



5.0 EAGLE AREA COMMUNITY PLAN

5.1 BACKGROUND

The original Eagle Area Community Plan was adopted in 1996 and has served as the primary guiding document for growth and development for the Town of Eagle. This plan was instrumental in shaping the character and appearance of Eagle during the period from 1996 until 2010 and addressed major development issues facing the Town of Eagle such as the proposed Adams Rib Ski Area and the Eagle Ranch property.

“Eagle will continue to be a high quality livable community through the implementation of strategies that will enhance the Town’s unique identity, its economic vitality, its sense of community and the quality and character of the surrounding rural lands”

The Eagle Ranch project was designed in conjunction with the 1996 Eagle Area Community Plan vision and has blossomed into the premier local ownership oriented neighborhood within Eagle County. This has precipitated other changes in Eagle, including an expanding commercial base, improved school facilities and greater public recreation opportunities and amenities.

In late 2006 the Eagle Town Board determined that it was the appropriate time to update the ten year old Eagle Area Community Plan document and asked the

Haymeadow ownership to hold off on submitting an application for zoning the property until the plan could be updated. A similar process to the 1996 exercise was devised and the update process included management by a professional consultant and Town and County staff members, extensive input from a diverse community advisory committee, many open public input sessions and additional extensive input from the Town of Eagle and Eagle County Planning Commissions. Although the process took longer to complete than originally envisioned, in July of 2010 the Town of Eagle adopted an updated 2010 Eagle Area Community Plan.

This extensive community collaboration resulted in a plan document that includes a description of the desired future character of the community, a Future Land Use Plan, a very specific Urban Growth Boundary and an extensive list of community goals, guiding policies and implementing actions.

The vision for the Haymeadow property that is expressed in this application is responsive to and consistent with these concepts and the vision articulated by the community in the Eagle Area Community Plan. The Haymeadow design team believes that Haymeadow, with its wide variety of housing opportunity, sustainable design features, strong neighborhood framework and the extensive parks and trails amenities will also be a positive contribution to the overall Town of Eagle and will enhance the reputation of Eagle as the premier residential community in Eagle County.

5.2 EACP VISION

The 2010 Eagle Area Community Plan starts readers off, after a brief introduction, with a full chapter dedicated to the future vision of the Town of Eagle. The Vision Chapter starts off with a new Vision Statement: The chapter then discusses the importance of the notion of “livability” and lists the following eleven planning concepts as integral to the Town’s new vision statement. The Haymeadow planners incorporated the town’s vision statement into the overall design philosophy and made it a point to incorporate these planning concepts that are so integral to the vision statement.

1) Concentrate Urban and Infill Development

This planning concept addresses the Urban Growth Boundary and the decision of the EACP participants to adopt a hard growth boundary around the town to prevent sprawling growth and to focus development onto areas that were deemed appropriate. The Haymeadow site is within the defined Urban Growth Boundary and the proposed plan is in complete compliance with this planning concept.

2) Maintain the Area’s “Sense of Community”

This planning concept discusses the clear feeling that residents of Eagle have expressed regarding the sense of community that they feel in Eagle. The narrative here talks about community values and expresses a desire that future development should promote established community values, enhance visual quality of both the natural and man made environment, and be responsive to changing demographic and economic needs and evolving design and construction technologies. The Haymeadow plan has addressed these factors by clustering homes into appropriate size neighborhoods with expansive enhanced open space areas, by providing significant trail and path systems, appropriately

sized and varied housing opportunities and the incorporation of significant state of the art design and sustainability technologies. The walkable compact neighborhoods have nice public gathering spaces and ample recreation opportunities that will enhance the social sense of community that exists in Eagle.

