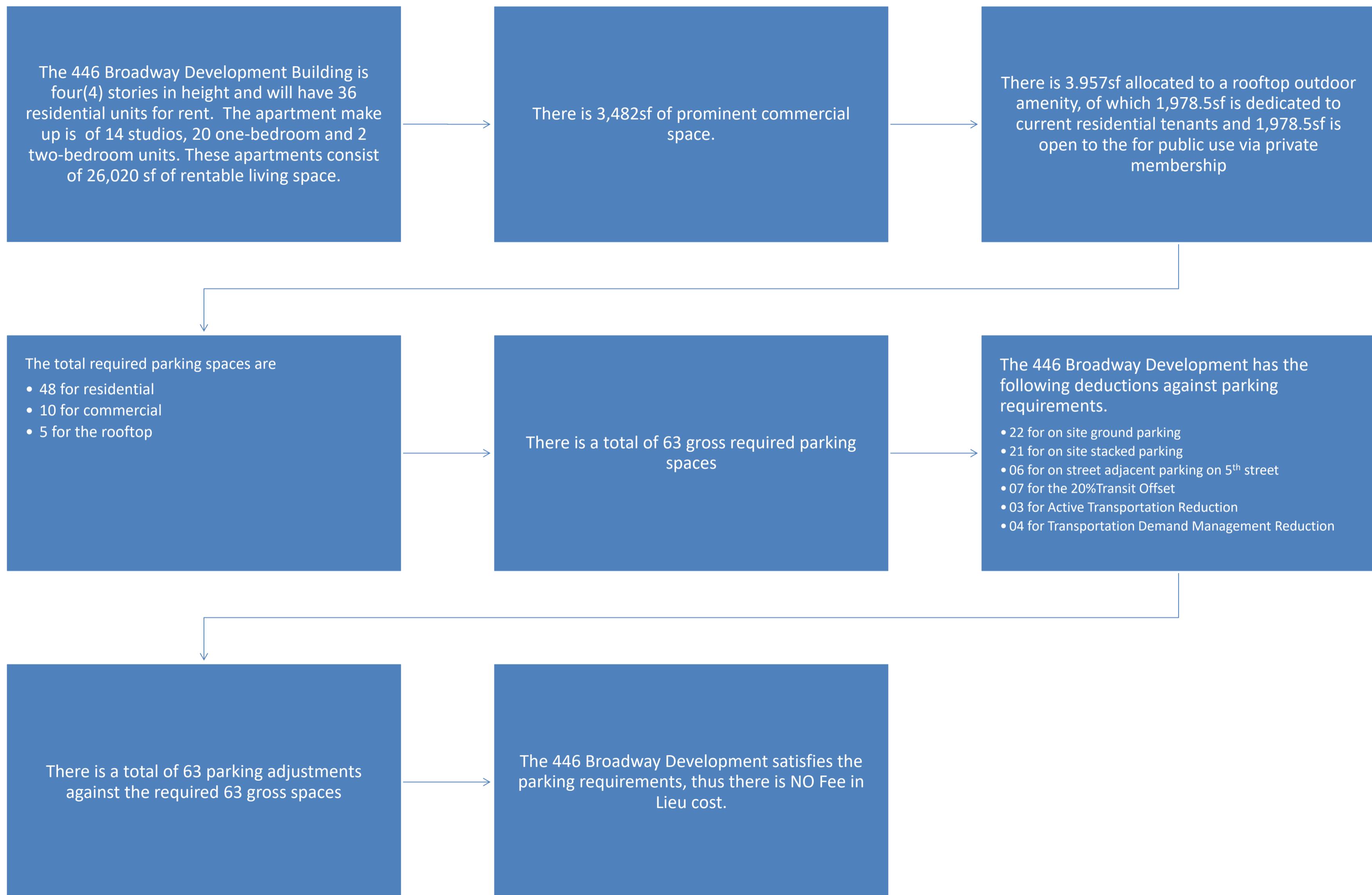
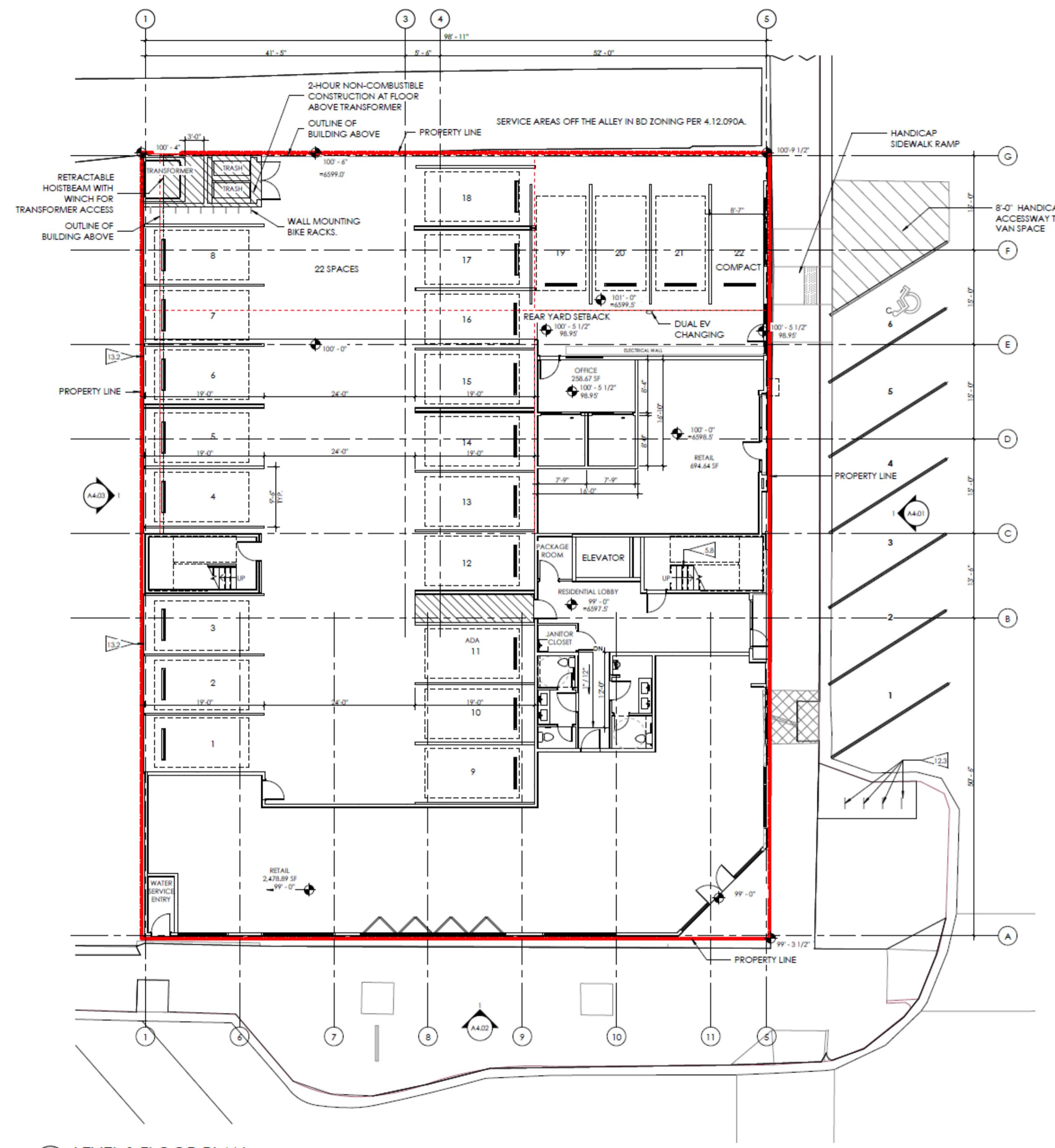


