
301 BROADWAY

MINOR DEVELOPMENT REVIEW

JULY 16, 2025

REVISED: DECEMBER 4, 2025



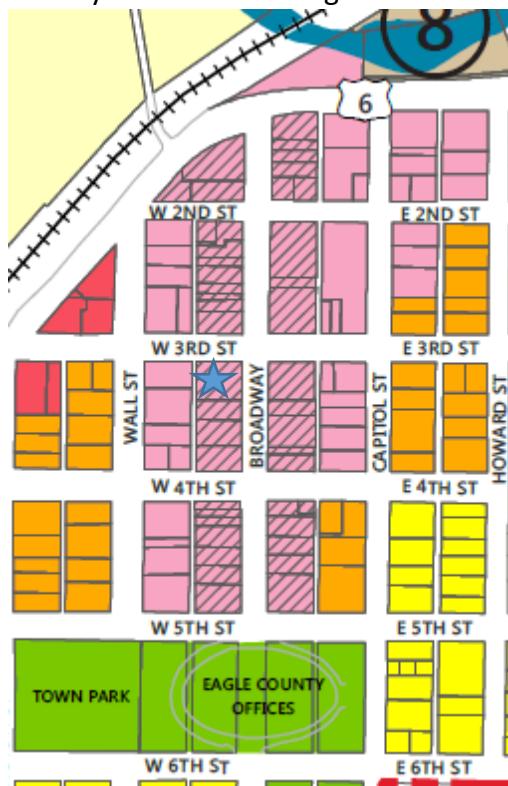
301 Broadway

Project Overview

301 Broadway is located at the corner of 3rd Street & Broadway in Downtown Eagle. This proposal includes an existing residential property which is in the Central Business District and subject to the Broadway District development standards. The overall concept for the plan is to create a high quality, distinct landmark mixed-use building, to continue the redevelopment of the downtown core. Taking advantage of the visibility on the corner of 3rd Street and Broadway, this proposal includes ground floor commercial, spaces for public art installations and incorporates residential units above to add density and vibrancy to the downtown core. 301 is designed to include 9 downtown apartments or approximately 17,908+- sf of residential space. The product mix is comprised of 7) two-bedroom units, and 2) two-bedroom plus den apartments. Per Section 4.02: All residential development with 10 or more for-sale or rental units, shall set aside the following units: a) Affordable Units – 15%, b) Resident Occupied Units: 35%. With only 9 units no Affordable and Resident Occupied units are required. Commercial space is located predominantly along Broadway and wraps the corner along 3rd Street consisting of approximately 5,000 square feet. The proposal includes an at-grade 5,700+-sf covered parking garage creating 18 on-site parking spaces. Vehicle parking includes ADA compliance and electric vehicle charging. Additionally, there is both short-term and long-term bicycle parking incorporated into the project, which exceeds code requirements. The design includes rooftop amenities setting this proposal apart from other recent new developments along Broadway taking advantage of the excellent orientation and solar exposure. The streetscape elements will continue from Broadway and transition along 3rd Street to provide aesthetic and safety enhancements for pedestrians. The project is being proposed as a single phase and will be sprinklered throughout. Existing water and sewer supplies are in the alley and along Broadway.

The utility service plan is summarized as the following:

1. Water service will be tapped off current waterline on Broadway. Sanitary sewer will extend to the existing sewer line in the alley. Roof drainage we



drain through the building and extend to the existing storm drain on Broadway.

2. Gas service will extend from the gas main in the 3rd Street to the proposed building gas meter.
3. Communication service will extend from the Alley where it will drop from the overhead lines to a new handhole/pedestal location.
4. Electric service will be relocated underground in the alley. New transformers will be located in the easement between 301 and 321 Broadway. The proposed transformer meets all applicable clearance requirements of Holy Cross.

Existing Site Conditions

The project site is currently home to a single-story Retail building. The current Retail Building will be removed this summer.

