

TOWN OF EAGLE  
**River Corridor Plan**

THIRD DRAFT - OCTOBER 2015



## Prepared for the Town of Eagle, Colorado

Approved by the Town of Eagle Planning & Zoning Commission

November ##, 2015

Certified by the Chairman of the Commission:

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Jason Cowles, Planning & Zoning Commission Chairman

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Attest

Approved, adopted and ratified by the Town of Eagle, Board of Trustees

November ##, 2015

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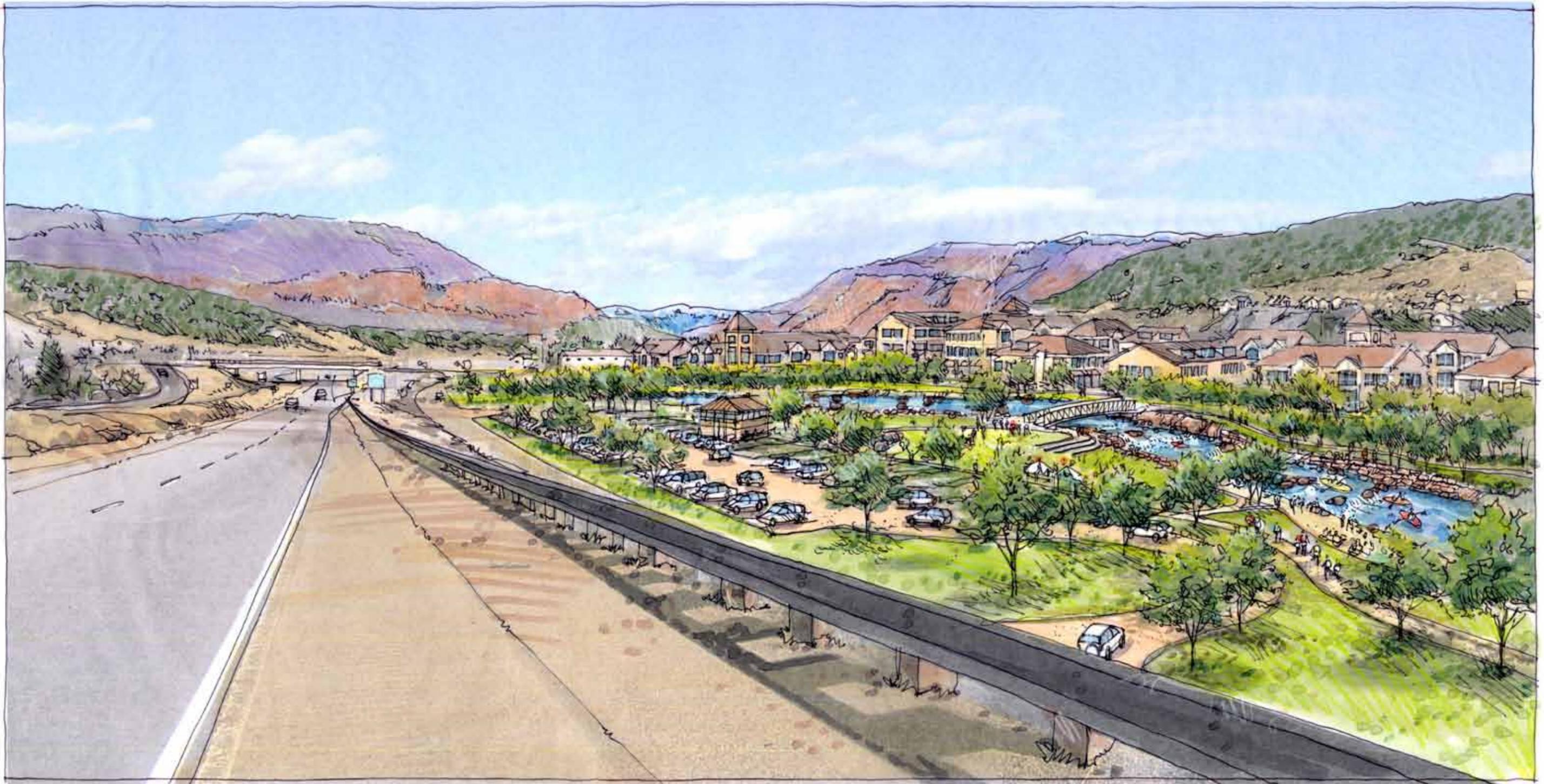
Yuri Kostick, Mayor

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Attest

### Written and Assembled By:

Tom Boni, Town of Eagle  
Matt Farrar, Town of Eagle



**Eagle's Future**

This conceptual illustration of the Eagle River Park illustrates the potential for a transformative amenity for citizens and visitors in the heart of Eagle, with visibility from I-70.

The Town of Eagle River Corridor Plan would not have been possible without time generously donated by the members of the Steering Committee, members of the Community, Town of Eagle Planning & Zoning Commission, Town of Eagle Board of Trustees, Eagle County Board of County Commissioners, Eagle County Planning Commission, Eagle County Staff, folks from the various stakeholder groups, Sonoran Institute Staff and Town of Eagle Staff. The following individuals and organizations are recognized for their participation in this planning effort:

**STEERING COMMITTEE**

**Town of Eagle**

Anne McKibbin, Mayor Pro-Tem  
 Luis Benitez, Trustee  
 Andy Jessen, Trustee  
 Jason Cowles, Planning Commission Chair  
 Donna Spinelli, Planning Commissioner/Eagle County Historical Society  
 Jesse Gregg, Planning Commissioner  
 Jon Stavney, Town Manager

**Eagle County**

Kathy Chandler-Henry, County Commissioner  
 Jan Miller, Facilities Manager

**Eagle Chamber of Commerce**

Dominic Mauriello

**Eagle River Watershed Council**

Holly Loff

**Landowners**

Willy Powell  
 Mike Clark  
 Vance Carroll  
 Merv Lapin

**Community Members**

Sig Bjornson  
 Adam Palmer

**COMMUNITY MEMBERS**

Thank you to all of the members from the public who participated in this planning process and contributed to the Town of Eagle.

**PLANNING & ZONING COMMISSION**

Jason Cowles, Chair  
 Stephen Richards, Co-Chair  
 Jesse Gregg  
 Jamie Harrison  
 Charlie Perkins  
 Stephen Sheldon  
 Donna Spinelli

**BOARD OF TRUSTEES**

Yuri Kostick, Mayor  
 Anne McKibbin, Mayor Pro-Tem  
 Sarah Baker  
 Luis Benitez  
 Kevin Brubeck  
 Andy Jessen  
 Doug Seabury

**STAKEHOLDERS**

Eagle County Board of County Commissioners  
 Eagle County Planning Commission  
 Eagle County Fair & Rodeo Board  
 Eagle County Historical Society  
 Eagle River Watershed Council  
 Eagle Chamber of Commerce

**PARTNERS**

**Sonoran Institute**

Clark Anderson  
 Jillian Sutherland  
 Jennifer Hill  
 Cameron Ellis

**Studio INSITE**

Jim Leggitt  
 Paul Stewart



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Cluster Residential (CR) #

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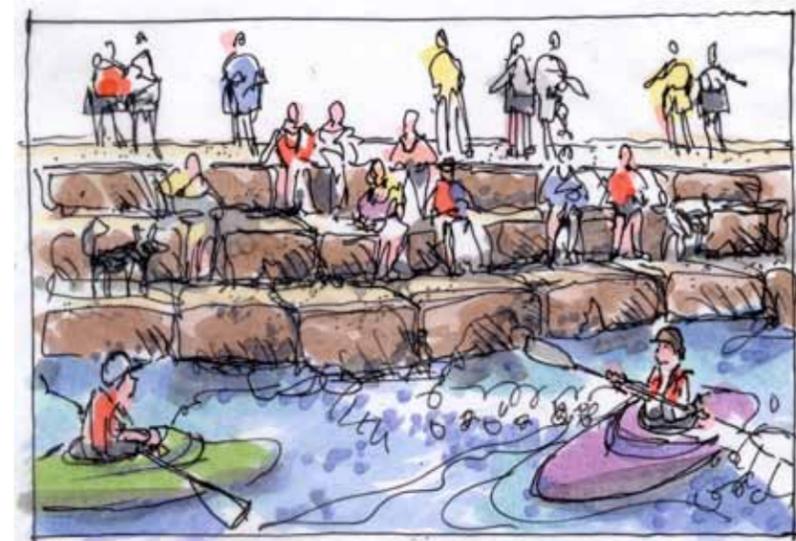
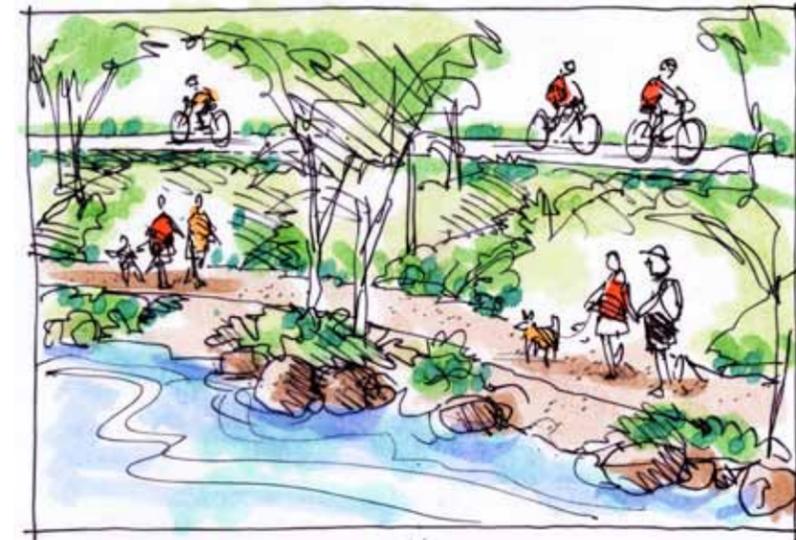
Eagle to Gypsum #

Eagle to Wolcott #

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## PREFACE

The Town of Eagle - River Corridor Plan (Plan) has been prepared under the guidance and direction of a Steering Committee comprised of interested citizens, landowners, elected and appointed public officials and staff from the Town of Eagle and Eagle County. The Steering Committee, with assistance from the public, identified the following six major themes as key elements of the Plan:

1. Conservation
2. Education and Awareness
3. Economic Development
4. Recreation
5. Transportation & Access
6. Place-Making

The organization of this Plan is not the traditional approach of providing an Introduction, Inventory of Existing Conditions, Goals & Policies, first, and then presenting the Plan. Instead, Chapter 1 presents an overview of the community process and the six major themes of the Plan. Chapter 2 sets forth the community's vision for the future of the river corridor. Chapter 3 presents an Open Space plan that is intended to delineate and protect the most ecologically valuable and environmentally sensitive lands within the corridor. For those readers interested in a brief history of the area and a discussion on related Master Plans please refer to Chapter 4.

Interestingly, while the themes of the Town of Eagle - River Corridor Plan came from the participants in the public planning process, they also mirror principles associated with "Smart Growth" such as:

- Preserving and celebrating nature;
- Concentrating development around transit stops;
- Mixing residential and commercial land uses;
- Higher density residential development;
- On-street parking;

- Multiple transportation options; and,
- Careful management of storm water to protect water quality.

These principles play important roles in this Plan.

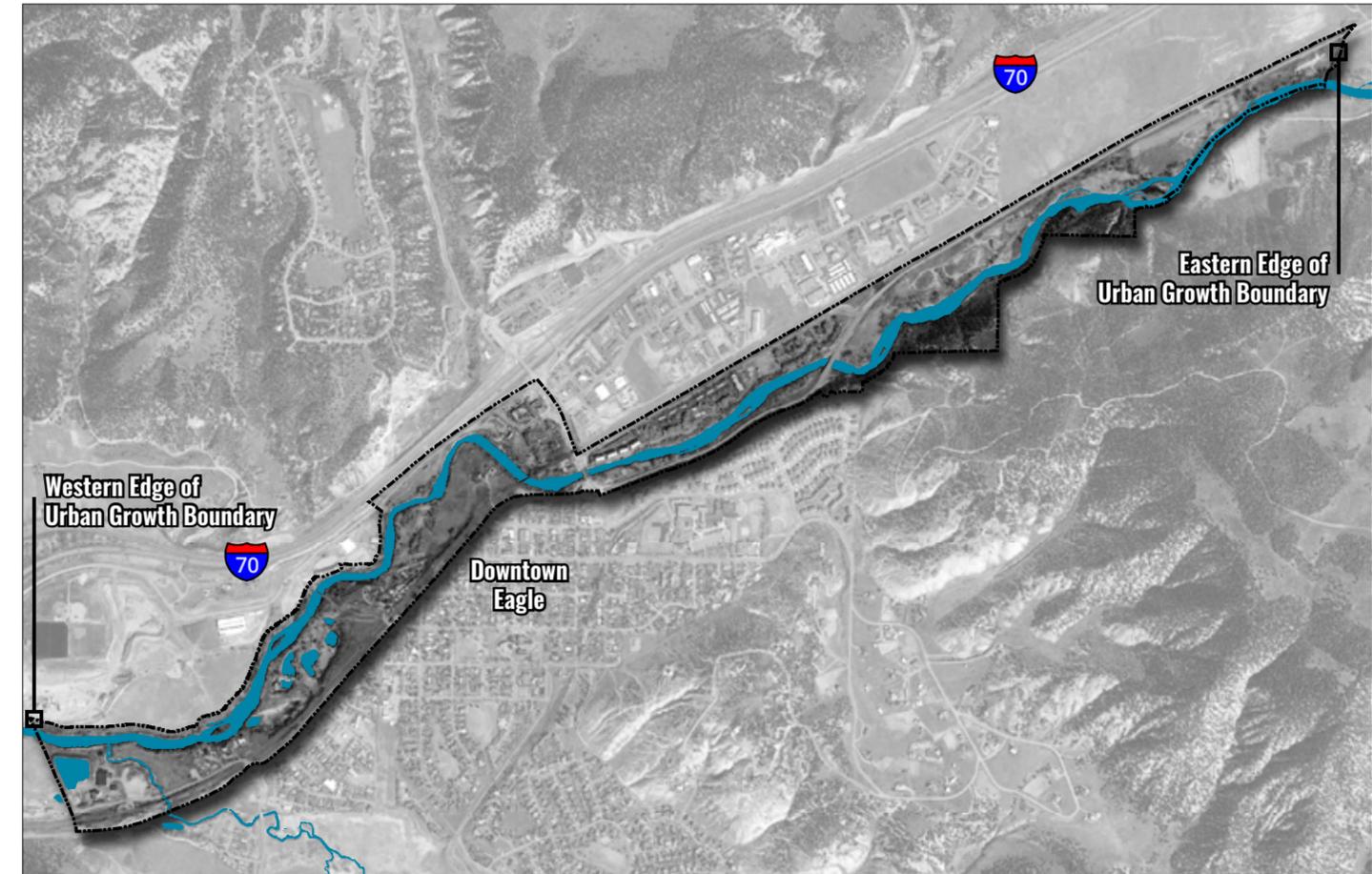
## PURPOSE OF THE PLAN

The purpose of this Plan is to guide the public and private sectors towards development that will strengthen the connection between the Town of Eagle and the Eagle River. It is a key, public policy goal to create a Town that provides residents and visitors with opportunities to enjoy the Eagle River. Regular use of this plan will keep citizens engaged and conversant with the vision for the River Corridor. Town Staff, the Town of Eagle Planning and Zoning Commission and the Town of Eagle Board of Trustees should utilize this document to:

- Provide direction to the private sector regarding development of properties within the planning area; and
- Review land use applications for properties within the planning area; and,
- Develop Town policy; and,
- Develop capital improvement plans for the Town.

Development of the recommended residential and commercial uses, open space areas and recreational amenities, set forth in this Plan, will contribute significantly to the prosperity of the Town and quality of life for its residents.

The Town of Eagle - River Corridor Plan has been prepared as a "Sub-Area Plan" and is to be adopted as a component of the Eagle Area Community Plan (i.e., Comprehensive Plan). The Plan provides specific land use guidance for properties located along the Eagle River and will serve as a guide for the development of the properties within the planning area over the next planning horizon of approximately 10 years. The Town seeks to limit risks to the private sector by explaining the type of development and planning objectives, envisioned by the community, for



### 3.4 Mile Planning Area

The Town of Eagle - River Corridor Plan encompasses approximately 3.4 miles of the Eagle River and roughly 307.6 acres, including the river.

the lands within the planning area. In addition, the Plan provides recommendations for improvements to be made to publicly owned lands. Development of properties, pursuant to the land use direction provided in this Plan, anticipates annexation into the Town of Eagle. Improvements to the Town’s infrastructure (e.g. roads, water system and sewer system) may be required to service development within the river corridor. The extent of these improvements will be determined through the Town’s land use application process.

The planning area consists of approximately 3.4 miles of the Eagle River and adjacent lands. The planning area extends from the eastern edge of the Town’s Urban Growth Boundary (which is defined in the Eagle Area Community Plan) to the Town of Eagle’s Wastewater Treatment Plant located to the west of the Sylvan Lake Road/ Grand Avenue Roundabout. The planning area includes a portion of the property owned by Eagle County on the north side of the Eagle River. One of the important County properties, included within the planning area, is the property that is currently used for Semi-Trailer Truck parking. The Town of Eagle appreciates the cooperation of Eagle County in this effort.

Environmental stewardship emerged as a primary objective of the Plan during the Community Visioning Workshop. The Plan identifies over 100 acres of land to be preserved as open space and Chapter 2 identifies open space lands and details how these open space lands should be managed.

Protecting and preserving the Eagle River through the management and treatment of storm water was an element of environmental stewardship voiced by the community during their consideration of how development could be integrated in to the river corridor.

Any new development proposed within the corridor must be designed to minimize its impacts to the Eagle River by controlling and treating storm water and snow melt runoff. Of particular importance is the water quality of rain and snow melt derived surface runoff from developed areas which may contain higher

concentrations of pollutants including sediments, hydrocarbons, pesticides, nutrients, and heavy metals. Storm water treatment strategies and best management practices (BMPs) that utilize filtration, infiltration, bio-retention, retention, hydrodynamic separation, evaporation, riparian buffers, and other suitable means to remove the aforementioned pollutants and improve the water quality of surface runoff from developed lands are strongly encouraged. Storm water BMPs should be integrated throughout new developments, and are encouraged to take advantage of green spaces and native landscaping to create functional, engineered treatment systems that are natural in appearance.

Storm water plans for new developments should include operation & maintenance and funding plans that insure that the effectiveness of the storm water systems are maintained over the life of the development.



**Innovative & Sustainable Design**  
 Every aspect of the Town of Eagle - River Corridor Plan will incorporate the latest planning, design and construction standards, from in-stream recreation features to storm water improvements.

*“Connecting the Heart of Eagle  
to the Soul of the River”*

*- Kathy Chandler-Henry, Commissioner • Eagle County*



 **COMMUNITY ENGAGEMENT  
& 6 THEMES OF THE PLAN**



**COMMUNITY ENGAGEMENT**

The Town of Eagle - River Corridor Plan is the result of a partnership between the Town of Eagle and the Sonoran Institute. The Sonoran Institute assisted the Town with creating and implementing a robust public process that allowed community members to help direct the evolution of the Plan. Through this process, the community formulated a long-term vision for the Eagle River Corridor and helped to craft a Plan intended to bring that vision to fruition

The community engagement process included the following:

**STEERING COMMITTEE**

The Plan was prepared with direction provided by a Steering Committee. The Steering Committee met on five occasions to provide input on the Plan. The Steering Committee was established to ensure that stakeholders were represented in the planning effort and had ample opportunity to provide direction for the Plan.

The Steering Committee was composed of:

- Landowners (with property located in the planning area);
- An Eagle County Commissioner;
- Eagle County Staff;
- Town of Eagle Planning & Zoning Commissioners;
- Town of Eagle Trustees;
- Town of Eagle Town Manager;
- Representatives from the Eagle River Watershed Council;
- Representatives from the Eagle Chamber of Commerce;
- Representatives from the Eagle County Historical Society; and,
- Several interested community members.

In total there were 17 members on the Steering Committee.

**COMMUNITY VISIONING WORKSHOP**

In September, of 2014, the Town of Eagle hosted a Community Visioning Workshop. This workshop was a well-attended, public event and served as an opportunity for the community to establish the broad concepts (i.e., themes) for the Plan.

The Visioning Workshop was comprised of several exercises that offered opportunities for the public to provide input on the long-term vision for the Town of Eagle and the Eagle River. These exercises included: an initial, large group discussion; a small group breakout session that included a mapping exercise; and, a large group, wrap up discussion. During the wrap up discussion, representatives from each small group were asked to present their group’s key concepts. Interestingly, many of the small groups identified similar concepts. Listed below are several of the common concepts that were presented:

**Connect the Town to the River** - Improved public access and strengthening connections between the Town and the Eagle River were primary objectives identified by the workshop groups. The area located to the north of the existing downtown (an area currently used primarily as horse pasture) was identified as an area appropriate for more intensive development and would provide an opportunity to expand the downtown area to the Eagle River. There was general agreement that if developed, this area would help to strengthen the connection between downtown Eagle and the Eagle River and would add vitality to the Town’s Central Business District. This area, north of downtown Eagle, has been designated as the “Development Core” on the Concept Plan (please refer to [page ##](#)).

**Public Gathering / Recreation Nodes** - The groups supported the development of public gathering spaces and recreation opportunities, generally concentrated in strategic nodes along the river corridor. One of the primary nodes identified was the “recreation hub.” The recreation hub was envisioned as an area that would be suitable for more intensive recreation and would provide a mix of recreational opportunities for a wide range



**Steering Committee**

The Steering Committee, composed of representatives from various stakeholder groups, played a pivotal role in guiding the evolution of the Town of Eagle River Corridor Plan.



**Creating a Vision for the River Corridor**

The Community Visioning Workshop was the first, major public event hosted by the Town for the river planning effort. The workshop was well attended and offered participants a variety of opportunities to voice their thoughts on the future of the Eagle River and the Town.



of user groups. The location identified for the recreation hub was the area on the north side of the Eagle River, across from the “Development Core.” The recreation hub is shown as the “Recreation Core” on the Concept Plan (please refer to page ##).

**Conservation/Restoration/Habitat Improvements** - The need to protect the Eagle River was a key concept identified at the Visioning Workshop. The groups emphasized the need to protect the health of the Eagle River, conserve and protect riparian areas and wildlife habitat and rehabilitate areas along the Eagle River that had been adversely impacted.

**Connected/Looped/Shaded/Multi-Use Trails** - The groups stated that a well-connected, looped and shaded multi-user trail system was an important amenity to provide along the river corridor.

**Education** - The groups supported integration of educational elements along the river corridor, designed to raise awareness about the importance of a healthy river ecosystem. Some groups went further to emphasize the need to educate the public about river safety, the need to identify public river access points and the need to highlight important historical features along the corridor. Educational signage along the corridor was suggested to help better inform residents and visitors about the various aspects of this section of the Eagle River.

**“Feathering” of Development** - The idea of “feathering” the intensity of development on lands east and west of the Development Core was suggested by several groups. It was recommended that the areas outside of the Development Core should place a greater emphasis on conservation of lands along the River.

**CONCEPT PLAN**

Based on the input from the Visioning Workshop, the Town prepared a Concept Plan to serve as a graphic representation of these “big picture” ideas. The Concept Plan was further refined based on additional feedback from the Steering Committee, stakeholders and the community.

The final iteration of the Concept Plan is provided in Chapter 2 (please refer to page ##). The concepts shown on the Concept Plan were fundamental in the preparation of the Future Land Use Plan (Chapter 2) and Open Space & Trails Plan (Chapter 3).

**PLANNING & DESIGN CHARRETTE**

The Planning & Design Charrette (convened on October 29, 30 and 31, 2014) was held to further refine the “big picture” concepts established during the Visioning Workshop. A team consisting of staff from the Town of Eagle, the Sonoran Institute and the Denver based design firm StudioINSITE, facilitated the Charrette.

