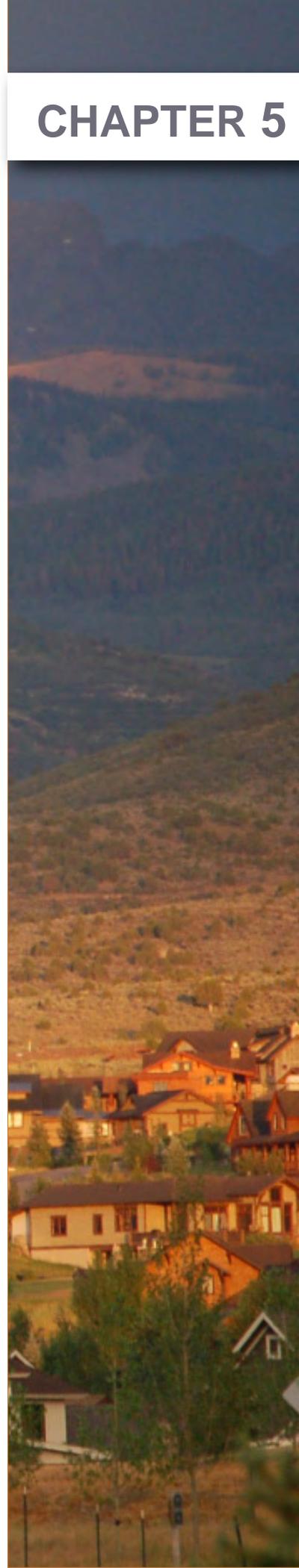
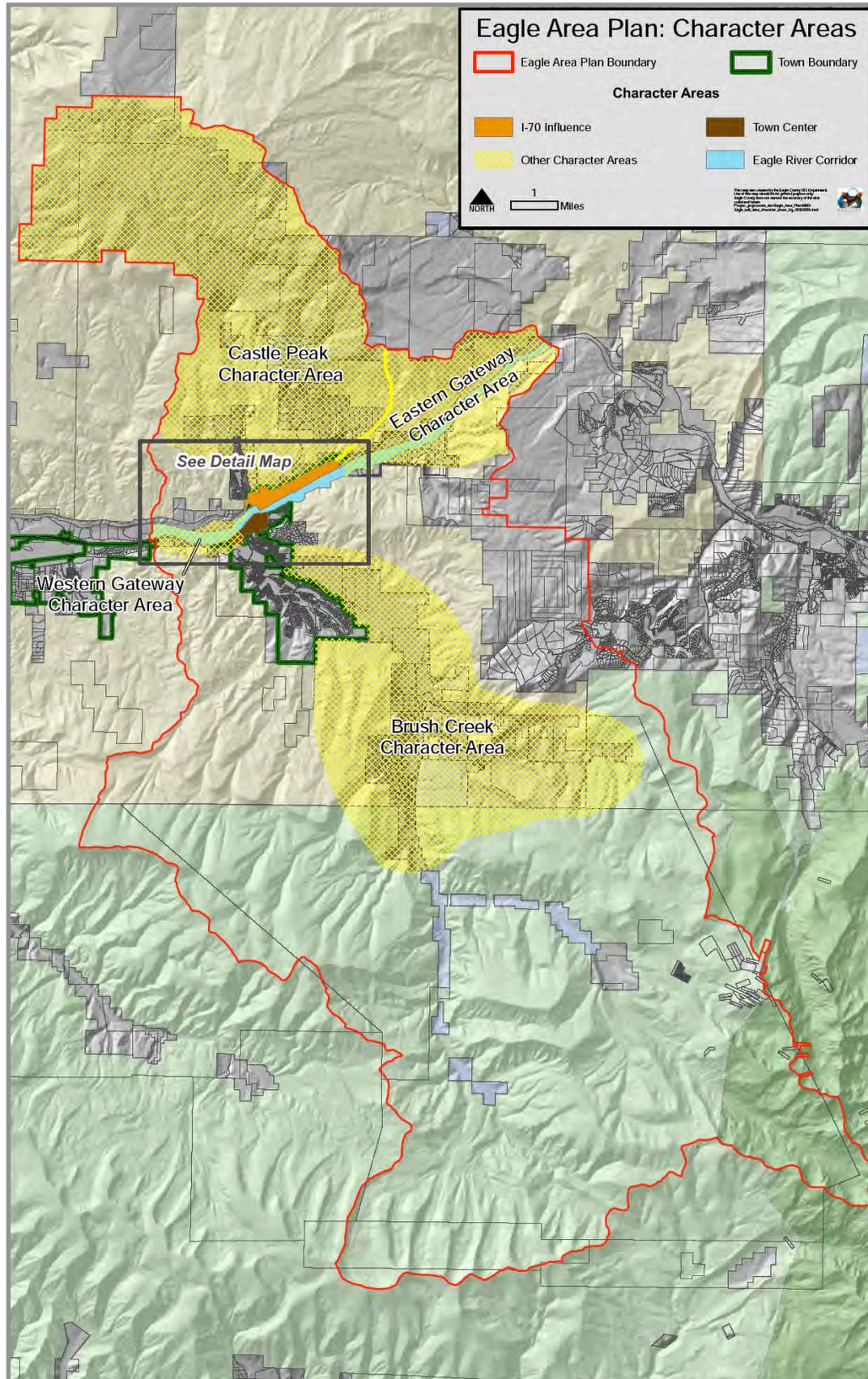