Existing Conditions Table:

Subject Property	Lot Square Footage/Building Square Footage	Existing Land Use
301 Broadway	12,500	Residential
Total	12,500 lot square footage	

Proposed Land Use:

Development Program	Permitted Uses	Proposed Uses	Proposed Square Footage	Compliance
Commercial	Ground floor commercial	Ground floor commercial	4,681 gross sf	YES
Residential	Second and Third Floor	For Sale Condominium	18,000+/- gross sf residential	YES
Local Employee Residency Plan (LERP)	Required for projects adding 10 housing units	NOT REQUIRED	N/A	YES

Broadway District

Goals and Objectives

Intent. Broadway (BD) district is the downtown mixed-use core of the Town. The BD district is intended to guide growth and development in a manner that continues the existing character

and design of the highly walkable downtown commercial area with storefronts on the ground story and upper story residential, lodging, and office uses.

Elevate Eagle Comprehensive Plan

301 Broadway will be a cornerstone of the Broadway District and the concept and design features meet the following goals of the Comprehensive Plan:

GOAL 2-1. ENHANCE THE VIBRANCY AND VIABILITY OF DOWNTOWN.

The character of Downtown is defined by a small-town neighborhood feel and includes residential blocks as well as commercial and mixed-use. The development style establishes a unique and intimate relationship between buildings and the street. Historic resources are preserved, and new development is reflective of historic development patterns, character, and style.

2-1.1. New development, additions, and renovations should aim to mimic the scale, architectural style, and character of existing and surrounding historic buildings.

2-1.3. Provide additional opportunities for public art.

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.

2-1.7. New development is encouraged to include landscaping consistent with the mature area including extended sidewalks, pedestrian amenities, and parking enhancements.

2-1.8. Create new and enhance existing gathering spaces for social interaction.

2-1.9. Signage and other wayfinding elements should be integrated to guide visitors to Eagle's Downtown.

2-1.10. Encourage, where appropriate, increased density near the Downtown core.

GOAL 2-2. REINFORCE BROADWAY STREET AS THE HEART OF THE COMMUNITY, FROM THE EAGLE RIVER TO TOWN PARK.

The character of Broadway is defined by a small-town main street feel and includes the commercial heart of the community. Historic resources should be preserved, and new development should reflect historic development patterns, character, and style.

2-2.1. Encourage and support additional commercial and vertical mixed-use

development that is reflective of the history of Eagle and the Western Slope Region.

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.

2-2.3. Ensure ground floor uses on Broadway create a balanced mix of uses that support a thriving commercial atmosphere

2-2.4. On Broadway Street, commercial uses should be required on ground levels, with lodging and residential uses permitted above commercial.

2-2.5. Preserve Eagle's historic street grid to retain the character and walkability of the Town core.

Town of Eagle Land Use, Development Code, and Comprehensive Plan

The 301 Broadway project when completed will be compatible with the Town of Eagle's Comprehensive Plan, the project offers: 1) Diversity of housing types, provides opportunities for local and investment ownership, 2) Provides opportunities for Eagle's citizens to work and promotes commercial development within town limits. 3) Encourages reinvestment within downtown Eagle and supports local business. 4) Provides opportunity to attract and retain businesses that support and enhance Eagle's tourism revenue. 5) Enhances the small character of surrounding historic buildings. 6) Provide public event spaces and opportunities for public art. The new 301 Broadway project will continue the rich cultural heritage of Downtown Eagle, with a combination of Retail and Residential infill. The project will incorporate all required sustainable requirements of the International Conservation Code.

301 Broadway is thoughtfully designed to achieve the design goals below established in the Town of Eagle Land Use and Development Code:

Section 4.10.020

C. *Design goals.*

1. Maintain or enhance the Town's historic small-town character and sense of place. Promote walkable neighborhoods and an appropriate human scale in buildings and spaces.
2. Promote high quality design and construction, creating outcomes that are compatible with existing neighborhoods and architecture.
3. Create comfortable and functional relationships between structures, spaces, and different use areas. Provide smooth transitions between areas of dissimilar use.

4. Ensure site development that responds appropriately to topography, drainage, existing vegetation, sensitive habitats, drainage, access, views, privacy, adjacent development, and opportunities for open space and solar exposure.
5. Provide adequate parking, ensure multimodal connectivity, and encourage the use of alternative transportation. Connect neighborhoods, transit stops and commercial destinations with clear, safe pedestrian and vehicular travel routes.
6. Promote environmental education and stewardship with energy and water efficient structures and landscapes.
7. Reinforce the unique attributes of the Town's individual character areas. Enhance the vibrancy and viability of the Broadway district, Eagle Ranch, Grand Avenue, and the North Interstate commercial centers.