446 BROADWAY VEHICLE PARKING PLAN



446 BROADWAY VEHICLE PARKING PLAN





PARKING STUDY

Vehicle Parking Study

Residential		UNITS / SF	PARKING SPACES
Studio OR Studio + DEN		1	14.0
1 bed or 1 bed + DEN		1.5	20.0
2 bed or 2 bed + DEN		2	2.0
3 bed or 3 Bed + DEN		2.5	0.0
		36.0	48.00
			48
Residential Amenities 50% Tenant only / 50% Public		UNITS / SF	PARKING SPACES
Rooftop Deck (50% tenants / 50% public)		400	1978.5
			4.95
			1978.5
			4.95
			5
Commercial		UNITS / SF	PARKING SPACES
"General Retail, < 10,000sf, local" use, which requires 1 parking space per 400sf for the first 2,000sf + 1 space per 300sf over 2,000sf.			
General Retail #1 (GENERAL)			265.6
General Retail #2 (GENERAL)			703.1
General Retail #3 (GENERAL)			2503.9
Total General Retail Parking Count at 300		300	1472.6
Total General Retail Parking Count at 400		400	2000.0
			5.00
			9.91
			10
		Total Required Parking	63
Credits/Leniancy			
On site parking within development		22	-22
Stacking units within development		21	-21
On street parking directly adjacent to property(4.12 .060 section D)		6	-6
Reduction for joint use, must be proven) (4.12.060 section E)		0	0
Transit offset: 20% of the living units parking requirement can be offset, must include transit pass (4.12.060 section F)		20%	7.2
Active Transportation Reduction (4.12.060 section G)		5%	3.15
Transportation Demand Management Reduction (4.12.060 section H)		25%	4.0875
Reduce Need Populations: Incentives for units be rented to ages 65+ and/or Disability. (4.12.060 section I)		25%	0
			0
		Total Reductions	-63
		Total	0
Total Parking Study Can pay fee in lieu for 50% of parking spots (23,100)			Total Fee In Lieu Cost \$23,100 0 \$0
		FEE IN LIEU COST	\$ -

