

Town Board of Trustees

December 10, 2013

Haymeadow 



Haymeadow 

Project Team

Abrika Properties LLC Ric Newman & Alan Cohen

Planner:

Pylman & Associates
Edwards, CO 81632

Site Design:

DHM Design
Carbondale, CO

Engineer:

Alpine Engineering, Inc.
Edwards, CO

Architecture:

Berglund Architects
Edwards CO

Economic Analysis:

BBC Research & Consulting
Denver CO

•

Water Attorney:

Porzak, Browning
Bushong, LLP
Boulder, CO

Land Use Attorney:

Greg Perkins
Vail CO

Wildlife Consultant:

Western Ecosystems, Inc.
Boulder, CO

Vegetation, Wetlands,

Wildfire:

Western Ecological
Resource, Inc.
Boulder, CO

Geo-Tech Consultant:

Hepworth-Pawlak
Geotechnical
Glenwood Springs, CO

Water Rights

Engineer:

Grand River
Consulting
Glenwood Springs,
CO

Sustainability

Active Energies &
Intention
Architecture

Traffic Engineer:

Fox Tuttle
Transportation
Group
Boulder CO

Surveyor

Archibeque Land
Consulting
Eagle CO

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Haymeadow Review

- PUD Development Plan
- Preliminary Subdivision Plan
- Annexation of the property

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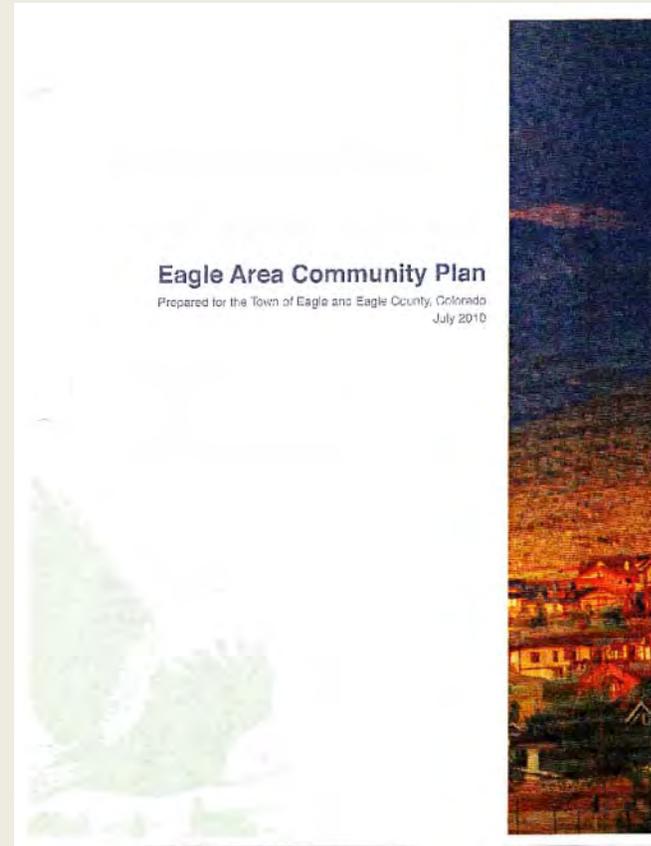
Haymeadow Design Approach

- Create a plan that meets the principles of the new 2010 Eagle Area Community Plan. EACP designates the parcel Conservation Oriented Development
- Work with Town staff prior to submittal to meet Town goals.

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Conservation Oriented Development

- Conservation Oriented Development
 - Balance conservation and development objectives
 - Preserve elements of high conservation value....
 - Set aside an appropriate amount of land as open space to foster compact development...
 - Avoid disconnected sprawling development by locating higher densities and intensities close to existing developed areas



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Other EACP Principles

- Compact neighborhood footprints, smaller lots and home sizes, more mixed use residential living opportunities, a focus on walkability and sustainability in design, connectivity, amenity of walking and bicycling trails, and access to useable open space.