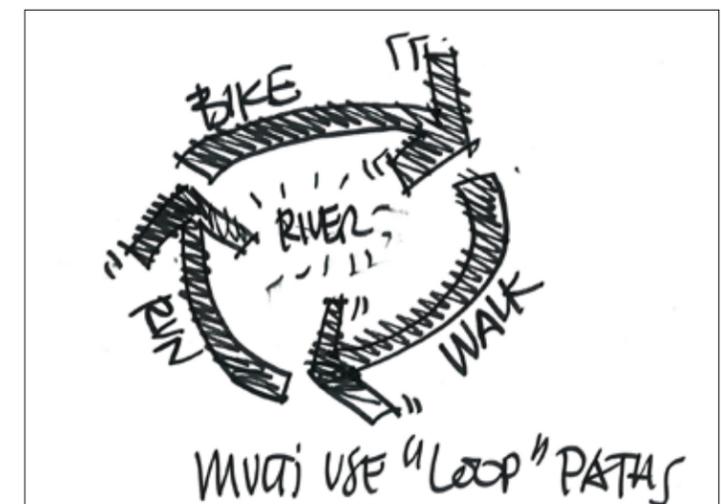
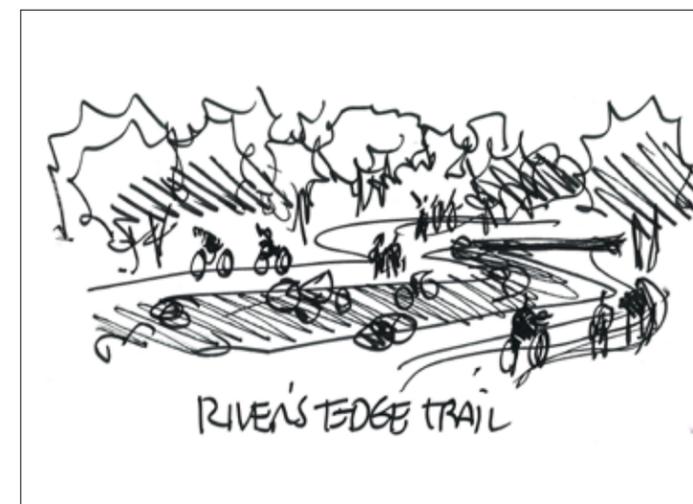
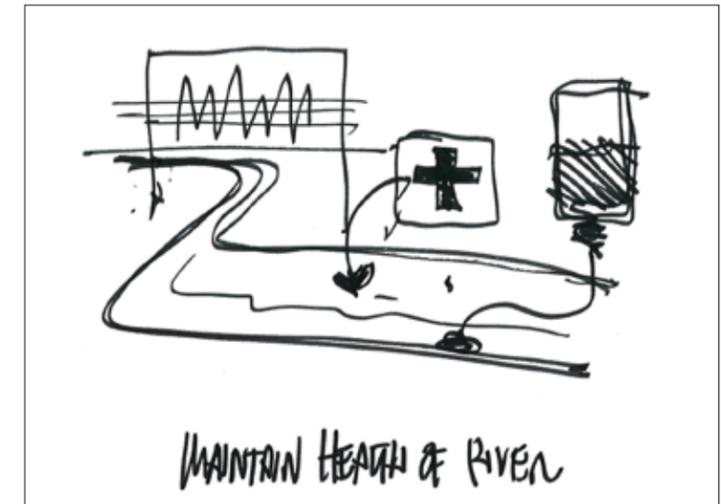
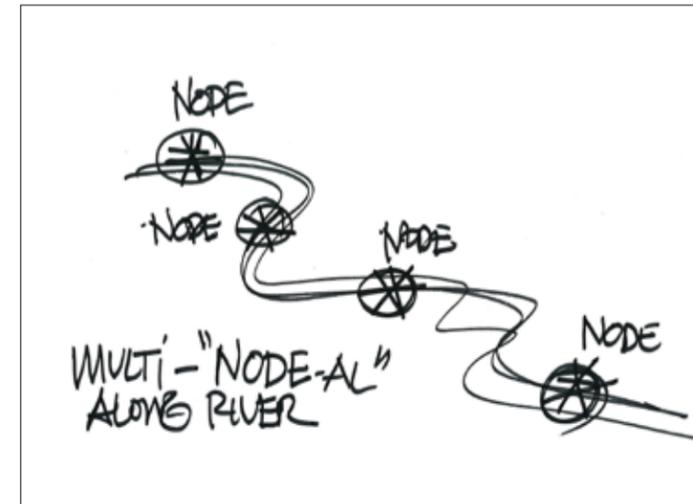
On Day 1 of the Charrette, the team held meetings with key interest groups from the community. These groups were generally organized around the following topics:

- In-Stream Recreation
- Land Use & Transportation
- Conservation

Based on public input from the Visioning Workshop, and input from the interest groups, the team prepared illustrations of several development concepts and a river park concept. The team also prepared a conceptual map of trail systems along the River, as well as a conceptual map of open space areas within the planning area.

Day 2 of the Charrette included additional design work, a public open house, a public presentation by the team and a public comment session. These public events were used to explain the various drawings that had been prepared by the team and to gather additional input on the preliminary development and river park concepts, as well as input on the preliminary trails and open space maps..

Day 3 of the Charrette was spent fine tuning the development and riverfront park concepts, as well as the trails and opens space maps, based on the community input from Day 1 & 2 of the Charrette.



**“Big Picture” Concepts**

The sketches above were created by Jim Leggitt (StudioINSITE) during the Visioning Workshop. The sketches illustrate many of the “big picture” concepts that were developed by workshop attendees. These concepts have played a pivotal role in shaping the Town of Eagle River Corridor Plan.

**STAKEHOLDER FEEDBACK**

In November, 2014, the Town prepared a “Planning & Design Charrette Summary Report” (Summary Report). The Summary Report was prepared to capture a snapshot of the status of the River Corridor Plan upon conclusion of the Visioning Workshop and Planning & Design Charrette. The Summary Report was distributed to the Steering Committee and interested stakeholder groups, which included landowners. The Summary Report was made available to the general public on the Town’s website.

Following distribution of the Summary Report, Town Staff spent several months conducting meetings with stakeholder groups. Staff used these meetings to provide an update on the status of the River Corridor Plan and to gather additional feedback. Staff met with the following stakeholder groups:

- Eagle County Planning Commission;
- Eagle County Commissioners;
- Eagle County Staff;
- Eagle County Historical Society;
- Eagle Chamber of Commerce;
- Town of Eagle Board of Trustees;
- Eagle River Watershed Council;
- Eagle County Fair and Rodeo Board; and,
- Landowners.

The feedback collected from the stakeholder groups was used to further refine the River Corridor Plan.

**6 THEMES OF THE PLAN**

Through the planning process, the community identified 6 major themes. These themes describe the community’s “big picture” ideas and serve as the framework for this Plan.

**1. CONSERVATION**

Create a network of open space throughout the corridor that conserves and protects wetland and riparian areas essential to the health of the Eagle

River; provides protection for wildlife habitat; and, allows for active recreation in select areas.

**How the Plan furthers the Theme:**

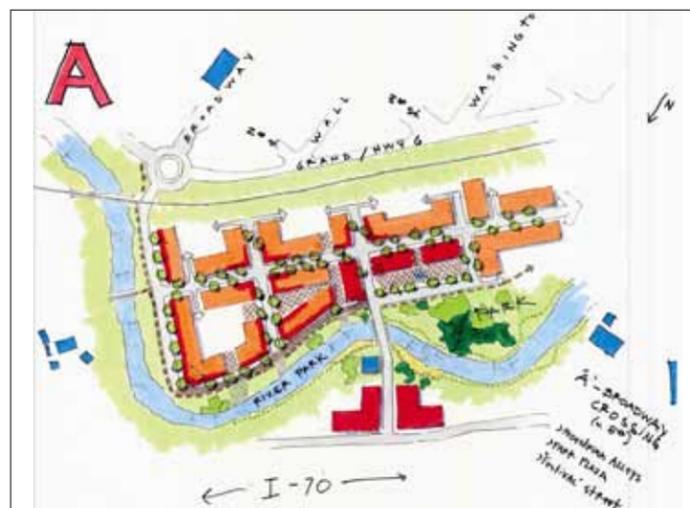
- Identifies key wildlife habitat, wetlands, riparian areas and other areas within the river corridor that are particularly sensitive and susceptible to human impacts and designates them as “Preservation” or “Natural Experience” open space.
- Concentrates development and “Active Recreation” open space in areas previously impacted.
- Encourages best management practices for storm water systems.
- Encourages public education on the importance and value of a healthy river ecosystem.
- Provide places for residents and visitors to enjoy a “natural experience.”
- Preserves and enhances the water quality of the Eagle River.
- Encourages the restoration and enhancement of damaged riparian areas and the creation of a more natural river corridor.

**2. ECONOMIC DEVELOPMENT**

Facilitate public and private sector investment within the river corridor that results in economic growth and community place-making.

**How the Plan furthers the Theme:**

- Recommends the development of a mixed use area (i.e., Development Core), which consists of high density residential and commercial development, adjacent to the River.
- Establishes direct linkages between Eagle’s historic downtown, the Chambers Avenue commercial areas and the Development and Recreation Core.
- Establishes a Recreation Core immediately adjacent to the Development Core to encourage tourism.



**Planning & Design Charrette**

A team comprised of staff from the Town of Eagle, the Sonoran Institute and StudioINSITE worked on a variety of illustrations and maps over the course of the charrette. Provided above is one of the initial development concepts that was developed for the North Broadway Neighborhood, as well as one of the initial concepts for the Recreation Core. Please refer to the Appendix for information on additional concepts that were developed over the course of the charrette.



- Links the Development Core and the Recreation Core with regional transportation systems.
- Creates a unique “beach front” environment in the heart of the Rocky Mountains that is highly visible from I-70.

### 3. RECREATION

Provide high quality, river-oriented recreation amenities that allow for a wide variety of user groups to enjoy the Eagle River and its immediate environs.

#### How the Plan furthers the Theme:

- Identifies a Recreation Core that includes a variety of recreational amenities such as a riverside park, beaches, river viewing areas, river access points, riverside trails and a whitewater park
- Establishes an extensive trail system for both pedestrians and cyclists that links to trail systems outside of the planning area.
- Establishes open space areas for contemplative recreation and environmental education.

### 4. PLACE-MAKING

Create authentic and memorable places along the Eagle River for both residents and visitors.

#### How the Plan furthers the Theme:

- Uses elements, of historic features of the Town (e.g. Trestle Bridge), in the design of the built environment.
- Creates gateways at primary access points.
- Creates amenities and gathering spaces for the community.
- Creates a “WOW” factor that is visible from the Interstate.
- Integrates open space and commercial areas to attract residents and visitors.
- Allows for a “journey” along the river and provides places of discovery.

### 5. TRANSPORTATION & ACCESS

Provide safe and convenient public access from Eagle’s neighborhoods to the Eagle River.

#### How the Plan furthers the Theme:

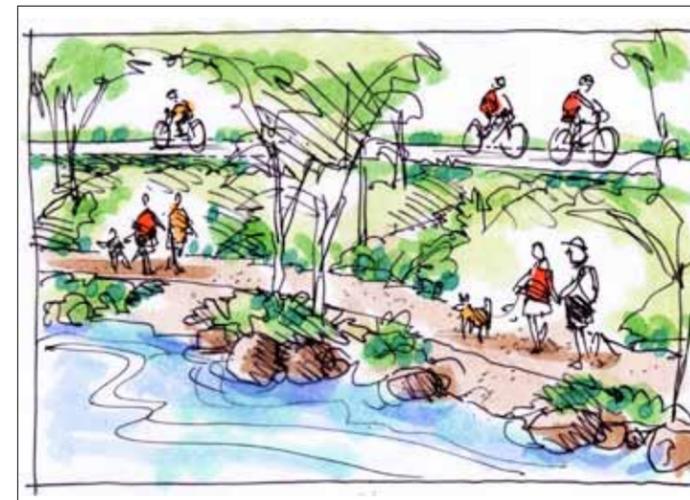
- Prioritizes safety and convenience for pedestrians, cyclists and motor vehicles traveling between downtown and the Riverside Mixed Use area.
- Encourages creative approaches to parking to avoid large parking lots within the Riverside Mixed Use area.
- Connects new development with public transit.
- Creates linkages to adjacent neighborhoods and communities through streets and trails.
- Provides a trail system that is looped and shaded.
- Improves and expands public access to the Eagle River in an environmentally sensitive manner.

### 6. EDUCATION & AWARENESS

Use elements of the Eagle River and adjacent lands to promote understanding of the river ecosystem.

#### How the Plan furthers the Theme:

- Encourages educational signage to:
  - Inform the community about the role of the Eagle River and its ecosystem in our environment;
  - Ensure that the community is accessing the Eagle River in appropriate locations and to mitigate trespassing on private property; and,
  - Inform the community about historical sites along the river corridor.
- Helps to strengthen citizen interest in the Town’s riverfront environment.



#### Adding Vibrancy to the Town

The above sketches illustrate some of the six themes of the Town of Eagle - River Corridor Plan, which include Conservation, Economic Development, Recreation, Place-Making, Transportation & Access and Education & Awareness.

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*“As a downtown business owner, I am excited about the opportunities presented by this ambitious plan.”*

*- Andy Jessen, Owner • Bonfire Brewery & Trustee • Town of Eagle*



**CHAPTER 2**



**FUTURE LAND USE**



**INTRODUCTION**

This chapter discusses the six Future Land Use designations that have been identified for the properties within the planning area. The Future Land Use designations are as follows:

1. Riverside Mixed Use (RMU)
2. Transit Oriented Mixed Use (TOMU)
3. Medium Density Residential (MDR)
4. Cluster Residential (CR)
5. Open Space Overlay (OS)
6. Utility Campus (UC)

This chapter establishes the Town's vision for each of these designated areas through a discussion of four topics:

1. Intent
2. Land Use
3. Mobility
4. Public Space

This chapter is intended to be used as a guide for future growth and development of the Town along the Eagle River corridor.

The Future Land Use designations included in this chapter are **NOT** a substitute for, nor do they supersede Zoning and related Land Use Regulations. As referenced earlier, this Plan is to be used as a guiding document during the review of specific land use applications.

**EXISTING LAND USE MAP**

The Existing Land Use Map (please refer to [page ##](#)) depicts the various land uses that exist along the river corridor. The existing land uses along the corridor have been categorized as follows:

1. Commercial
  - Buildings that are used primarily for commercial purposes, such as shops or restaurants.
2. Residential
  - Includes both single family & multi-family residences.

3. Industrial
  - Buildings related to industrial / heavy commercial uses, such as the gravel pit by the Fairgrounds Ball Fields.
4. Mixed Use
  - Buildings that have both a commercial and a residential component.
5. Civic
  - Government buildings.
6. Institutional
  - Buildings used primarily for educational or religious purposes.
7. Parks & Open Space
  - Buildings related to a park, open space area or recreational amenity(s).

**CONCEPT PLAN**

The Concept Plan (please refer to [page ##](#)) is a graphic that was prepared by Town Staff to visually depict the “big picture” ideas that were established through the public process for the River Corridor Plan.

The Concept Plan is intended to be general in nature. The concepts shown on this illustration were fundamental in the preparation of the Future Land Use Plan and Open Space & Trails Plan.

**FUTURE LAND USE PLAN**

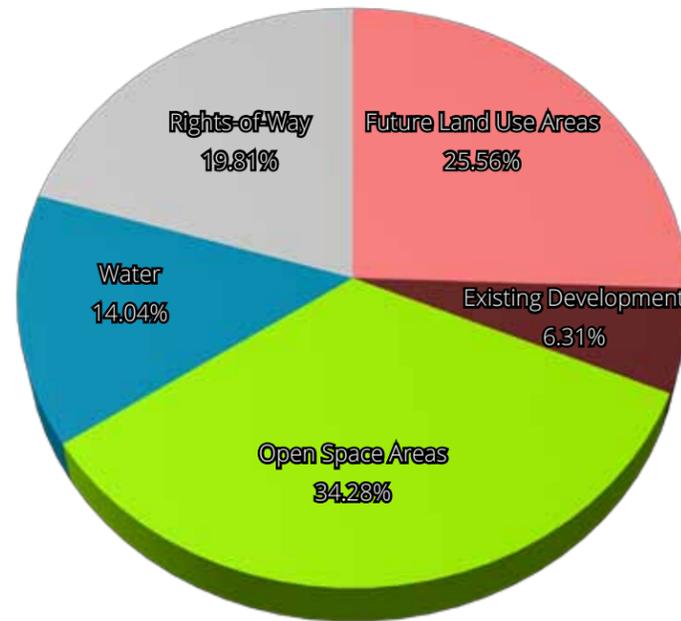
The Future Land Use Plan maps out the six (6) Future Land Use designations that have been developed for the Town of Eagle River Corridor Plan.



**Connecting the Town to the Eagle River**

The above photo illustrates the current disconnect between downtown Eagle and the Eagle River. A major outcome of the planning process was a desire to better connect downtown to the river and create additional development opportunities. These opportunities are addressed in this Chapter.

Directly to the north of the “Development Core” is the “Recreation Core.” During the Visioning Workshop, the community identified this area as a prime location for river related activities.



**Distribution of Land Uses**

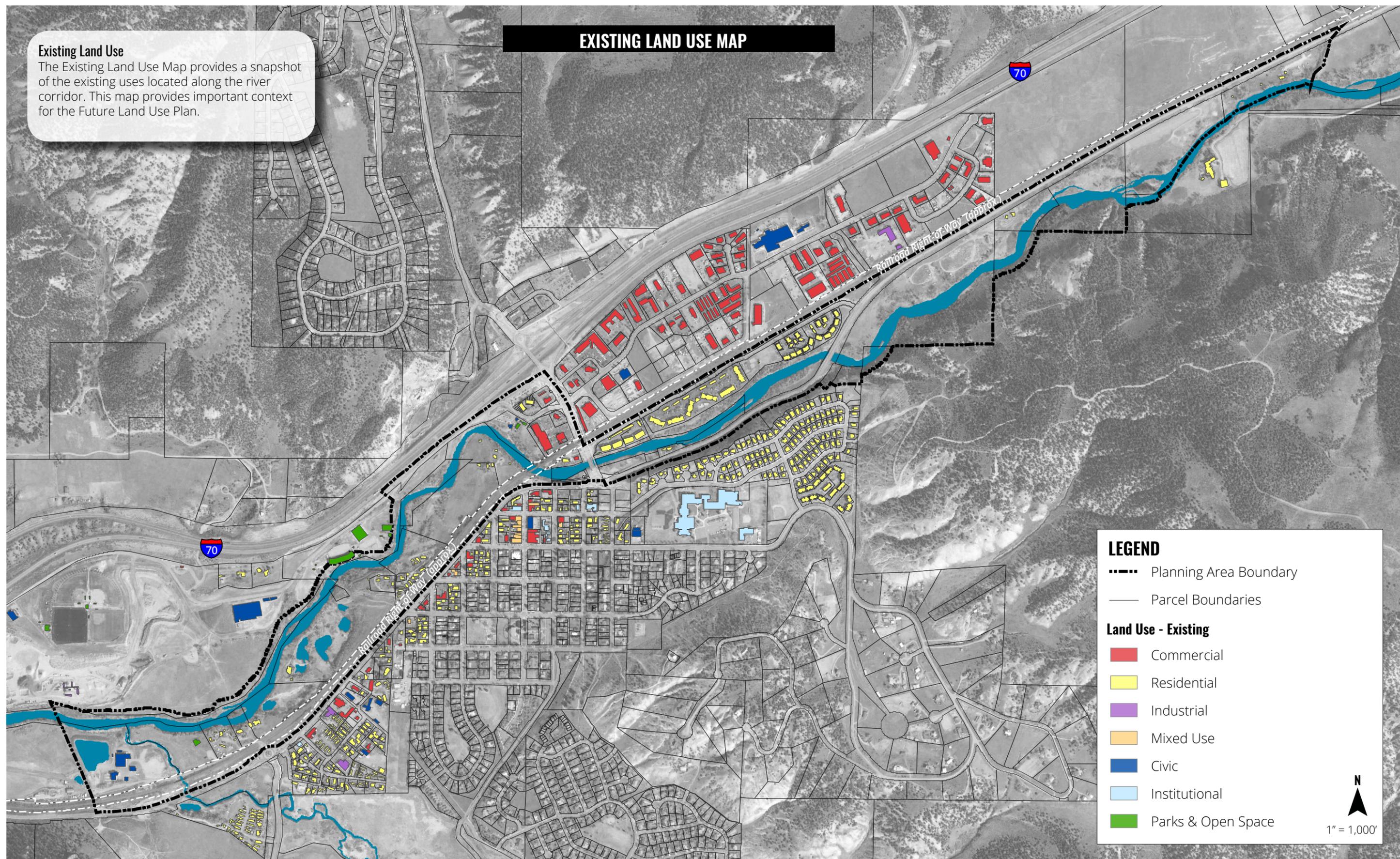
There are roughly 307.59 acres within the planning area for the Town of Eagle - River Corridor Plan. Those 307.59 acres are distributed as follows:

1. Future Land Use Areas: 78.62 Acres (25.56%)
  - Riverside Mixed Use (RMU): 20.11 Acres (6.54%)
  - Transit Oriented Mixed Use (TOMU): 5.99 Acres (1.95%)
  - Medium Density Residential (MDR): 6.39 Acres (2.08%)
  - Cluster Residential (CR): 33.43 Acres (10.87%)
  - Utility Campus (UC): 12.7 Acres (4.13%)
2. Open Space Areas: 105.43 Acres (34.28%)
3. Existing Development: 19.42 Acres (6.31%)
4. Water: 43.19 Acres (14.04%)
5. Rights-of-Way: 60.93 Acres (19.81%)

Please note that the acreages listed above are approximate.

**Existing Land Use**  
 The Existing Land Use Map provides a snapshot of the existing uses located along the river corridor. This map provides important context for the Future Land Use Plan.

**EXISTING LAND USE MAP**



**LEGEND**

- Planning Area Boundary
- Parcel Boundaries

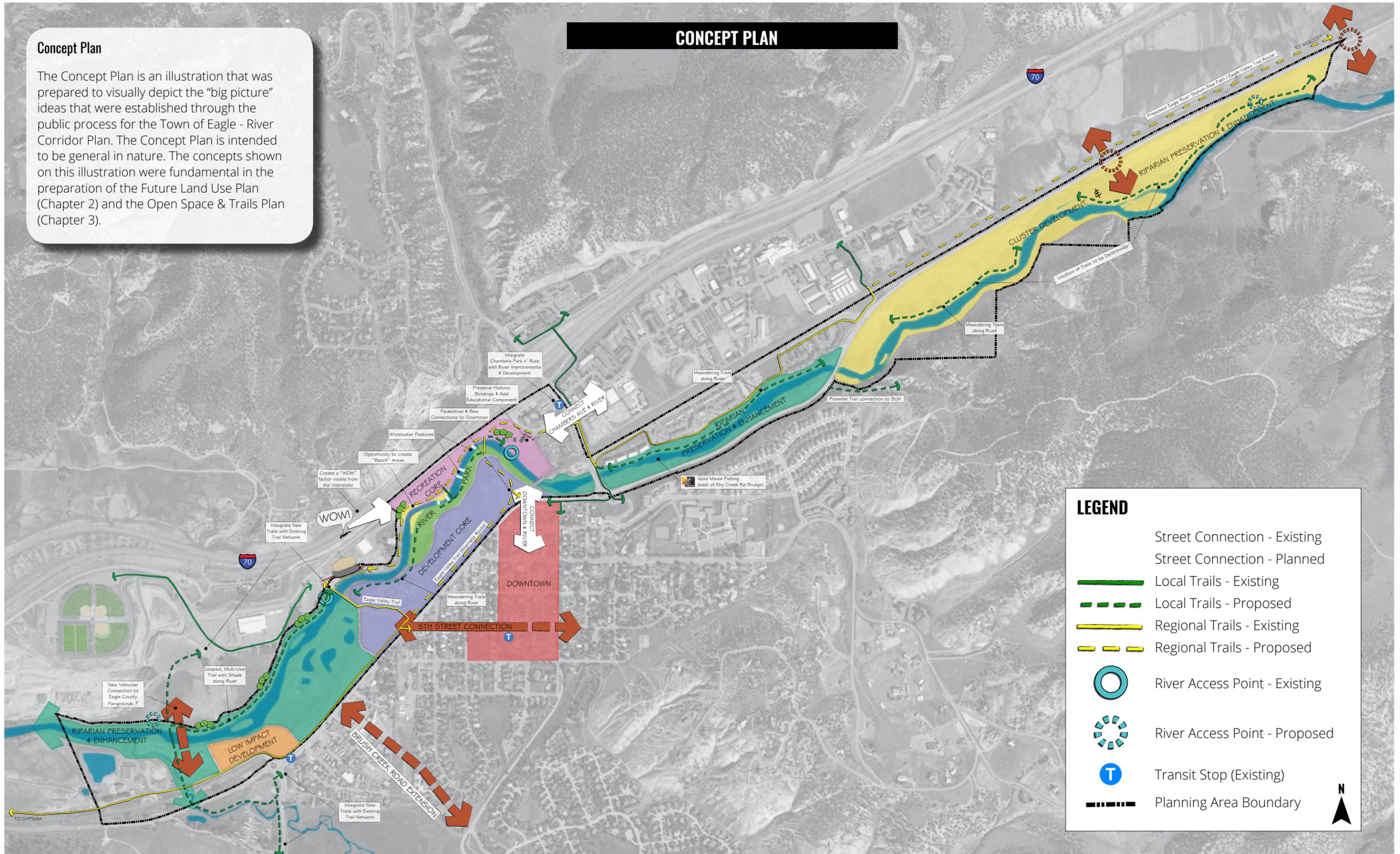
**Land Use - Existing**

- Commercial
- Residential
- Industrial
- Mixed Use
- Civic
- Institutional
- Parks & Open Space

N  
 1" = 1,000'

**Concept Plan**

The Concept Plan is an illustration that was prepared to visually depict the “big picture” ideas that were established through the public process for the Town of Eagle - River Corridor Plan. The Concept Plan is intended to be general in nature. The concepts shown on this illustration were fundamental in the preparation of the Future Land Use Plan (Chapter 2) and the Open Space & Trails Plan (Chapter 3).



