

# 446 BROADWAY LERP PLAN

## *Variance Requested*

As one enters Broadway Street in downtown Eagle, the 446 Building is a prominent location overlooking the County Building. This building is positioned to be a cornerstone property to the historic downtown district of Eagle Colorado. It will connect Broadway from south to north, attracting vibrance, density and infill for the district.







446 Broadway will have 36 apartments available for rent. The property will consist of 24,020+/- sf of living space, and 3,482+/- sf of vibrant commercial space. Since the project will go up 4 stories, the building will incorporate additional LERP units, however the project has requested a decrease on the RO unit count, through variance.

**Under the LERP requirements for a 36-unit project, the Code requires:**

- 5 AMI Units (80% AMI)
- 16 Resident Occupied (RO) Units
- 21 Total (60% of units)

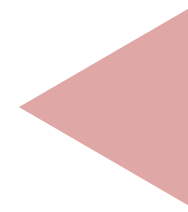
**The applicant requests:**

- Reduction of RO units from 16 → 12
- Maintaining 5 AMI units
- Total deed-restricted units provided: 17 units (47%+)

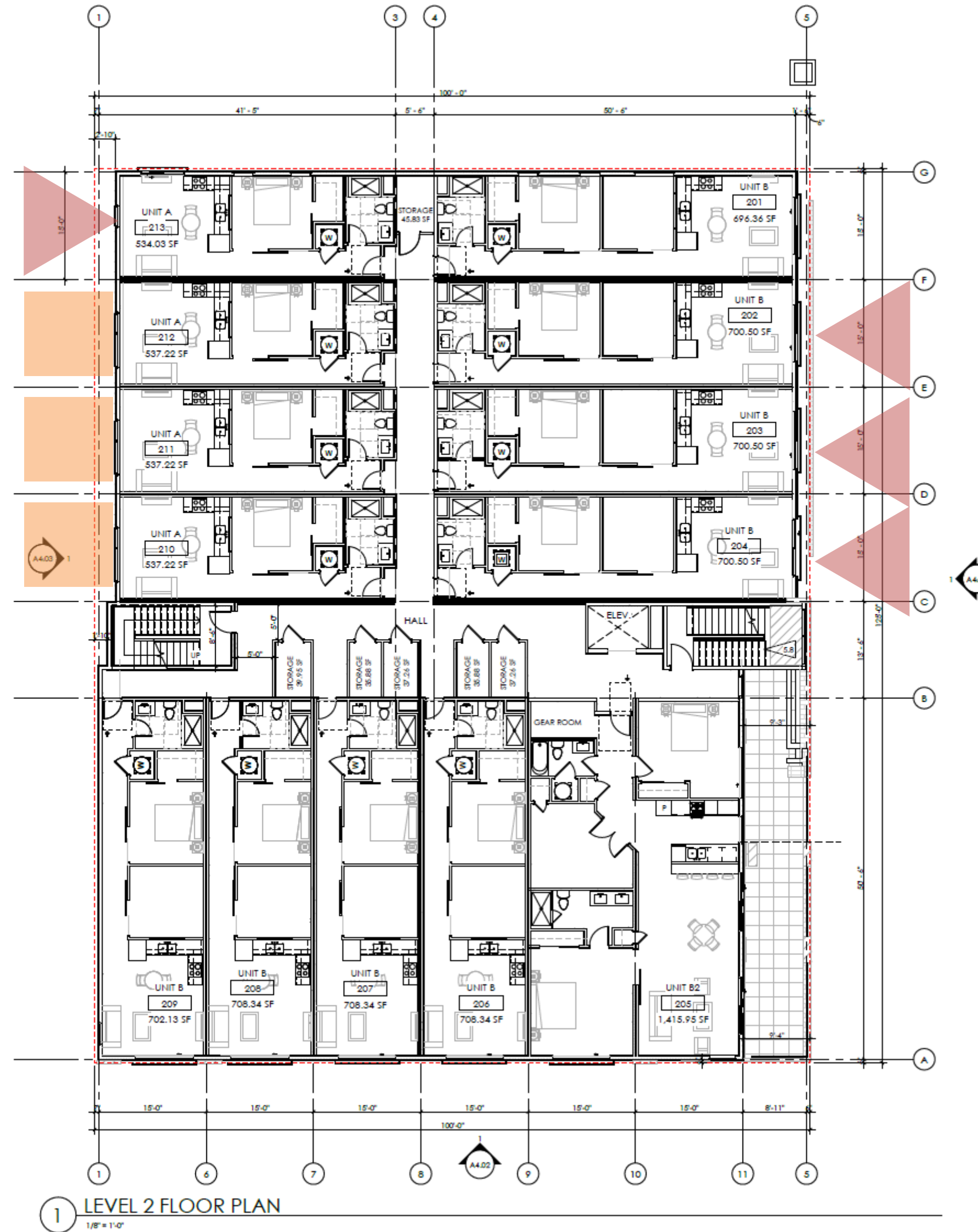




LERP - AMI Units  
3 on floor two



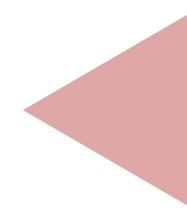
LERP - RO Units  
4 on floor two



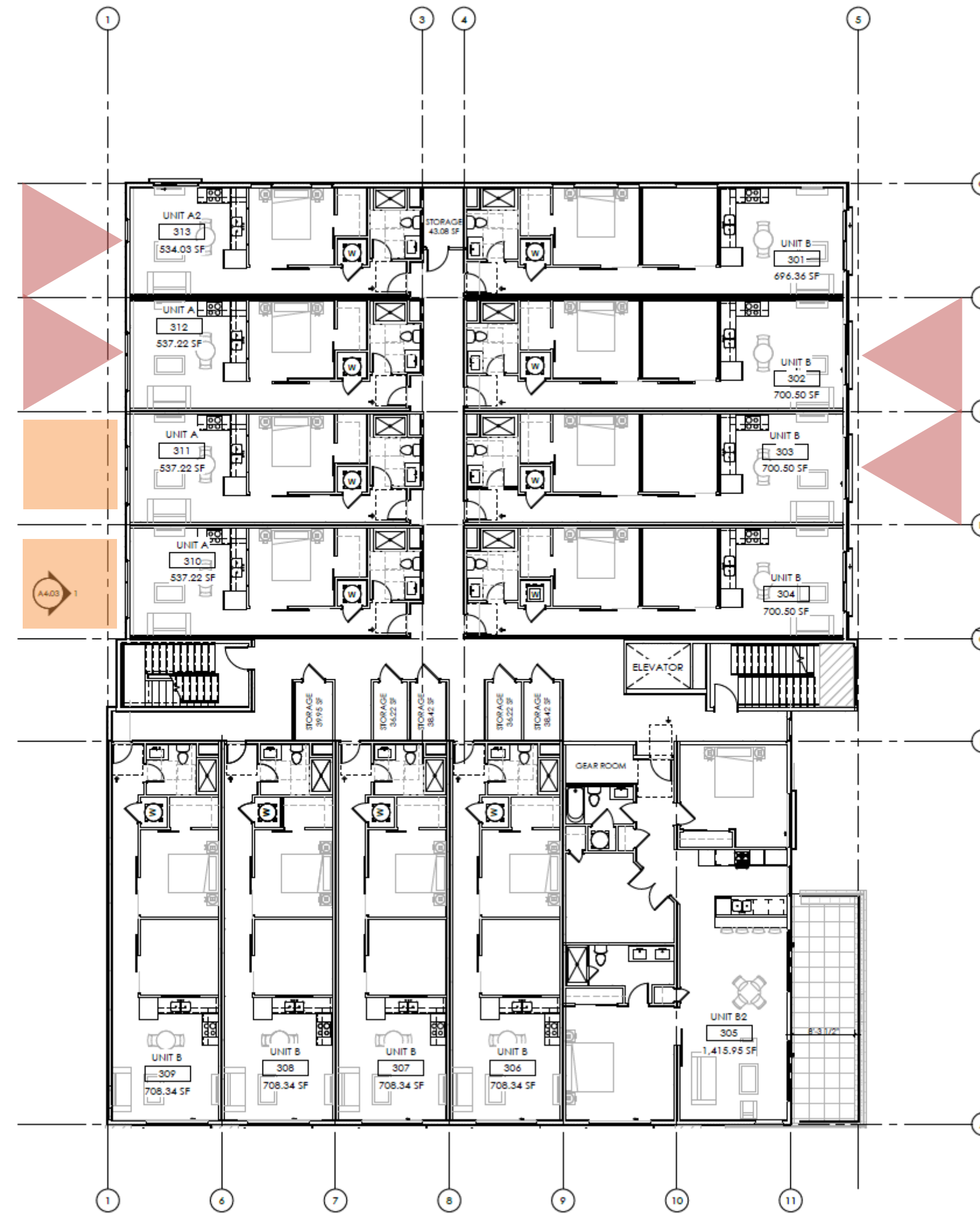
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LERP - AMI Units  
2 on floor three