Driving Factors in Physical Design

Environmental Analysis

- Geology
- Wildlife
- Vegetation
- Wetlands
- Water Rights
- Drainage



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APPROVED PUD ZONING PLAN



LAND USE SUMMARY

Parcel	Acreage	MF Units	SF/Duplex	Total	%Coverage	Density
A	77.9	233 (60%)	157 (40%)	390	+11.8%	5.0
B	54	48 (25%)	147 (75%)	195	+8.2%	3.6
C	45.2	64 (42%)	88 (58%)	152	+6.9%	3.4
D	58.6	0 (0%)	50 (100%)	50	+8.9%	0.9
School	15.4	N/A	N/A		+2.3%	
Fire Station	3	N/A	N/A		+5%	
Subtotal:	254.1	345 (44%)	442 (56%)	787		3.1

Road ROW	14				+2.1%
Wetlands	10				+1.5%
Town Park	19.2				+2.9%
Trailhead	12.2				+1.8%
Open Space	350.5				+53.1%
Subtotal:	405.9				61.4%
Total:	660				100%

- Multi-Family
- Single Family / Duplex Lots

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 civil design | earth water | urban design | urban engineering
 scale = 1" = 300'

Exhibit C: Zoning Plan
 Project: Haymeadow Subdivision
 PUD Zoning Plan
 & Subdivision Street Plan
 Date: October 23, 2012
 Sheet: 1 of 1

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Planning Commission Review

Five Planning Commission hearings

Planning Commission approved with 46 conditions of approval, many of which have been incorporated in to the current plan.

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LAND USE SUMMARY

Parcel	Acreage	MF Units	SF/Duplex	Total
A1	37.84	145 (68%)	69 (32%)	214
A2	41.4	86 (49%)	90 (51%)	176
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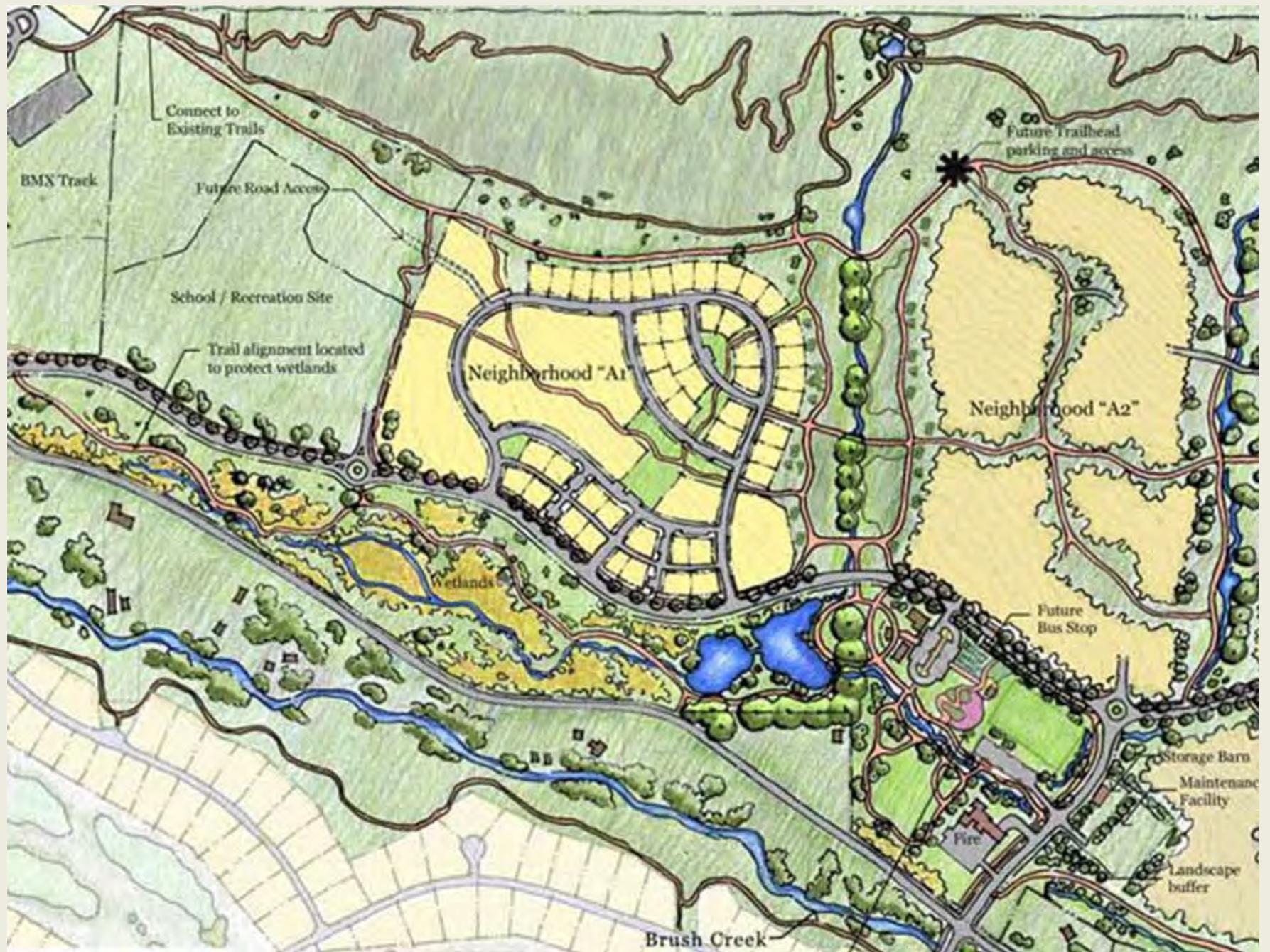
	Tract	Acreage	Use
T.O.E Recreation	F	17.931	Recreation Open Space
School	G	18.377	School
Community Park	H	20.501	Recreation Open Space
Fire Station	I	3.029	Fire Station
Maintenance Parcel	J	1.675	Maintenance
Subtotal:		61.513	