REDUCTION QUALIFICATIONS

Credits/Leniency

- On site parking within development
- Stacking units within development
- On street parking directly adjacent to property (4.12.060 section D)
- Reduction for joint use, must be proven (4.12.060 section E)
- Transit offset: 20% of the living units parking requirement can be offset, must include transit pass (4.12.060 section F)
- Active Transportation Reduction (4.12.060 section G)
- Transportation Demand Management Reduction (4.12.060 section H)
- Reduce Need Populations: Incentives for units be rented to ages 65+ and/or Disability. (4.12.060 section I)

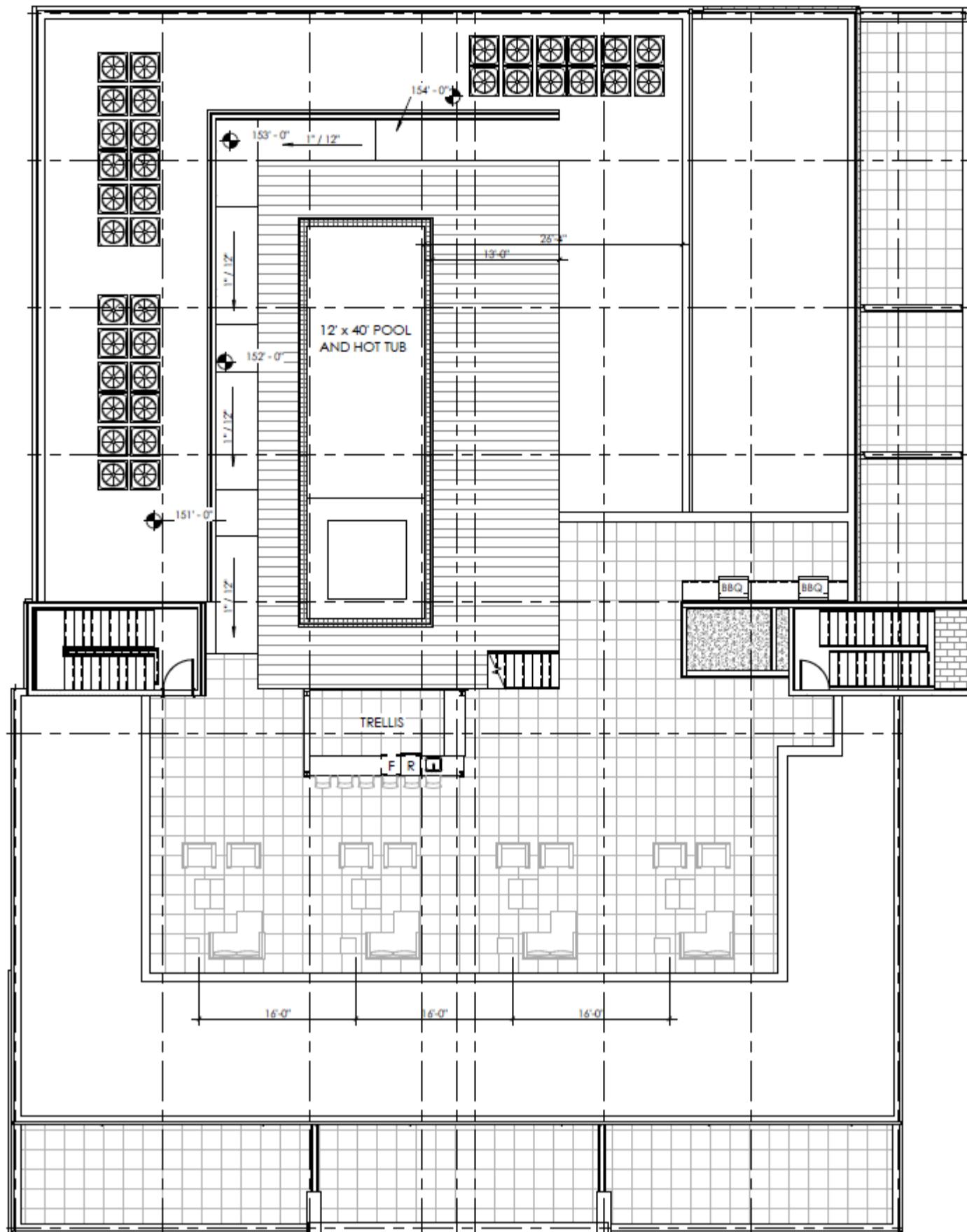
22	-22
21	-21
6	-6
0	0
20%	7.2
5%	3.1
25%	4.075
25%	0
Total Reductions	
-63	