**LEGEND**

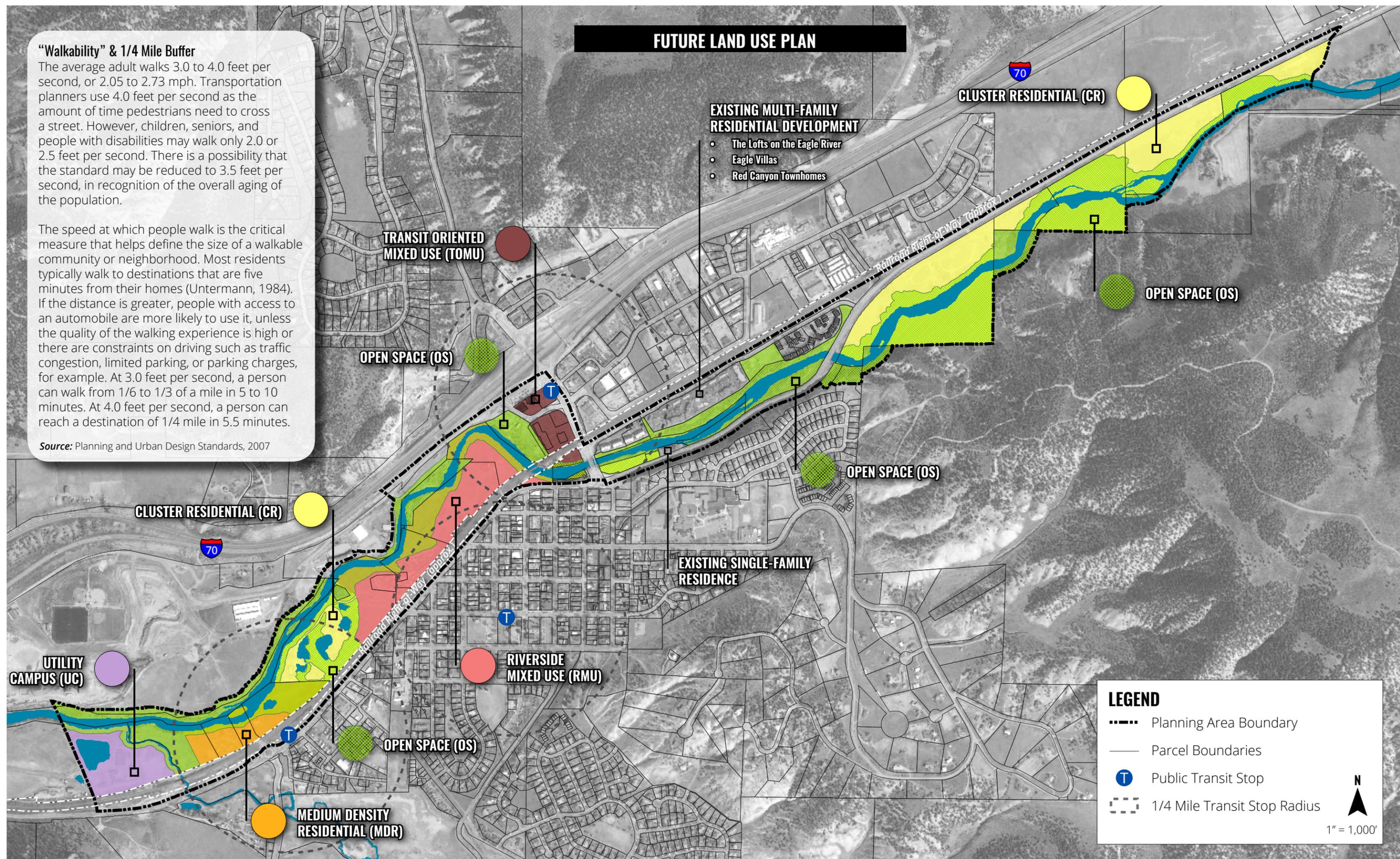
- Street Connection - Existing
- Street Connection - Planned
- Local Trails - Existing
- Local Trails - Proposed
- Regional Trails - Existing
- Regional Trails - Proposed
- River Access Point - Existing
- River Access Point - Proposed
- Transit Stop (Existing)
- Planning Area Boundary

**FUTURE LAND USE PLAN**

**“Walkability” & 1/4 Mile Buffer**  
 The average adult walks 3.0 to 4.0 feet per second, or 2.05 to 2.73 mph. Transportation planners use 4.0 feet per second as the amount of time pedestrians need to cross a street. However, children, seniors, and people with disabilities may walk only 2.0 or 2.5 feet per second. There is a possibility that the standard may be reduced to 3.5 feet per second, in recognition of the overall aging of the population.

The speed at which people walk is the critical measure that helps define the size of a walkable community or neighborhood. Most residents typically walk to destinations that are five minutes from their homes (Untermann, 1984). If the distance is greater, people with access to an automobile are more likely to use it, unless the quality of the walking experience is high or there are constraints on driving such as traffic congestion, limited parking, or parking charges, for example. At 3.0 feet per second, a person can walk from 1/6 to 1/3 of a mile in 5 to 10 minutes. At 4.0 feet per second, a person can reach a destination of 1/4 mile in 5.5 minutes.

*Source: Planning and Urban Design Standards, 2007*



- EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
- The Lofts on the Eagle River
  - Eagle Villas
  - Red Canyon Townhomes

**LEGEND**

- Planning Area Boundary
- Parcel Boundaries
- T Public Transit Stop
- 1/4 Mile Transit Stop Radius

N  
1" = 1,000'

**RIVERSIDE MIXED USE (RMU)**

During the public visioning process the community strongly supported the concept of a mix of higher density residential and commercial development on the properties immediately to the north of the Town’s Central Business District (CBD). The Concept Plan (please refer to page ##) identifies this area as the “Development Core.” Based on this input from the community, these properties have been designated as Riverside Mixed Use (RMU).

Listed below are comments from the Visioning Workshop directly related to this area:

- “Connect Broadway to the River.”
- “Strengthen Eagle as an overall destination.”
- “Create a mixed use node.”
- “Redefine our core to include the Eagle River.”
- “Economic development through sense of place.”
- “Support and add vitality to downtown.”
- “Reasons to play and stay.”
- “Create a Wow factor visible from I-70 eastbound.”

More intensive use of these properties will help invigorate the Town’s Central Business District and provide an attractive neighborhood within walking distance of Downtown Eagle and the Park N’ Ride facility along Eby Creek Road that is served by Eagle County’s bus service and CDOT’s “Bustang” service. Development of these properties will draw residents and visitors to Downtown Eagle to enjoy the river’s edge.

The Town recognizes the need for significant investment in infrastructure required to serve the proposed development in this area. The Town will work collaboratively to identify and implement creative, public financing mechanisms to assist with the funding of the necessary infrastructure improvements.

**INTENT**

The Riverside Mixed Use (RMU) area is an extension of Eagle’s historic downtown that will connect the core of Eagle to the Eagle River. This area is envisioned as a walkable, vibrant, mixed use neighborhood that complements existing

development in the Town’s Central Business District (CBD). Key components of this area include:

1. Higher density housing than is currently available within Eagle; and,
2. A “Riverside Park” that will serve both as an amenity for the community, as well as a regional attraction.

In order for Eagle’s CBD to thrive, more residents are needed within easy walking distance. Shifting demographic and lifestyle trends indicate a need for higher density, smaller residential spaces located near amenities such as transit stops, trail systems, parks and other recreational opportunities that the RMU area can provide. As shown on the Future Land Use Plan, much of the RMU area is located within a ¼ mile (approximately a 5 minute walk) from existing, public transit stops.

The RMU area will be an exciting, creative and distinct neighborhood that celebrates its location next to the Eagle River. Architectural and site design elements should create neighborhoods that add value to Eagle’s community character and reflect the Town’s location on the Western Slope of Colorado. With direct links to mass transit, a regional trail system, its adjacency to the “Recreation Core” and Eagle’s historic downtown, the RMU should serve as an attraction for both existing and new residents, as well as visitors to Eagle.

Two neighborhoods have been identified within the RMU area:

- North Broadway Neighborhood
- Brooks Lane Neighborhood

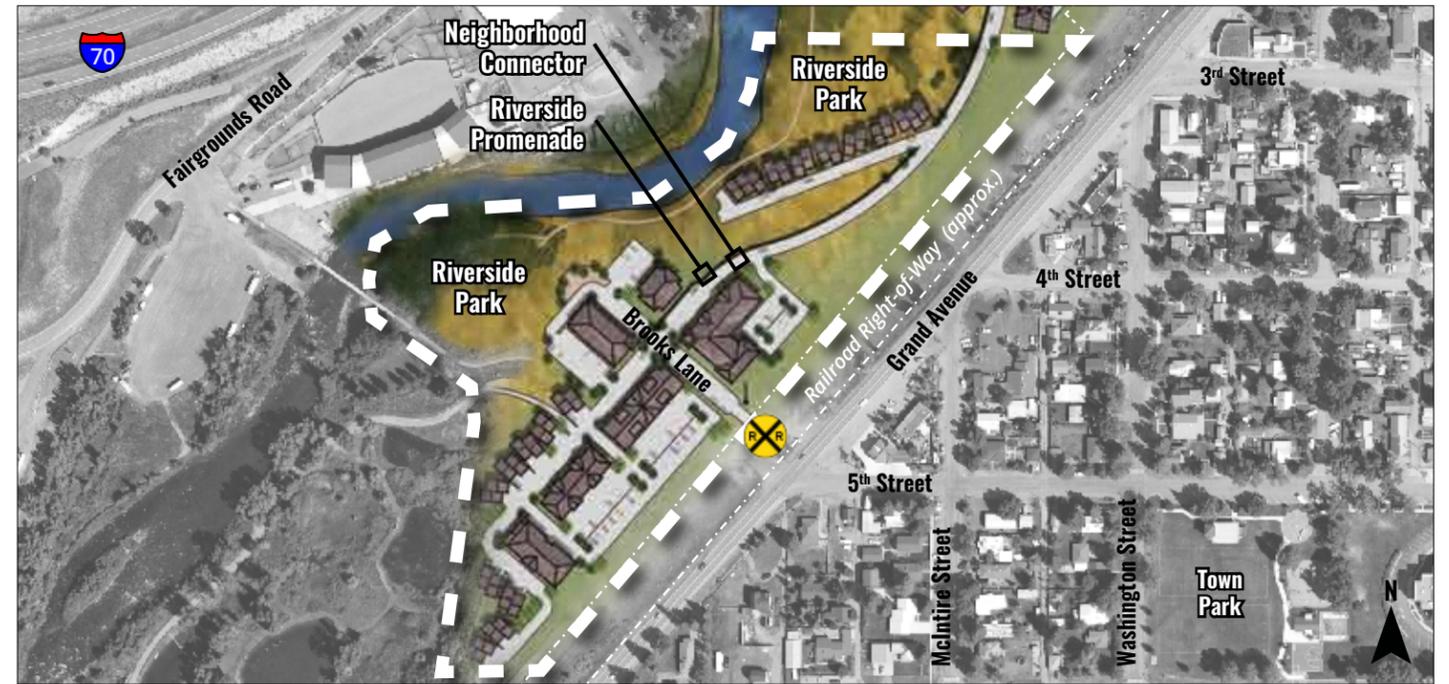
**North Broadway Neighborhood** - With its proximity to the CBD, the North Broadway Neighborhood should be an area of higher residential densities and significant commercial/mixed use development.

Connecting downtown Eagle with the Eagle River is a primary objective of this Plan. The architectural design of the North Broadway



**North Broadway Neighborhood**

The North Broadway Neighborhood is envisioned as being a higher density, mixed use neighborhood. With high visibility from the Interstate it is important that the design of this neighborhood contribute to the overall “Wow” factor.



**Brooks Lane Neighborhood**

The Brooks Lane Neighborhood is envisioned as being similar to the North Broadway Neighborhood but with a greater emphasis on the residential component. Portions of the Brooks Lane Neighborhood are quite visible from Highway 6 so commercial / mixed use development is encouraged in these areas.

**CONCEPTUAL DEVELOPMENT PLAN**

**Conceptual Development Plan**

Given the importance of the Riverside Mixed Use area, this illustration was developed to provide a conceptual development plan that integrates the design principles envisioned for this area.

It is important to note that this is a conceptual illustration and is not meant to be an actual development plan. The Town encourages creative designers to work with market realities in the preparation of a development plan that achieves the design principles described in this Plan.



**LEGEND**

- 1 Broadway Extension
- 2 Riverside Promenade
- 3 Iconic Pedestrian Bridge
- 4 Riverside Park
- 5 Chambers Park
- 6 Potential Vehicular Bridge Location
- 7 Eagle River Park
- 8 Potential Pedestrian Bridge Location
- 9 Neighborhood Connector
- 10 Soft Trails
- 11 Eagle Valley Trail
- 12 Regional Transit Stop

N  
▲

neighborhood should create a focal point visible from Broadway that will help to integrate downtown Eagle with this new neighborhood. Landscape design should include a gateway element for pedestrians and vehicles entering the North Broadway neighborhood from Grand Avenue and Broadway. It is important that the design elements of the North Broadway neighborhood create visual and functional connections between the neighborhood and the existing CBD.

With approximately 16 - 30 feet of elevation change along the south side of this neighborhood, it is recommended that taller buildings be allowed closer to the Railroad/Grand Avenue corridor. Buildings adjacent to this corridor should be at least one, or possibly two, stories above the elevation of the railroad/road in order to provide an inviting view for those traveling along Grand Avenue

The North Broadway neighborhood will be highly visible from the Interstate. The appearance of this neighborhood will play an important role in creating the desired “Wow” factor. The design of the North Broadway neighborhood should attract the attention of Interstate travelers and invite them to visit the Town’s Central Business District.

**Brooks Lane Neighborhood** - This neighborhood is located directly to the west of the North Broadway neighborhood. Residential, commercial and mixed use development is appropriate within the Brooks Lane neighborhood. This neighborhood should have a higher proportion of residential to commercial development when compared to the North Broadway neighborhood. Apartment buildings, townhomes and small lot, single family homes are appropriate types of residential development within this neighborhood. Portions of this neighborhood have good visibility from Grand Avenue. Commercial and mixed use development is encouraged in areas that are highly visible from Grand Avenue.

The landscape design of the Brooks Lane neighborhood should create an “entry

statement” (i.e., gateway) that provides a welcoming environment for pedestrians and vehicles entering the neighborhood from Grand Avenue. In addition, development within this neighborhood should be designed to provide an attractive view from Grand Avenue.

The layout of the Brooks Lane neighborhood should avoid siting taller buildings along the railroad corridor where the elevation of the neighborhood and railroad corridor are the same. Buildings should be located strategically so that the buildings do not create a continuous, visual barrier (i.e., a wall) along the railroad corridor.

**LAND USE**

**High Density, Multi-Family Residential** - The RMU should consist primarily of multi-family residential that is designed for a wide range of price points, including smaller residential units that would serve as affordable, entry level rental or “For Sale” housing. Development of the RMU area is intended to bring more “rooftops” (i.e., dwelling units) within proximity to the Town’s Central Business District & I-70 Service Area. Medium and low density, single family development is inappropriate within the RMU Area. This type of residential development is readily available in other parts of the Town.

To achieve the desired vibrancy, it is recommended that the minimum residential density in the RMU area be 17 dwelling units per acre, with the highest densities encouraged in the North Broadway neighborhood.

**Commercial & Mixed-Use** - A mix of commercial development, either as stand-alone commercial buildings or as a component of mixed use buildings is appropriate within the RMU area. While mixed use buildings are permitted throughout the RMU area, they are particularly encouraged to locate along the Riverside Park. Commercial activity along the Park will help to activate this public space and will provide a welcoming environment along the river for the community. First floor commercial uses shall be required along portions of the Riverside Park to ensure that there is some commercial activity



**North Broadway Development Typologies**

The most intensive development along the river corridor is envisioned for the North Broadway Neighborhood. Above are examples of mixed use buildings (Boulder, CO) and higher density, residential buildings (Denver, CO) that may be appropriate in this neighborhood.



**Brooks Lane Development Typologies**

A mix of residential development and mixed use development is encouraged in the Brooks Lane Neighborhood. Above are examples of small lot, single family homes (Boulder, CO) and row homes (Denver, CO) that may be appropriate in this neighborhood



**Riverfront Dining**

Creating opportunities for riverfront dining is strongly encouraged within the Riverside Mixed Use area.

adjacent to the Park. Opportunities to provide riverside dining are strongly encouraged. The area around the International Bridge, in Vail, CO, is an example of the type of development that is appropriate adjacent to the Riverside Park.

Large format commercial development would be incompatible with the vision for the RMU area.

**MOBILITY**

**Access -**

*Broadway Extension:* The extension of Broadway across Grand Avenue is a key element and will provide an important vehicular and pedestrian connection from the CBD to the RMU area. The intersection of Broadway and Grand Avenue should be designed to accommodate vehicular traffic but also to provide safe, comfortable and efficient movement of pedestrians and cyclists between the CBD and the RMU area. The Plan recognizes that rail operations may commence on the Union Pacific Railroad in the future. A vehicular bridge may be required over the Eagle River connecting the RMU to Fairgrounds Road and a potential vehicular bridge location has been identified on the Concept Development Plan (please refer to page ##). A new railroad crossing will be required for the Broadway extension and will require approval by the Public Utilities Commission and the Union Pacific Railroad. The Town will serve as the lead agency for the new crossing and will coordinate this process with the developer, Union Pacific Railroad and the Public Utilities Commission.

*Brooks Lane & Fifth Street:* The Brooks Lane/ Fifth Street intersection should be designed to facilitate vehicular, pedestrian and bicycle traffic into and out of the Brooks Lane neighborhood. There is an existing railroad crossing at Brooks Lane that will require upgrading to accommodate the future development of the Brooks Lane neighborhood. The upgraded crossing will require approval by the Public Utilities Commission and the Union Pacific Railroad. The Town will assist with this process.

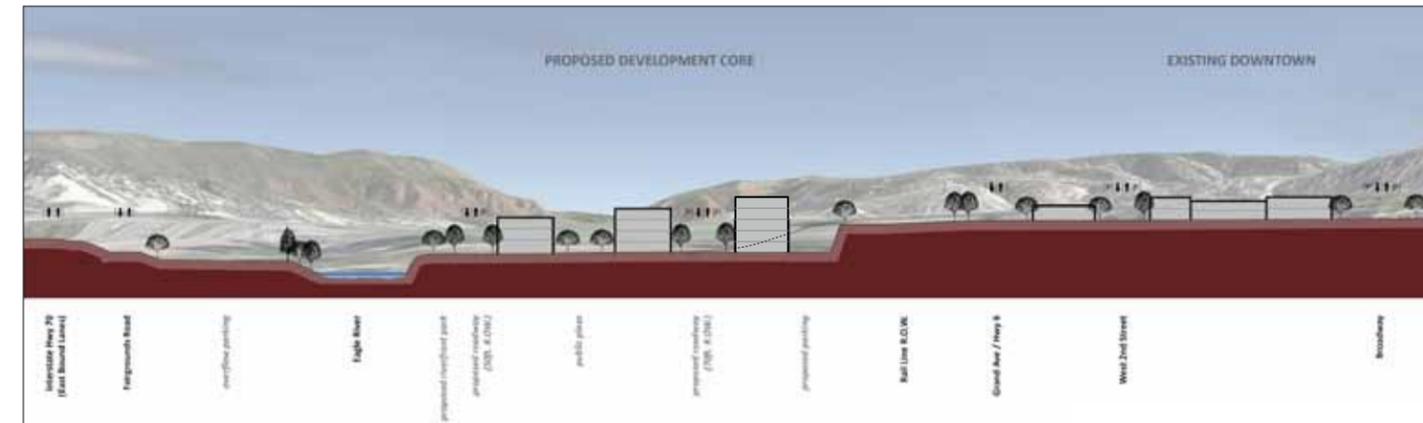
*Neighborhood Connector:* A street connection between the North Broadway and Brooks Lane

neighborhoods should be provided to ensure that the neighborhoods function as one larger, defined riverfront development, with two points of ingress and egress from Grand Avenue.

*Pedestrian Bridges over Eagle River:* The Plan recommends two pedestrian bridges across the Eagle River, as shown of the Conceptual Development Plan (please refer to page ##). The bridges will provide much needed pedestrian connections across the Eagle River. The bridges will allow residents and visitors to travel back and forth between the Central Business District, the RMU area, the Recreation Core, Eagle County Fairgrounds, the Town’s Park n’ Ride and the I-70 Service Area. By providing direct connections to the Park n’ Ride, these bridges will facilitate increased usage of the Regional Bus Station on Eby Creek Road. This station is currently served by Eagle County’s “ECO Transit,” as well as the Colorado Department of Transportation’s “Bustang” (a regional bus system that provides bus service between Eagle and Denver).

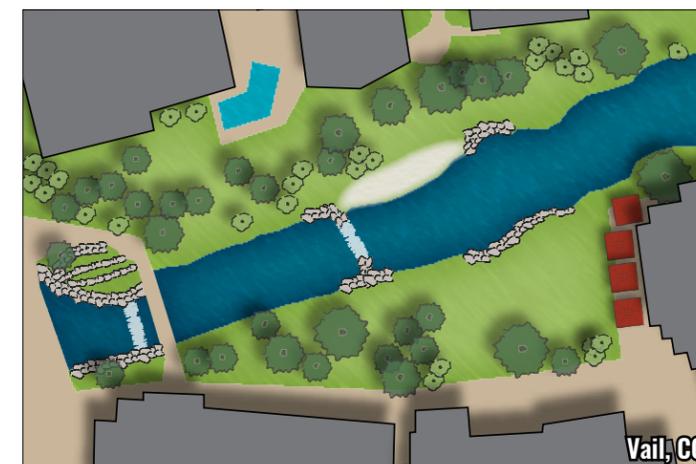
The pedestrian bridge that connects the RMU area to the Chambers Park area should be designed as a landmark feature of the Town of Eagle. This bridge provides exceptional views of the Eagle River and should be wide enough for pedestrians to gather and view the River. In addition, to address the potential resumption of train traffic along the railroad, this pedestrian bridge should be designed for use by emergency vehicles. In the event a vehicular bridge between Fairgrounds Road and the North Broadway neighborhood is constructed, it will not be necessary to design this pedestrian bridge to accommodate emergency vehicles.

**Street Layout -** The block pattern within the RMU should generally reflect that present in downtown Eagle (i.e., a gridded street system with blocks that are approximately 265 feet by 300 feet). Given the site constraints of the RMU area, smaller blocks may be permitted. Alleys are prevalent throughout the existing CBD and are encouraged, where appropriate, in the RMU area. Where possible, streets should be oriented to create view corridors and facilitate solar exposure.



**Variation in Building Heights**

The conceptual cross section of the “Development Core” was developed to illustrate how taller buildings along the Railroad/Grand Avenue corridor and shorter buildings along the Eagle River might appear. The existing topography lends itself towards having taller buildings adjacent to the Railroad/Grand Avenue corridor and shorter buildings adjacent to the Eagle River.



**Activate Public Space/Riverfront**

The International Bridge area (Vail, CO) is a local example of a public, green space that is framed by buildings and is activated by adjacent, commercial uses that include restaurants and shops.



**Creating a “Wow” Factor**

The architecture of the buildings within the Riverside Mixed Use area will play an important role in creating an attractive area along the Eagle River that will draw visitors and residents to this part of Eagle. South Main (Buena Vista, CO) is an example of a development that placed a strong emphasis on vernacular architecture, which resulted in well-designed, eye-catching buildings.

**Streetscape** - Streets that are designed to slow vehicular speeds are strongly encouraged. Street design should facilitate pedestrian movement by providing adequate sidewalks and include pedestrian scaled street lighting and street trees.

**Parking** - To help facilitate maximum build-out and reduce the amount of off-street parking needed, on-street parking should be permitted on all streets within the RMU area. Shared parking facilities are encouraged to accommodate the parking needs for multiple buildings / uses. Tuck-under and structured parking are encouraged where feasible.

Large expanses of surface parking are discouraged. If surface parking lots are necessary, they should be located behind buildings or given landscape treatments to minimize their impact on the pedestrian experience along streets within the RMU area.

**Trails** - Four trail types have been identified in the RMU area:

1. Eagle Valley Trail (Eagle County's Regional Trail)
2. Riverside Promenade
3. Grand Avenue Trail
4. Soft Surface Trails

The Open Space & Trails Plan on page ## shows the general alignment of the proposed trail systems within the RMU area. These trails provide important connections between downtown Eagle, the Brooks Lane neighborhood, the North Broadway neighborhood, Chambers Park, the Park n' Ride facility and the I-70 Service Area.

*Eagle Valley Trail:* The proposed route for the Eagle Valley Trail will begin at the existing trail terminus at Brooks Lane/Fifth Street; cross the Eagle River at the "Fishing is Fun" Bridge; travel through the Eagle County Fairgrounds and Recreation Core; and, tie into the newly constructed sidewalk system along Eby Creek Road. This trail connection provides a vital link between the Town of Eagle and the Eagle County Fairgrounds and should be celebrated as the

major pedestrian entrance into the Fairgrounds.

*Riverside Promenade:* A Riverside Promenade is to be constructed along the planned Riverside Park. The promenade will commence on the north side of Grand Avenue, at the extension of Broadway, will generally follow the Riverside Park and will tie into the trail network in the Brooks Lane neighborhood.

The Riverside Promenade will link to the new landmark pedestrian bridge across the Eagle River, as well as tie into the Eagle River Park. Generally, the promenade shall have a sufficient set back from the Eagle River to allow for softer landscape treatment(s) along the river. However, at a central location, the promenade may be constructed adjacent to the river to bring users to the river's edge. As the promenade extends to the west, it should be further removed from the river in order to add diversity to the promenade experience and to provide more natural open space along the river's edge. The promenade should be designed with trees, benches, pedestrian scale lighting and occasional, public gathering spaces to increase the enjoyment of users. Creating opportunities to capture views of the Eagle River and the Eagle River Park are strongly encouraged.

There are complexities associated with the Riverside Promenade including acquiring permission for the trail to cross private property, crossing of the railroad and construction of the new, landmark pedestrian bridge over the Eagle River. Therefore, the Riverside Promenade will likely need to be constructed with the development of the North Broadway and Brooks Lane neighborhoods. However, if funding and access for a portion of Riverside Promenade connecting Broadway with the Eagle River Park become available, that portion of trail may, and should, be constructed at an earlier point in time.