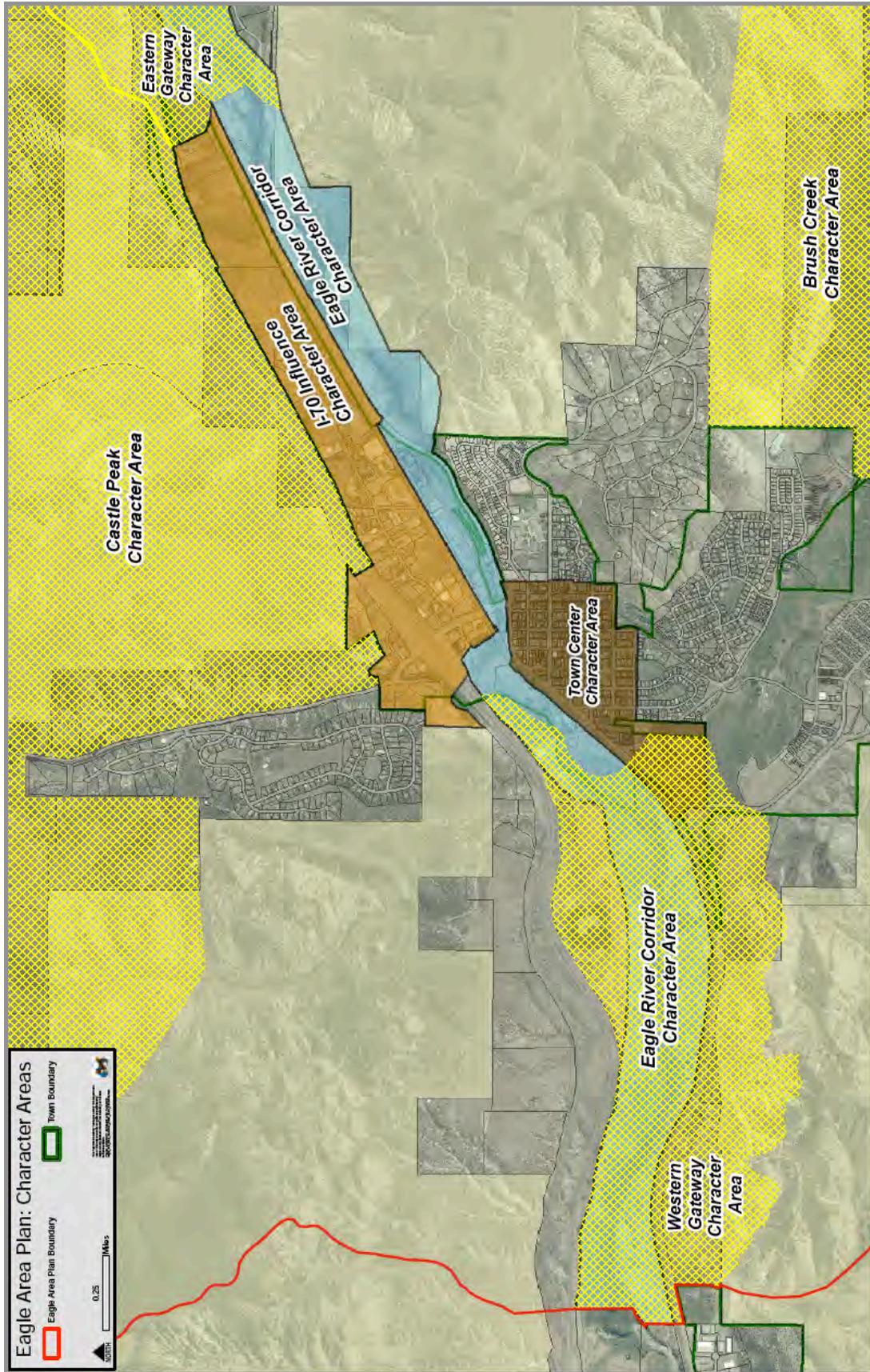