Road ROW	15 Ac.
Open Space	348.317 Ac.

Development Parcels	235.17 Ac.
Tracts	61.513 Ac.
ROW	15.00 Ac.
Open Space	348.317 Ac.
Total:	660.00 Ac.

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 PUD DEVELOPMENT PLAN
 THE DESIGN GROUP ARCHITECTURE & PLANNING INC. | LANDSCAPE ARCHITECTURE
 5000 N 17th Ave. | DENVER, CO 80202 | PHONE: 303.733.1111 | WWW: THEDESIGNGROUP.COM

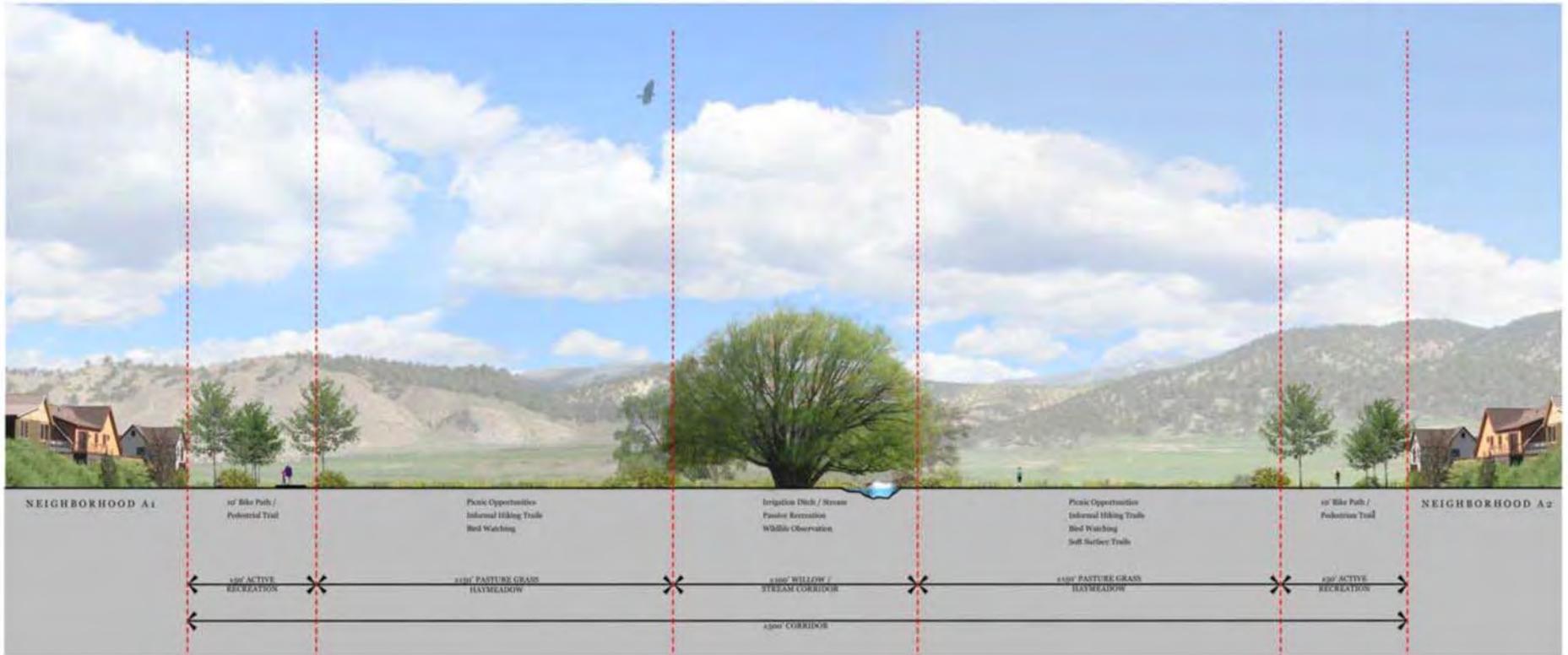
Figure 4





Haymeadow 

WILLOW CORRIDOR SECTION



HAYMEADOW
 WILLOW CORRIDOR CROSS SECTION
 the design | bclgroup architects | p|man ottom | engine engineering
 08.05.14

Figure 12





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Wildlife Corridor protection

- Condition #11:

If at the time of final plat for Neighborhood D, a corresponding 500 foot wide corridor has not been provided or committed on the adjacent Adam's Rib Ranch property, then a 1000 foot wildlife corridor is required on the Haymeadow PUD. At Final Plat a deed restriction shall be placed on this wildlife corridor to guarantee its protection.