*Grand Avenue Trail:* The Grand Avenue Trail is a paved trail along Grand Avenue that connects the existing trail terminus at Brooks Lane/Fifth Street with the trail(s) along the new Broadway extension.



Golden, CO



Denver, CO

**Gateways**

Unique, eye-catching gateways are an important element of the "Wow" factor. Gateways should help to create a sense of arrival and a sense of place. The "Howdy Folks!" Arch (Golden, CO) or the lighting in Larimer Square (Denver, CO) are examples of unique gateways.



Boulder, CO



Denver, CO



Eagle, CO

**Creative Parking Solutions**

Creative approaches to parking are encouraged in the Riverside Mixed Use area. Tuck-under parking, wrapped parking structures and on-street parking are a few examples of the parking solutions that are encouraged.



Eagle County, CO

**Eagle Valley Trail**

Eagle County's Eagle Valley Trail will connect the Glenwood Canyon trail system to the trail system starting at the peak of Vail Pass, that will create a paved path system from Summit County to Aspen. The alignment of the Eagle Valley Trail through the RMU area will provide important connections between downtown Eagle, the Eagle County Fairgrounds, the Recreation Core, the regional bus station on Eby Creek Road and the Town's I-70 Service Area.

*Soft Surface Trails:* A network of soft trails (similar to those provided along the stretch of upper Brush Creek in Eagle Ranch) will be developed to allow for pedestrian movement closer to the river. Soft surface trails should generally be the only type of trail constructed adjacent to the river, except for the Riverside Promenade as discussed above. The Town’s objective is to prevent adverse impacts, particularly to water quality, which would result from an extensive system of paved trails adjacent to the river.

**PUBLIC SPACE**

The RMU area will extend the fabric of downtown Eagle to the Eagle River. Neighborhood design in the RMU area should incorporate promenades, plazas and public, gathering spaces. Design of the built environment should emphasize the framing of public spaces to maximize the enjoyment of the public realm. In areas where people will be invited to the river’s edge, landscape treatments should be designed to accommodate more intensive use.

*Riverside Park:* A key component of the RMU area is the Riverside Park. The Riverside Park is a sinuous open space that parallels the south side of the Eagle River (i.e., the north side of the RMU area). The character of the Riverside Park is envisioned to transform from a developed park space in the North Broadway neighborhood to a more natural open space in the Brooks Lane neighborhood. The Riverside Promenade will be integrated into portions of the Riverside Park.

The portions of the Riverside Park located along the east and north of the North Broadway neighborhood will be designed as a more developed park space and will invite residents and visitors to the edge of the Eagle River. Streets, buildings and plazas should be located near the Riverside Park and should provide convenient connections to the Park. Pedestrian access to the Park will be provided from adjacent development, the Riverside Promenade, as well as from the pedestrian bridges that connect to the Eagle River Park and the Chambers Park area.

A roughly 5.4 acre portion of the Riverside Park

is located between the Brooks Lane and North Broadway neighborhoods. This area is well suited to be preserved as open space. Much of this area is located within the 100-year flood plain and contains wetlands and mature tree stands. This open space area is suitable for open fields for informal active recreation, as well as providing space for passive recreation. The existing stands of trees and wetlands should be preserved to enhance the natural experience of this area. This open space area also offers the opportunity to incorporate a “State of the Art” storm water filtration system into the development plans for the North Broadway and Brooks Lane neighborhoods. The storm water system should be designed to ensure that runoff from the neighborhoods does not adversely impact the water quality of the Eagle River. An innovative, well designed storm water control system that can be used as an example for other development is strongly encouraged.

The western portion of the Riverside Park, along the north side of the Brooks Lane neighborhood, has been designated as a “Natural Experience” open space area. This open space should remain undeveloped except for a few soft trails that will provide limited access to the Eagle River. Trails that provide river access should be located and designed to minimize impact on existing riparian vegetation and wildlife habitat. It is expected that over time, this area should regenerate into a healthy riparian environment.



**Soft Surface Trails**

A system of soft surface trails will provide access to and along the Eagle River. The soft surface trail system that follows Brush Creek, in Eagle Ranch, is an example of the type of soft surface trail that might be constructed along the Eagle River.



**Riverside Promenade**

A Riverside Promenade is to be provided along the south side of the Eagle River in order to provide a non-motorized connection from Broadway to Brooks Lane/5th Street. The Animas River Trail (Durango, CO) and the Salida Riverwalk (Salida, CO) are good examples of Riverside Promenades in Colorado.



**“State of the Art” Stormwater System**

The roughly 5.4 acre open space area that is a component of the Riverside Park provides an opportunity to develop a state of the art stormwater system. Unlike many conventional stormwater systems, this system should be designed to serve stormwater purposes as well as providing an attractive and functional open space.

**TRANSIT ORIENTED MIXED USE (TOMU)**

**INTENT**

The purpose of Transit Oriented Development (TOD) is to create mixed use neighborhoods (i.e., mixture of housing, retail, office, entertainment and/or other amenities) within walking distance of public transportation hubs. TOD is intended to make public transit as convenient a transportation option as one's personal vehicle. The Transit Oriented Mixed Use (TOMU) future land use designation has been modeled around this concept.

The properties on the west side of Eby Creek Road, adjacent to the Town's regional transit stop, have been designated as Transit Oriented Mixed Use. The transit stop, on Eby Creek Road, is serviced by both ECO Transit (Eagle County) and Bustang (Colorado Department of Transportation). The County's bus service offers a variety of routes throughout the County and CDOT's Bustang service provides a route to/from Eagle to Denver.

The current zoning of properties in the TOMU area is Commercial General (CG) and Planned Unit Development (PUD). The existing land uses include: a gas station/convenience store, a bank, restaurants, offices, a bowling alley, multi-family housing, a guide shop and a single family residence. Existing buildings are one to two stories in height. The intent of TOMU designation is to encourage greater utilization of these properties by allowing for high density, mixed use development. The proximity to the Town's regional transit stop, connection to the Eagle Valley Trail and immediate access to the Recreation Core and RMU area (via pedestrian bridges) strongly support the evolution of this area into a high density, mixed use neighborhood.

**LAND USE**

Properties in the TOMU area have historically developed to serve the nearby Interstate traffic. Existing uses are primarily commercial with the exception of one dated multi-family development. The addition of higher density residential uses in the TOMU area is encouraged. The addition of more housing

options will diversify land uses in this part of Eagle and will provide more opportunities for residents to live within in walking distance of the Town's regional transit stop. The TOMU designations allows for a mix of commercial and multi-family residential uses in larger, more complex buildings than currently exist in the Town of Eagle.

The Town should consider developing a Mixed Use Zone District to facilitate this desired development. The Mixed Use Zoning should permit residential uses to be located above or below ground level commercial. Residential uses should not be permitted on the ground level of buildings to ensure that this area continues to generate tax revenues for the Town.

While mixed use development is encouraged within the TOMU designation, it is not required.

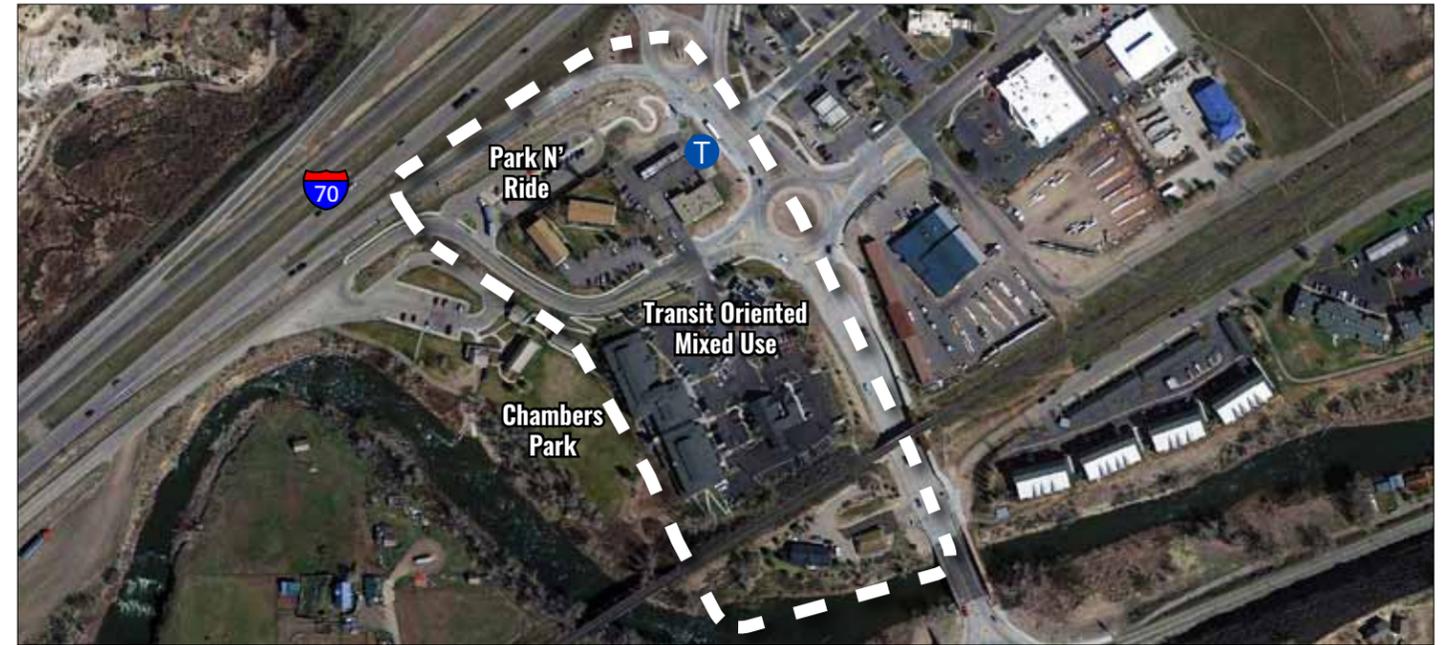
**MOBILITY**

**Vehicular** - This area has excellent access to Eby Creek Road and the Interstate via Chambers Avenue and the newly-constructed Chambers Avenue Roundabout.

Future plans call for a road connection in West Eagle that will connect Violet Lane to Fairgrounds Road. This future road connection will provide a secondary access to Fairgrounds Road, the Eagle County Fairgrounds, as well as to the TOMU area.

**Trails** - The recent improvements to Eby Creek Road added a new, wider sidewalk on the east side of Eby Creek Road. This sidewalk provides connections to downtown Eagle, Chambers Avenue and to Market Street (via the pedestrian bridge over I-70). However, access to this sidewalk from the TOMU area necessitates a crossing of the Eby Creek Road roundabouts. Crossing of the roundabouts on foot or by bike can be difficult when there are high traffic volumes on Eby Creek Road.

Construction of the planned trails and pedestrian bridges in the Riverside Mixed Use area (please refer to Open Space & Trails Plan page ##) will provide pedestrians and cyclists in the TOMU



**I-70 Service Area**

The Town's I-70 Service Area consists primarily of commercial uses. The intent of the Transit Oriented Mixed Use designation is to transform this area into more of a mixed use (i.e., mix of commercial and residential uses).

area with direct access to the RMU area and downtown Eagle.

Construction of the Eagle Valley Trail from Fifth Street to Eby Creek Road will provide trail connections between the TOMU area and the Eagle River Park, Eagle County Fairgrounds, West Eagle, Eagle Ranch, and Gypsum.

**PUBLIC SPACE**

Chambers Park (a Town Park) is located adjacent to the TOMU area. There are a variety of improvements envisioned for Chambers Park (please refer to the Conceptual Eagle River Park Plan on page ##). Improvements to Chambers Park may include construction of additional park amenities (e.g. sand volleyball courts or shade structures), development of a historical campus and the construction of a new mixed use building.

In addition to Chambers Park, the proposed Eagle River Park and Riverside Park will be located a short distance to the west of the TOMU area and will provide exceptional recreational opportunities for residents and visitors.



Eagle, CO



Eagle, CO

**Eby Creek Road Regional Transit Stop**

The Regional Transit Stop along Eby Creek Road is a tremendous asset of the Town of Eagle. This Plan envisions improving connections to the transit stop, as well as creating opportunities for more residents of the Town to live in closer proximity to the stop.

**MEDIUM DENSITY RESIDENTIAL (MDR)**

**INTENT**

The Medium Density Residential (MDR) designation envisions a node of residential development on the higher, flatter land adjacent to the Sylvan Lake Road/Grand Avenue roundabout. Development in this area should be designed to avoid impact to the wetlands, riparian vegetation and pond in the eastern portion of the MDR area.

Located at the western entrance to the Town of Eagle this residential development, as viewed from Grand Avenue, should be both interesting and inviting. Development in this area should contribute to the creation of an attractive, western gateway to the Town. The building pattern should be varied in order to avoid the impression of a “wall” along either Grand Avenue or the Eagle River.

The MDR area will be connected to the Eagle Valley Trail, Eagle Ranch trail system, as well as the trail system that meanders through the County Fairgrounds. Residents in this area will benefit from convenient access to Sylvan Lake Road, Grand Avenue and the ECO Transit bus stop on Grand Avenue. This transit stop offers bus service to Gypsum, as well as to up valley destinations including Edwards, Avon and Vail.

**LAND USE**

Single family homes, duplexes, and/or multi-family residential development are appropriate in the MDR area. Residential development shall be arranged to minimize adverse impacts on lands with high environmental value and important wildlife habitat.

Residential densities within the MDR area should be approximately 10-12 dwelling units per acre. The densities envisioned are similar to those found in areas adjacent to the Eagle Ranch Neighborhood Center, such as the Gamble Street Townhomes, West Village Condos, or the duplexes along Founders Avenue.

**MOBILITY**

**Vehicular** - The MDR area is currently accessed from Grand Avenue via the Sylvan Lake Road roundabout and Violet Lane. Violet Lane crosses the Union Pacific Railroad and increased development in this area may necessitate improvements to the existing railroad crossing. If crossing improvements are necessary, they may require approval from the Public Utility Commission (PUC). If approval from the PUC is necessary, the Town will assist in this process.

Eagle County has prepared conceptual plans to construct a secondary, vehicular access to the Eagle County Fairgrounds. The alignment proposed for this road connection is from Violet Lane, north across the Eagle River, and connecting to Fairgrounds Road. The general location of where this road may cross the Eagle River is shown on the Concept Plan (please refer to page ##). Development in the MDR area should be coordinated with Eagle County to accommodate the possible, future construction of this road.

**Trails** - The Eagle Valley Trail runs along the south side of the MDR area. This section of the Eagle Valley Trail provides connections to Gypsum (to the west) and Brooks Lane/Fifth Street (to the east). With the construction of the new segments of the Eagle Valley Trail, depicted in this Plan, the MDR area will be connected to the Eagle County Rodeo Arena, the Eagle River Park and the Transit Oriented Mixed Use/I-70 Service Area.

This Plan envisions construction of a paved trail that will connect the existing Eagle Ranch trail system to Eagle County Fairgrounds trail system. Please refer to the Open Space & Trails Plan on page ## for the general alignment of this paved trail. Connection of this paved trail between Brush Creek Confluence Park and the County Fairgrounds will require the construction of a new pedestrian bridge over the Eagle River.

**PUBLIC SPACE**

Brush Creek Confluence Park is located along the western side of the MDR area and provides opportunities for passive recreation. Confluence



**Creating an Activity Node around the Sylvan Lake Roundabout**

The Medium Density Residential designation envisions the creation of a node of residential development around the Sylvan Lake Road / Highway 6 roundabout. Additional residential development in the western portion of Eagle may help to catalyze additional redevelopment in this part of Town.

Park, previously used as an auto salvage yard, has been re-vegetated with native grasses and improved with the installation of a split rail fence and gravel parking lot. This Plan proposes additional improvements to Confluence Park including improved riparian habitat along the east bank of Brush Creek, improved grass and seating areas, and planting of additional trees to provide shade.

The lowlands on the east side of the MDR area contain both wetlands and high-quality riparian areas. These lowlands have been identified on the Open Space & Trails Plan as a Preservation Area. As a Preservation Area, public access should be restricted and will assist in maintaining the ecological value of this area.



**Densities Similar to Eagle Ranch Multi-Family**

The Medium Density Residential designation allows for densities of 10-12 dwelling units per acre. That is a residential density similar to the Gamble Street Townhomes (11 dwelling units per acre), located adjacent to the Eagle Ranch Neighborhood Center.



*Insert Aerial Photo related to Trail Connection*

**Eagle, CO**

**Connecting the Eagle Ranch Trail System to Eagle County Fairgrounds & Ball Fields**

The Open Space & Trails Plan shows a conceptual alignment for a trail connection from Eagle Ranch Trails to the County Fairgrounds/ Fairgrounds Ball Fields. As proposed, a section of this new trail would travel beneath the Highway 6 and Railroad bridges that cross Brush Creek.

 **CLUSTER RESIDENTIAL (CR)**

**INTENT**

The Cluster Residential (CR) designation has been identified, primarily, for the properties in the portion of the planning area that extends from the Highway 6 Bridge (over the Eagle River) to the eastern edge of the planning area.

The CR designation for these properties is intended to allow for a series of neighborhoods generally consisting of single family homes arranged around common open space areas (i.e., clustered residential development). A higher density, multi-family neighborhood is appropriate in the western portion of this area, close to the developed portions of the Town. Residential densities should feather out to the eastern end of this area.

Development of this CR area should provide for a network of public open space located in generally undisturbed habitat between Highway 6 and the Eagle River. Several, significant areas on the south side of the river have also been identified as public open space. The open space areas identified for this area are discussed in detail in the Open Space & Trails Chapter. These open space areas function to protect lands with high environmental value. A large open space area is identified in the eastern portion of this CR area (between Highway 6 and the river) that will provide permanent protection of important wildlife habitat and environmentally sensitive lands. Public access to the Eagle River and a hierarchy of open space areas are key concepts for the future growth of the Town in this area.

A soft surface trail system along the Eagle River will offer opportunities for the public to enjoy the river environment. This trail system will connect the various pocket neighborhoods to the public open space network along the river. This trail system should also provide connections to the Eagle Valley Trail and the soft surface trail system to the west.

In addition to this larger CR area, there is a smaller CR area that has been identified for a property located on the west side of the Riverside Mixed Use Area. The CR designation for this

area is intended to allow for limited, single-family residential development.

**LAND USE**

The majority of the residential development in the CR area, located east of the Highway 6 Bridge, is envisioned to be single family homes, all located on the north side of the Eagle River. It is estimated that the properties on the north side of the river are large enough to accommodate 120-150 homes. Multi-family development is also appropriate and should be located in western portion of this area, near the Red Canyon Townhomes. Clustering of residential units will allow for the creation of open space areas similar to those depicted on the Open Space & Trails Plan.

Development on the south side of the Eagle River is incompatible with the vision for this CR area. The private lands on the south side of the Eagle River border Bureau of Land Management (BLM) lands and should be preserved in their natural state in order to protect riparian environments and wildlife habitat.

The CR area located to the west of the Riverside Mixed Use is situated in an area of high environmental value. There is currently one home located in this area. This Plan allows for a limited number of additional homes to be constructed on this property.

**MOBILITY**

**Vehicular** - Vehicular access to the larger CR area will be limited to several access points along Highway 6. These access points should be coordinated with existing and planned connections on the north side of Highway 6. With the future development of properties on the north and south side of this portion of Highway 6 it is recommended that the speed limit, along this portion of Highway 6, be lowered. Streets within the larger CR area should be designed to encourage slower speeds.

The smaller CR area should utilize existing access for future development.

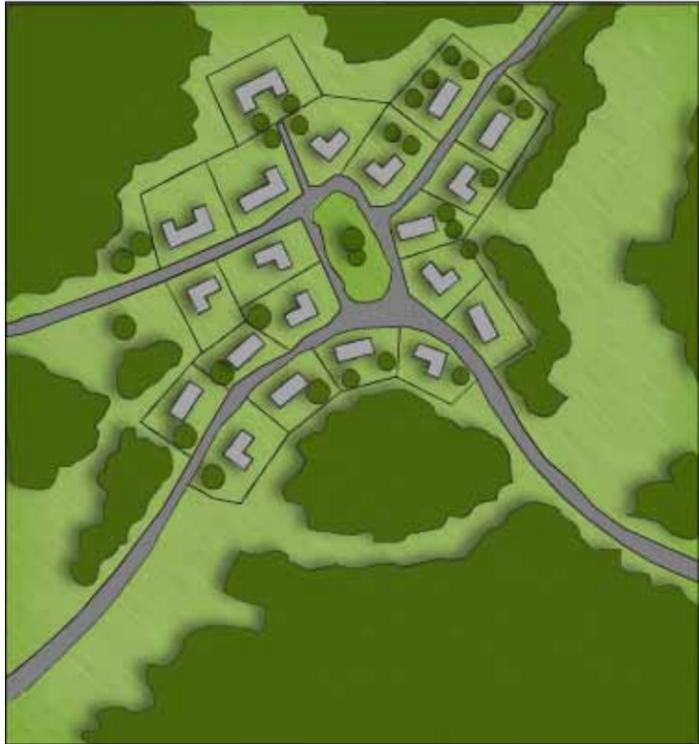
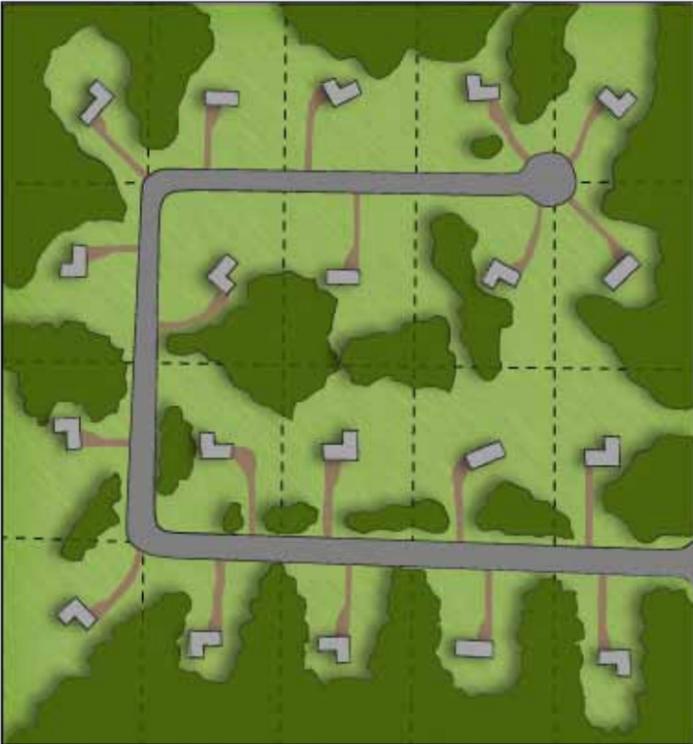
**Trails** - The larger CR area has an extensive



*Insert Aerial of Main CR Area*

**Cluster Residential**

The primary Cluster Residential area is located to the east of the Highway 6 bridge (commonly referred to as the “Green Bridge”).



**Cluster Development to Preserve Open Space**

The “Cluster Development” concept is intended to group development onto a portion of a development parcel and preserves the remainder of the parcel as open space. The diagrams above depict two development scenarios: a Conventional Development layout (above left); and, a Cluster Development layout (above right). As shown, the cluster approach utilizes a smaller portion of the parcel for development and a greater portion of the parcel is preserved as open space.

riverfront, much of which has been identified as public open space. A system of soft surface trails (adjacent to the Eagle River) should be constructed to provide public access to the Natural Experience and Active Recreation open space areas that have been identified. To limit potential impacts on the more sensitive open space areas, trails should not be located within any Preservation Areas.

Paved trails within this CR area should be buffered sufficiently from the river to avoid potential impacts on the water quality of the river.

The proposed alignment for the Eagle Valley Trail is along the north side of Highway 6. The existing Highway 6 and railroad underpasses may offer opportunities to connect the Eagle Valley Trail with the trail systems in the larger CR area.

The location, topography and other natural features of the smaller CR area are not suitable for the construction of public trails. Therefore, no trails have been planned within this area.

**PUBLIC SPACE**

Approximately ## acres of open space has been identified in the larger, eastern CR area. This open space includes a proposed Town Park. The open space network identified within this area is a signature element of the Town of Eagle - River Corridor Plan. This open space network includes several Natural Experience and Preservation areas interspersed amongst development clusters. The Town Park identified at the eastern end of this CR area is intended primarily for passive recreation. The park should be designed to offer public gathering spaces, a boat ramp and related amenities such as a parking area. A boat ramp in this location will provide an opportunity for river users to do a short river run within Town (i.e., a "Town Run").



**Cluster Homes around Common Open Space**

The diagram above depicts a development concept that clusters homes around central, common open space. This development was also designed to protect the native growth areas surrounding the project. This development is located in Redmond, WA.



**Keator Grove (Carbondale, CO)**

The Keator Grove development in Carbondale, CO is a local example of the housing clustered around common open space. Homes front onto a central, common open space, while garages are accessed via a narrow road (similar to an alley) that runs around the perimeter of the housing cluster. A network of sidewalks connects neighboring housing clusters.

 **OPEN SPACE (OS)**

**INTENT**

The Open Space (OS) designation is intended as an overlay and is shown on the Future Land Use Plan as a hatch, instead of a solid color. The Open Space overlay delineates the portions of the underlying Future Land Use Designations that are envisioned to be set aside as Open Space. The Open Space areas identified on the Future Land Use Plan are further detailed in Chapter 3 - Open Space & Trails.

**LAND USE**

The OS designation is intended to allow for a variety of uses related to parks and open space. Where appropriate, the following uses may be permitted:

- Active and passive recreation;
- Concessions;
- Food & Beverage service (e.g. Restaurant);
- River related uses;
- Restrooms; and,
- Paved and soft surface trails.