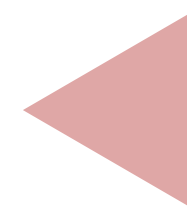
LERP - RO Units  
4 on floor three



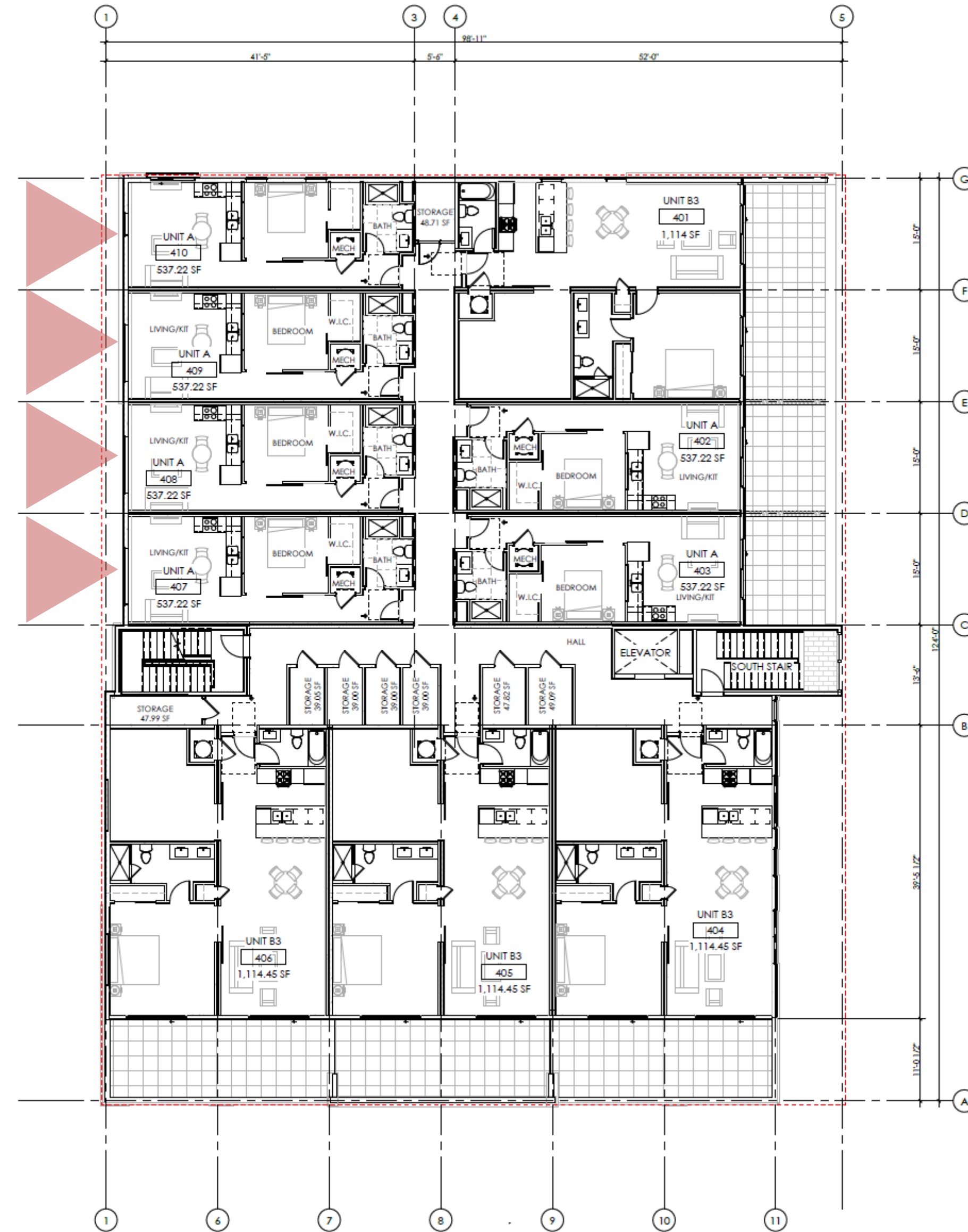
2 LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"



LERP - AMI Units  
0 on floor four



LERP - RO Units  
3 on floor four



LEVEL 4 FLOOR PLAN

1/8" = 1'-0"