



**KRAAIDESIGN
ARCHITECTURE**

2394 Patterson Rd, STE 201
GRAND JUNCTION, CO 81505

Public Improvement Report

Date: February 10, 2026

Prepared by: Eric Kraai

Applicant: Morningstar Mountain Property, LLC

Project Name: 1215 Chambers

Location: 1215 Chambers Ave, Eagle CO

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: 94,6415 SF
 - Concrete/Asphalt: 126,882 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

<u>The overall area by use:</u>	<u>total area of unit/# of dwelling units</u>	<u>trip rate</u>	<u>total by use</u>
Warehouse		0.32/1000 sf	21.15 Trips
Retail		4.49/1000 sf	63.60 Trips
Office		1.49/1000 sf	21.10 Trips
<u>Total anticipated Trips during peak hours</u>			<u>106 Trips</u>

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.