 **UTILITY CAMPUS (UC)**

**INTENT**

The area identified for the Utility Campus (UC) designation is property owned by the Town of Eagle and is located at the western end of the planning area. This property houses the Town’s Sewer Treatment Facility and will, in the future, be the location for the Lower Basin Water Treatment Facility.

Given the proximity of this property to the confluence of Brush Creek and the Eagle River, efforts should be made by the Town to ensure that these facilities do not adversely impact the water quality of these important waterways.

**LAND USE**

The Utility Campus designation is generally intended for municipal uses that are associated with the provision of sewer and water service to the Town of Eagle. However, other public uses may be appropriate in this area.



**Open Space**

The Town of Eagle - River Corridor Plan identifies an extensive network of open space areas along the Eagle River. The general open space areas are depicted on the Future Land Use Plan but are discussed in detail in Chapter 3 - Open Space & Trails.



**Utility Campus**

The Utility Campus designation allows for municipal uses, such as water and sewer treatment facilities. Other public uses, such as the Town’s Yard Waste facility or a public solar array, may be appropriate in this area as well.

*“Building a river park and giving residents and visitors access to one of our most vital resources will be a legacy project for Eagle. It is incredibly exciting to have the opportunity to make this vision a reality.”*

*- Yuri Kostick, Mayor • Town of Eagle*



**CHAPTER 3**



**OPEN SPACE & TRAILS**

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## INTRODUCTION

Preservation of ecologically sensitive lands and wildlife habitat is central to this Plan. Natural features offer permanence and character that help create the much desired but often elusive quality referred to as “sense of place”. Preserving natural features also contributes to the long-term environmental health of the community.

Approximately 104 acres have been designated as open space within the river corridor planning area. A network of trails has also been identified within the planning area. This Plan furthers many of the goals of the 2010 Eagle Area Community Plan, which designates much of the property planned herein as “Conservation Oriented Development” on the plan’s Future Land Use Map. This open space proposed is also consistent with the recommendation of the Eagle Area Open Lands Conservation Plan to protect land with high environmental value. In addition, the open space designation provides protection for the River and its riparian habitat, which is consistent with many of the goals of the Eagle River Watershed Plan.

Listed below are comments from the Visioning Workshop directly related to open space and trails:

*“Create a mix of recreational opportunities for different user groups.”*

*“Looped trail and recreation access.”*

*“Construct meandering path, some for pedestrians only.”*

*“Riparian preservation/maintain natural area.”*

*“Differentiate experiences within character areas along corridor.”*

*“Create amenities/activities that draw people to Eagle.”*

As referenced in Chapter 2 – Future Land Use, this chapter provides a more in-depth discussion of open space and trails within the planning area. This chapter further details the Open Space “overlay” (shown on the Future Land Use Plan) into the following types of Open Space:

- Preservation Areas
- Natural Experience Areas
- Active Recreation Areas

The Open Space & Trails Plan included in this chapter depicts alignments for Eagle County’s regional trail system, the Eagle Valley Trail, as well as for a system of local, paved and soft surface trails.

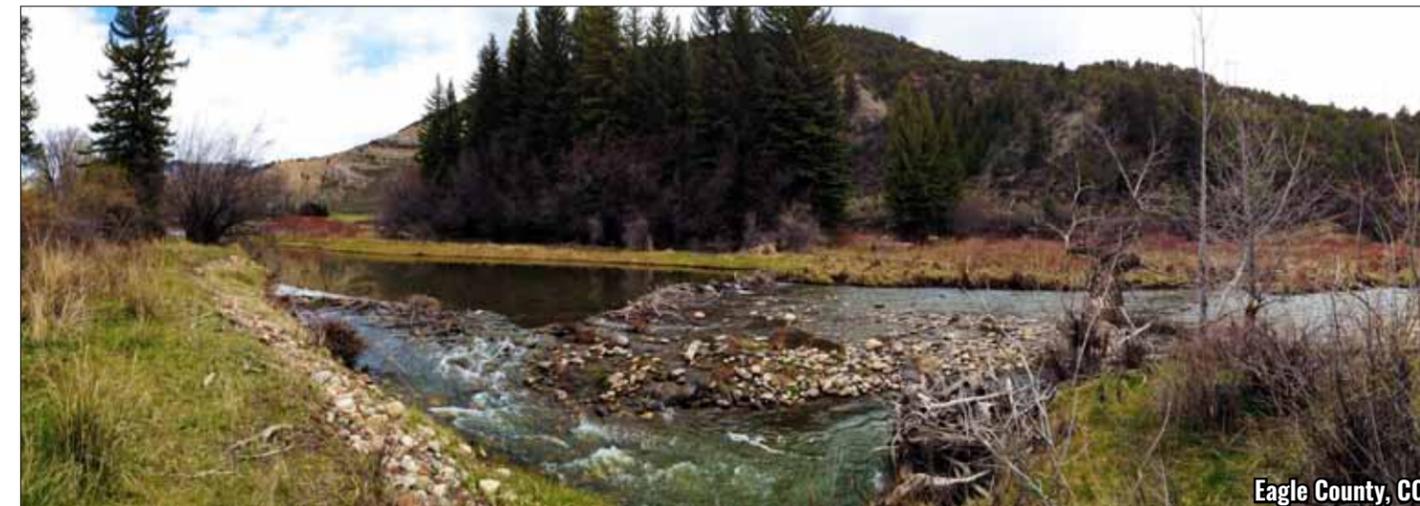
### OPEN SPACE

Open Space may be used for active recreation, passive recreation or withdrawn from human activity. This chapter identifies areas along the river corridor that are best suited for various levels of recreational activity and areas that should be preserved in their natural state. In the delineation of the Open Space areas, GIS data for floodplains, wetlands, riparian vegetation and wildlife areas were studied. In addition, Town Staff walked the planning area to observe and document these areas.

**Preservation Areas** - The most environmentally sensitive lands are identified as Preservation Areas. These lands should be protected in their natural condition without development of any kind or the intrusion of trails. These lands were selected because of their outstanding environmental characteristics.

**Natural Experience Areas** - Areas protected from development where visitors are encouraged to experience the areas via soft surface trails. These areas are often located near development and may have already been impacted by human activity. These areas should offer protection for natural resources while allowing limited human visitation. The soft surface trails should be routed to avoid the more environmentally sensitive areas and proximity to privately owned property. Given the emphasis the community placed on environmental awareness, kiosks or other types of educational signage and information are encouraged in order to provide information about the river ecosystem and riparian habitat.

**Active Recreation Areas** - These areas are intended to be developed with amenities for active



Eagle County, CO



Eagle County, CO



Eagle, CO

### Three Types of Open Space

Preservation Areas, Natural Experience Areas and Active Recreation Areas have been identified for the lands within the river corridor planning area. The Plan envisions various levels of activity in these open space areas based on their susceptibility to human impacts.

recreation, including paved trails and in-stream and riverside improvements (where feasible). These areas are often located adjacent to areas planned for development and should be dedicated to the Town as public parks (when applicable).

The Open Space & Trails Plan includes seven distinct, open space areas. A detailed discussion of these open space areas is provided later in this chapter.

**TRAILS**

Three trail types have been identified within the planning area:

- Eagle Valley Trail
- Paved Trails
- Soft Surface Trails

**Eagle Valley Trail** - The Eagle Valley Trails is Eagle County's (i.e., ECO Trails) regional trail, which is envisioned to someday connect the trail system on Vail Pass with the trail system in Glenwood Canyon. The Eagle Valley Trail is a wonderful, recreation amenity and this Plan envisions an extension of the Eagle Valley trail from its existing terminus, at Fifth Street, to the eastern end of the planning area. The preferred alignment for the extension of the Eagle Valley Trail is shown on the Open Space & Trails Plan.

**Paved Trails** - Paved trails are intended to serve as the internal trails within the more developed portions of the planning area. One of the key sections of paved trail proposed by this Plan is an extension of the Eagle Ranch trail system that will link with the County's Fairground trail system. This trail connection will provide a link between the western portion of the Town and the Fairgrounds, Ball Field Complex and the Eagle River Center. This trail connection will require a pedestrian bridge over the Eagle River.

**Soft Surface Trails** - Soft surface trails should be constructed in environmentally sensitive areas closer to the Eagle River with occasional access to the river's edge. The soft surface trail in Eagle Ranch, located along Brush Creek in the vicinity

of Ouzel Lane, should serve as an example of the type of soft surface trail system that might be constructed along the Eagle River.

The conceptual alignments for the soft surface trails are shown on the maps for the seven open space areas. These alignments have intentionally been omitted from the overall Open Space & Trails Plan. Soft surface trails should be located and designed in a manner that limits potential erosion and the diminishment of wildlife values of surrounding land.

Looped soft surface trail systems are encouraged with interconnected destinations and opportunities to relax and enjoy the environment. In addition, opportunities to connect the soft surface trail system along the River with the hiking and biking trails on BLM lands are encouraged.

Looped soft surface trail systems are encouraged with interconnected destinations and opportunities along the way to relax and enjoy the environment. In addition, opportunities to connect the soft surface trail system along the River with the hiking and biking trails on BLM lands are encouraged. The soft surface trail system along the Eagle River offers a unique opportunity to create a "Discovery Trail" the entire length of the planning area.

**INFORMATIONAL SIGNAGE**

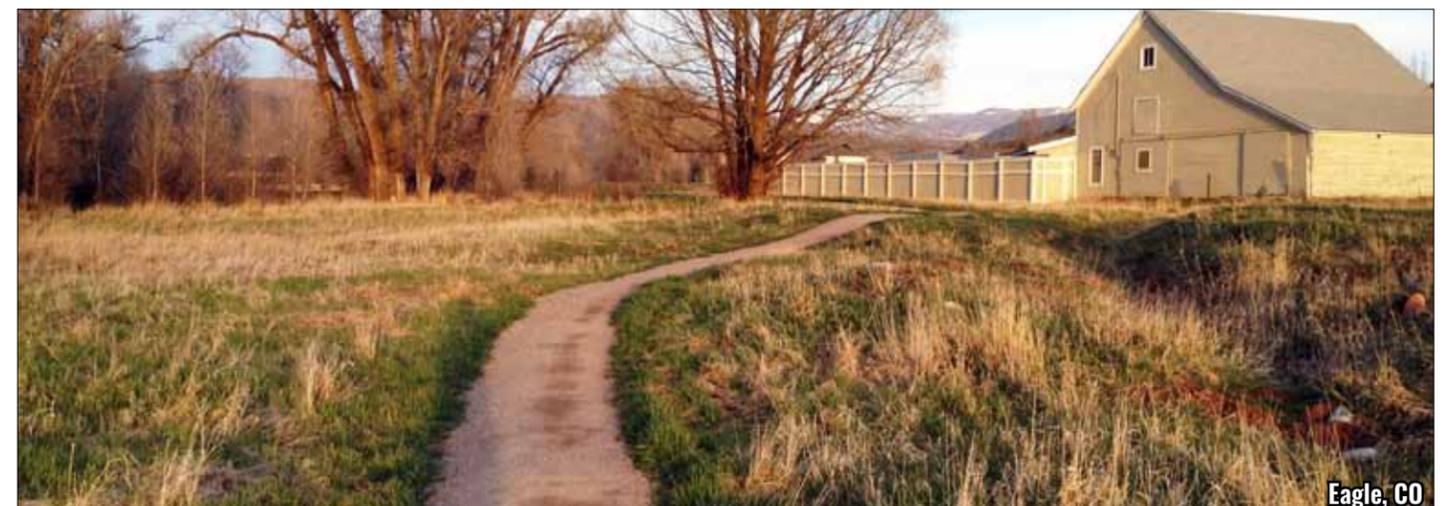
Informational signage (designed to interact with portable technology) should be provided along trails to help trail users understand the ecology of the river and its surrounding environs. The river corridor has a rich cultural history and signage should be provided that discusses important historical sites. The Barnes Family Ranch and the Eagle Railroad Station are two important historic sites along that should be identified.



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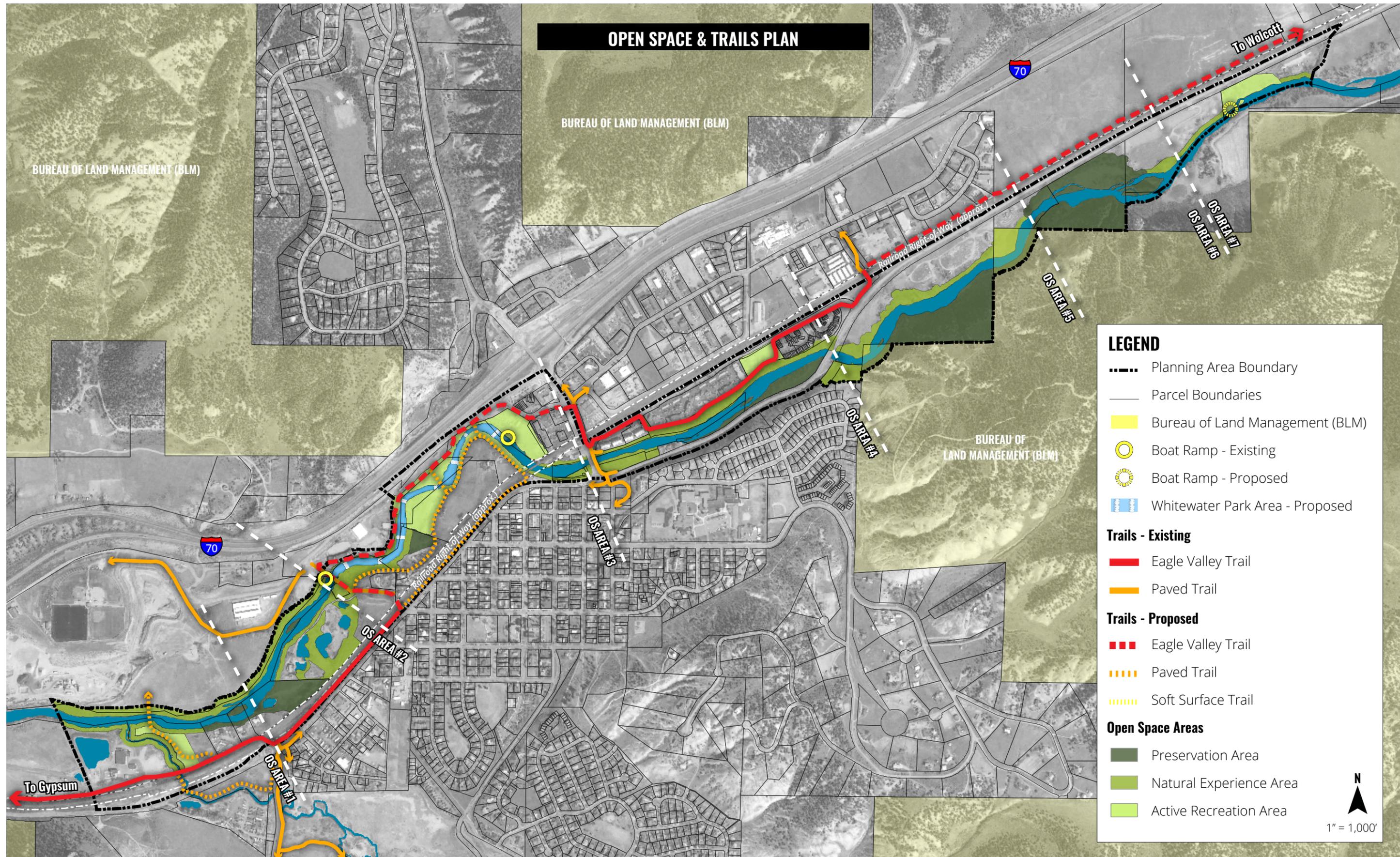
Eagle, CO



Eagle, CO

**Three Types of Trails**

Preservation Areas, Natural Experience Areas and Active Recreation Areas have been identified for the lands within the river corridor planning area. The Plan envisions various levels of activity in these open space areas based on their susceptibility to human impacts.



**LEGEND**

- Planning Area Boundary
- Parcel Boundaries
- Bureau of Land Management (BLM)
- Boat Ramp - Existing
- ⊙ Boat Ramp - Proposed
- Whitewater Park Area - Proposed

**Trails - Existing**

- Eagle Valley Trail
- Paved Trail

**Trails - Proposed**

- - - Eagle Valley Trail
- - - Paved Trail
- - - Soft Surface Trail

**Open Space Areas**

- Preservation Area
- Natural Experience Area
- Active Recreation Area

N  
1" = 1,000'

**OPEN SPACE AREA #1**

Open Space Area #1 (please refer to accompanying map) contains all three types of open space. This open space area is located on the western end of the planning area at the confluence of the Eagle River and Brush Creek. The land to the east of Brush Creek, commonly referred to as “Confluence Park”, was recently purchased by Eagle County with participation from the Town. Prior to the County’s acquisition, the property had historically been used as an automobile salvage yard. Since its purchase, the land has been reclaimed and re-vegetated with natural grasses. Fractured and diminished riparian habitat exists along the banks of Brush Creek.

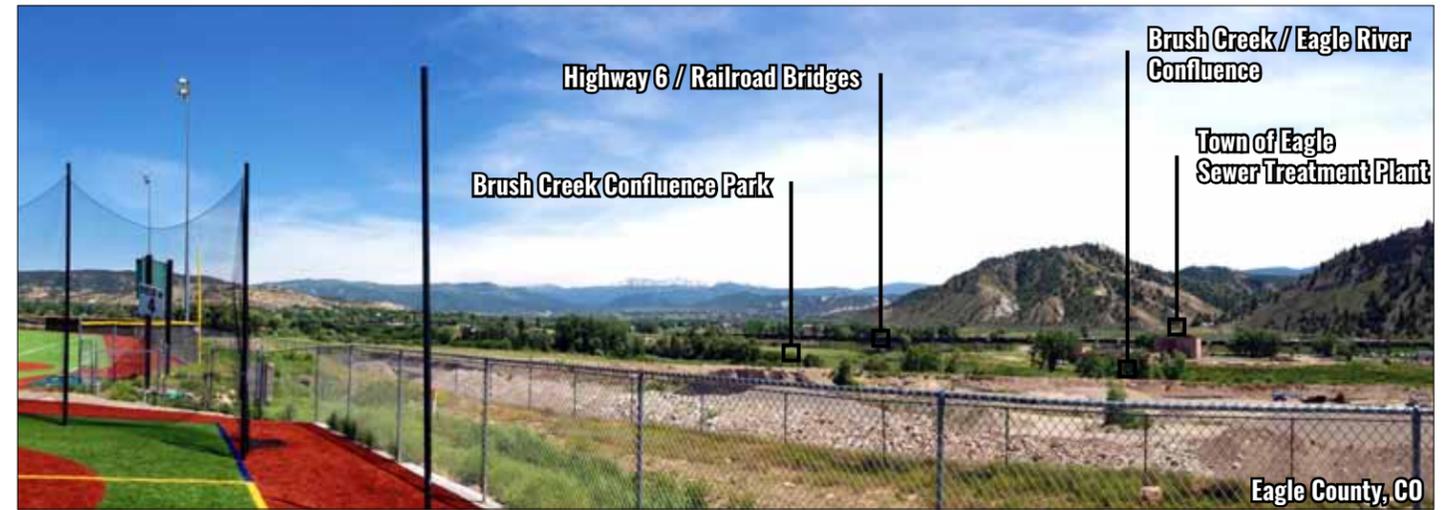
This area has good access to and from Highway 6 via Violet Lane and the Sylvan Lake Road roundabout. As discussed in Chapter 2, the County has discussed constructing a secondary, vehicular access to Fairgrounds Road, which would cross a portion of this open space area. The County’s proposed vehicular connection is conceptual at this time.

Confluence Park has few improvements other than public parking provided for visitors. Future improvements to top Confluence Park should include:

- Riparian vegetation improvements along Brush Creek;
- A more complete reclamation effort (including the placement of additional topsoil);
- The provision of seating and the planting of shade trees; and,
- An extension of the Eagle Ranch Trail System with a pedestrian bridge connection to the Fairgrounds. This extension should link Eagle Ranch and the western portion of the Town to the Fairgrounds and the Fairgrounds Ball Field Complex, which is located on the north side of the River.

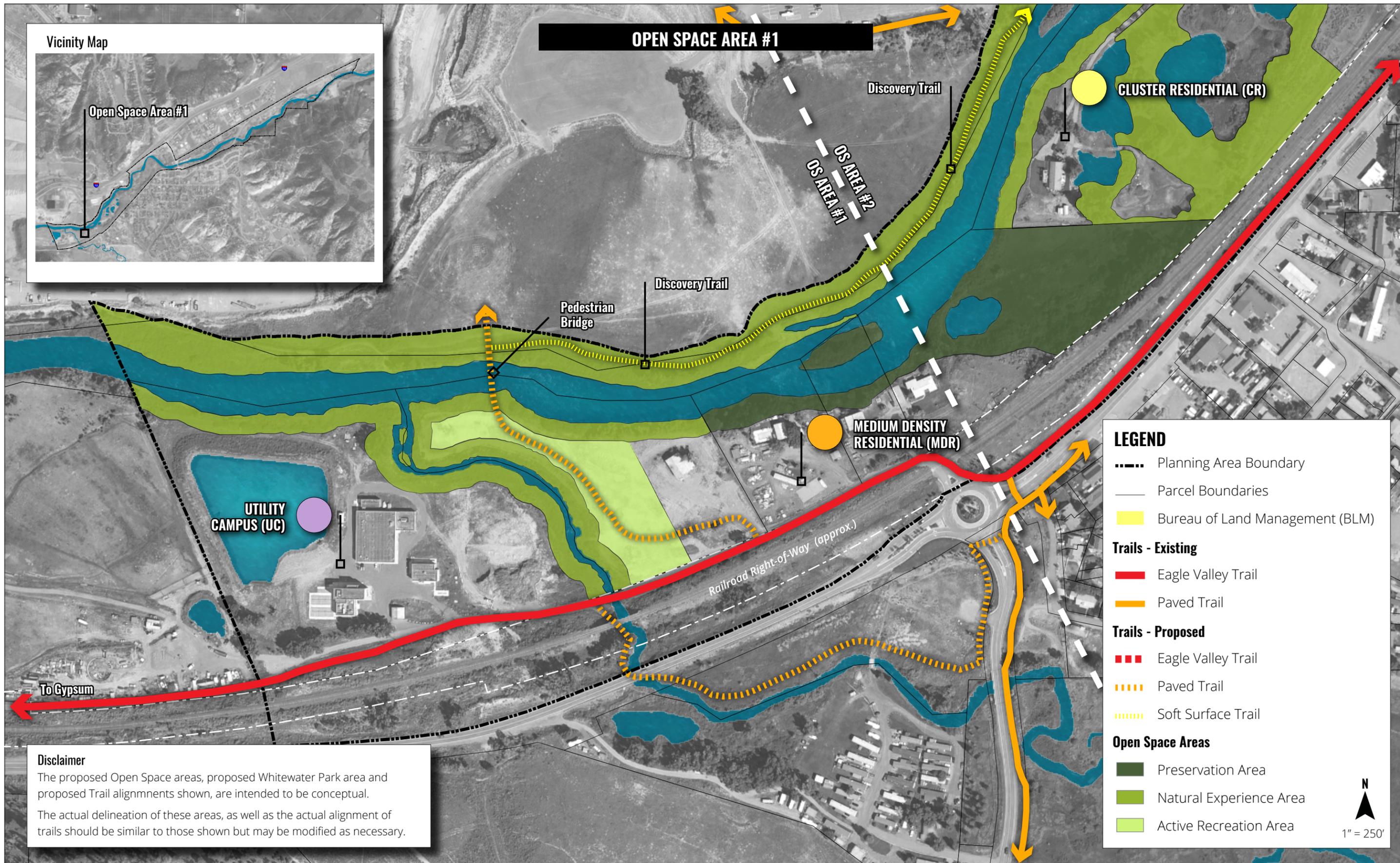
The northern, lower portions of this open space area (along the Eagle River) contain a well-established band of riparian habitat that should

be protected to the maximum extent practical, recognizing the need for pedestrian and vehicular connection to the Fairgrounds from this open space area.



**Improving upon Existing Amenities**

Existing recreation amenities from the Eagle County Fairgrounds to the WECMRD complex, and open space areas in between, will be linked via trails and potential future vehicular access.



## OPEN SPACE AREA #2

Open Space Area #2 (please refer to accompanying map) contains approximately ## acres of Natural Experience Areas and approximately ## acres of Preservation Areas.

The Natural Experience Area, on the south side of the Eagle River, includes five ponds fed by natural springs. Historically, the area surrounding the ponds was used as a mink farm. This area was abandoned and neglected for many years. The current owner has improved the natural landscape significantly and constructed a single family home on the property.

The Natural Experience Area, on the north side of the Eagle River, is approximately 100 feet in width and provides an opportunity to construct a portion of the “Discovery Trail” along the north bank of the River.

The Preservation Area, located in the western portion of Open Space Area #2, includes lowlands with a pond and wetlands. The topography gives this Preservation Area a greater degree of isolation than exists on the adjacent open space to the east.



### Preserving Natural Beauty

Open Space Area #2 is designated as Natural Experience and Preservation areas. The Plan envisions a Discovery Trail along the north bank of the river. The Eagle Valley Trail is planned to cross the Eagle River at the “Fishing is Fun” bridge, which is located just to the north of this Open Space Area #2.