**CHAPTER 5:
Special Character Areas**







Special Character Areas

Seven areas have been identified as Special Character Areas within the larger Eagle Planning Area. These areas have unique attributes that set them apart for special consideration. Generally, they contain existing features or characteristics that are valued by the community and worthy of preservation. In some instances, there are desired characteristics that are either lacking, or that are diminished by the presence of less desirable features. Special Character Areas are defined by what can be seen or experienced, and as such they may have boundaries that do not follow property lines, roads or town boundaries.

Unique sets of planning policies and strategies can be utilized to maintain or modify lands within these Special Character Areas. This chapter provides specific direction for the following seven Special Character Areas (please reference Character Area maps):

- 1. Town Center**
- 2. Interstate 70 Influence**
- 3. Eagle River Corridor**
- 4. Eastern Gateway**
- 5. Castle Peak**
- 6. Brush Creek**
- 7. Western Gateway**

Town Center Character Area

The Town Center Character Area includes the 1905 Eagle Town Plat, Mayer Addition and West Eagle Addition. This area has a small-town, neighborhood feel, and includes residential blocks as well as the Central Business District. The character of this area is derived from its history as the older portion of the Town of Eagle. On Broadway, commercial buildings are constructed immediately adjacent to one another with no front setbacks. This establishes a unique and intimate relationship between buildings and street. In many neighborhoods, large trees provide ample shade, and create a sense of enclosure that is not found in other areas of the town. The residential neighborhoods are characterized by relatively small homes on small, narrow lots, providing an atmos-



Eagle's Town Center viewed from east of Town

where typical of early western Colorado communities. Broadway is a classic small town main street, with two to three story structures that house shops, restaurants and offices, all connected by a recently improved and landscaped sidewalk system. The street terminates to the south at the County administrative complex, and to the north its buildings frame a grand view of Castle Peak. A variety of uses exist along U.S. Highway 6 and in the area referred to as the West Eagle Addition, which developed in the early days as the Town's perimeter industrial, commercial and mixed use area along the main east-west highway through western Colorado.

The future direction for development in the Town Center Character Area is to encourage infill of a nature that is sensitive to the area's historical character. Desired improvements include more landscaping, extended sidewalks and pedestrian amenities and parking enhancements. A multi-modal transit center could be located north of Highway 6 near Broadway, adjacent to the existing railroad tracks. Mixed-use infill and redevelopment of appropriate design and character should be encouraged on U.S. Highway 6 from Sylvan Lake Road to Capitol and along Wall, Broadway, and Capitol Streets between 5th and Grand.

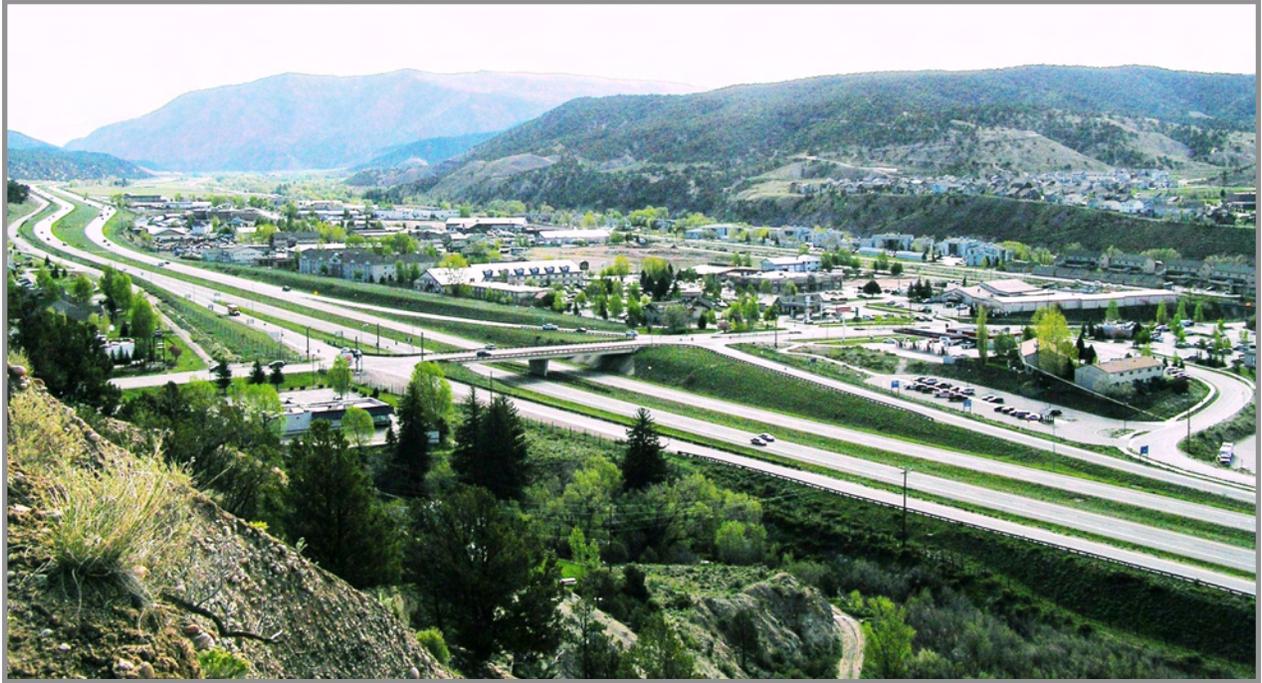
New structures in the Town Center Character Area should be similar in scale and architecture to those that currently exist. Historic patterns, materials and architecture should influence the physical design of new development. The sense of rhythm provided by the small repeating standard lot size, combined with dimensional limitations enforced by design guidelines, should continue to provide a traditional western small-town feel.

