

3.4 TRAILHEAD PARK AND THE OPEN SPACE CORRIDORS



The centrally located Trailhead Park, about twelve acres in size, positioned at the intersection of Sylvan Lake Road and Ouzel Lane will be a major focal point of the neighborhoods. Facilities within this area will include a community pavilion type building , a secondary community gathering building, rest rooms, informal turf play areas, a community food garden location and a dog park.

In addition, a primary amenity in this park will be a very significant and appropriately designed children’s playground. This playground will include a variety of age appropriate structures and play areas and a water feature. The intent is to create a destination playground that will become a treasured asset by all residents of the Town of Eagle. A publicly accessible pond, which will double as a non-potable irrigation pond for this open space area, will be located along the west end of this park and will transition the area from formal park to a natural open space and wetlands complex.

Trailhead Park includes a parking area that will allow users outside of the community to access the BLM lands to the north of Haymeadow and to the south



of Eagle Ranch. Trails will connect into the existing East Eagle Trail System, the Eagle Ranch trail system and provide multiple loop options for trail users

Trailhead Park is the anchor of a comprehensive open space, park and trails system that will serve as the primary amenity of the Haymeadow neighborhoods. A separated grade crossing at Sylvan Lake Road will allow direct access to the 500 foot wide willow tree corridor and to the



extensive Haymeadow path system. Each of the residential neighborhoods will be connected by a series of open space corridors, trails and community parks. The character of Haymeadow will be defined by the extensive trail system and these multi-functional open space corridors. A portion of the historically used irrigation water will flow through these corridors providing the sights, sounds and micro-habitats of a riparian environment. The primary open space corridors indicated on the plan vary between 300 and 500 feet in width and serve as an open space buffer, a landscape amenity, as bicycle and pedestrian trail corridors connecting the various neighborhoods. The landscape design concept for these corridors will be to leave them undisturbed, to the greatest degree practical, and let the existing agricultural grasses evolve into a more complex plant palette. Improvements within these 300-500 foot wide corridors could include such designs as a small formal landscaped area that would facilitate a picnic, a small formal flower garden, or even a simple pair of benches placed under a shade tree. A Willow Corridor Improvement Plan that indicates a general concept of how and where these improvements may be located has been included within this application.

The graphics that accompany this application include a Phase I Trails Plan. This plan indicates all of the trails that are proposed for the first phase of the Haymeadow development. The primary community trail along Sylvan Lake Road will be constructed from the Eagle Ranch connection all the way to the Ouzel Lane connection back to Eagle Ranch. The trails within the Willow Corridor will be constructed as shown and the primary paths with Neighborhood A will be built. The path system through the multi-family

neighborhood will be built as those buildings are designed and constructed. The trail and path design within the park will be further detailed at the final plat stage when a construction level development plan for the Trailhead Park will be presented. During the Development Plan review process the applicant will work with the town staff to apply the Town of Eagle lighting standards to the proposed trail and parks areas in a manner consistent with the intent of those standards.

The Town of Eagle Land Use and Development Code includes a park land dedication requirement for new development. This formula to calculate the requirement is population driven with a required dedication of 0.012 acres of land per person and uses different multipliers for single family / duplex homes and for multi-family homes.

The total proposed build-out of single family and duplex homes in Haymeadow is 442 homes. The Town of Eagle residency average for single family homes is, according to the Town of Eagle Community Development Department, 3.1 persons per household, which results in an eventual single family population of 1370 people at build-out.

There are a total of 345 proposed multiple family homes and the town average for multiple family households is 2.5 people, which equates to a multiple family population of 863 people. The total of 1370 and 863 equals a total build-out population of 2,233 people. This population base multiplied by the park land dedication requirement of 0.012 acres of park land per person results in a total park land dedication requirement of 27 acres.



The park areas indicated in the Haymeadow plan greatly exceed this requirement. The two primary formal parks alone exceed this requirement. The existing Town of Eagle Ice Rink and Pool Park will be expanded by the dedication of eighteen acres of adjacent Haymeadow land. The Haymeadow Trailhead Park has been designed as an expansive public park including both active and passive recreational facilities and is over twenty acres in size.

Almost 60% of the total site area, approximately 385 acres in total, will be retained as natural open space, developed parks, or as trail corridors. As currently designed this breaks out as 348 acres of passive open space and trail corridors and 38 acres of formal park land. The applicant also anticipates that additional park areas will be included within the various development parcels as these areas are designed and developed. These additional park areas have not yet been included in these calculations. The parks, trails and useable open space within Haymeadow will add substantially to the recreation component of the Town of Eagle.

