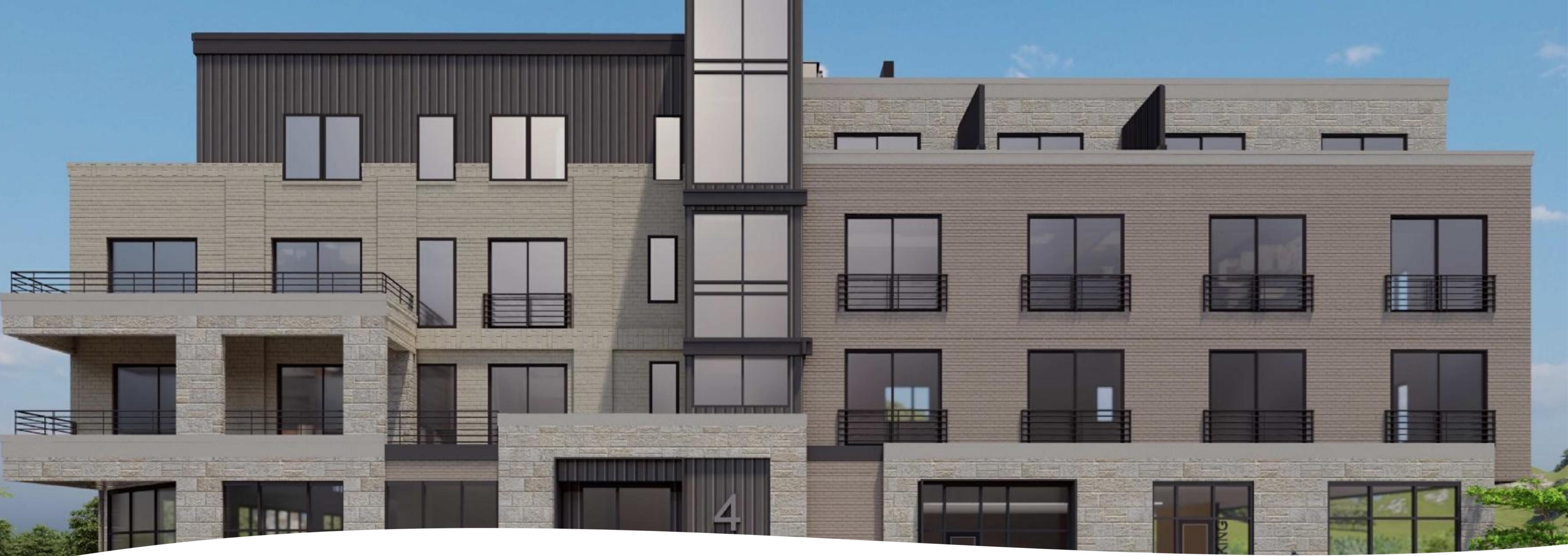


446 BROADWAY LERP PLAN

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:

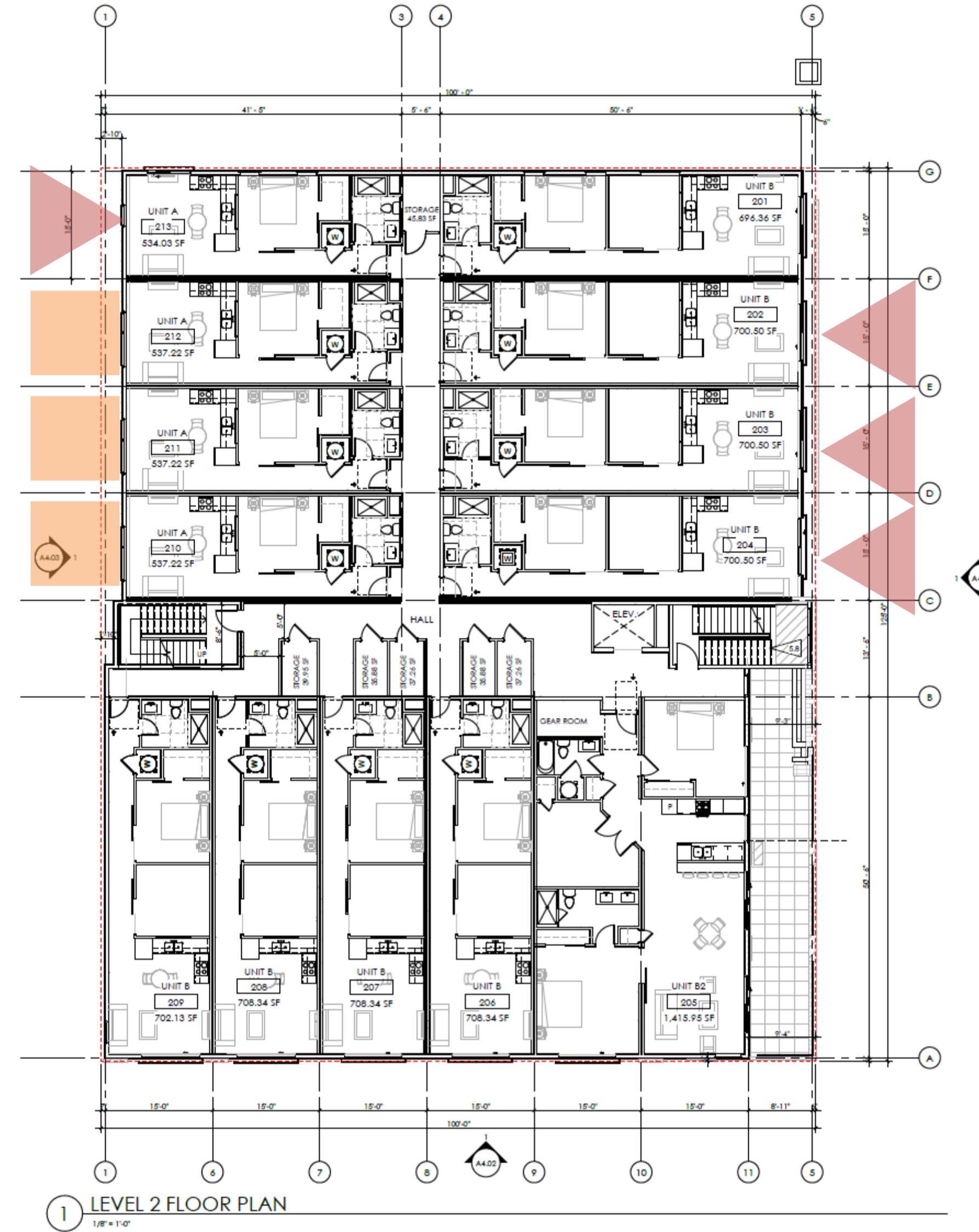
- **5 AMI Units (80% AMI)**
- **16 Resident Occupied (RO) Units**
- **21 Total (60% of units)**