Setbacks

The current design features a 2-foot rear setback on the second and third floors and the at grade rear setback is 0 feet. Per Section 4.10.050, the BD district setback may be reduced to less than 25 feet if an enclosed parking garage is proposed and the configuration of the garage allows for ingress and egress off the property for residential parking and service entrance to the ground floor retail space. This standard applies to a combination of both a parking garage and the entrance service. For upper stories, the rear yard setback is reduced to 2 feet for the building and 0 feet for the balconies. The proposed design meets the intent of Section 4.10.050.

Height

301 Broadway is a three-story mixed-use building. Section 4.10.050C.1 allows buildings with corner treatments to exceed the standard three-story 35-foot height limit by 30%. $35'-0" \times 30\% \text{ increase} = 10'-6"$. The proposed building would like to use the enhanced height limits on the Broadway units, will work with staff to understand code for enhanced height. Per Table 4.02-2 Height Limit Exceptions: Mechanical, Electrical, and Plumbing equipment is allowed to have a 30% increase. Architectural features is allowed 30% over the zone District max. (45'-6" allowed in Broadway District $\times 30\% = 59'-2"$ to top of Mechanical, Electric, Plumbing, and Architectural features. Parapet walls are allowed 4'-0" above height. (45'-6" allowed + 4'-0" parapet = 49'-9" parapet height allowed. Corner unit ceilings will be higher than the required 35'-0" height limit.

Vehicle Access (4.12.070C)

301 and 321 Broadway will share access to parking a common access from the alley, both landowners have agreed to provide a 25'-0" no-build joint access and plaza easement. 301 Broadway will purchase 7'-6" feet of the 321 Broadway to create two equal lots.

Parking (Table 4.12-1: Off-Street Parking Standards)

The design includes covered, at-grade parking as well as utilizing on-street parking for commercial uses. Required parking: Per Table 4.12-1: Off-Street Parking Standards:

Residential: 9) two-bedroom units (2 spaces per DU) = 18 Spaces
Retail: 4,681 s.f. of Retail (2,000 s.f./400 s.f./space = 2,681 s.f./300 s.f.) = 14 Spaces
Total: 32 spaces required

Parking provided: 18 spaces on-grade covered + 15 street parking spaces = 33 spaces provided.

Bike Parking (Table 4.12-3: Bicycle Parking)

Bike storage/parking will be provided on-site as well as proximity to public transit (located 1 block away) will encourage the use of multimodal transportation.

Required: Residential: (Min 2 + .05 per BR) = 3 Short-term Bike Spaces for Multi-Unit Building
 Retail: (Min 2 + 1 per 5,000 s.f. Retail) = 3 Short-term Bike Spaces for Retail
 Residential: Long-term = 3 Long-term Bike Spaces for Multi-Unit Building
 Retail: (3 Long-term Bike Spaces for Retail)

6) Short-term parking spaces will be provided on bike racks on Broadway

Long-term spaces will be provided in Condo-units and Retail Storage rooms.

Building Mass/Form/Orientation

The building, anchored at the corner of 3rd Street and Broadway, will address both streets and features an angled entrance. The Broadway elevation includes several storefronts and commercial uses which articulate and upper floors step back to break up the overall building mass.



Building Materials

A combination of materials will be utilized to break the façade on both 3rd Street and Broadway, including stone, brick, metal siding, and extensive glazing. A strong brick base and predominant columns are reminiscent of many Colorado mountain town buildings.

Landscape/Pathways/Furnishings/Fencing/Site Lighting

The Broadway Streetscape improvements completed by the town of Eagle greatly enhanced the downtown district. The 301 Broadway design will incorporate some key design elements to transition from Broadway around to 3rd Street to enhance the pedestrian experience, including hardscape, planters, site furnishings and lighting.

Signage

Project signage will be affixed to the building, meeting the minimum clearances for pedestrian traffic and compliant with the square footage maximum.

Color

Colors are warm, earthy and inviting, blending well with the existing structures along Broadway.