hawkins  
**Subject:** Capitol Flats

You don't often get email from sean.moody@cereslandcare.com. [Learn why this is important](#)

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez,

I've been a resident of Eagle for over 20 years. In this time I have seen many changes in our town. Some have been great and others not so much. Two items that are most detrimental are affordable housing and traffic. I run a medium sized company and continue to struggle with getting high quality employees. This is all due to the high cost of living. If we continue to build high density housing, then half should be affordable to the working population. With more people comes traffic. I have no idea how you will house that many people in this area with the limited parking and the congestion on HWY 6. Please consider this before giving the developers approval.

Thank you,



**SEAN MOODY**

C: (970) 904-2030  
O: (970) 328-6080

**Ceres Landcare**

[CeresLandcare.com](http://CeresLandcare.com)



## Tez Hawkins

---

**From:** Bryan Rooney <rooneybryan@hotmail.com>  
**Sent:** Tuesday, April 1, 2025 6:13 PM  
**To:** Tez Hawkins  
**Cc:** Annelise Rooney  
**Subject:** Capitol Flats Subdivision -Adjacent Property Owner Feedback

You don't often get email from rooneybryan@hotmail.com. [Learn why this is important](#)

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez,

Thank you for compiling community feedback for the proposed Capitol Flats Subdivision. As an adjacent property owner, I feel compelled to contribute to the discussion. Unfortunately, I will be at work during the April 1st Planning and Zoning meeting and would like my email to serve as my public comment.

Our family has lived across from the Ping Hotel property (Capitol Flats Subdivision) for twenty years and we support thoughtful development of that landmark piece of land, set at the entrance to old town Eagle. The history of that piece of property is significant to our town and redevelopment should be in alignment with the Elevate Eagle Comprehensive Plan (EECP). I do not believe that the proposed project complies with concept of the EECP.

The density of the Capitol Flats Subdivision does not align with any other property in the town core and grossly exceeds anything within, or around, Eagle's historic center. The impact that density of the magnitude will have on that part of town should be studied by an impartial third party.

From first-hand experience, the streets of Second and Howard cannot safely accommodate the volume that our Methodist Church produces during their activities each Monday, Friday and Sunday, with cars protruding into the right of way on Howard and Second Streets. The volume of traffic that a 171 unit development would put into the already stressed intersection of Capitol Street and Grand Avenue would move the current stop-and-go traffic during the morning and evening rush hours to gridlock.

Some points in the Elevate Eagle Comprehensive Plan stick out as not aligning with the current proposal:

- 2-1.1. New development, additions, and renovations should aim to mimic the scale, architectural style, and character of existing and surrounding historic buildings.
- 2-1.5. Encourage sensitive infill development to better support Broadway Street through increased building height, that complements and retains the character, scale, and massing of historic structures.
- 2-1.6. Residential areas are encouraged to retain mature trees, which provide ample shade, creating a sense of enclosure.
- 2-2.2. Support the creation of an attractive community entrance through development of the East and West corners of Broadway that draw residents and visitors onto Broadway and is an extension of the history and vision of Eagle.
- 2-3.1. Preserve and showcase the rich cultural heritage of the Eagle area.
  - a. Prevent the degradation and loss of significant cultural assets.

- b. When considering infill or redevelopment applications that contain significant historic structures, the preservation of such structures should be encouraged.
- 2-3.2. Preserve and enhance each of Eagle's unique character areas (i.e. Downtown)
- 2-3.3. Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and construction.
  - a. Ensure residential infill and redevelopment blend appropriately with the character and scale of surrounding neighborhoods.
  - b. Utilize infill and conservation-oriented development
- 5-2.1. Ensure adequate access to and appropriate mobility options within the Town.
  - a. Improve circulation on US Highway 6/Grand Avenue.

I am in support of redevelopment and infill on the proposed site. Onsite parking is a must and should be non-negotiable. The design and architecture should be consistent with the existing structures within the town core. The sheer size and scale of this project in the current proposal does not align with the vision statements outlined above.

I encourage our Eagle Planning and Zoning Commission to scale down this project to better align with our historic and charming downtown. Thank you for your consideration.

Respectfully,

Bryan Rooney, 120 Howard Street



## Tez Hawkins

---

**From:** Aaron Strietzel <aaronstrietzel3@gmail.com>  
**Sent:** Tuesday, April 1, 2025 5:06 PM  
**To:** John Heller  
**Cc:** Tez Hawkins; Nancy Mathieu; Dale Mosier  
**Subject:** Re: Parking plans ?

You don't often get email from aaronstrietzel3@gmail.com. [Learn why this is important](#)

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Definitely will ask that question!

Cheers,

Aaron Strietzel (he, him)

970-508-0384 (cell)

On Tue, Apr 1, 2025 at 11:19 AM John Heller <[jheller9663@gmail.com](mailto:jheller9663@gmail.com)> wrote:  
Please advise details on the parking for the development on 217 Second Street?  
How many parking spaces are proposed per unit?

This is a concern for the United Methodist Church located on Second Street. We are anxious to understand how this new development will impact parking in front of the church as it is a community used property with many events.

Please confirm receipt of this email.

Thanks!  
John Heller ( Trustee)  
614-395-4338