**OPEN SPACE AREA #3**

Open Space Area #3 (please refer to accompanying map) is located adjacent to the Town’s CBD, the County Fairgrounds and the Town’s I-70 Commercial Service Area. This area has direct access to Broadway, Brooks Lane/Fifth Street and Fairgrounds Road/Chambers Avenue. This open space area is comprised of Active Recreation, Natural Experience, and Preservation Areas. Chambers Park (owned by the Town) and the Semi-Truck parking area (owned by Eagle County) are included within this open space area. The Active Recreation component of this area encompasses the Eagle River Park and the Riverside Park. Development of the Eagle River Park on the north side of the Eagle River will complement the active open space (i.e., Riverside Park) along the south side of the river, which is to be developed in conjunction with development of the Riverside Mixed Use area. In total this open space area comprises approximately .65 miles of riverfront property.

Open Space Area #3 is envisioned as a focal, active recreation open space area within the Town. The community identified the publically owned lands (both Town and County properties) on the north side of the Eagle River as the location for a “Recreation Hub.” The recreation hub was described as an area that would offer numerous, active recreation amenities (many of which would be related to river activities).

*Eagle River Park:* The Eagle River Park will serve as a prominent landscape feature of the Town and is intended to serve as a regional recreation attraction. The location identified for the park has excellent visibility from the Interstate and future improvements made to this area will contribute significantly to the “Wow” factor. The Eagle River Park will include in-stream recreation amenities including a whitewater park, beaches, and tubing areas. A variety of recreational amenities should be provided to ensure that the park offers “something for everyone.”

*Riverside Park:* The Riverside Park has been designated as the Active Recreation, Preservation

and Natural Experience areas along the south bank of the river (adjacent to the Riverside Mixed Use area). The portion of the Riverside Park located along the east and north of the North Broadway neighborhood is envisioned as a sinuous park space and will serve as a buffer between development within this neighborhood and the Eagle River. Just to the west is a roughly 5.4 acres Natural Experience area that is situated between the North Broadway and Brooks Lane neighborhoods. A significant portion of this area is located within the 100-year floodplain and therefore should remain undeveloped except for a few soft surface trails. As discussed in Chapter 2 – Future Land Use, this area is envisioned for more passive recreation and is planned to be integrated as part of the storm water system for the Riverside Mixed Use area. To the west of the 5.4 acre area are portions of the Riverside Park that have been identified for Preservation and Natural Experience. These areas include wetlands, undisturbed riparian vegetation, horse pastures and a heavily vegetated hillside adjacent to the River. There is an abandoned road traversing this hillside that has the potential be improved into a two-track trail. This hillside has been impacted by fire and is appropriate for vegetation rehabilitation.

*Eagle Valley Trail:* The Eagle Valley Trail is planned to connect the existing trail at Fifth Street with the newly constructed sidewalk system on the east side of Eby Creek Road. The route identified for the trail crosses the Eagle River at the “Fishing is Fun” Bridge, integrates the trail with the Rodeo Arena promenade and the Eagle River Park.

*Riverside Promenade:* The Riverside Promenade, shown general on the Conceptual Eagle River Park Plan (please refer to page ##), will be a prominent feature of the Riverside Mixed Use area and is to be integrated with the Riverside Park. The promenade will provide a trail connection from the extension of Broadway to the Brooks Lane neighborhood and Fifth Street.

Two pedestrian bridges have been identified that will connect the Eagle River Park to the Riverside Park as well as to the Riverside Mixed Use area and downtown Eagle.



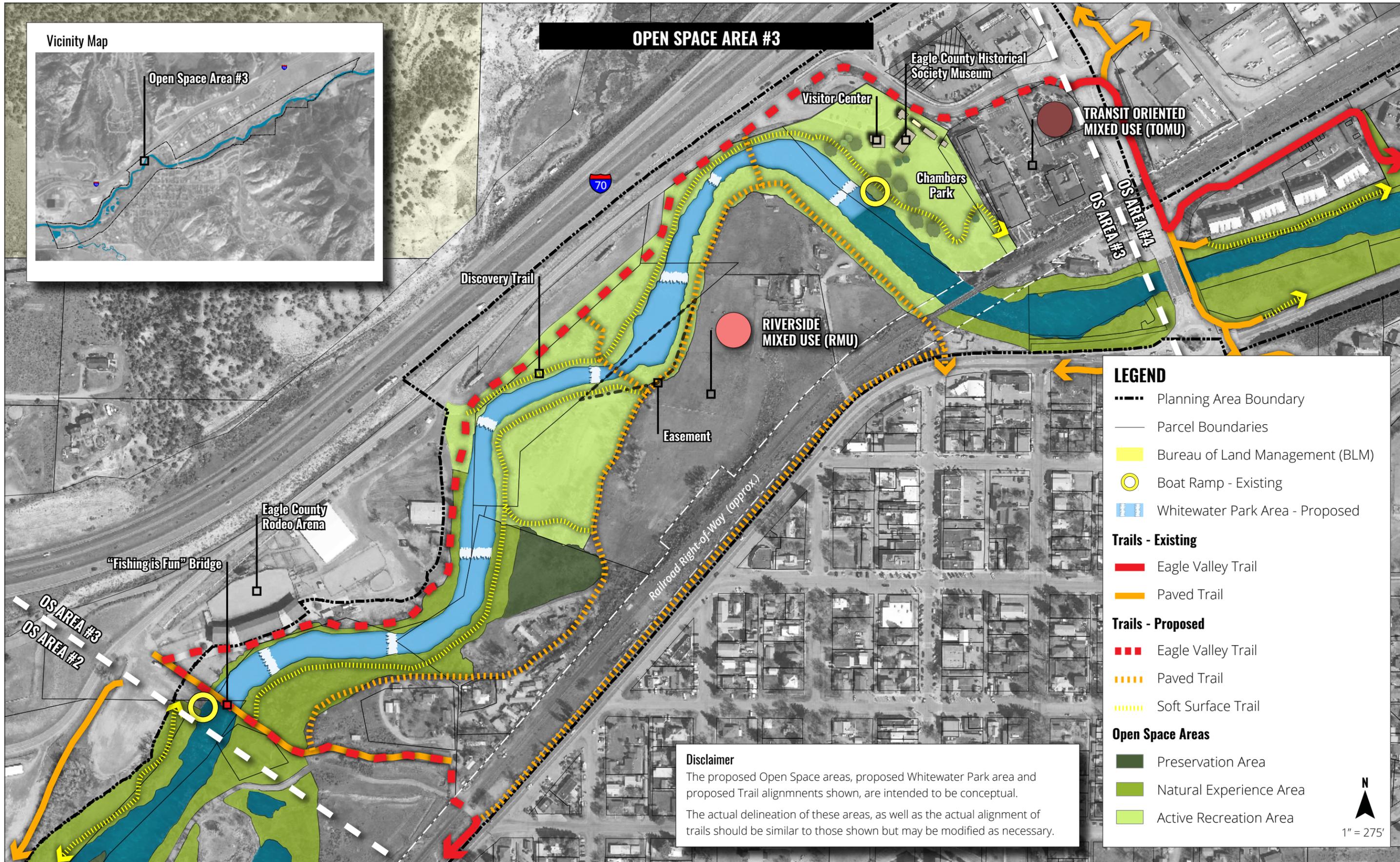
Eagle, CO



Eagle County, CO

**Developing a Recreation Hub**

Outdoor recreation is a valued asset in Eagle and the “Recreation Hub” identified in Open Space Area #3 will add to Eagle’s current offerings, creating another compelling reason to live, work and visit the Town.





**CONCEPTUAL EAGLE RIVER PARK PLAN**

**LEGEND**

- 1 Eagle River Park
- 2 Possible Whitewater Feature(s)
- 3 "Beach"
- 4 "Transition Area"
- 5 Pedestrian Bridge
- 6 Riverside Park
- 7 Chambers Park
- 8 Chambers Park Boat Ramp
- 9 Historical Campus
- 10 Mixed Use Building
- 11 Expanded Chambers Park Parking
- 12 Eagle Valley Trail
- 13 Soft Surface Trail
- 14 Regional Transit Stop
- 15 Eby Creek Outlet



**Eagle River Park - Better than “Truck Parking”**

This conceptual illustration of the Eagle River Park shows the many exciting uses envisioned for the public properties located along the Eagle River. While parking for semi-trucks will still be available during extreme weather events, the Plan envisions a much greater future for this area.

### OPEN SPACE AREA #4

Open Space Area #4 (please refer to accompanying map) is located between the Eby Creek Road Bridge and the Highway 6 Bridge over the Eagle River. Natural Experience and Preservation areas have been identified within this open space area.

The land on the south side of the River (east of the Crabtree Residence and Studio) has been designated as a Preservation Area and is owned by the Town. Within this Preservation Area are mature cottonwood trees and dense thickets of willows along the River. This vegetation is mostly undisturbed and continuous with the exception of the area that was disturbed during the widened Highway 6 Bridge approach. The area proximate to the bridge should be planted with riparian vegetation.

The lands on the west side of the Crabtree property and the Town-owned lands on the north side of the River have been designated as Natural Experience Areas. Both of these Natural Experience areas have undergone some disturbance. Public gathering spaces and places to sit and enjoy the view of the river are encouraged within these Natural Experience areas. In addition, kiosks should be installed to direct pedestrian movement to designated river access points and to help educate people about proper care of riparian lands.

Within the Natural Experience area on the north side of the River is network soft surface trails that provide river from the adjacent multifamily residential neighborhoods. Many of these trails have been worn in overtime as residents have found the most convenient routes to the river. Given the number of trails that have been worn in over the years, it is recommended that these trails be consolidated into a few, designated trails that are located and designed to limit impacts to the riparian vegetation and wildlife habitat in this area. Many people do not know that the area along the north bank of the river is public open space area owned by the Town. Signage should be provided to inform residents and visitors that

this is public open space

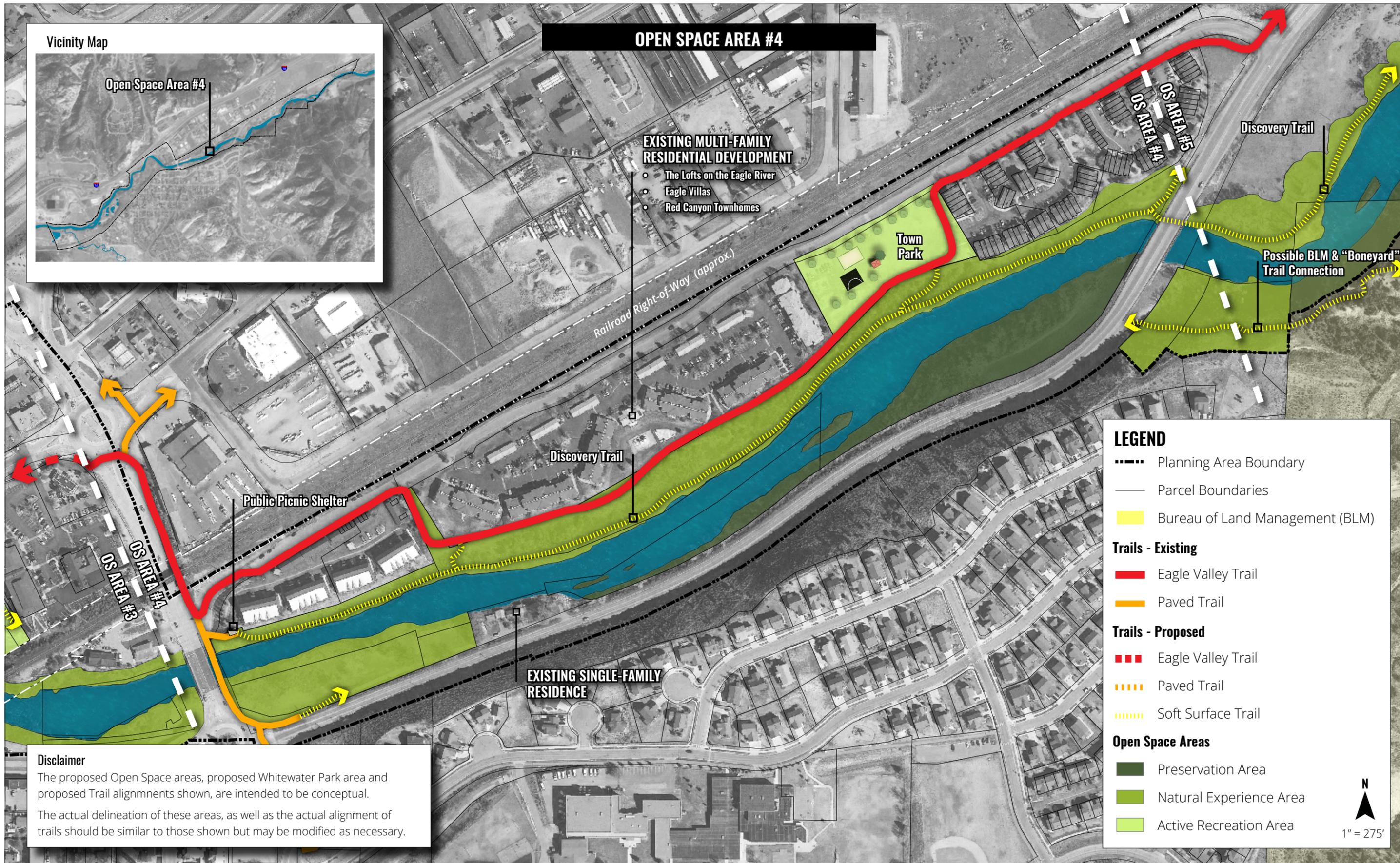
It is envisioned that the “Discovery Trail” will be constructed along the river’s edge through the Natural Experience Area on the north bank of the River. This trail will serve as an opportunity to educate the community about the River and will also improve access along the edge of the River in this area.

A Town Park is located between the Eagle Villas and Red Canyon Townhomes. This Park is located just to the north of the open space area on the north bank of the River. Integration of the Town Park with this open space area is encouraged.



#### Education & Preservation

Upstream of the Recreation Hub, the Plan calls for additional Preservation and Natural Experience areas, as well as a Discovery Trail and improvements to existing neighborhood trail systems.



**OPEN SPACE AREA #5**

Open Space Area #5 (please refer to accompanying map) is comprised of a Natural Experience Area on the north side of the river and a Preservation Area on the south side of the river. These areas are ## and ## acres, respectively.

The Natural Experience area, near the Highway 6 Bridge, is approximately 150 feet wide. It contains mature stands of cottonwood trees and riparian vegetation offering excellent passive recreation opportunities. The heavily vegetated, steep slopes and cliff on the south side of the river create a unique opportunity to be close to town but feel totally natural. The river bends sharply as it approaches this area and consequently, sand is deposited on the north bank, providing an opportunity to create a small beach. There is a remarkable geological formation directly across from this potential beach site. It is recommended that a kiosk be installed to provide information about the geology of the area. With the multi-family development recommend for the surrounding CR area and the proximity to the multi-family development located along Nogal Road, this relatively flat open space area should be designed to accommodate a significant number of visitors.



**Highlight Unique, Natural Features along the River**

There is a unique geologic feature within Open Space Area #5. The future "Discovery Trail" is envisioned to meander along the northside of the Eagle River, adjacent to this geologic feature. Informational signage should be provided at this location to help explain this interesting, geologic feature.

Beneath the Highway 6 Bridge there is sufficient space to provide a low water trail connection. This connection would tie together the proposed soft surface trails in Open Space Area #4 and the proposed, soft surface trails in this open space area.



**Low Water Trail Connection**

Beneath the Highway 6 Bridge there is sufficient space for a low water trail connection.

\*Add discussion regarding Eagle River - BLM Trail Connection



**Eagle River - BLM Trail Connections**

Where feasible, connections between trails along the Eagle River and trails on BLM Lands should be made. For example, there may be an opportunity to create a connection between the Boneyard trail system and Highway 6 / Eagle River.



### OPEN SPACE AREA #6

Open Space Area #6 (please refer to accompanying map) is comprised of a Preservation Area consisting primarily of lower elevation land including an island in the Eagle River. This area, containing approximately ## acres, is heavily vegetated and is separated from surrounding land to the east and north by steep slopes. It contains wetlands and riparian vegetation in the lower elevations and sagebrush, cottonwood, and some smaller deciduous understory in the higher elevations. This Preservation Area sets aside a significant area along the Eagle River for wildlife habitat protection. A Colorado Department of Parks and Wildlife (CPW) fishing easement is located in a portion of Open Space Area #6. The full extent of this easement is shown on the Regional Context Map (please refer to page ##).

The width of the Preservation Area located between Highway 6 and the Eagle River approaches 400 feet, which in combination with the width of the Eagle River and land on the south side of the river measures approximately 1,000 feet.

Several areas of wetlands with cattails and willow thickets are located in the lower portion of this area. Remnants of various braids of the Eagle River are evident in this lower area. There are also large collections of deadfall and several large cottonwood tree snags. A significant portion of this lower area is located within the 100-year floodplain.

This Preservation Area includes a small island with trees located along its eastern side. The property on the south side of the river is a steep, heavily vegetated hillside with small areas of wetlands and riparian vegetation adjacent to the river. Given the surrounding topography of this Preservation Area there is a relatively higher degree of isolation for wildlife than elsewhere within the planning area.

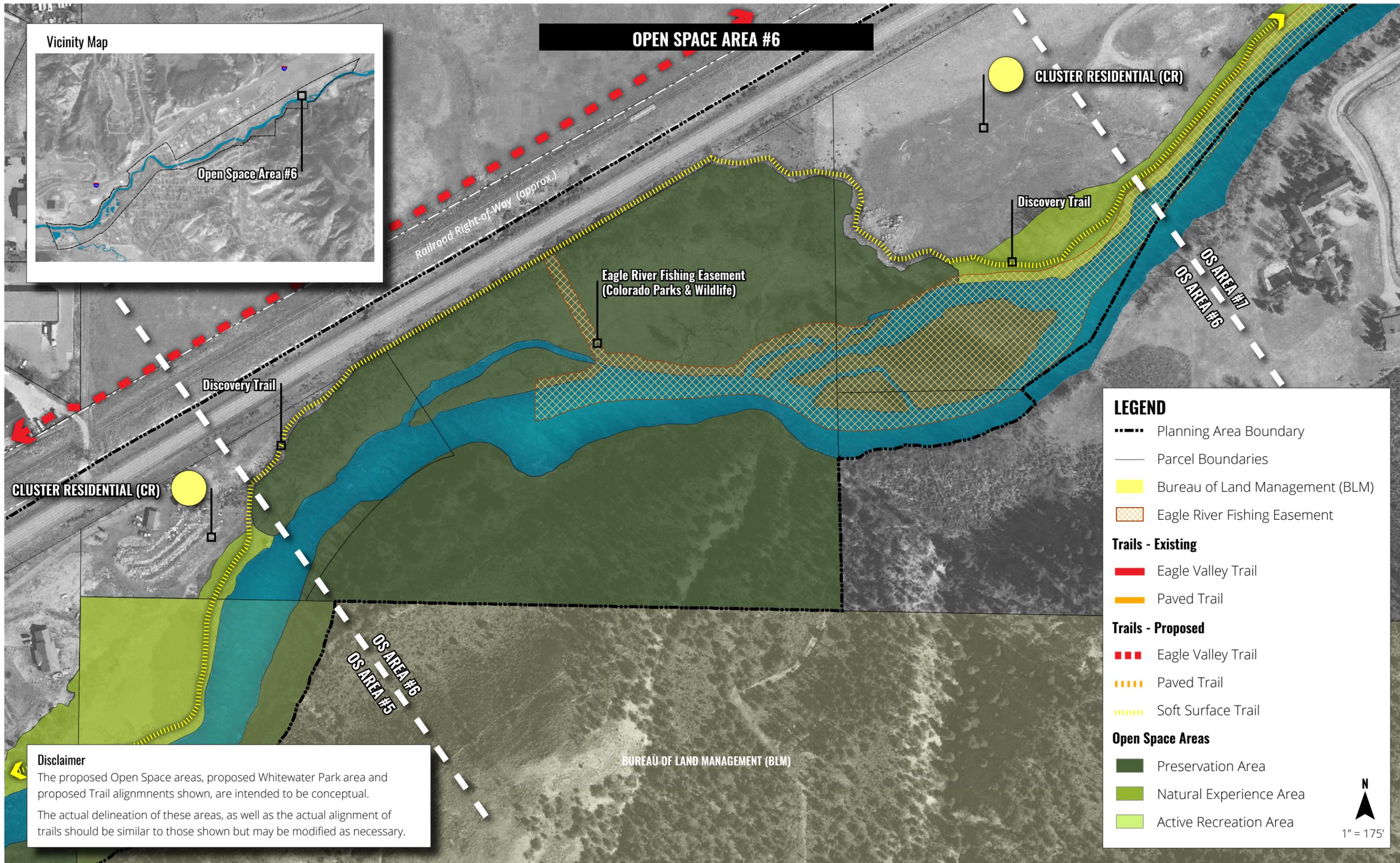
The Discovery Trail is planned to be routed along the north side of the Preservation Area. No trails are to be constructed within the Preservation Area. Signage on either side of the Preservation

Area should be provided to inform trail users and fisherman of the importance of this land for the protection of wildlife.



#### Protection of Pristine Areas

Open Space Area #6 is comprised of a significant Preservation Area. This Preservation Area provides protection for a very scenic and relatively undisturbed section of the Eagle River.



### OPEN SPACE AREA #7

Open Space Area #7 (please refer to accompanying map) is an Active Recreation Area containing approximately ## acres. The topography in this area is relatively flat. Within this open space area are two historic cabins and mature stands of cottonwood trees. The area is currently used primarily as horse pasture. A public park in this area would serve as a terminus to the Town's River Corridor, the Discovery Trail, as well as providing a unique gathering place at the eastern edge of Town.

The river gradient through this area is moderate with only one rapid located on its western side. No significant riparian vegetation currently exists along the north side of the River.

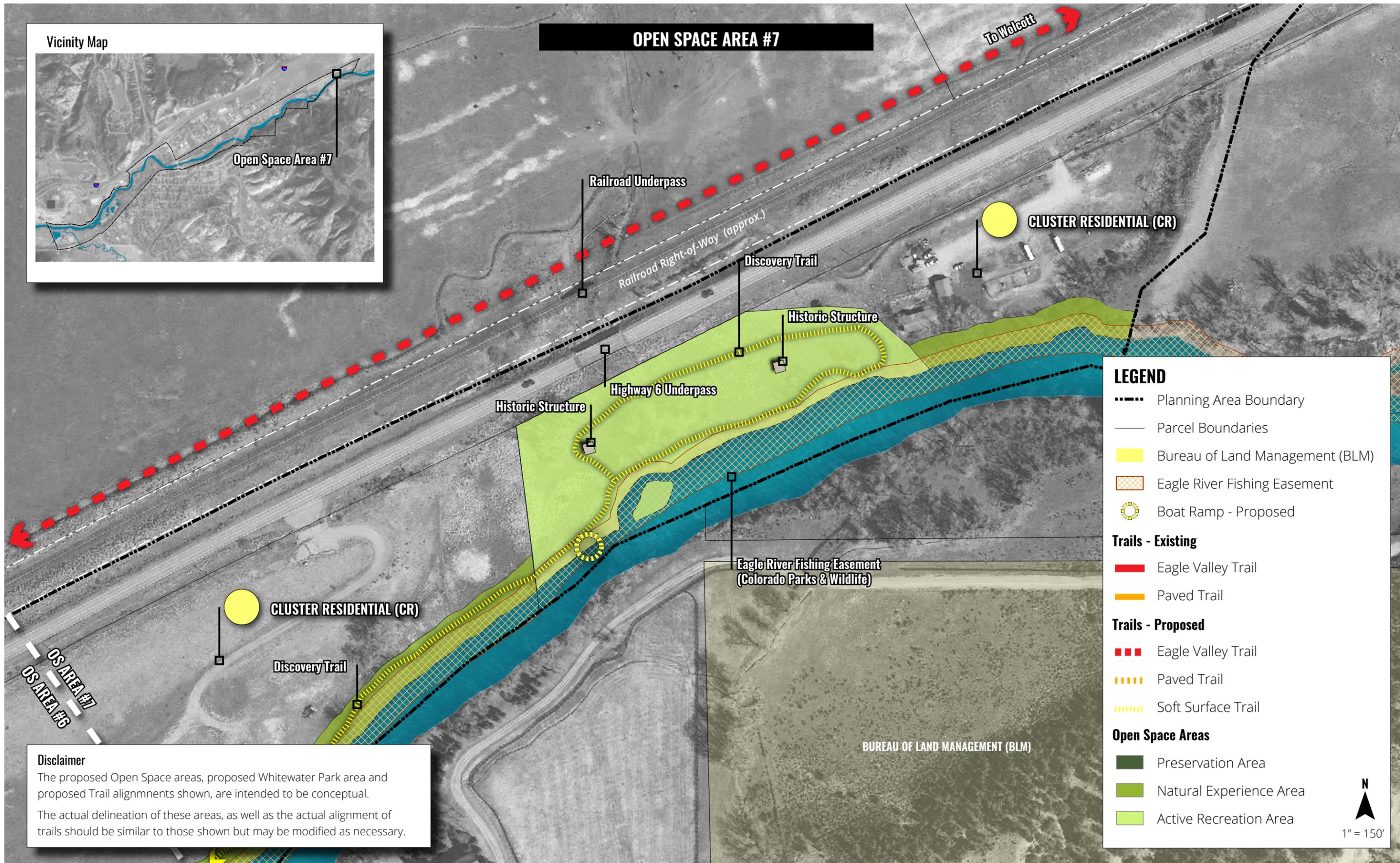
The Plan calls for the construction of an access road, parking improvements and a boat ramp in or adjacent to this park. Installation of these improvements would provide river users with an opportunity to do a short float trip within Town (i.e., a "Town Run"), with options to take out at Chambers Park or further downstream at the "Fishing is Fun" Bridge.