The Town of Eagle currently has a set of detailed design guidelines that were developed for both the Central Business District and, more recently, the Broadway District. These standards present requirements and/or suggestions for architectural details, building materials, and building form. They should continue to be applied as redevelopment occurs to assure attractive structures that are compatible with the Town's historic character and feel. Additional guidelines established through the development of a more detailed Town Center Sub Area Plan would be beneficial to the maintenance of this area's unique qualities and character.

Planning Principles: Town Center Character Area

- A. *The development of new higher density and mixed use areas should grow incrementally outward from the established Broadway main street area.*
- B. *Ensure that infill and redevelopment is compatible in design, context and scale with the existing development in the Town Center Character Area.*
- C. *Preserve historic resources, and consider establishing a historic district on applicable properties within the Town Center Character Area.*
- D. *Maintain the existing grid street pattern and the small lot sizes established by the 1905 Eagle Town Plat to the extent possible.*
- E. *Integrate mass transit facilities where practicable and encourage transit oriented development. Encourage creation of a multi-modal transit center.*
- F. *Link pedestrian, bicycle and automobile circulation to and throughout the area.*
- G. *Consider roadway improvements to increase connectivity and capacities including a connection from the U.S. Forest Service parcel to U.S. Highway 6.*
- H. *Encourage a strong pedestrian orientation on Broadway Street and U.S. Highway 6.*
- I. *Work to improve pedestrian access from the downtown to the fairgrounds.*
- J. *Encourage infill and the redevelopment of rundown, outdated or underutilized parcels on U.S. Highway 6 and Broadway Street.*
- K. *In commercial/retail areas, encourage mixed-use with retail, restaurant and entertainment uses on the ground levels and office, lodging and residential uses above.*
- L. *Create new and enhance existing gathering spaces for social interaction.*
- M. *Integrate signage and other wayfinding elements to guide visitors to Eagle's Town Center.*
- N. *Integrate pedestrian planning and streetscape enhancements on U.S. Highway 6 to create a gateway and sense of arrival into Town.*
- O. *Protect and enhance key view corridors*

Interstate 70 Influence Character Area



Interstate 70 Influence Area

The Town center is off the picture to the right.

The Interstate 70 Influence Character Area includes the land along Chambers Avenue, Eby Creek Road, Sawatch Road, Marmot Lane and Market Street, as well as properties located between the end of Chambers Avenue and the Town’s eastern border (this is the area designated as the East Eagle Mixed Use Area in Chapter 3). Motels, restaurants and retail shops are located at the western end of Chambers, where the Town’s post office is a significant destination. Further east, commercial, industrial and office uses along Chambers and Sawatch Road are characterized by a variety of stand-alone commercial buildings flanked by parking lots and outdoor equipment storage areas.

North of the interstate are commercial properties primarily accessed from Market Street. Businesses in this area typically share buildings, with parking lots that front short retail strips. The Town’s main grocery center is located at the end of Market Street. West of Eby Creek Road and across from Market Street is Pond Street, which accesses the Town’s second cluster of motel properties.

The commercial areas in the vicinity of Eby Creek Road have generally been developed to cater to both local needs and I-70 traveler needs, promoting the highest and best land use and providing a substantial portion of the Town's revenue base. The Town should encourage additional highest and best use businesses to locate on undeveloped or underdeveloped properties in the general vicinity of the Interchange, particularly on Chambers Ave.

Portions of the I-70 Influence Character Area are intended to support commercial and industrial sites, exclusive of other uses. Improvements along Chambers Avenue and Market Streets, for example, are generally auto-oriented with limited pedestrian amenities, and while workforce housing may be found to be appropriate on upper levels of some buildings, residential development of any significance in these areas should be avoided.