3) Develop a Comprehensive, Integrated Transportation System

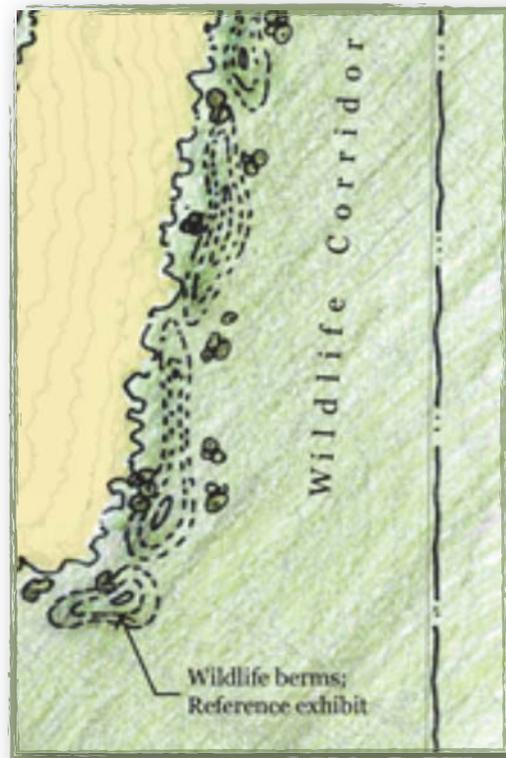
This concept is directed more regionally to the Town and County governments to work on an “overall transportation plan that integrates pedestrian and bicycle systems, roadway networks, and public transit options, with a goal of reducing dependence on the automobile”. The Haymeadow plan reflects this planning concept by designing a significant pedestrian and bicycle circulation system that connects all of the Haymeadow neighborhoods to one another and to the school, parks and public spaces within Haymeadow. This pedestrian and bicycle trail system also connects Haymeadow into Eagle Ranch, the Terrace and the town core path systems as well as to the adjacent public land trail systems.

4) Promote Stewardship of Natural, Scenic, and Environmentally Sensitive Areas

This planning concept discusses the landscape that contributes to the town’s identity and sense of place and mentions methods that may be used to protect and promote these areas. One of the key concepts of the Haymeadow plan is to protect the “rural country lane” feel of Brush Creek Road. The Haymeadow plan uses Sylvan Lake Road and Ouzel Lane as its primary points of access. The plan has left the lands along Brush Creek Road in open space to reflect this existing character. The existing wetlands on the southwest corner of the property will be protected and the native pinyon and sage vegetation along the base of the hillside on the northern portion of the site will be left undisturbed. Development had been concentrated onto the center portion of the site previously disturbed by the agricultural practices. The existing row of willow trees has been designed into a 500-foot wide open space corridor that will provide a spectacular natural environment on the site. The eastern up-valley portion of Haymeadow has been designed to allow for a graceful visual transition to the lands outside of the Urban Growth Boundary. The density of the plan diminishes as the development extends east and the last 800 - 1000 feet will be maintained as an open space and wildlife movement corridor.

5) Protect and Preserve Wildlife Habitat and Corridors

One of the earliest actions of the Haymeadow planners was to conduct an extensive environmental analysis of the property. This included determining the location of wetlands and conducting full geologic, vegetation and wildlife studies. The Haymeadow master plan is a reflection of the wildlife recommendations made in that early analysis. As previously mentioned the wetland along the southwestern corner of the site will be protected, the native wildlife habitats of the northern hillside will remain undisturbed and in conjunction with input from the Colorado Division of Wildlife an 800 to 1000 foot wide wildlife movement corridor will be established along the eastern border of the site. This corridor is sited to allow wildlife movement across the valley floor from one important public lands area to another.



The re-establishment of natural grasses, shrubs and trees in the open space corridors will provide new habitat for a wide variety of small mammal and bird species.

6) Develop a Proactive Open Lands Program

This planning concept is addressed to the Town and County governments and is focused primarily on open lands acquisitions and protections outside of the Urban Growth Boundary.

7) Maintain and Enhance Recreational Opportunities

This planning concept discusses the importance of both active and passive recreational opportunities to the vision and livability of the Town. The Haymeadow plan excels at addressing this planning concept. At the very entrance to Haymeadow, along Sylvan Lake Road, the plan indicates a fifteen

acre dedication of land to the Town of Eagle to allow for a significant expansion of the town ice rink and pool public park.

The plan also includes a second significant public park, the Trailhead Park, and includes miles of paved and improved primitive pedestrian paths that interconnect throughout the extensive open space areas. In addition, each neighborhood will be designed with generous amounts of open space and formal park land to further enhance the recreational experience.

8) Provide Affordable Housing



Everyone will be able to take advantage of favored locations, be that near the school, near a park or on an open space corridor.

This planning factor discusses the importance of providing a variety of housing types and price points throughout the community. Haymeadow again excels at meeting this planning concept. The Haymeadow plan integrates a wide variety of housing types and price points and does so within almost every neighborhood. Instead of segregating lower price point housing into one area the Haymeadow plan provides for a variety of units styles, sizes and price points throughout much of the plan. Everyone will be able to take advantage of favored locations, be that near the school, near a park or on an open space corridor. The Haymeadow plan will also meet the Town of Eagle Local Employee Residency Program.