Research into the history of the cabins in this area should be conducted and appropriate signage should be provided.



#### Terminus Park

This Active Recreation Area is the final, activity node at the eastern end of the planning area. It is recommended that this Active Recreation Area be dedicated as a Town Park and that it be maintained as a space for primarily passive recreation, with the exception of the installation of a boat ramp.



**Disclaimer**  
 The proposed Open Space areas, proposed Whitewater Park area and proposed Trail alignments shown, are intended to be conceptual. The actual delineation of these areas, as well as the actual alignment of trails should be similar to those shown but may be modified as necessary.

N  
 1" = 150'

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*“Creation of the Salida Whitewater Park and riverfront trail was an integral part of transforming our downtown. Salida went from a town that happened to have a river in it to a Colorado recreation and lifestyle destination. By embracing the river, Salida was able to renew its lifeblood.”*

*- Dara MacDonald, City Administrator • City of Salida*



## CHAPTER 4



## OVERVIEW & RELATED PLANS



**OVERVIEW**

*“The care of rivers is not a question of rivers, but of the human heart”  
-Tanako Shozo*

The Town of Eagle is situated at the confluence of the Brush Creek Valley and the Eagle Valley. With the construction of the Denver and Rio Grande Railroad and US Highway 6 along the south side of the Eagle River, the Town historically grew to the south of these transportation routes generally in the flatter portions of the mouth of the Brush Creek Valley. The residential growth of the Town that occurred in the latter part of the 20th Century and into this Century has also occurred, primarily to the south of the Railroad and Highway 6 in the Brush Creek Valley.

The Town of Eagle exists because of river and streams. Situated on the Eagle River, adjacent to its confluences with Brush Creek and Eby Creek, the Town has always relied on the water, the soil, the flora and the fauna of its rivers and streams. Despite this reliance, the Eagle River is unknown to many members of the community. While many people may cross the river on daily basis, rarely do they get an opportunity to touch its water, listen to the bird life, or watch the many animals that call the river’s riparian habitat home.

In January of 2014, staff members from the Department of Community Development, Public Works Department (Engineering Division), and several representatives from the Town’s Planning and Zoning Commission and Board of Trustees participated in the “Community Builders Leadership Institute Conference” an event that was sponsored by the Sonoran Institute and was held in Glenwood Springs, CO. One of the key tasks of this conference was for the group from the Town of Eagle to identify the most important land planning challenge facing our community. The consensus of the group was that one of the primary planning challenges was to connect the Town of Eagle with the Eagle River.

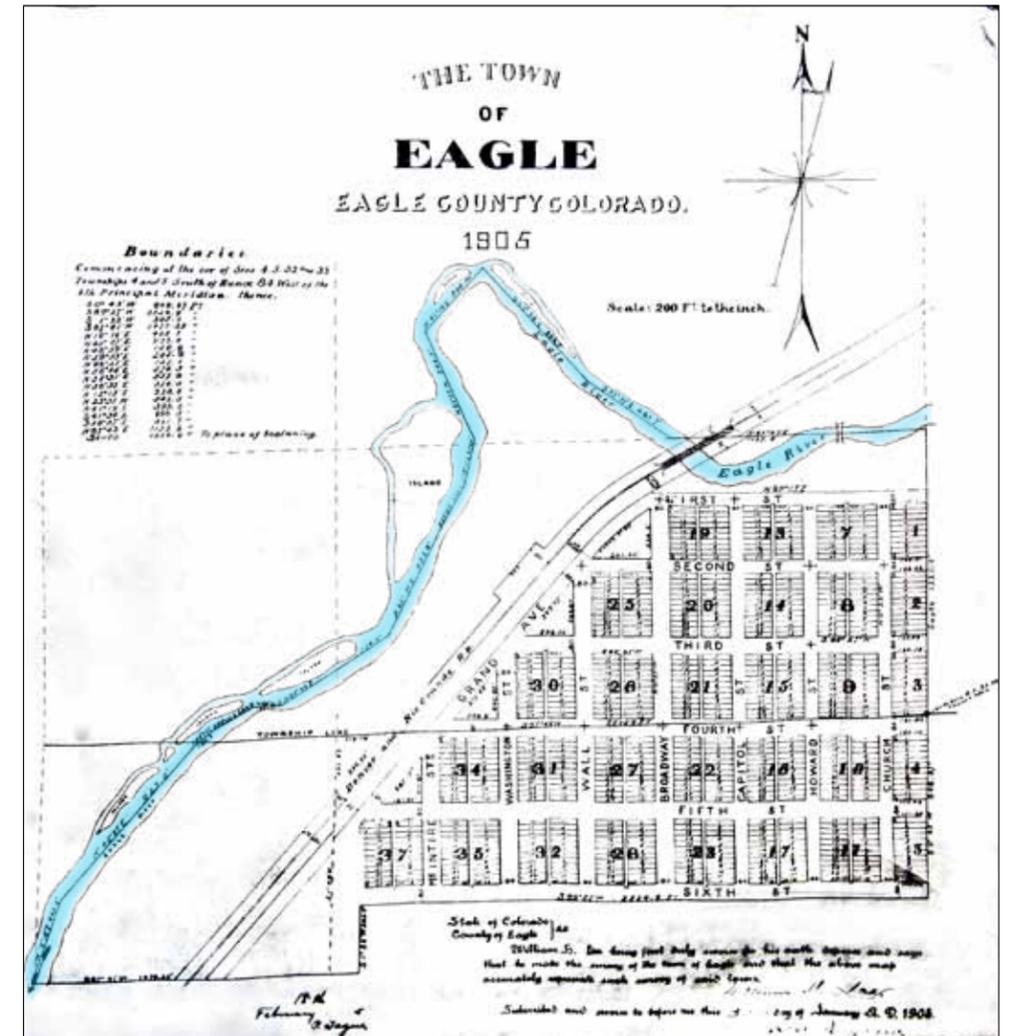
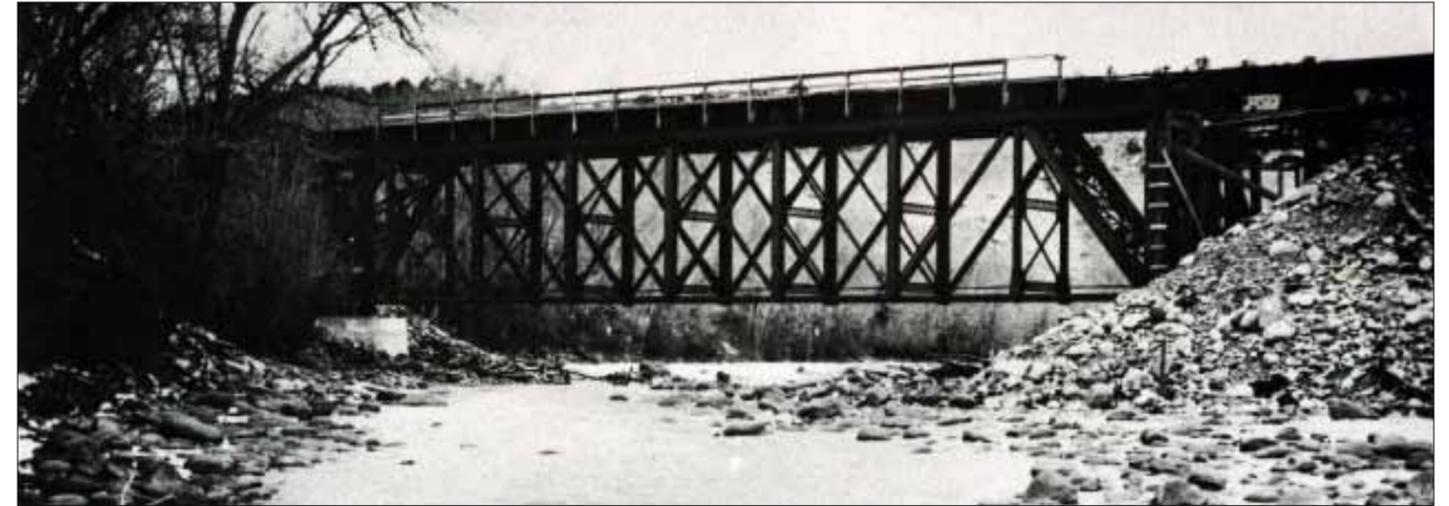
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In the spring of 2014, the Trustees of the Town directed staff to engage the public and prepare the River Corridor Plan to address that challenge. This Town of Eagle River Corridor Plan is the culmination of a community-wide process to address a seemingly simple question: how can the community connect more closely to the Eagle River while preserving the quality of the river and its riparian habitat? The Town’s goal is, as a participant in the Community Visioning Process so aptly stated:

*“To connect the heart of Eagle  
to the soul of the River”*

The area encompassed by the Town of Eagle River Corridor Plan includes 3.4 miles (approximately) of the Eagle River. The planning area extends from the eastern growth boundary (established by the 2010 Eagle Area Community Plan) to the Town of Eagle’s Wastewater Treatment Plant located to the west of Sylvan Lake Road (please refer to the map of the planning area on [page ##](#)). With the concurrence of Eagle County, this Plan overlaps a portion of property owned by Eagle County on the north side of the river that is currently used for truck parking and a 100 foot wide band of land on the north side of the Eagle River. This decision was made to accommodate the planning for the land around a proposed riverfront park, the recently expanded ECO Transit Park N’ Ride facility and the Colorado Department of Transportation “Bustang” stop and to allow for pedestrian circulation through the Fairgrounds. The Town of Eagle appreciates the cooperation of the County in this effort. The total area included within the



Add Caption  
Add Caption

planning area is approximately ## acres.

Recognizing the surrounding context of the Town of Eagle, Chapter 5 discusses how this Plan fits into the regional context of the area from Wolcott to Gypsum. This chapter provides an overview of open space areas, river related recreation amenities and the Eagle Valley Trail between Eagle-Wolcott and Eagle-Gypsum.

Recognizing the surrounding context of the Town of Eagle. Chapter 5 discusses how this Plan fits into the regional context of the area from Wolcott to Gypsum. This chapter provides an overview of open space areas, river related recreation amenities and the Eagle Valley Trail between Eagle - Wolcott and Eagle - Gypsum.

The privately owned properties along the Eagle River corridor (within the planning area) are generally developed at primarily, rural densities. Exceptions occur on the two blocks of the property located west side of Eby Creek Road where significant commercial development has occurred and to a somewhat lesser extent in the Brooks Lane neighborhood where there is a mobile home park and some smaller lot, single family homes.

There have been several minor gravel pits that have lowered the elevation of properties between Highway 6 and the Eagle River at the eastern side of the planning area.

There is a significant amount of publicly owned properties within the planning area that includes the Brush Creek Confluence Open Space (located where Brush Creek joins the Eagle River), the Eagle County Fairgrounds Property, Gerard Park (Town of Eagle), the County's Fairground/ Semi-Truck Parking Lot, Chambers Park and Town Open Space along both sides the Eagle River that was dedicated to the Town through the development approval process of adjacent properties. The total amount of publicly owned property within the corridor is ## acres (##% of total).

With the under-developed character of privately held properties within the planning area and

the large amount of publicly held properties, the Town of Eagle has a unique opportunity to create a plan that builds upon the stunning beauty of the Eagle River as it flows through the Town.

**COMMUNITY SURVEY (2013)**

\*Add discussion of 2013 Community Survey results

**RELATED PLANS**

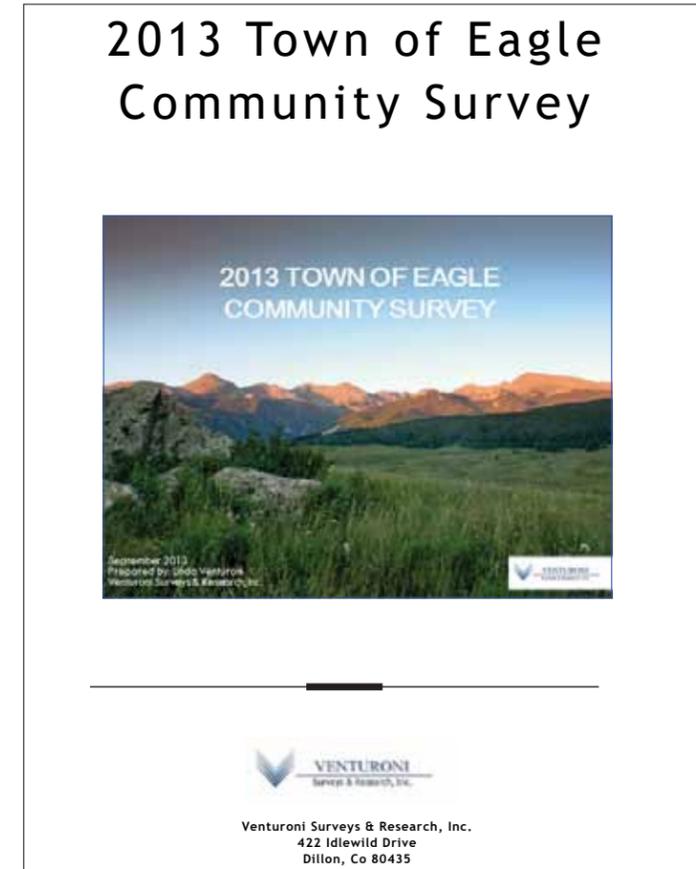
**EAGLE AREA COMMUNITY PLAN (2010)**

The most significant document included overall Master Plan for the Town of Eagle is the 2010 Eagle Area Community Plan (2010 EACP).

Chapter 4 of the 2010 EACP includes a Future Land Use Map that designates all of the privately held properties adjacent to the Eagle River as "Conservation Oriented Development" and the publicly held properties such as the Eagle County Fairgrounds and Chambers Park Mixed Use or Public Use/Institutional. One of the most relevant "Intent" Statements of the Conservation Oriented Development land use designation is to balance conservation and development objectives. This Plan achieves that objective by identifying extensive areas of open space and by encouraging compact, clustered development.

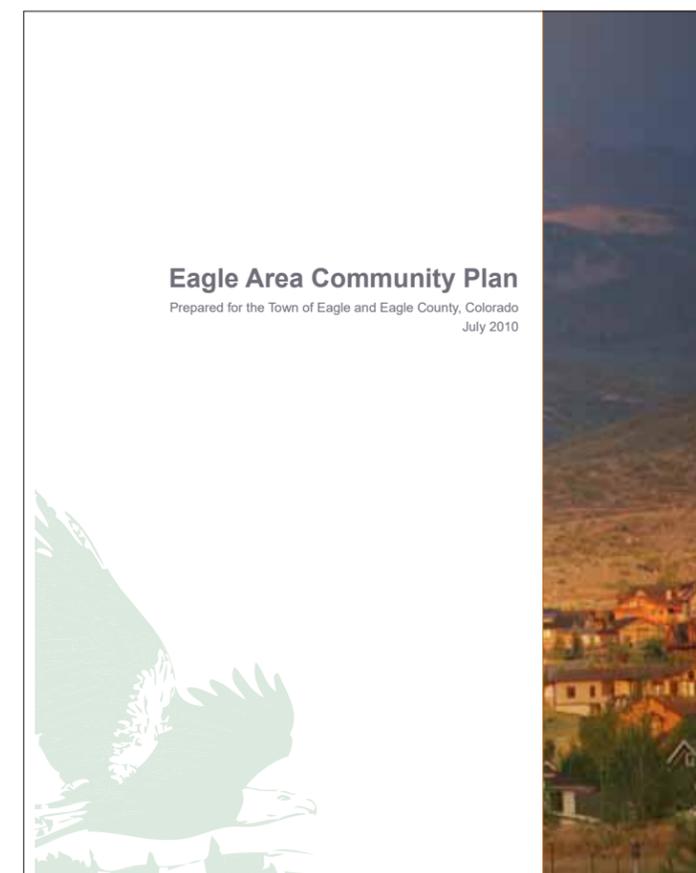
The Fairgrounds Mixed Use designation includes a goal of providing quality active recreational experiences and improved vehicular and pedestrian connections with the Historic Town. The plan also references the further exploration of the possibility of a whitewater park to be created in the Eagle County Fairgrounds property. Please see the Appendix for more information on Conservation Oriented Development, Fairgrounds Mixed Use and Public Use/Institutional land use designations from the 2010 EACP.

Chapter 14 - Action Plan directs the Town to prepare Sub Area Plans that focus on encouraging infill development particularly the Town Core and the West Eagle Planning Area. A West Eagle Subarea Plan was completed in 2012. This River Corridor Plan, located adjacent to the



**2013 Community Survey**

Recreation and Quality of Life scored extremely high in the Town of Eagle's 2013 Community Survey. The Town of Eagle - River Corridor Plan strives to honor these priorities.



**2010 Eagle Area Community Plan**

The Town of Eagle - River Corridor Plan refers to the Eagle Area Community Plan for guidance and adheres to the intent of this carefully crafted Master Plan.

Town Core and the West Eagle Subarea Plan responds to this direction in the Community Plan.

\*Add discussion about the Eagle River Corridor Character Area.

**EAGLE RIVER WATERSHED PLAN (2013)**

The purpose of the Watershed Plan is to outline a collaborative local philosophy for protecting and improving water quantity, water quality, wildlife habitat, and recreational opportunities, and to promote compatible and complimentary land use strategies, actions and practices. One of these strategies is to amend applicable regulations, codes, and policies and or guidelines to assure parks, landscaped areas and open spaces are designed and positioned to protect riparian areas and to provide opportunities for passive and or active treatment of urban run-off.

The Town of Eagle - River Corridor Plan includes a significant open space program that identifies key riparian, wetland, and other environmentally sensitive land for as preservation and or natural experience open space. Education of the river environment will be incorporated into the planning of these natural experience areas. The Plan also specifically references the incorporation of “state of the art” storm water management systems to serve areas identified for development. Another strategy identified in the Watershed Plan is to assure that recreational river access points are designed, located and maintained to minimize erosion and stream bank erosion. The Plan addresses access to the river and further steps to achieve this objective will be taken as development occurs.

One of the purposes of the Town of Eagle River Corridor Plan is to provide connections to the River. Another purpose of the plan is to identify where residential and commercial development is appropriate and where key riparian, wetland and natural areas should be protected. The Plan also recognizes the increasingly haphazard access to the river and will provide organized access points that avoid riparian zones where possible and are designed to minimize erosion and stream bank degradation. A section of the Eagle River

that has been channelized to accommodate the construction of the Interstate has been identified as part of a Riverfront Park. Some of the banks along this stretch of the River are severely degraded. The plan will facilitate the restoration and stabilization of these riverbanks through the design and construction of the riverfront park. Where people are invited to the edge of the river, appropriate treatment of the adjacent land will be required to maintain a healthy river environment.

**EAGLE AREA OPEN LANDS CONSERVATION PLAN (1997)**

The Eagle Area Open Lands Conservation Plan, created in 1997, outlines a collaborative approach to protecting sensitive natural, scenic and cultural resources and promoting compatible land use practices on 135 square miles of land incorporating the Town of Eagle and surrounding land in the Eagle River, Brush Creek and Eby Creek valleys. This plan was prepared in coordination with the first Eagle Area Community Plan (1996) and includes the same boundaries. One of the key findings was that conservation efforts should concentrate on preserving designated high priority lands in the Brush Creek and Eagle River Valleys. It encourages the creation of a county wide property tax for open space and makes strategic recommendations of how to use the recently approved use tax placed on lodging within the Town of Eagle. As mentioned above, the plan encourages cooperative approaches to land conservation focused on key parcels and includes a wide range of techniques to reach the goals of the plan.

The Open Lands Conservation Plan recognizes that the “urban portion of the Eagle River Valley” (land along the river immediately adjacent to the Town) does not possess the natural resources values that other (more outlying) areas support. For this land the plan encourages the connecting existing Town and County parks, creation of open gateways, joining private acreages with a system of open spaces and coordinating path systems.

The Town of Eagle - River Corridor Plan incorporates many of these recommendations. The plan identifies a focused planning approach

**Eagle River Watershed Plan**



May 15, 2013

**2013 Eagle River Watershed Plan**

The Eagle River Watershed Plan outlines collaborative local philosophy for protecting and improving water quantity, water quality, wildlife habitat and recreational opportunities, and to promote compatible complementary land use strategies, actions and practices.

**1997 Eagle Area Open Lands Conservation Plan**

The Eagle Area Open Lands Conservation Plan outlines a collaborative approach to protecting sensitive natural scenic and cultural resources and promoting compatible land use practices in the area.

*Insert Cover Page  
Eagle Area Open Lands  
Conservation Plan*

that concentrates development on lands closest to the center of the Town and conserves land with sensitive natural resource values. It also specifically identifies key environmentally sensitive lands for conservation and the creation of an integrated system of open space which includes three tiers:

- Preservation areas;
- Natural Experience areas; and,
- Active Recreation areas

Through concentration of development in areas close to downtown and already served by municipal water and sewer services, implementation of this Plan will reduce development pressure on lands at the edge of Town that form the key buffer areas between Eagle and Gypsum on the west and Eagle and Wolcott on the east. This is a key objective of the Eagle Area Open Lands Conservation Plan.

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*“There’s something magical about a river.”*

*- Tom Boni, Planning Director • Town of Eagle*



**REGIONAL CONTEXT**



## REGIONAL CONTEXT

This Chapter expands the discussion of Open Space, Trails and In-Stream Recreation to include the **## mile** stretch of the Eagle River from Wolcott to Gypsum. This broader discussion helps to provide a regional context for the open space, trails and in stream recreation objectives of the Town of Eagle - River Corridor Plan.

The Town of Eagle - River Corridor Plan and other plans that have been prepared (e.g. Town of Gypsum Eagle River Area Plan, Eagle Area Community Plan, and ECO Trails Plan) delineate a network of trails and in stream recreational opportunities from Wolcott to Gypsum. These plans also identify a system of open space and conservation areas that encourage river access points in suitable locales and the protection of land that are important to the river ecosystem. Between this Plan and the Town of Gypsum's Plan there are two whitewater parks envisioned and six boat ramps (both formal and informal) which will create multiple opportunities for a memorable hiking, biking or river experience for residents and visitors to the Eagle/Gypsum area.

### EAGLE - GYPSUM

From the western end of the Town of Eagle's planning area through the Town of Gypsum there are existing and planned open space areas, trails and in-stream recreation improvements (please refer to map on **page ##**).

In 2009, the Town of Gypsum adopted the Town of Gypsum Eagle River Area Plan. This Plan has been utilized as the primary resource for determining where Gypsum anticipates developing future open space areas, trails and in-stream amenities. Gypsum's Plan includes areas identified as "Preserves" where environmental values are high and where lands will be protected from development. Gypsum's Plan also identifies locations for a future boat ramp and whitewater park. The proposed location for the whitewater park is adjacent to an area that the Plan designates for future, mixed use development located to the south east of the Gypsum Ponds.

The Gypsum Ponds are a popular fishing area located on the north side of the Eagle River and to the northeast of the core of Gypsum. On the western side of Gypsum, there is a BLM campground. A short distance downstream of this campground is a primitive boat ramp that provides access to the Eagle River.

### EAGLE

The next 3.4 miles of the Eagle River is the portion of the river located with the planning area for the Town of Eagle - River Corridor Plan. A primary objective of the River Corridor Plan is to provide public access and open space along a majority of this stretch of the Eagle River and in stream recreational activities where appropriate. A detailed discussion on Open Space, Trails and In-Stream Recreation is provided in Chapter 3. A brief discussion is provided below.

Within this stretch there are two existing boat ramps, one at Chambers Park and another informal put-in/take out located on the west side of the "Fishing is Fun Bridge" on Eagle County's Fairgrounds property. There is one new boat ramps identified within the planning areas proposed in the Active Recreation area located at the eastern edge of the planning area. The existing boat ramp at the "Fishing is Fun" Bridge is identified for improvement. Public open space is provided throughout and complements the public open space provided by Eagle County and BLM to the east towards Wolcott and by the BLM and recommended by the Gypsum Eagle River Plan to the west. An extension of the Eagle Valley Trail is shown through the planning area connecting towards Wolcott to the east and to Gypsum to the west.

Providing opportunities for a variety of users of varying skill levels to enjoy the Eagle River is an objective this Plan and was identified as a need by the community. Providing multiple put-in/take out locations within the Town creates options for shorter float trips (rafting, kayaking, tubing, fishing, etc.) on the Eagle River. The inaugural Eagle River Jam was held at the end of May, 2015. During this event local raft companies offered free float trips along a short section of the



**River Jam**  
Add Caption



**Gypsum Ponds**  
Add Caption



**Gypsum Campground Boat Ramp**  
Add Caption

Eagle River. During a roughly 4 hour period the rafting companies provided float trips to around 220 rafters. The local rafting companies have indicated a strong interest in the opportunity for shorter raft float trips in Eagle.

A major recreational improvement identified in this Plan is the creation of the Eagle River Park. The Eagle River Park has been identified on land which currently serves as parking area for Semi-Trucks. In- stream improvements to be included in the development of the Eagle River Park include whitewater features. The section of the Eagle River adjacent to this parking area has significant gradient, a result of the channelization of the river during construction of the Interstate. Eagle County funded hydrological studies conducted in 2005 by McLaughlin Whitewater Design and Recreation Engineering & Planning which identified this area to be well suited for a whitewater park. Work along this portion of the river will also include stabilization of the riverbank and general rehabilitation and safety improvements of the river channel.

**WOLCOTT - EAGLE**

The Wolcott Campground is a Bureau of Land Management (BLM) facility that is located approximately 1.5 miles to the west of Wolcott. This is a popular camping area that includes amenities such as a boat ramp, two large climbing rocks, picnic areas and restrooms. The Wolcott Campground offers the only improved river access between Wolcott and the Town of Eagle.