- 22 spaces of onsite street level parking
- 21 spaces of onsite stacked parking
- 6 spaces allocated for **ON STREET PARKING**: *we are not counting the 1 space on Broadway.
- 7 spaces allocated for **TRANSIT OFFSET**: Since 446 Broadway is within 1320 feet of the downtown bus stop, the development will offset 7 required spaces by purchasing employee transit passes for three years. *We will have this in a written contract form with building permit application.
- 3 spaces allocated for **ACTIVE TRANSPORTATION REDUCTION**: Since 446 Broadway is within 1320 of the active bike path system, we have reduced the required parking spaces by 3. The Director may grant a five percent parking reduction if the building or use is within 1,320 feet of a recreational trail or bike route and a sidewalk connection is provided between the site and the recreational trail or bike route.
- 4 spaces allocated for **TRANSPORTATION DEMAND MANAGEMENT REDUCTION**: By annually providing 3 employee transit passes for the large retail space, and 2 employee transit pass for the smaller retail space, the development will incentive employees to use alternate modes of transportation to the work-place as noted in section 4.12.060 H-4



PARKING STACKING NARRATIVE

The 446 Development project has 14' of garage clearance for the proposed stackers. In Eagle Colorado, common vehicles are SUVs and pickup trucks. For example, a Toyota Tacoma weighs up to 4,550 pounds and has a maximum height of 75 inches. To be able to stack two common sized vehicles, the 446 Broadway development garage clearance has been designed to the preferred 14'+ for clearance, allowing large vehicles to be stacked. Each stacker has a minimum 14'+ of clearance, weather proofed materials for mountain conditions, a 6,000-pound max weight capacity and a maximum lifting height of more than 80 inches. Essentially, two full size trucks or large SUVs can be parked within a single stacker parking configuration at the proposed 446 Broadway development garage.