9) Diversify and Balance the Economic Base

This portion of the Vision Chapter is a short two sentence statement that first notes the extensive public input process reinforced the 1996 EACP notion that Eagle should continue to avoid a shift to a resort-based or second-home community. The second sentence addresses a desire to diversify the economic base in order to provide adequate revenues to the community.

The Haymeadow property is included within the tightly defined Urban Growth Boundary and is one of the few areas within the growth boundary capable of addressing long-term residential growth needs of the community. The Haymeadow plan has been carefully designed to address and appeal to local

home ownership and occupancy. The plan is definitely not oriented towards a resort or second home market and is fully in concert with this vision statement.

The Haymeadow plan does not include any commercial component. The primary economic benefit of the Haymeadow plan will be the addition, over time, of local families that will support the existing commercial base of the community. And the Haymeadow plan has been carefully crafted to minimize the economic impact on town services by creating a compact development footprint and a logical phasing plan that will minimize the extension of services into low population areas.

The dedication of a significant amount of additional lands to the pool and ice rink park may allow this area to become a regional park that could provide a boost to the economy of Eagle.

Eagle is and will remain a very desirable place to live and over time there will be a steady demand for housing. The design of the Haymeadow plan and the extended phased build out will also ensure a steady supply of local jobs. The construction of homes in Haymeadow will involve professionals across the entire spectrum of the real estate industry. Haymeadow will supply opportunities for architects, engineers, surveyors, all of the construction trades, material suppliers, title companies and insurance and legal professionals.

10) Preserve Historic Resources

This community wide vision statement has little applicability to the Haymeadow property as there are no historic structures located on site. There is however a significant line of old willow trees that will be preserved and enhanced into an open space/park feature with full public access. Additionally, a significant amount of land that is currently part of the agricultural operation will be



preserved as open space. The plan is to maintain the current agricultural uses of those lands.

11) Provide Infrastructure and Public Services Efficiently and Equitably

The 2010 EACP identified the Haymeadow property as a site where infrastructure and services could be extended efficiently. The Haymeadow plan paid attention to this issue and is designed in a way to maximize the efficiency of infrastructure services such as water, sewer, electricity, gas and communications lines.

In summary, the Haymeadow ownership and design team believes that the Haymeadow plan is very much in concert with the vision expressed in the 2010 EACP and that the plan has fully addressed the above eleven elements that promote the vision and therefore the livability found in the Town of Eagle.

5.3 EACP LAND USE

Chapter 3 of the 2010 EACP is the Land Use chapter. Throughout the process this was defined as a critical element of the plan and during the extensive Planning Commission review and approval process the writing of this chapter was delayed until near the end of the process so that it could be written to accurately address all elements that were important to the town.

Again, the Haymeadow ownership and design team listened to and participated in these extensive discussions and have incorporated and addressed these elements into the Haymeadow plan to the absolutely greatest degree practical.

This chapter recognizes that Eagle County will continue to grow for the next ten to twenty years, and beyond, and that much of this growth is anticipated to occur in the incorporated communities of western Eagle County. The purpose of this chapter, and the entire EACP document, is to provide shape and direction to how and where this growth will occur.

The Land Use chapter recognizes and discusses six primary factors that influence land use decisions. The chapter includes a fairly lengthy discussion of the detail and importance of each of these identified factors. In the following paragraphs we will state and provide a brief response to each of those six primary factors that influence land use decisions. The underlined heading is the quoted “factor” from the EACP Land Use chapter. The text below each heading describes the way the Haymeadow plan relates with the specific factor.

1) Efficiency

The first sentence under this heading in the EACP bears quoting and reads as follows:

“Efficiency in the context of land use implies development of appropriate density that can be served with minimal new construction of roads and utilities.”

This section then goes on to discuss planning tools that can help to effect efficiency, such as the use of urban growth boundaries. The Haymeadow plan is in compliance with this concept in two significant and primary ways. First, the property is within the Urban Growth Boundary, which the EACP plan has defined to create a reasonably compact and efficient community footprint for the greater Eagle community. Secondly, the design of the Haymeadow property consciously addressed efficiency by creating relatively compact, walkable neighborhoods that provide efficient densities for the amount of road, water and sewer facilities required while still balancing the need for appropriate neighborhood scale and open space and recreation demands.

2) Access, Mobility and Transportation

This factor discusses how access, mobility of people and the efficient delivery of goods are important factors in land use decision making and the EACP encourages the Town and County to work together to ensure land use patterns are appropriate to meet these needs.

The Haymeadow plan is in compliance with this factor by its location within the Urban Growth Boundary. This location has been deemed appropriate for the proposed land use by this inclusion within the boundary and the description of the Conservation Oriented Development land use category.

