

3.3 Neighborhood A

The western boundary of the Haymeadow property is adjacent to the Town of Eagle pool and ice rink public park. The Haymeadow plan proposes to dedicate approximately eighteen acres of Haymeadow property to this park. This additional land will allow this park to expand to serve as a truly regional public park. There will be adequate land for an additional formal field complex and for developed facilities such as a field house.

Adjacent to this expanded park will be an additional dedication of another eighteen acres to the Eagle County School District. This will allow for the development of a Kindergarten through 8th Grade public school.

Adjacent to the school site is the first phase of residential development, titled Neighborhood A in the PUD Development Plan. Neighborhoods A is wrapped around each side of a 500 foot wide open space corridor that includes the existing stand of willow trees. This corridor, described in more detail elsewhere in this narrative, will serve as a significant open space and recreation feature of the first phase of Haymeadow.

Neighborhood A is located closest to the existing edge of town and the adjacent high density residential neighborhood of Brush Creek Village and will have the highest ratio of multi family to single family homes. The multi-family portion of the neighborhood is anticipated to include several different home types. We anticipate that there will be entry level flat over flat ownership opportunities, opportunities for small scale apartment buildings, moderate size and price point of for-sale condominiums and several sizes and price point of townhome opportunities. The multi family homes will be arranged along a common path system that will provide a terrific access to recreation



and open space lands. The various open space and park areas located along this internal trail system will allow for and may include playgrounds, community garden locations, shade shelters, and natural and formal landscape features.

The Neighborhood A plan on the west side of the open space represents the first phase of Haymeadow development and is detailed on the accompanying Preliminary Subdivision Plan.

This first phase of Neighborhood A includes twenty-five single family homes, twenty-two duplex lots (44 units) and one hundred forty-five multi-family units for a first phase total of 214 homes.

All single family homes within Haymeadow will be allowed an 700 square foot attached apartment, known in planning terms as an Accessory Dwelling Unit (ADU). This is typical in the Town of Eagle and information gathered from the Eagle Ranch development indicates that approximately 15% of the single family homes there include an attached apartment. This provides benefits to both the homeowner and the community by providing an additional income stream to the homeowner while providing dispersed, and typically, affordable rental housing in the community.

The heart of this phase of Neighborhood A will be a central park that will include a shade shelter, picnic and grilling areas, a playground and open grass play areas. We also anticipate these parks will include neighborhood mail box stations. By providing a central mail drop box location we are able to address traffic and space concerns at the Eagle Post Office. These drop box locations will be well designed facilities with covered roofs, discrete lighting and adequate off-street parking.

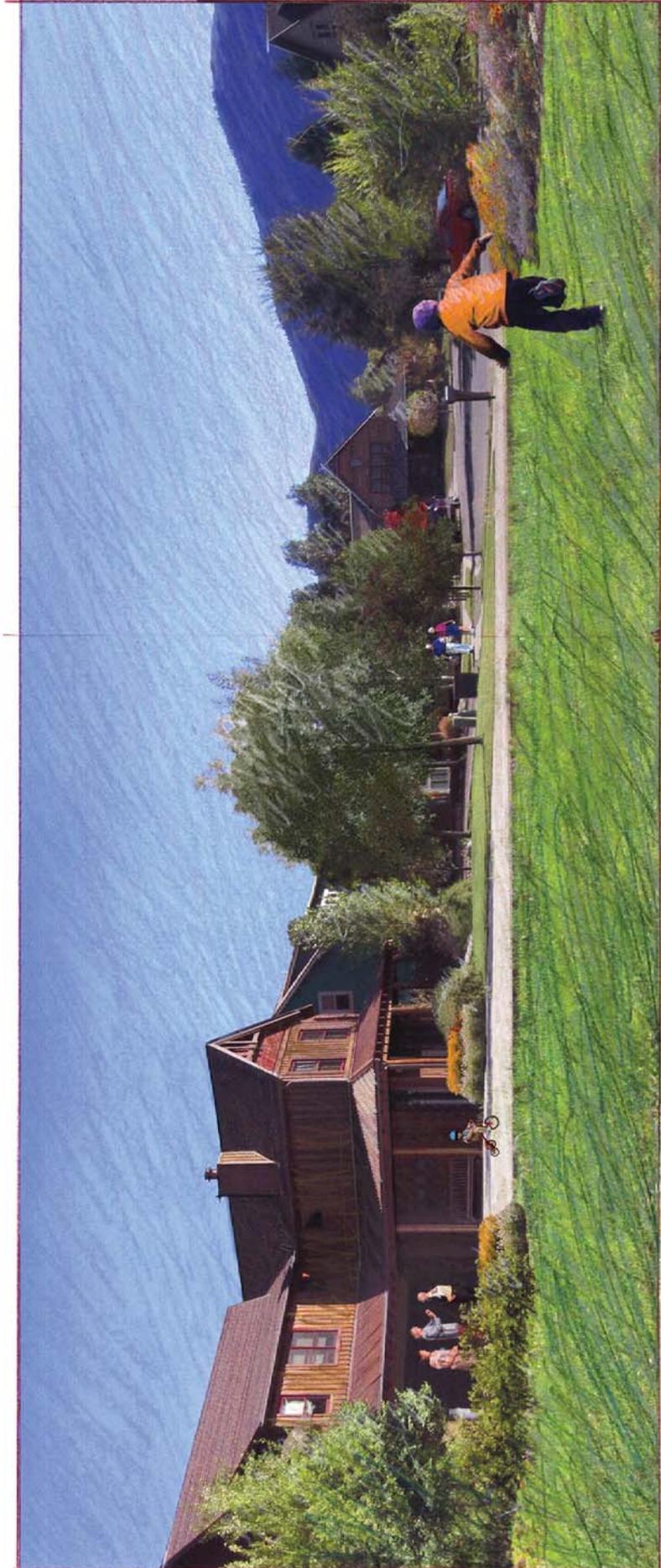


Figure 5



HAYMEADOW, EAGLE single family character sketch LIPPIN WARNER / PHM design

Figure 6



HAYMEADOW, EAGLE, CO single family character sketch LIPKIN WARNER / PHM design

Figure 7



DUPLEXES - ALLEY LOADED SITE PLAN



DUPLEXES - FRONT LOADED SITE PLAN



UNIT A, B, C & D - SINGLE FAMILY HOMES - FRONT LOADED SITE PLAN
 SCALE: 1/16" = 1'-0"