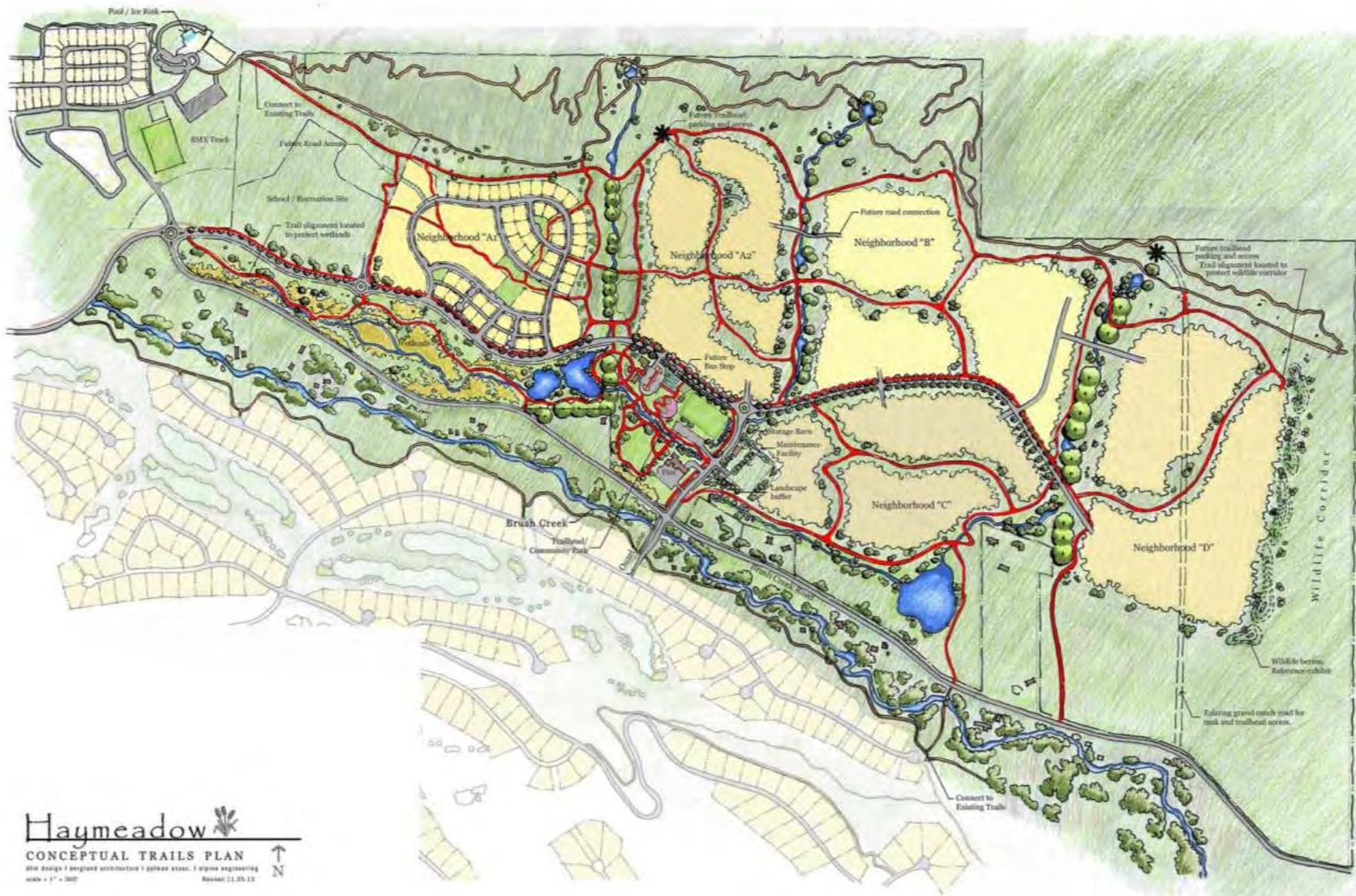


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TRAILS



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CONCEPTUAL TRAILS PLAN
 site design | landscape architecture | urban design | signage engineering
 www. | 1 - 800-
 Revised 11.25.13

Figure 14



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Phased approach

- Multi-year development time frame
- Phase approach based upon demand and grounded in a comprehensive master plan
- Front loaded with public benefits; School & Town Park dedication, Trailhead Park, Fire Station, Trails

PUD Guide

- Essentially the Zone District designations for the PUD. Residential, park, school, fire station & open space.
- Includes Development Standards for each use: density, setbacks, building height, site coverage, parking.
- Controls signs, pets, fencing, some design standards.

Neighborhood A



Figure 5



SKETCH PLAN – NEIGHBORHOOD “A1”