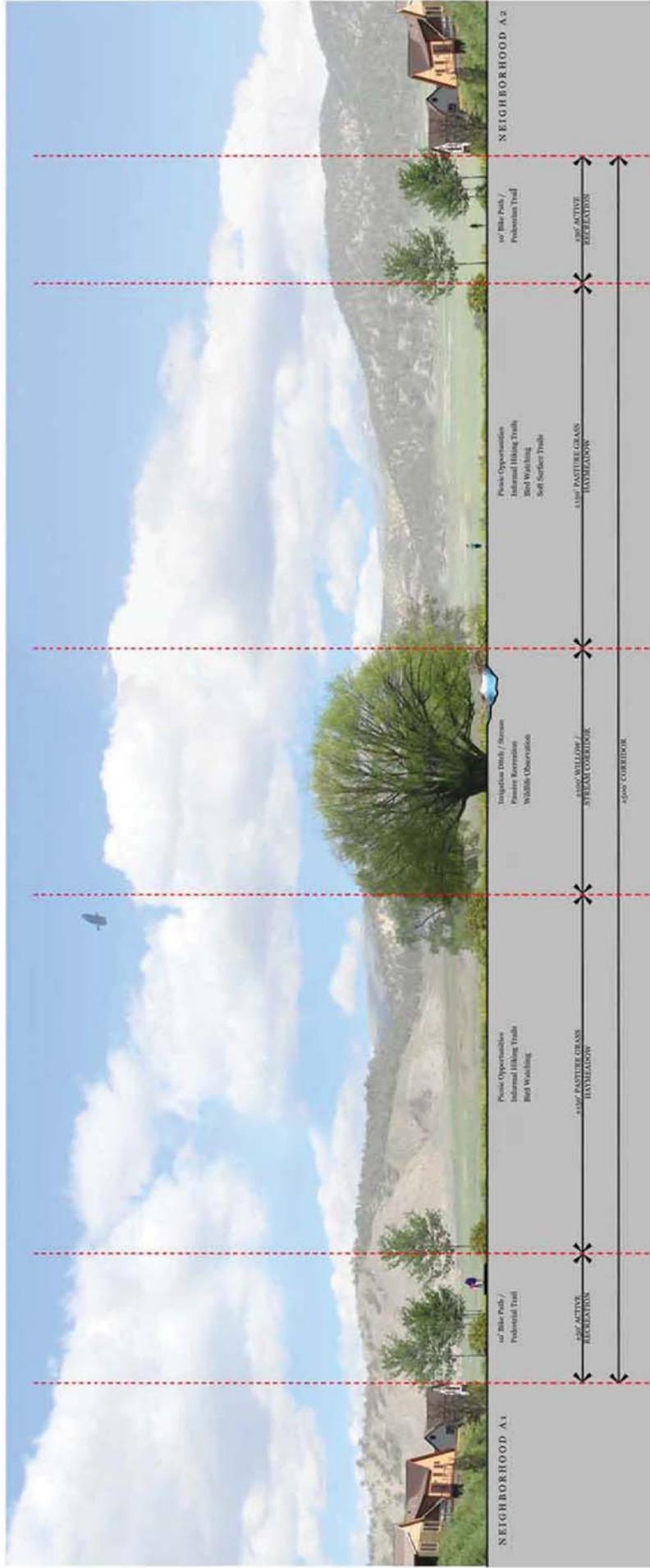


Figure 10




Haymeadow
 TRAILHEAD PARK IMAGES
 dsm design | berglund architects | pylman assoc. | alpine engineering
 08.15.13

Figure 11



HAYMEADOW
 WILLOW CORRIDOR CROSS SECTION
 400' BIKE PATHS / PEDESTRIAN TRAIL, 60' BIKE PATHS / PEDESTRIAN TRAIL, 400' CORRIDOR
 08.15.15

Figure 12

HAY MEADOW WILLOW CORRIDOR IMPROVEMENT DIAGRAM

pyman assoc | dhm design | berglund architects | alpine engineering
SEPTEMBER 4, 2013

- LEGEND**
-  SELECT LOCATIONS FOR SEATING AND GATHERING, AMENITIES TO INCLUDE BENCHES, PICNIC TABLES, TRASH, ETC., TYP BOTH SIDES
 -  ENHANCED LANDSCAPE AREAS TO INCLUDE ADDITIONAL NATIVE TREES, SHRUBS, AND IRRIGATION, PLANTINGS TO PROVIDE SHADE FOR PICNIC AND GATHERING LOCATIONS