The applicant requests:

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

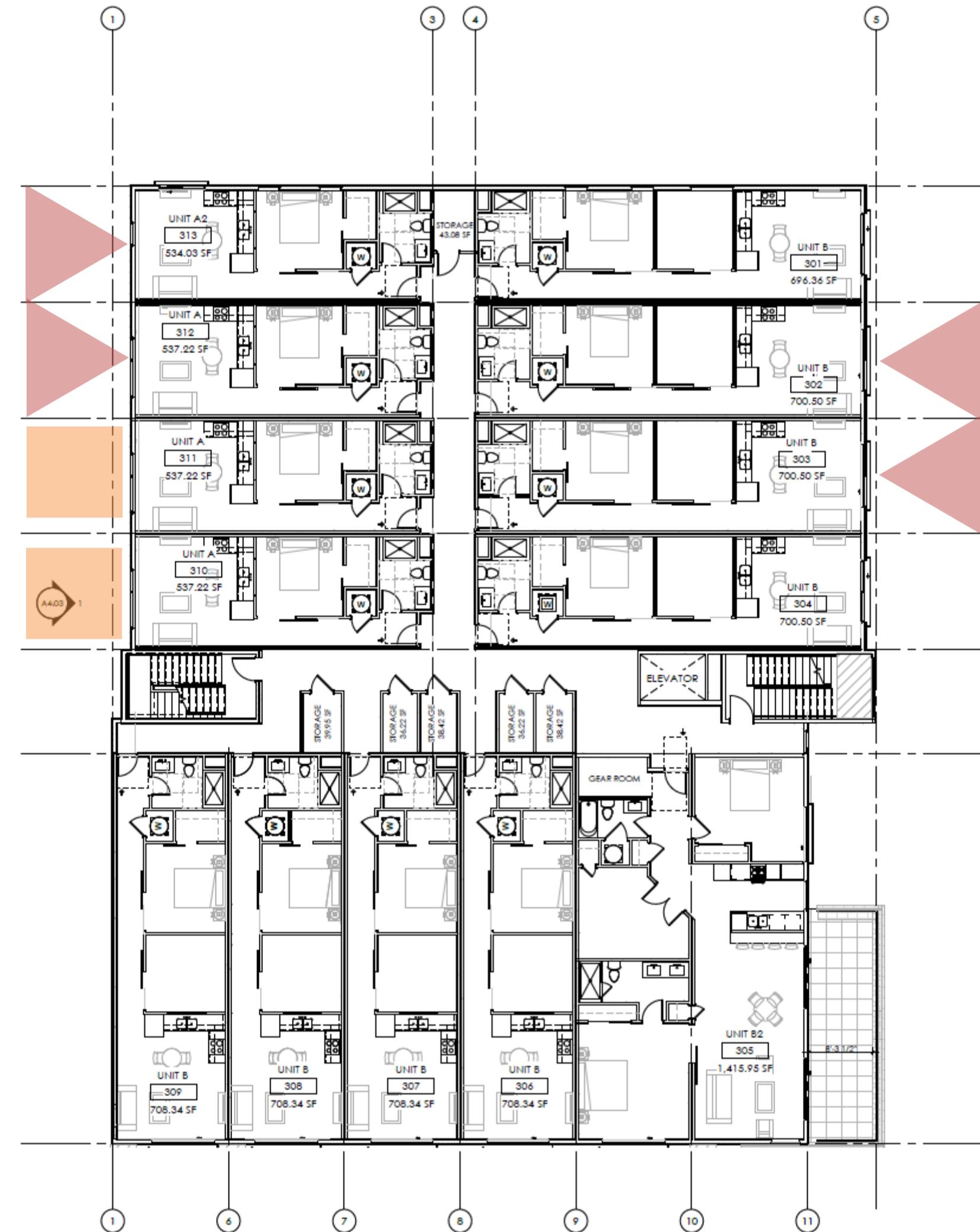
LERP - AMI Units
3 on floor two

LERP - RO Units
4 on floor two



LERP - AMI Units
2 on floor three

LERP - RO Units
4 on floor three



LERP - AMI Units 0 on floor four

LERP - RO Unit

3 on floor four