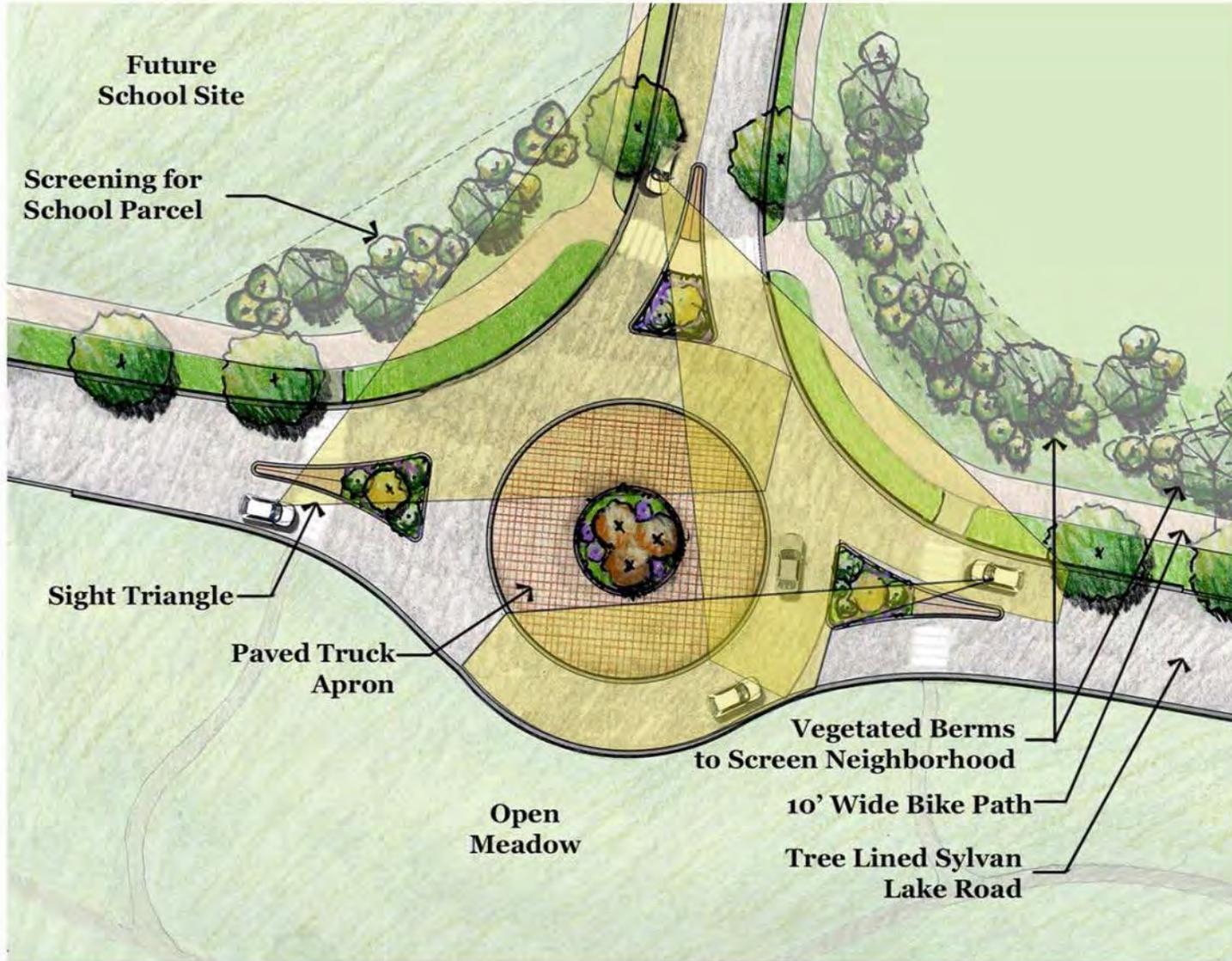
CURRENT NEIGHBORHOOD "A1"

Key Intersection Design



Key Intersection Design – Roundabout at School Parcel





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NEIGHBORHOOD "A" - SCHOOL ROUNDABOUT ENLARGEMENT

dhm design | berglund architects | pylman assoc. | alpine engineering

scale = 1" = 30'

Revised 11.25.13





KEY INTERSECTION DESIGN – FIRST INTERSECTION IN A1





KEY INTERSECTION DESIGN – SECOND INTERSECTION IN A1



Neighborhood Parks and Open Space



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Single family & duplex neighborhoods