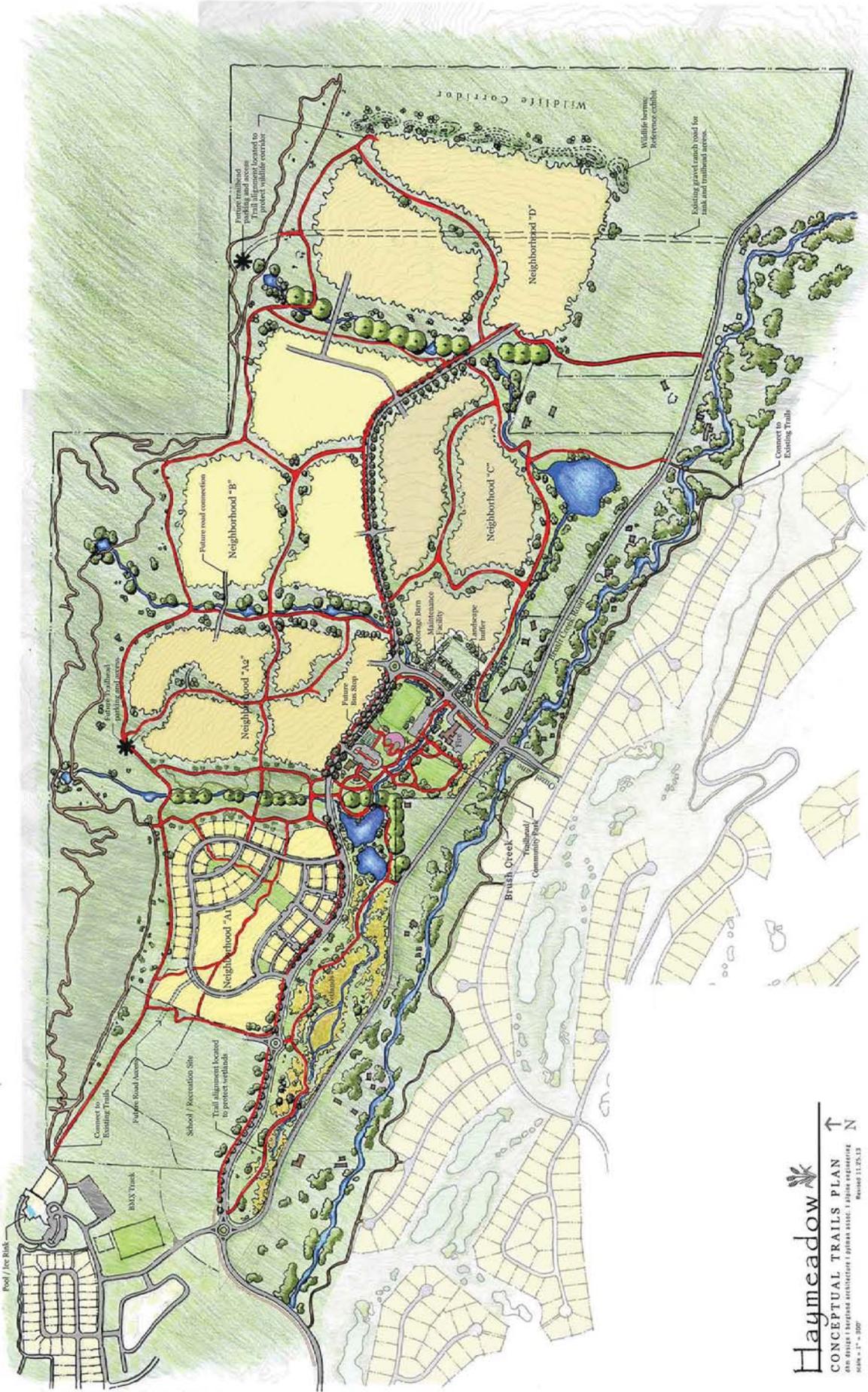


Figure 14

Figure 15



- LEGEND**
- 10' WIDE ASPHALT TRAIL
 - 5'-6' WIDE ASPHALT TRAIL
 - 5'-6' FUTURE TRAIL CONNECTION
 - FUTURE TRAIL CONNECTION
 - FUTURE TRAIL BY OTHERS
 - 3'-4' CRUSHER FINES TRAIL
 - 3'-4' CRUSHER FINES TRAIL (TO BE LOCATED IN FIELD)
 - TEMPORARY DIRT SINGLE TRACK
 - 10' WIDE GRAVEL PATH
 - FUTURE PARK