Approximately 0.5 miles to the west is Horn Ranch, a portion of which was acquired by Eagle County as open space in 2013. The portion of Horn Ranch under the County's ownership includes public access to over one mile of the Eagle River. Parking facilities are planned to be constructed in 2015. This location within Red Canyon provides exceptional scenery and a river experience isolated from development.

West of Horn Ranch, the Eagle River flows through approximately 1.8 miles of BLM land with access from Highway 6. From the eastern end of

the BLM land to the Highway 6 Bridge over the Eagle River in the vicinity of Nogal Road, the River is bordered by private property on both sides. There is limited public access to the river through a Colorado Parks & Wildlife fishing easement on the north side of the Eagle River that provides fishing access to roughly ## miles of the River.



Eagle County, CO



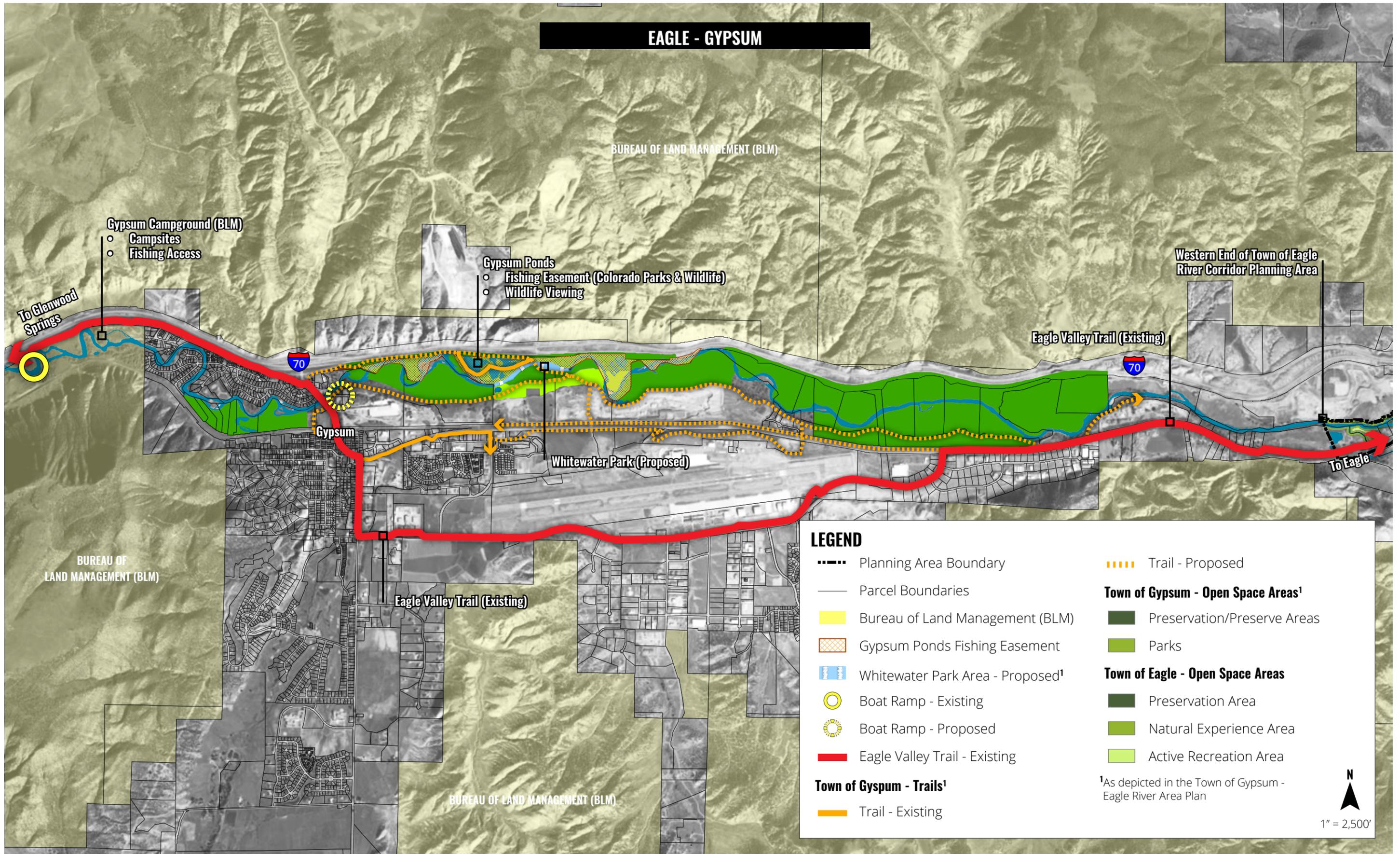
*Insert Photo of Horn Ranch*

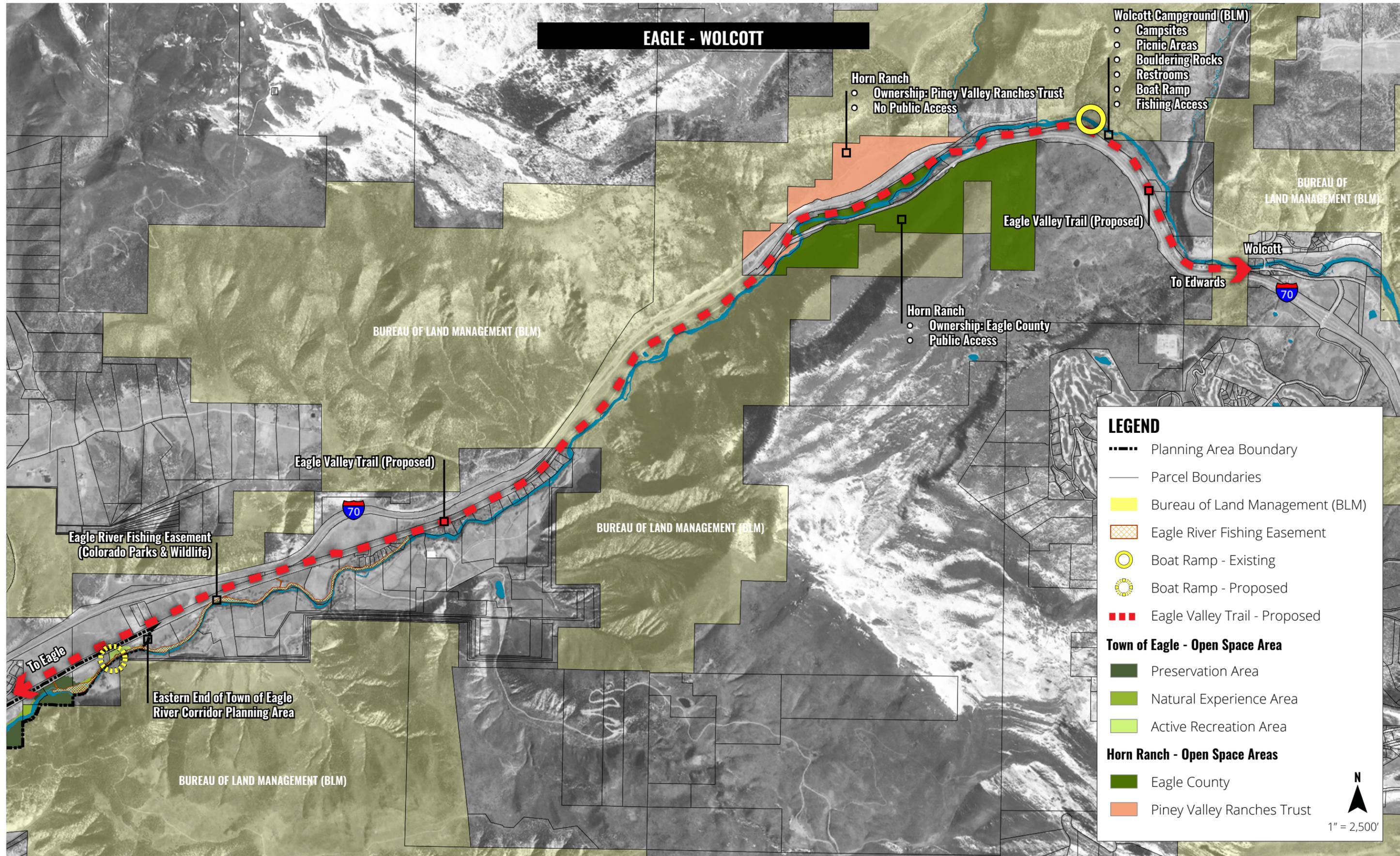
Eagle County, CO



Eagle County, CO

**Eagle - Wolcott**  
Add Caption





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*“Affecting change on this level requires a commitment from, and collaboration between, many entities. The Town of Eagle can’t do this alone.”*

*“We are proud of having already cultivated partnerships in this process with Eagle County, private property owners and many others, and look forward to building others, such as with Great Outdoors Colorado. When it’s all said and done, everyone stands to benefit from this project.”*

*- Jon Stavney, Town Manager • Town of Eagle*



## IMPLEMENTATION



**ACTION PLAN**

The measure of an effective planning document is the extent to which the vision of the Plan is realized. The themes set forth in the Town of Eagle River Corridor Plan are far reaching and may take years to come to fruition. With its limited resources, the Town should look at pursuing a “piecemeal” approach that will allow for actions to be implemented overtime, which will collectively; achieve the community’s vision for the Eagle River corridor.

Provide in this chapter is a list of recommended implementation actions. This list should be dynamic and should be updated from time to time to remove items that have been completed and to add new items to the list. The Town (i.e., the Board of Trustees and Staff) should utilize this list to develop an annual work plan to pursue various projects related to the river corridor. Implementation of these actions should be seen as investments into the long term vitality and economic health of the Town of Eagle. The implementation actions have been organized around the 6 Themes of the Plan. A recommended prioritization, list of potential partner(s) and potential funding source(s) have been provided for each action.

**1. CONSERVATION**

Create a network of open space throughout the corridor that conserves and protects wetland and riparian areas essential to the health of the Eagle River, provides protection for wildlife habitat, and allows for active recreation in select areas.

The recommended prioritizations are defined as follows:

Short-Term – attainable within 2 years.

Mid-Term – attainable within 5 years.

Long-Term – attainable within 10 years.

Ongoing – action will require continuous effort.

It is important to note that the cultivation of partnerships will be essential to the implementation of projects along the Eagle River. The Town, alone, is unlikely to have the capacity to do all that is envisioned by this Plan. Achieving the community’s vision will require collaboration between various entities and private partners.

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Protect Preservation Areas:</b> Pursue opportunities to protect, in perpetuity, the Preservation Areas shown generally on the Open Space &amp; Trails Plan.  Conservation Easements or land dedication to the Town of Eagle (or other appropriate entity) should be considered as options for ensuring the preservation of these lands.</p>	Ongoing	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Eagle Valley Land Trust</li> <li>• Eagle Ranch Wildlife Committee</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Developer(s)</li> <li>• Eagle Ranch Wildlife Fund</li> </ul>

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Ensure Public Access to Eagle River:</b> Through the Town’s annexation and development process, it is recommended that the Town require property owners to provide public access to and along the Eagle River.  Public Easements or land dedications to the Town of Eagle (or other appropriate entity) should be considered to ensure public access is provided to the Natural Experience Areas and Active Recreation Areas shown generally on the Open Space &amp; Trails Plan.</p>	Ongoing	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Bureau of Land Management</li> <li>• Colorado Parks &amp; Wildlife</li> <li>• Eagle Valley Land Trust</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Developer(s)</li> </ul>
<p><b>Protect Water Quality of the Eagle River:</b> Develop storm water standards to ensure that development utilizes Best Management Practices in order to protect the health of the Eagle River.</p>	Ongoing	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle River Watershed Council</li> <li>• Eagle County</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> </ul>
<p><b>Eagle River Corridor Restoration &amp; Improvements:</b> Encourage development within the planning area to utilize landscape materials that will enhance the ecosystem along the Eagle River.  Support efforts to improve fish habitat and fish migration routes along the Eagle River.  Evaluate the river corridor to identify areas along the Eagle River where the river bank has become unstable. In areas where the river bank has become unstable and creates a potential hazard, consider options to stabilize these sections of river bank.</p>	Ongoing	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Great Outdoors Colorado (GOCO)</li> <li>• Colorado Parks &amp; Wildlife</li> <li>• US Army Corps of Engineers</li> <li>• Eagle River Watershed Council</li> <li>• Trout Unlimited</li> <li>• Eagle Valley Land Trust</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Grants</li> </ul>

2. ECONOMIC DEVELOPMENT

Facilitate public and private sector investment within the river corridor that catalyzes economic growth and community place-making..

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Pursue “Low Hanging Fruit”:</b> Priority should be given to projects that are most readily available.</p>	Ongoing	• ##	<ul style="list-style-type: none"> <li>• Town</li> <li>• Grants</li> <li>• Donations</li> </ul>
<p><b>Review / Revise Land Use Regulations:</b> Review the land use regulations for properties within the river corridor to ensure that the Town’s zoning (and any other applicable regulations) being applied to these properties allows for the land uses envisioned in this Plan.  For certain properties along the river corridor, Planned Unit Development (PUD) zoning may be appropriate.  It is recommended that the Town consider the pros &amp; cons of Planned Unit Development (PUD) Zoning against the pros &amp; cons of creating a Town zone district for these properties.</p>	Short-Term	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Colorado Department of Local Affairs (DOLA)</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Grants</li> </ul>
<p><b>Special Financing District:</b> Evaluate options for the establishment of a Special Financing District(s) such as:  <ul style="list-style-type: none"> <li>• Urban Renewal District (URA);</li> <li>• General Improvement District (GID); or,</li> <li>• Downtown Development Authority / District (DDA)).</li> </ul>                     Special Financing Districts are useful implementation tools as they can serve as a financing mechanism for improvements that the Town may not otherwise be able to fund.  It is recommended that the boundaries of any Special Financing District that is established to encompass the “Development Core” and “Recreation Core.”</p>	Short-Term	• ##	<ul style="list-style-type: none"> <li>• Town</li> </ul>

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Public/Private Partnerships:</b> The Town should explore opportunities to facilitate private sector investment within the river corridor.  The Town should partner with the private sector to construct public improvements such as:</p> <ul style="list-style-type: none"> <li>• Upgraded railroad crossings</li> <li>• Pedestrian Bridges</li> <li>• Vehicular Bridges</li> <li>• Parks along the Eagle River</li> <li>• Upgraded utility lines</li> </ul>	Mid-Term	<ul style="list-style-type: none"> <li>• Private Property Owners</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Special Financing District(s)</li> </ul>
<p><b>River Events:</b> Pursue opportunities to develop a series of events related to the river, such as:</p> <ul style="list-style-type: none"> <li>• Annual Event (ex. Eagle River Jam &amp; Backyard BBQ, FiBARK - Salida, CO; or Mountain Games - Vail, CO);</li> <li>• Weekly or monthly competition series (ex. kayak, stand up paddle board, and/or surf competitions);</li> <li>• Beach volleyball tournaments; or,</li> <li>• River tubing events.</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Marketing &amp; Events Advisory Committee (MEAC)</li> <li>• Local Businesses / Organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• MEAC</li> <li>• Donations</li> </ul>

**3. RECREATION**

Provide high quality, river-oriented recreation amenities that allow for a wide variety of user groups to enjoy the Eagle River and its immediate environs.

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Design &amp; Construction of Recreation Core:</b></p> <p>The Recreation Core has been identified as one of the key elements of the Plan. Development of this area will facilitate the creation of the desired “wow” factor, as well as providing opportunities for a variety of river related activities in the Town of Eagle, which do not currently exist.</p> <p>The design and construction of the Recreation Core will be a major step towards achieving the community’s vision. Additional public input may be necessary to further refine the actual design of the various components of the Recreation Core.</p>	Long-Term	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Great Outdoors Colorado (GOCO)</li> <li>• Colorado Parks &amp; Wildlife</li> <li>• US Army Corps of Engineers</li> <li>• American Whitewater</li> <li>• Eagle Ranch Wildlife Committee</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Eagle County</li> <li>• Grants</li> <li>• Donations</li> <li>• Eagle Ranch Wildlife Fund</li> <li>• Special Financing District(s)</li> </ul>
<p><b>Ensure River Access (outside of Recreation Core):</b></p> <p>Pursue opportunities to improve existing, public access points, as well as opportunities to construct new, public access points.</p> <p>Improvements to consider include the following:</p> <ul style="list-style-type: none"> <li>• Evaluate options to improve existing public, fishing access points. Upgrades may include parking improvements and / or better signage.</li> <li>• Study use of existing boat ramps to determine if adequate facilities (ex. parking, restrooms, etc.) exist. Evaluate the location of existing boat ramps to determine if they are sited appropriately. Improvements should be pursued to address any deficiencies identified.</li> <li>• Consider options to create additional, public river access points. This Plan recommends the construction of a boat ramp at the eastern end of the planning area to provide the option for a “Town Run.”</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Great Outdoors Colorado (GOCO)</li> <li>• Colorado Parks &amp; Wildlife</li> <li>• US Army Corps of Engineers</li> <li>• American Whitewater</li> <li>• Trout Unlimited</li> <li>• Eagle Ranch Wildlife Committee</li> <li>• Special Financing District(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Eagle County</li> <li>• Grants</li> <li>• Donations</li> <li>• Eagle Ranch Wildlife Fund</li> <li>• Special Financing District(s)</li> </ul>

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Create a Safe Environment along the River:</b></p> <p>Study the river corridor to identify in-stream hazards. Pursue options to remove any hazards that are identified.</p> <p>Creating a safe environment along the Eagle River will help to attract river users to Eagle.</p>	Ongoing	• ##	• Town
<p><b>Trail Networks along the Eagle River:</b></p> <p>It is recommended that the following trail improvements be considered:</p> <ul style="list-style-type: none"> <li>• Construct missing sections of the Eagle Valley Trail through the Town.</li> <li>• Develop a soft surface “Discovery Trail” along the Eagle River. Informational signage should be provided along this trail system. Opportunities to connect this trail system with local schools are strongly encouraged.</li> <li>• Create a system of paved and soft surface trails along the Eagle River. New trails should provide connections to existing, local and regional trail systems where possible.</li> <li>• Explore opportunities to create connections between trails along the river with trails on BLM lands.</li> <li>• Benches and shade trees should be installed along trails to provide shaded, rest areas.</li> </ul>	Long-Term	<ul style="list-style-type: none"> <li>• Private Property Owners</li> <li>• Eagle County</li> <li>• Great Outdoors Colorado (GOCO)</li> <li>• Eagle Ranch Wildlife Committee</li> <li>• Special Financing District(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Town</li> <li>• Eagle County</li> <li>• Grants</li> <li>• Donations</li> <li>• Eagle Ranch Wildlife Fund</li> <li>• Special Financing District(s)</li> </ul>

4. PLACE-MAKING

Create authentic and memorable places along the Eagle River for both residents and visitors.

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Celebrate Gateways:</b> Create unique, well designed gateways at key entry points along the river corridor.</p> <p>These entry points include the following:</p> <ul style="list-style-type: none"> <li>Fairgrounds Road - provides access to the Recreation Core and the Eagle County Fairgrounds</li> <li>Broadway - provides access to North Broadway Neighborhood</li> <li>Brooks Lane / Fifth Street - provides access to downtown Eagle and to the Brooks Lane Neighborhood</li> </ul>	Long-Term	<ul style="list-style-type: none"> <li>Private Property Owners</li> <li>Eagle County</li> <li>Local Businesses / Organizations</li> <li>Special Financing District(s)</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Eagle County</li> <li>Grants</li> <li>Donations</li> <li>Special Financing District(s)</li> </ul>
<p><b>Create “Places of Discovery”:</b> Develop activity nodes / “places of discovery” along the Eagle River. These activity nodes should be designed in a manner that is sensitive to their context along the river corridor.</p>	Ongoing	<ul style="list-style-type: none"> <li>Private Property Owner(s) / Developer(s)</li> <li>Eagle County</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Grants</li> <li>Donations</li> </ul>

5. TRANSPORTATION & ACCESS

Provide convenient public access from Eagle’s neighborhoods to the Eagle River.

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Provide Safe &amp; Convenient Access to Riverside Mixed Use Area:</b> Ensure that the design of the Broadway / Highway 6 intersection and the Fifth Street-Brooks Lane / Highway 6 intersection are designed to facilitate comfortable and efficient movement of pedestrians and bicyclists from downtown Eagle to the Riverside Mixed Use area.</p>	Ongoing	<ul style="list-style-type: none"> <li>Private Property Owner(s) / Developer(s)</li> <li>Special Financing District(s)</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Private Property Owner(s) / Developer(s)</li> <li>Special Financing District(s)</li> </ul>
<p><b>Assist with Upgrading Railroad Crossings:</b> Work with developer(s) to obtain upgraded Public Utilities Commission/ Union Pacific Railroad crossings.</p>	Ongoing	<ul style="list-style-type: none"> <li>Private Property Owner(s) / Developer(s)</li> <li>Special Financing District(s)</li> <li>Public Utilities Commission</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Private Property Owner(s) / Developer(s)</li> <li>Special Financing District(s)</li> </ul>

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Assist with Permitting for Bridges over the Eagle River:</b> Work with developer(s) to obtain permits from US Army Corps of Engineers for pedestrian bridges (and vehicular bridge if necessary) across the Eagle River.</p>	Ongoing	<ul style="list-style-type: none"> <li>Private Property Owner(s) / Developer(s)</li> <li>Special Financing District(s)</li> <li>US Army Corps of Engineers</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Private Property Owner(s) / Developer(s)</li> <li>Special Financing District(s)</li> </ul>

6. EDUCATION & AWARENESS

Use elements of the Eagle River and adjacent lands to promote understanding of the river ecosystem.

ACTION	PRIORITY	POTENTIAL PARTNERS	FUNDING
<p><b>Provide Informational Signage:</b> Design and install informational signage along trails, in open space areas, adjacent to preservation areas and adjacent to historic structures.</p> <p>Informational signage should be designed to raise awareness for topics such as riparian environments, wetlands and protection of the River’s water quality</p> <p>Installation of signage that works with “smart phones” could provide the opportunity to have a self-guided tour of the river corridor.</p>	Ongoing	<ul style="list-style-type: none"> <li>Eagle County</li> <li>Eagle River Watershed Council</li> <li>Colorado Parks &amp; Wildlife</li> <li>Eagle County Historical Society</li> <li>Great Outdoors Colorado (GOCO)</li> <li>American Rivers</li> <li>Eagle Ranch Wildlife Committee</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Grants</li> <li>Donations</li> <li>Eagle Ranch Wildlife Fund</li> </ul>
<p><b>Guide Visitors &amp; Residents to Public, River Access Points:</b> Develop and distribute informational materials that guide visitors and residents to the appropriate, public access points along the Eagle River.</p>	Ongoing	<ul style="list-style-type: none"> <li>Eagle County</li> <li>Eagle River Watershed Council</li> <li>Colorado Parks &amp; Wildlife</li> <li>Eagle County Historical Society</li> <li>American Rivers</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Grants</li> <li>Donations</li> </ul>

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**APPENDIX**





## MINOR MODIFICATIONS, EXCEPTIONS TO THE PLAN & UPDATES TO THE PLAN

The Town of Eagle - River Corridor Plan is a living document that should be reviewed periodically by the Town, and affected stakeholders, to reaffirm the applicability of the Plan and to ensure that the Plan continues to embody the community's vision for the river corridor. It is recommended that the Town review the Plan and re-adopt the document as a "Sub-Area" Plan ten years from the date of adoption.

### MINOR MODIFICATIONS

Minor Modifications to the Plan may be necessary over time. These are defined as changes to the Plan which do not require significant analysis, debate or community involvement. Minor Modifications typically take the form of small technical corrections or adjustments to the text or graphics. Proposals for minor modifications will be reviewed and approved by the Town of Eagle Planning and Zoning Commission after a public hearing as required by Section 4.03.060 and shall follow the procedure for a Zoning Amendment with the exception that there shall be no requirement to notice landowners within 250 feet.

### EXCEPTIONS TO THE PLAN

Exceptions to the Plan are possible and are required for land use proposals or actions which vary from the Plan's vision and do not generally conform to the Future Land Use Plan. An initial determination regarding conformance with the Plan and whether an exception might be necessary shall be made by Staff during the pre-application meeting for the proposed land use application. The applicant may appeal Staff's decision to the Planning and Zoning Commission. This appeal shall occur at a regular scheduled public hearing prior to the submittal of a land use application.

A request for an "Exception to the Plan" may be approved if all of the following criteria are met:

1. The proposal is the result of a unique or extra-ordinary situation that was not

- anticipated or fully vetted when the Plan was adopted; and,
2. The location and design of the land use application or action conform to the vision of the Plan to the greatest degree possible; and,
3. The land use application or action is clearly in the public interest and addresses a public need; and,
4. The proposed land use application or action is of a nature that negative impacts to natural resources, traffic, visual quality, infrastructure and recreational amenities or Town services are minimal or clearly outweighed by the public benefits of the proposal.

Requests for Exceptions to the Plan shall be reviewed and approved by the Planning and Zoning Commission

### UPDATES TO THE PLAN

Given the time frame for development activity and trends in land use and development, this Plan is intended to reflect community conditions, values and desires for a 10 year period. The Plan should be reviewed after this ten year period and updated as necessary to reflect new conditions, new community attitudes and or new opportunities.

Updates to the Plan shall follow a similar public engagement and adoption process as was followed to create the Town of Eagle - River Corridor Plan (please refer to Chapter 1 – Community Engagement & 6 Themes of the Plan).