Design guidelines have been developed by the Town for the Chambers Avenue, Commercial and Industrial Areas and the North Interchange Area (Market Street). These standards present requirements and/or suggestions for architectural treatments, building materials, and building form and massing and landscaping for these areas. Properties along Chambers Avenue are visible to travelers on Interstate 70, and strongly influence the appearance and character of the Town at its eastern border. Relevant planning policies and additional guidelines to assure appropriate design, architecture and screening should be applied. A relatively strong design theme has been established on Market Street, which should be maintained with any new development or re-development in this part of Town.

Regional retailing, ancillary residential development, civic and institutional facilities are recognized as appropriate uses on lands east of Chambers Avenue. Site Planning for this area should incorporate convenient pedestrian, bicycle and vehicular circulation and include public spaces where appropriate that capture views of Red Canyon and other iconic landscapes. Architecture should be designed to add to the vitality and visual interest of the development, and should provide pedestrian scale ambience to the public spaces. Overall landscape and streetscape treatments for lands east of Chambers Avenue should be of high quality and should focus attention on key development landmarks and destinations. Any residential development should include ample recreational open space for the residents and should be linked to the ECO Trails Regional Bike Path and the Town's comprehensive sidewalk system.

Designs for new development on lands east of Chambers Avenue should provide an exciting, dynamic neighborhood as an eastern gateway to Town, and should otherwise be consistent with the intents and purposes of this plan regarding scale, land use patterns and other elements relevant to character. High quality architecture, public spaces and landscape treatments are critical components of any development proposed for this area.

Planning Principles: Interstate 70 Influence Character Area

- A. *Within allowances established by the Town's level of service (LOS) standards, promote additional highway oriented businesses (which may also serve local needs) in the vicinity of Eby Creek Road. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the Interstate corridor.*
- B. *Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road and Marmot Lane areas.*
- C. *Promote sustainable businesses that contribute to the diversification of the local economy.*
- D. *Periodically review and update existing design guidelines in the area to assure conformance with desired outcomes.*
- E. *Promote pedestrian movement and access within and between retail areas, residential areas and lodging areas.*
- F. *In the event that significant development is approved east of Chambers Avenue, develop a sub-area plan for the Chambers Avenue corridor.*
- G. *Until a sub-area plan for the Chambers Avenue corridor is completed, minimize the inclusion of significant residential use in commercial and industrial areas located along Chambers Avenue, Marmot Lane, Sawatch Road and Market Street.*
- H. *Require compatible edge treatments and/or landscaped buffers on the margins of developed areas to assure an appropriate visual and functional transition to adjacent properties.*
- I. *Require perimeter landscaping, internal landscape islands and/or screening to minimize the visual impacts of large surface parking lots and outdoor equipment storage areas.*
- J. *Work to attenuate noise impacts from I-70 through layout and building design, and through the strategic placement of landscape improvements.*

K. *Additionally, for areas east of Chambers Avenue:*

- 1) *Establish design guidelines as part of any development approval process.*
- 2) *Encourage a development pattern and architectural vernacular that builds upon and enhances the Town's identity and sense of place.*
- 3) *Encourage layouts and building forms that are considerate of affected viewsheds and appropriate to the scale of the development site. Require buildings to incorporate 360 degree architectural treatments, articulation of façade and roof lines, and additional landscaping/screening to assure an attractive appearance at the Town's eastern gateway.*
- 4) *Where residential development is contemplated, require the inclusion of trails, open space, recreation space, gathering places and other pedestrian amenities.*
- 5) *Utilize Planned Unit Development (PUD) zoning and approval processes to assure the incorporation of desired character elements.*

Eagle River Corridor Character Area

The Eagle River Corridor Character Area includes the Eagle River and land directly adjacent to the Eagle River for the entirety of its length through the Eagle Planning Area. The character within this zone should be that of a natural and undisturbed scenic river corridor, including flood plain and river bank features and associated wetlands, riparian habitats and river vegetation. At the writing of this plan the corridor is in good to very good natural condition, and is generally well protected from development and over use. Some exceptions to this are found in the area of the Fairgrounds, where the natural channel was relocated by the Colorado Department of Transportation, and where Fairground improvements and an auto salvage yard have encroached into the riparian setback. Three multi-family developments are located in the central portion of this corridor where there is a high bluff on the north side of the Eagle River separating this multi-family housing from the riparian areas associated with the Eagle River.

The river corridor is one of the most prized natural features of the community, and it is essential that the quality, attributes and long-term health and integrity of the river and associated properties be appropriately managed and preserved. The corridor contains critical wildlife habitat, and provides undeveloped visual breaks and outstanding

views, reinforcing the quality of the Town of Eagle’s community gateways. It is also a popular destination for residents and visitors who enjoy recreating in the beauty of a natural river environment.