1 ROOF PLAN -

PARKING NARRATIVE FOR ROOF TOP AMENITY

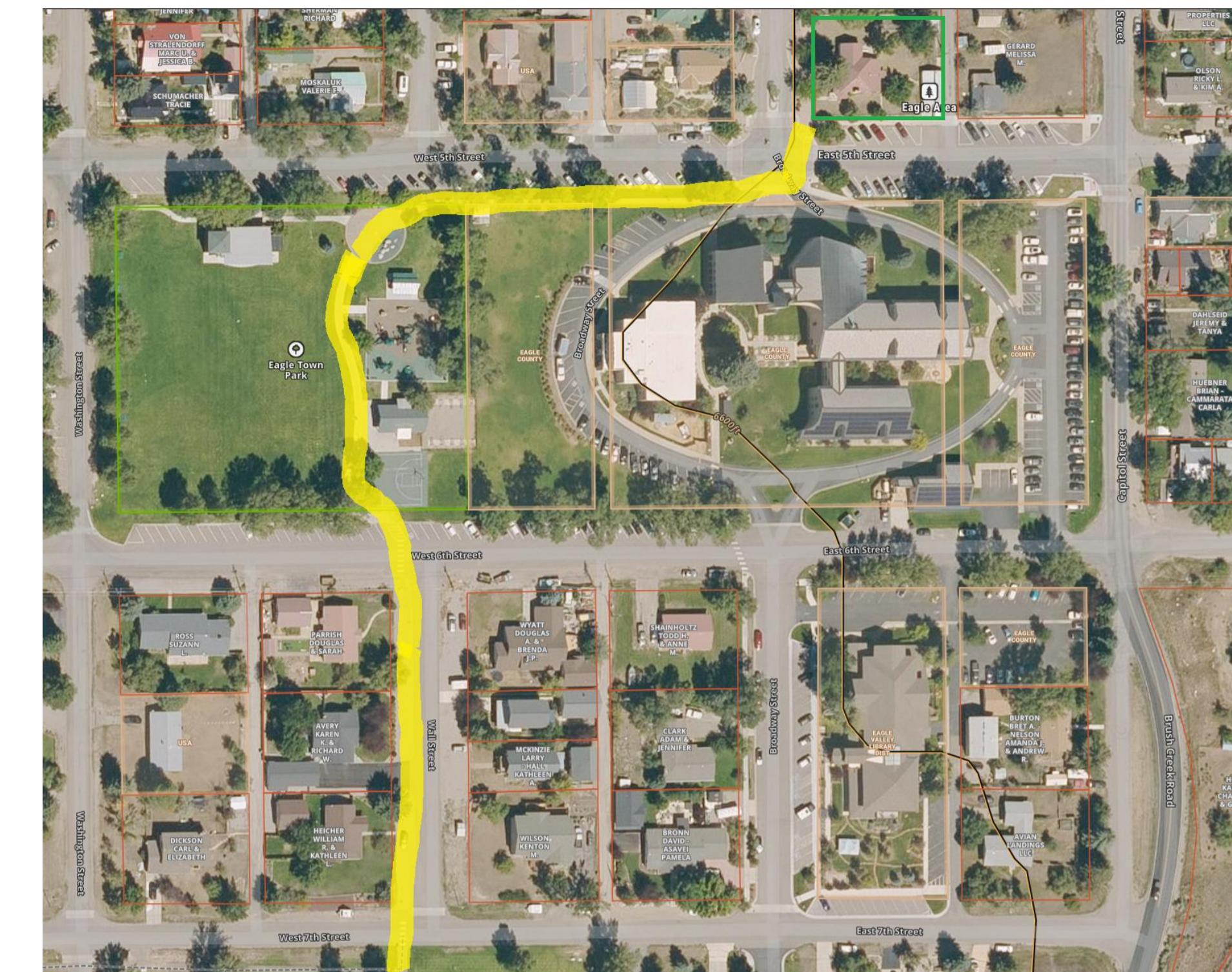


The development offers $3,957 \pm$ SF of rooftop amenities, thoughtfully divided between 50% (1,978.50 SF) usage for residents and 50% (1,978.50 SF) for public use via private membership. Vertical circulation is provided by one elevator and two stairwells that serve every level, including the rooftop.

The Rooftop amenities do not include any service, but to include:

- A 12' x 40' spa pool with integrated hot tub
- Four (4) outdoor lounge stations with heaters
- A sunbathing lounge area to enjoy outdoors and the pool features
- Two (2) grills for members of the amenity to cook and enjoy a BBQ
- A shaded seating area beneath an architectural trellis or pergola

The parking calculation was derived at five (5) additional spaces due to the 50% (1,978.50 SF) being available to the public via private membership. The additional spaces are calculated at General Retail, < 10,000sf, local" use, which requires 1 parking space per 400sf for the first 2,000sf + 1 space per 300sf over 2,000sf. The roof top amenity does not offer any service. It is not a bar, nor a restaurant. It is an amenity for the building residents and for private membership access to the public.



PARKING REDUCTION NARRATIVE FOR ACTIVE TRANSPORTATION

3 required parking spaces have been deducted by allocation of the **ACTIVE TRANSPORTATION REDUCTION**: Since 446 Broadway is within 1,320 of the active bike path system, we have reduced the required parking spaces by 3. The Director may grant a five percent parking reduction if the building or use is within 1,320 feet of a recreational trail or bike route and a sidewalk connection is provided between the site and the recreational trail or bike route.



PARKING REDUCTION NARRATIVE FOR TRANSIT OFFSET

7 required parking spaces have been deducted by allocation of the **TRANSIT OFFSET**: Since 446 Broadway is within 1,320 feet of the downtown bus stop, the development will offset 7 required spaces by purchasing employee transit passes for three years. *We will have this in a written contract form with building permit application.

Contract Agreement:
ep09c TRANSIT OFFSET AGREEMENT
Between the Town of Eagle, Colorado and 446 Broadway LLC

Transportation Demand Management (TDM) Reduction

Reducing On-Site Parking Needs (Up to 25% Limit)



PARKING REDUCTION NARRATIVE FOR TRANSPORTATION DEMAND MANAGEMENT REDUCTION OFFSET

4 required parking spaces have been deducted by allocation of the **TRANSPORTATION DEMAND MANAGEMENT REDUCTION**: By annually providing 3 employee transit passes for the large retail space, and 2 employee transit pass for the smaller retail space, the development will incentive employees to use alternate modes of transportation to the work-place as noted in section 4.12.060 H-4 *We will have this in a written contract form with building permit application.

Contract Agreement:

ep09d TRANSPORTATION DEMAND MANAGEMENT AGREEMENT
Between the Town of Eagle, Colorado and 446 Broadway LLC