Access to the Haymeadow property was contemplated in earlier land use decisions in Eagle and the design of Sylvan Lake Road from the Highway 6 roundabout through Eagle Ranch and onto the Haymeadow parcel as an arterial road was approved as a part of the Eagle Ranch project.

Eagle has experienced traffic issues on Eby Creek Road and at the I-70 Interchange with the existing level of development. Haymeadow, as with any growth in any location in Eagle, will add traffic to the road system. The Haymeadow team is committed to working with the Town of Eagle to participate in the improvements necessary to improve mobility in this area based on the fair share of our future impact.

3) Preservation of Open Space and Environmentally Sensitive Lands

This land use influence factor recognizes the high ranking of both open space and recreation in the 2007 Eagle Community Survey and addresses the importance of these elements to the character and livability of Eagle. The Haymeadow plan also recognizes the importance of these elements and has been designed to maintain a balance of efficiency and compact development with the provision of significant amounts of open space and recreation lands. The Haymeadow plan retains over 60% of the land within the property as open space and recreation/ park uses. The plan includes lands that will remain as undisturbed native habitats and lands that will be improved as natural open space, as formal and informal park lands, as community gardens and wetlands and wildlife corridors. The plan allows for a significant expansion of the existing park at the pool and ice rink and adds over eleven miles of public paths and bicycle trails to the existing town trails system.

4) Land Use Compatibility



An important factor in locating land use is the compatibility with adjacent uses. The Haymeadow property certainly exhibits compatible uses to the adjacent properties. An expansion to the existing public park and the addition of a K-8 Grade public school site make up the edge of the Haymeadow closest to the existing residential boundary. These uses are compatible and complementary to the existing land uses. The plan also maintains th

e rural character feel of Brush Creek Road by leaving this area primarily in open space, which is certainly compatible. The land uses within Haymeadow are park, school, residential and open space. These uses are compatible with the adjacent and nearby land uses. The eastern portion of the development has been designed to be provide a graceful transition to the agricultural land uses outside of the urban growth boundary.

5) The Benefits (and drawbacks) of Mixed Use Development.

Mixed use development is an increasingly popular design style in land use development. In this design style commercial and residential uses are often integrated into the same land and/or building area. The Haymeadow plan recognizes the greater context of the Town of Eagle and the existence of the five existing commercial/mixed use neighborhoods of town. Instead of diluting these existing commercial areas by adding another commercial/mixed use component the EACP designation of Conservation Oriented Development recognizes that Haymeadow is more appropriate as a residential community with little or no commercial component. The proposed plan does not include any commercial land use. Residents of Haymeadow will have very easy walking and bicycle access to both the Eagle Ranch and Broadway commercial areas and have convenient vehicular access to Grand Avenue, Chambers and Market Street. This is consistent with this section of the EACP, which defines appropriate areas for future mixed use development. The Haymeadow site is not among those on the list.

6) Community Needs

This section of the plan recognizes that addressing the various needs of an evolving community is an important factor in land use decision making. One recognized need is maintaining an “appropriate and full spectrum of dwelling unit types and price points.” The Haymeadow plan directly addresses this future need. This section also discusses the importance of growth addressing the demand it creates for schools, parks and recreation facilities, for roads and trails and for preservation of environmental features. The Haymeadow plan addresses all of these elements in a way that small scale infill or incremental growth simply cannot manage.

Proposed large scale residential developments often create some concern and fear within a community due to their sheer size. However, the comprehensive nature of these projects allows for a much better response to community needs and to the ability to provide mitigation for the impacts that are an integral component of community growth. Examples of the ability to meet community needs and to mitigate impacts by the Haymeadow project are the proposed dedication of substantial acreage to public parks and public schools and the design ability to create meaningful wildlife movement corridors and comprehensive, connected and extensive trail systems.

The Land Use chapter then lists about seven pages of Land Use Goals, Policies and Recommended Strategies. The Haymeadow plan has been designed to address all of the applicable goals, policies and strategies listed in this section of this chapter.

5.4 FUTURE LAND USE MAP AND URBAN GROWTH BOUNDARY

Chapter 4 of the 2010 Eagle Area Community Plan describes the Future Land Use Map (FLUM). This chapter discusses the background surrounding the development of the FLUM and the importance of this as a planning tool. The FLUM includes a very carefully and deliberately located Urban Growth Boundary. The Haymeadow property is within the Urban Growth Boundary and has been specifically identified as an appropriate location to allow for the inevitable and necessary growth of the Town of Eagle.