The expansion of appropriate recreational uses along the corridor is encouraged, but care should be taken to preserve the quality, beauty and natural amenities of the river and riparian areas. Wildlife habitat and sensitive lands along the river’s banks should be protected. Activities that create harmful effects on water quality should be avoided. Recreational enhancement opportunities include but are not limited to additional public access points and facilities for fishing, rafting, kayaking, hiking and bicycling. The possibility of a white water park should continue to be explored for the area adjacent to the Eagle County Fairgrounds.



Eagle River Corridor and associated riparian habitats east of Eagle

Planning Principles: Eagle River Corridor Character Area

- A. *Protect and preserve wildlife habitat, riparian vegetation and other sensitive lands.*
- B. *Seek opportunities to provide better connectivity from the Town Center Character Area to the river.*
- C. *Encourage acquisition and preservation of the river corridor and adjacent properties for open space and recreational uses.*
- D. *Preserve and enhance existing public access points to the river.*
- E. *Broaden recreational opportunities as deemed appropriate. Consider development of a white water park in the Fairgrounds area.*
- F. *Implement appropriate strategies from the Eagle River Watershed Plan.*
- G. *Where impact to riparian areas is unavoidable (road and utility crossings), it should be minimized by implementing best construction management practices (BMP's), with an emphasis on preventing erosion and preserving and replacing vegetation.*
- H. *Utilize conscientious site planning to preserve the character of the river corridor. Structures, parking areas, trash containers, recycling centers and other uses that could disrupt the quality of the river environment should be located away from the river and should be designed to have the least impact on the river corridor.*
- I. *Maintain a buffer of undeveloped lands on either side of the river to preserve views, reduce impacts to water quality, enhance the value of community gateways, and maximize the quality of recreational experiences.*

Eastern Gateway Character Area



Eagle's Eastern Gateway is home to broad agricultural fields with stunning red sandstone cliffs as a backdrop.

The Eastern Gateway Character Area encompasses lands visible from the I-70 corridor and US Highway 6 that extend east from the Town's eastern border into Red Canyon located between Eagle and Wolcott. These unincorporated lands are rural and open in character with broad irrigated fields and pastures that transition to dramatic steep sandstone cliffs rising on either side of I-70 as one travels east. Agricultural uses on the valley floor provide a strong reminder of Eagle County's ranching history and heritage, and the red sandstone canyon is one of Eagle County's outstanding scenic corridors. Unincorporated lands east of the Town have been designated as an important community separation buffer zone along the Interstate 70 corridor.

The Eagle River is a predominant valley floor feature within this character area. Pools, rapids and mature riparian vegetation add to the visual quality of green pastures and red canyon walls, and provide opportunities for sightseeing and dispersed river recreation. The beauty of the river is especially prominent and accessible to travelers on US Highway 6.

Two small residential subdivisions are located along the river approximately two (2) miles east of town. Some of the lots within these subdivisions, which are essentially built out, predate County zoning; others were approved in the mid-1980's. Homes on

large 35+ acre lots are also scattered along the southern bank of the Eagle River. These are a part of the development of the Diamond S Ranch, which maintains manicured fields, fences and equestrian facilities south of the river corridor between the red sandstone canyon and the Town's eastern boundary. Lands not privately owned within the Eastern Gateway Character Area are managed by the Bureau of Land Management.

Planning Principles: Eastern Gateway Character Area

- A. *Maintain an attractive, well-managed landscape at the Town's eastern boundary.*
- B. *Maintain an undeveloped community buffer between the Town of Eagle and the Wolcott area by preserving the agricultural and rural character of the valley floor east of the Town. Support the continuance of irrigation, grazing, haying and other agricultural operations.*
- C. *Promote the acquisition and/or conservation of private properties as open space.*
- D. *Limit new development to that provided by current zoning, with improvements positioned and designed in a manner that preserves the open rural character of the area.*
- E. *Preclude buildings or land disturbances on steep slopes and ridgelines.*
- F. *Preserve the quality of the Eagle River corridor and related habitats. Relevant planning principles from the Eagle River Corridor Character Area should be applied.*
- G. *Support lease agreements that provide additional fishing access points to the Eagle River, where appropriate*
- H. *Support efforts to implement a transfer of development rights (TDR) program to conserve the open and undeveloped character of the area*
- I. *Maintain the function of the existing I-70 underpass located approximately half way between the Town's eastern boundary and Red Canyon as a wildlife passage between lands north and south of the Interstate.*
- J. *Work towards removing unnecessary fencing, and encourage the use of wildlife friendly fencing according to CDOW standards.*
- K. *Maintain public land boundaries in their existing configuration, unless the public benefits derived from a land trade outweigh any resulting negative impacts.*

Castle Peak Character Area



Castle Peak at the headwaters of Eby Creek north of Town

The Castle Peak Character Area north of Town includes small and large agricultural properties and lands managed by the Bureau of Land Management in unincorporated Eagle County. This area has an open, agricultural character with small ranches along Eby Creek transitioning to large blocks of public and private lands that ascend toward Castle Peak further to the north. The area surrounds but does not include the Eby Creek Mesa subdivision, a medium density residential neighborhood served by Town infrastructure but located in unincorporated Eagle County. Due to topography, limited infrastructure, high wildfire hazards, access constraints and the presence of critical wildlife habitat, this area has limited development potential.

