



KRAAIDESIGN  
ARCHITECTURE

2394 Patterson Rd, STE 201  
GRAND JUNCTION, CO 81505

**Public Improvement Report**

**Date:** April 3, 2025

**Prepared by:** Eric Kraai

**Applicant:** Morningstar Mountain Property, LLC

**Project Name:** 1215 Chambers

**Location:** 1215 Chambers Ave, Eagle CO

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**1. Project Details**

**a. Total Number and Type of Structures/Dwelling Units & Gross Density:**

- **Total Number of Structures:** 7
- **Type of Structures:**
  - Commercial buildings
    - 70% Warehouse
    - 15% Office
    - 15% Retail
- **Gross Density:**
  - **Gross Density Calculation:**
    - Total Site Area: 277,863 SF
    - Gross Density
      - 20% Landscaped
      - 80% Impervious surface
      - Building Coverage: 95,675 SF
      - Concrete/Asphalt: 126,261 SF

**b. Location of Proposed Subdivision/Development/Special Use:**

- **Physical Location:**
  - The proposed development is located at 1215 Chamber Ave, Parcel # 1939-331-14-003
- **Zoning District:**
  - The subject property is currently zoned Commercial General, which allows for the proposed uses. All adjacent properties are zoned Commercial General.

## 2. Assessment of Anticipated Impacts

### a. Impacts on Town Street System:

The proposed development is expected to have the following impacts on the Town's street system:

- **Estimated Traffic Generation:**

### COMMON TRIP GENERATION RATES

The overall area by use:	total area of unit/# of dwelling units	trip rate	total by use
Warehouse		0.32/1000 sf	28.54 Trips
Retail		4.49/1000 sf	85.82 Trips
Office		1.49/1000 sf	28.48 Trips
<b>Total anticipated Trips during peak hours</b>			<b>143 Trips</b>

These calcs are from the table attached by ITE as called for in **Section E** of the Land Use Code.

- **Analysis of Current Street System:**

- The development site is accessible via Chambers Avenue to the south, and from adjacent properties to the East and West.
- No modifications to Chambers Avenue are anticipated.

## 3. Coordination with Service Providers

To ensure adequate provision of public services and minimize negative impacts, the Town will coordinate with the following service providers:

- **Public Utilities:**

- Demand on public utilities to be a typical commercial demand. No special electrical requirements, water taps and meters to be 1 ½" per building with 2" distribution pipes and 4" fire sprinkler lines. Reference Domestic Water sizing report for specific fixture counts.

- **School Districts:**

- No impact on local schools.

- **Emergency Services:**

- No impact on police or fire departments.