

**Summary Letter for
Tower Center Final Plat
August 31, 2025**

Tower Center is a mixed-use project located on approximately 65-acres of land along Hwy 6, immediately north of the Eagle County Airport. A combined Sketch/Preliminary Plan, PUD Plan and Development Agreement were approved in December of 2024. Amendments to the Tower Center Metropolitan District were also approved at that time. The project includes general commercial, mixed-use, multi-family, single-family and open space land uses.

The proposed final plat application represents an initial phase of platting as the project will be platted and developed in phases over time. Project phasing is further discussed below. This initial phase is consistent with the approved Preliminary Plan and PUD Plan for Tower Center.

The applicant for the project is the Urban Investment Research Corp (UIRC), a real estate company involved in the construction and management of commercial and residential projects. The land is owned by Eagle County Land Company LLC, an entity managed by UIRC.

Purpose of this Final Plat

The purpose of this final plat is to create a parcel of land for detention facilities, a parcel for future use by the U.S. Postal Service, and a parcel for multi-family development, and to create road easements that will provide access to most of the project. While just two development sites will be created, this initial plat is foundational to the future development of Tower Center as road and infrastructure improvements to be constructed will allow for the majority of the project to be developed.

The final plat includes the two access points with Hwy 6 and the main internal loop road that runs through the site. Names for the three internal roads to be created are indicated on the final plat. Along with this road construction, this initial phase of work will also include drainage and utilities that will serve much of the project. Landscape/streetscape improvements, sidewalks, a portion of the trail along Hwy 6, a raw water irrigation system, and streetlights are also included in this initial phase.

After approval and upon completion of site development, a shovel-ready site will be available for development of a new post office within the General Commercial land use area and the development of apartments within the Multi-Family land use area. More importantly, with

these improvements in place Tower Center will be ready for subsequent final platting of other development sites.

Development Summary

Post Office Site

This initial final plat for Tower Center will create a 1.9-acre parcel within the General Commercial Planning Area that is intended to provide a site for a new U.S. Post Office. UIRC has been in discussions with the Postal Service for some time, and while final agreements have not been reached, UIRC is creating this parcel of land in anticipation of constructing a new post office on this site. The post office building is anticipated to be approximately 7,000 square feet in size. The drawing below depicts a preliminary design concept of the building. The use of building materials, colors, details, etc. are still under consideration.



Multi-Family Site

A 21.8-acre multi-family development site is created by this initial final plat. In addition to creating this site for the future development of apartments, including the Multi-family site in Phase I will allow for comprehensive and efficient site grading that will cover most of Tower Center. Upon approval of this final plat and overall site development, the Multi-family site will be ready for development.

324 apartments along with project amenities are planned. The sketch below provides a general indication of building architecture. It is acknowledged that not all 324 units can be constructed until other obligations as outlined in the Tower Center Development Agreement are addressed. Specifically, in order to construct all 324 units the neighborhood park will need to be constructed and a minimum of 4,000 square feet of commercial development will need to be constructed.



Drainage/Detention Facility

A detention pond designed to accommodate detention for the entire project is located on proposed Tract A, a 2.1-acre parcel located along Hwy 6 at the western corner of Tower Center. While designated as a General Commercial area by the Tower Center PUD, utilizing this site for one project-wide storm water detention facility will eliminate the need for multiple detention ponds throughout the project.

Project Phasing

This Phase I plat will include site development (roads, drainage, utilities, and site grading), and the development of the Post Office and Multi-family sites. While site development completed in Phase I could allow for additional development, subsequent final plat applications will be necessary before additional development can occur. Market and other considerations will influence future development phases. It is anticipated that all or a portion of the General Commercial area, the townhome site and the neighborhood park will be included in the next phases of development. The Single-Family area is expected to be the final phase of development.

Required Materials for Application

Submittal requirements for a final plat are outlined on the Town's application portal. This material has been provided. Below are comments on some of these requirements.

Title Report (no less than 90 days old)

An updated title report has been submitted.

Tax Certificate

A certificate of taxes paid has been submitted.

Transportation Impact Study

The TIS provided with the combined Sketch/Preliminary Plan as been re-submitted.

Geological Hazards Mitigation Plan (if applicable)

Not applicable.

Soils Report

A soils report has been submitted.

Landscaping Plan

A landscape plan has been provided. This plan shows landscaping at the two project entries, the Post Office site, along Hwy 6 and along interior roadways. The landscape plan is included as a separate document from the CDs.

Covenants/ Declarations/ Restrictions

CCR's for the Tower Center Master Association have been provided. This association will have a fairly limited role in the operation of this community. It's primary function will be implementing the design review process and the enforcement of community regulations. The HOA will not own any property within the community.

Metro District Agreement

The service plan for the Tower Center Metropolitan District was modified during the Preliminary Plan process. Road and other easements, the park, and open space parcels will be dedicated to the metro district. The metro district will be responsible for the operation and maintenance of subdivision improvements including but not limited to roads, sidewalks, drainage, lighting and landscaping.

Final Plat

A final plat in accordance with town standards has been submitted.

Final Plat – Engineering Plans

A comprehensive set of civil engineering plans has been submitted.

Will serve letters

Will serve letters have been requested and obtained from Black Hills (gas), Holy Cross (electric) and Lumen (telecommunications), and Comcast (telecommunications).

Cost Estimate for Required Improvements

Cost estimates for required improvements have been submitted.

Dust Control Plan

Dust control plans are provided within the erosion and sediment control plans.

Permit to access Federal or State Highway (if applicable)

N/A. Permitting for access to Hwy 6 is handled by the Town of Gypsum.

Erosion Control Plan

Erosion control plans are included in the civil set.

Environmental Impact Mitigation Plan

N/A

PUD Guide (PUD Final Plat only)

The PUD Plan and PUD Guide for Tower Center were approved during the review of the Tower Center Combined Sketch/Preliminary Plan. The PUD Plan and Guide have been submitted. No changes to these approval documents are proposed.

Mineral Resource Plan

N/A.

Flood Hazards Mitigation Plan

N/A, the site is not affected by flood hazard.

School Site Dedication Plan

The Eagle County School District has provided a letter requesting a cash-in-lieu payment for the residential development within the Multi-family development area.

Deeds for Land for Public Purpose (if applicable, later on)

No deeds for dedication of public lands are provided at this time. Easements for future roundabouts along Hwy 6 are depicted on the Final Plat, these easement are dedicated via the plat.

Will Service Letter – Fire Department (if applicable)

An ability to serve letter has been provided from the Gypsum Fire Protection District.

Water Rights Dedication From (if applicable)

Water rights dedications have been addressed in the amended Development Agreement that was approved with the Combined Sketch/Preliminary Plan.

Easements

There are nine existing easements on the property that are in the process of being vacated. In most cases proposed road/utility easements will replace the existing easement. In other cases easements are obsolete, such as an old irrigation ditch easement on the west end of the property that has been relocated. Coordination is ongoing with the benefactors of these easements regarding vacation or modifications.