In 1980, almost 600 acres of land north and west of the Eby Creek Mesa Subdivision was rezoned from Resource to Rural Residential (RR) without an attendant subdivision plan or subdivision improvement agreement. Rural Residential zoning provides for a minimum lot size of 2 acres. Since 1980, values, expectations, concerns for wildlife and various regulations and policies related to access, hazards and service have changed. While nothing in this document is intended to contravene any use by right that has been conferred on any specific property, the intent of this plan is that the properties north and west of the Eby Creek Mesa subdivision be devoted primarily to the preservation of critical wildlife habitat and the County's ranching heritage, and that they remain rural and agricultural in character (please reference the definition of "Rural Character" in the Glossary of Terms). Where residential sites exist or are determined to be appropriate, it is also the recommendation of this Plan that they be adequately served with roads, water, wastewater, fire and life safety and other appropriate infrastructure and services.

A private covenant restricts a number of the properties with RR zoning north and west of the Eby Creek Mesa subdivision to a 35 acre minimum lot size. This Plan promotes the continuance of this covenant in perpetuity as a means to achieve the above stated outcomes. The reader should consult the FLUM and the Agricultural/Rural FLUM Designation Description in Chapter 4 for additional guidance on lands in this Character Area.

Planning Principles: Castle Peak Character Area

- A. *Preserve rural character. Maintain low residential densities with the predominance of private land remaining undeveloped and/or devoted to agricultural uses.*
- B. *Promote the acquisition and/or conservation of private properties as open space.*
- C. *Preserve the quality of wildlife habitat and movement corridors to better assure the presence of healthy wildlife populations.*
- D. *Preserve the quality of wetlands, streams and riparian corridors, and the vegetative communities that they support.*
- E. *Improve or add public land access points where appropriate.*
- F. *Work towards removing unnecessary fencing, and encourage the use of wildlife friendly fencing according to CDOW standards.*
- G. *Retain historic views from local roads, and preclude buildings or land disturbances on steep slopes and ridgelines.*

- H. Where 35 acre development in the Resource zone district is proposed, encourage the use of the County's Conservation Subdivision process.
- I. Support efforts to implement a transfer of development rights (TDR) program to conserve the open and undeveloped character of the area
- J. Maintain public land boundaries in their existing configuration, unless the public benefits derived from a land trade outweigh any resulting negative impacts.

Brush Creek Character Area

The Brush Creek Character Area includes private and public lands southeast of the Town of Eagle that are associated with the views and lifestyles of the Brush Creek Valley. The area extends south to the northern boundary of Sylvan Lake State Park, includes the Salt Creek and Bruce Creek drainages, the Mosher subdivisions in the central portion of the valley, the Frost Creek Planned Unit Development, and a number of smaller properties located within the narrower Brush Creek valley just north of Sylvan Lake State Park. At the writing of this plan, all of the lands in this character area are



The Brush Creek valley south of Eagle is dominated by expansive views.

in unincorporated Eagle County; however, some properties are located within the Town’s Urban Growth Boundary. The character of the area ranges from small ranchettes along what has been described as a traditional “country lane” just south of Town (lower Brush Creek Road) to wide open rural and agricultural lands with uninterrupted views of the Sawatch Range farther upstream.

It is intended that future development of any significance within this Character Area be located within the Town’s established Urban Growth Boundary (see Future Land Use Map in Chapter 3). The rural character of Brush Creek Valley is valued highly by the residents of the Eagle Planning Area and much of this area contains environmentally sensitive lands and significant wildlife habitat. This is evidenced in the Water Service Agreement that was promulgated in 1985 between the Adams Rib Development Company and the Town for Adams Rib properties in the Brush Creek Valley, which specified areas of high conservation value where no development was to occur (see additional information on this agreement in Chapter 13). This Plan advocates that more intense land uses should be focused close to existing development of similar intensity, and that open spaces should be strategically positioned on lands that contain significant wildlife habitat and/or that are environmentally sensitive. The visual quality of the area should be preserved, and growth management tools such as clustering are encouraged to achieve a balance between conservation and development objectives. The County should also work with the Town to develop a set of design guidelines for new buildings to assure the preservation of the area’s historic rural character.



Grazing horses are part of the “country lane” feel of the Brush Creek character area.

