

3.6 SCHOOL LAND DEDICATION

The Haymeadow design team has worked closely with the Town of Eagle, WECMRD and the school district staff to create an exciting and vibrant town park and school complex at the entrance of the Haymeadow property. The Haymeadow PUD Development Plan includes a dedication of 18.377 acres of land to the school district for the development of a public Kindergarten through 8th Grade school. The school site is purposefully located to create synergy between the park and school uses and to promote an easy to access site for the entire community. This K-8 facility will be the first of its kind in the Eagle-Gypsum school system and reflects the local and national trend toward integrating elementary and middle school education.

3.7 SUSTAINABILITY IN DESIGN AND CONSTRUCTION



Principles of sustainable design have and will continue to be an integral element to the design process of the Haymeadow plan. Sustainable principles have been incorporated into the initial site planning and design and will be further detailed as the plan progresses to higher levels of detailed design.

On the broadest level, the principles of conservation oriented design have guided the design of the

Haymeadow project with a focus on clustered development and preservation of approximately 60% of the property as open space. By concentrating development into defined areas, the project maintains large tracts of contiguous open space as a benefit to not only the Haymeadow neighborhood but also for the greater public good. Lot sizes are relatively small in comparison to projects of similar scale. Development is held back from Brush Creek Road to maintain an in-tact open space corridor along that roadway; the eastern edge of the property is set aside as a wildlife corridor; and substantial open space networks are retained throughout the project including a 500 foot corridor in conjunction with the character defining willows that are found on the site now.

The site plan promotes compact walkable community neighborhoods of densities in the four to five plus unit per acre range. Areas that are identified for development respond to the natural site topography, and accommodate existing drainage and debris flow patterns working with these existing site conditions in a manner that is both respectful and sustainable. The site plan attempts to balance the site topography and orientation and appropriate road design parameters with a strong effort to maximize the solar orientation of a large percentage of the homesites. The drainage plan has been developed to respect and create wetland areas and to utilize sustainable design techniques including surface level run-off and bio-swales. The landscape restoration plan balances people's needs for formal recreation and play areas with a water conserving landscape approach that will rely on drought tolerant native plantings to create a natural and native appearance to much of the open space lands. A significant non-potable landscape irrigation system will be designed to provide irrigation to all common areas and to all multiple family residences.

Energy conservation starts with the compact residential footprint, the pedestrian path connectivity and the solar orientation and will permeate through the architectural design of individual buildings. We have proposed an extensive trail network as an integral component to the project encouraging alternative modes of transportation within the development as well as to other surrounding locations. We will create the opportunity and encouragement to incorporate on-site energy production and will create requirements to utilize a certain standard of energy efficient, non-toxic, locally sourced and recycled/ recyclable materials fixtures and appliances.

Landscape design guidelines for residential uses will include restrictions on irrigated area and requirements that will focus on native plant materials, water efficiency and conservation.

The intent of the Haymeadow planners is to create a community where sustainability and conservation are primary tenets of the design process and the lifestyle. We have an opportunity to raise the bar in the Town of Eagle and in Eagle County by creating a community that is grounded in all aspects of sustainability, energy and water conservation. We will create the flexibility to allow the community to continue to adapt to and embrace the on-going evolution of sustainable design practices and technologies.