A second very important aspect of the FLUM is the broad land use designations applied to the lands within the planning area. The Haymeadow parcel, among several others, is designated as Conservation Oriented Development. The section of this chapter devoted to Conservation Oriented Development includes a description of the Intent, Character, Location Criteria and Land Uses appropriate for this designation.

The Haymeadow plan has been designed to be in harmony with each of these elements and meets the individual characteristics described for each one.

With regard to the Intent section the proposed plan meets every one of the listed elements. The property will be annexed into Eagle and the plan has an appropriate balance of conservation and development objectives. The plan has been designed to preserve the attributes of the site that have a high conservation value. This includes important existing vegetation features (i.e. the historic willow trees), wetlands, native habitats, a wildlife movement corridor, a viewshed from Brush Creek Road, and a significant element of productive agricultural land. The Haymeadow design balances compact development with the provision of open space and recreation features. There are adequate setbacks from roadways and higher intensity uses are located closer to existing developed areas of the community. The plan meets the residential intentions of the Conservation Oriented Community and of the Neighborhood Residential land use designation. The Haymeadow plan addresses the applicable elements of the Brush Creek Character Area.

With regard to the Character section of the Conservation Oriented Development land use designation the plan also addresses all three of the described elements.

Development is clustered into walkable neighborhoods, includes functional and interconnected open spaces and easily accessed public facilities. Developed areas are compact and well connected with multimodal road, path and trail systems. The architectural character is compatible and appropriate.

The plan also meets every one of the expressed Location Criteria and Land Use elements of this chapter.

The Haymeadow plan is in absolute compliance with the FLUM and the elements of Conservation Oriented Development.

5.5 EACP SPECIAL CHARACTER AREAS

Chapter 5 of the 2010 EACP addresses special character areas. This chapter designates seven areas of the community that express a specific special character. The plan breaks down each special character area with a description of the elements that create the special character and lists Planning Principles that should be adhered to for development to meet, maintain and enhance the described character.

The Brush Creek Character Area starts at the edge of the Haymeadow property closest to the pool and ice rink and extends all the way to Sylvan Lake State Park. The Haymeadow property and the small number of residential homesites along Brush Creek Road adjacent to Haymeadow and Eagle Ranch are the only portions of the character area within the Urban Growth Boundary.

The Brush Creek Character area includes 14 Planning Principles appropriate to the area. Many of these address lands outside of the growth boundary and are not applicable to the Haymeadow plan. Several of the expressed planning principles address land inside the growth boundary and are appropriate to the Haymeadow plan. The plan is in compliance with each of the applicable principles. The new development is oriented close to existing development. Conservation and clustering objectives have been well balanced. Wildlife habitat, views and sensitive environmental lands have been preserved. The “country lane” experience of Brush Creek Road has been maintained. Pedestrian connectivity is an integral component of the plan and extensive paths and trails have been designed to connect neighborhoods within and outside of the

Haymeadow property. The plan includes access points to public land where appropriate.

The Haymeadow plan meets or exceeds all of the appropriate elements of the Brush Creek Special Character Area.

5.6 REMAINING CHAPTERS OF THE EACP

The remaining chapters of the 2010 EACP are titled:

- 6) Community Design and Appearance
- 7) Transportation, Mobility and Circulation
- 8) Natural, Scenic & Environmentally Sensitive Areas
- 9) Open Space, Recreation & Trails
- 10) Housing
- 11) Economic Development and Sustainability
- 12) Historic Preservation
- 13) Public Services and Infrastructure
- 14) Action Plan

These chapters are all also important to the overall EACP and include detailed discussions of the chapter title and related issues. Each chapter also includes a short set of Goals, Policies and Recommended Strategies. The discussion and goals of these chapters form many of the planning concepts of the Vision Statement, are reflected in the factors that influence land use decisions, are re-stated in the Land Use Chapter and the FLUM and the broad land use designations such as Conservation Oriented Development and show up as elements of the Special Character Areas. In essence these chapters form the support for and provide detail to the first five chapters of the plan.

The Haymeadow design team has paid appropriate attention to these chapters of the plan and believe that the design has addressed and met the important elements and the Goals, Policies and Recommended Strategies of these chapters and trust that this has been articulated effectively in this narrative.

The 2010 Eagle Area Community Plan is a comprehensive and effective document for guiding land use decisions for the Town of Eagle. The Haymeadow ownership and design team have great respect for this document and have made our best effort to design a plan for Haymeadow that is in full compliance with the spirit and intent of this plan.