Planning Principles: Brush Creek Character Area

- A. *Within the Urban Growth Boundary, locate new development close to existing development of similar intensity. Encourage clustering to balance conservation and development objectives so that wildlife habitat, views and sensitive environmental areas are preserved.*
- B. *Within the Urban Growth Boundary, preserve the attributes and quality of the “country lane” experience along Brush Creek Road (note “countryside” designation on FLUM).*
- C. *New land uses within the Urban Growth Boundary should be designed to be compatible with the intents and purposes of this Eagle Area Community Plan.*
- D. *Preserve the attributes and qualities of the Brush Creek Character Area outside the Town’s Urban Growth Boundary as they currently exist. Limit new development to that provided by current zoning. The clustering of residential units that might be approved through an Eagle County Special Use Permit for a Conservation Subdivision should be restricted to lands with Resource zoning.*
- E. *Implement rural design standards to maintain the historic agricultural character of homes and structures outside the Town’s urban growth boundary.*
- F. *Avoid and protect critical wildlife habitat areas and movement corridors inside and outside the Town’s urban growth boundary.*
- G. *Protect and preserve the quality of viewsheds and prominent view corridors.*
- H. *Preserve the quality of wetlands, streams and riparian corridors, and the vegetative communities that they support.*
- I. *Promote the acquisition and/or conservation of private properties as open rural land. Support efforts to implement a transfer of development rights (TDR) program to conserve the open and undeveloped character of the area outside of the urban growth boundary.*
- J. *Enhance multi-modal and pedestrian connectivity within the Brush Creek Character Area.*
- K. *Improve or add public land access points where appropriate.*
- L. *Work towards removing unnecessary fencing, and encourage the use of wildlife friendly fencing according to CDOW standards.*
- M. *Avoid development on ridgelines and steep slopes.*
- N. *Maintain public land boundaries in their existing configuration, unless the public benefits derived from a land trade or exchange significantly outweigh any resulting negative impacts.*

Western Gateway Character Area



Western Gateway Character Area

The Western Gateway Character Area includes the West Eagle Addition properties and lands generally west of the Sylvan Lake Road roundabout that contribute to the visual quality of the area as experienced by travelers on both US Highway 6 and I-70 as they approach the Town from the west. The Fairgrounds property, which is very visible from the Interstate, is also included. The character is generally rural, with irrigated pastures and small ranches and agricultural buildings on the valley floor. A number of residential lots exist along US Highway 6 west of Town. Similar to the Eastern Gateway Character Area, the Eagle River is a predominant valley floor feature, and a considerable reach of Brush Creek at its confluence with the Eagle River is also included. Lands not privately owned within the Western Gateway Character Area are managed by the Bureau of Land Management or Eagle County.

The appearance of the landscape and development within this character area is important, as it serves as both the Town's western gateway and as the community buffer between Eagle and the Town of Gypsum. Residential development in the area oc-

curred many years ago, and older style manufactured and mobile homes are common. There are also improvements which, in their present state, are inconsistent with the desire for a high quality visual experience at the Town's western entrance. An auto salvage yard operation, a gravel processing plant and scattered residential properties that harbor non-conforming and/or poorly screened commercial activities are examples of sites where improvements could be made.

Planning Principles: Western Gateway Character Area

- A. *Maintain an attractive, well managed landscape and distribution of land uses at the Town's western boundary.*
- B. *Work to improve the appearance of developed areas at the Town's western edge by:*
 - 1) *Encouraging screening or other enhancements to building facades and outdoor storage areas to improve visual quality.*
 - 2) *Phasing out non-conforming and/or unsightly uses.*
 - 3) *Maintaining vegetation that currently provides screening of less-attractive sites.*
 - 4) *Restoring scarred hillsides, like those north and west of Hockett Gulch.*
 - 5) *Assuring that new development includes architectural elements and treatments consistent and compatible with established design guidelines for the Town of Eagle.*
- C. *Evaluate and update the Master Plan for the County's Fairgrounds property, incorporating design guidelines to improve the appearance of structures and facilities.*
- D. *Maintain an undeveloped community buffer between the Town of Eagle and the Town of Gypsum preserving the agricultural and rural character of the area. Support irrigation, grazing, haying and other agricultural practices.*
- E. *Provide adequate access but otherwise preserve the quality of the Eagle River corridor and the Brush Creek corridor and related habitats. Relevant planning principles from the Eagle River Corridor Character Area should apply.*
- F. *Support conservation easements and other open space preservation projects in the area.*
- G. *Preclude buildings or land disturbances on steep slopes and ridgelines.*
- H. *Work towards removing unnecessary fencing, and encourage the use of wildlife friendly fencing according to CDOW standards.*
- I. *Maintain public land boundaries in their existing configuration, unless the public benefits derived from a land trade or exchange significantly outweigh any resulting negative impacts.*