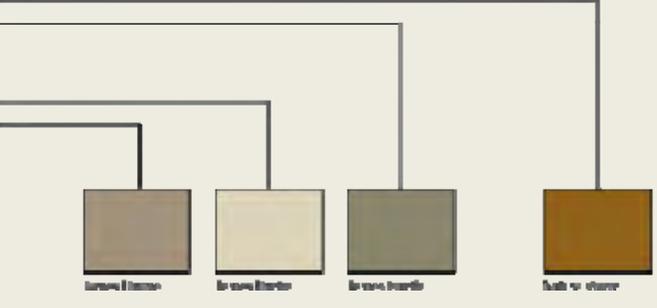
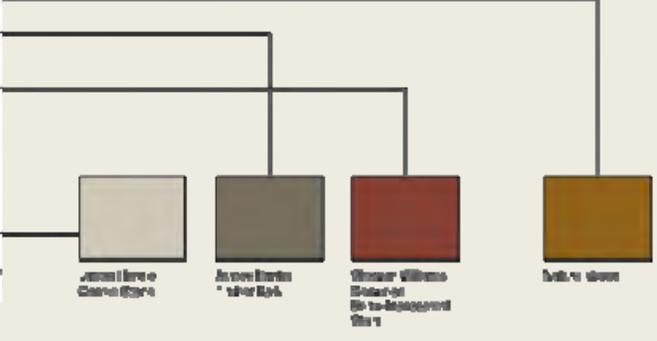
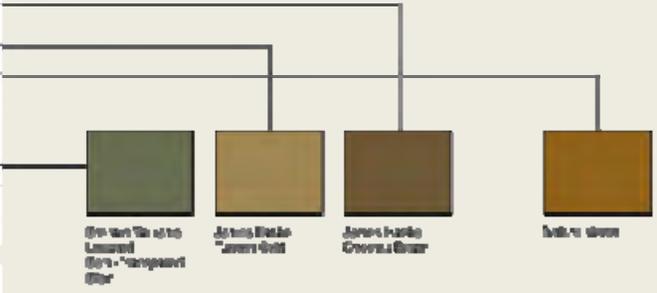
Single Family Units

- Variety of Lot Sizes
- Houses Oriented Toward Street
- Front Porches

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



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dhm design | berglund architects | pylman assoc. | alpine engineering

HAYMEADOW - SINGLE FAMILY HOMES
UNIT A - STREET ELEVATION

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HAYMEADOW - SINGLE FAMILY HOMES
UNIT B - STREET ELEVATION



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HAYMEADOW - SINGLE FAMILY HOMES
UNIT C - STREET ELEVATION



Duplex Units

- Transition Between Multi-Family and Single Family
- Single Family Scale
- Oriented Towards Street
- Alley Loaded and Front Loaded

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Alley Loaded Duplex Units

Front Loaded Duplex Units





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blm design | berglund architects | pylman assoc. | alpine engineering

HAYMEADOW - DUPLEX ELEVATION



Multi Family Units

- Mix of Townhomes and Condominium
- Orientation to Open Space and Street
- Oriented Towards Street



MULTI-FAMILY OPEN SPACE COURTYARD CONCEPT – TOWN HOMES



MULTI-FAMILY OPEN SPACE COURTYARD CONCEPT





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HAYMEADOW - TOWNHOME ELEVATION

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Parking & Engineering

Parking

Town of Eagle requirements:

Single family/duplex

3 bedrooms or more = 3 parking spaces

Multi-family

1 br = 1.5 spaces

2 br = 2 spaces

3+ br = 2.5 spaces

Plus 1 guest space per 6 units

Parking

Upper SF & duplex lots – 41 units total -
23 SF & 18 duplex
Guest parking – 28 spaces

The Multi-family guest requirement for 41 units would equate to 7 guest parking spaces. We provide 28, a ratio of 0.7 per unit.

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Parking

Haymeadow Neighborhood A:

Lower duplex lots – 28 units total - 12
east & 16 west

On-street parking – 19 spaces

East guest parking – 7 spaces

West guest parking – 14 spaces

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PRELIMINARY PLAN - ENGINEERING

- Drainage & Stormwater
- Sewer & Shallow Utilities
- Potable Water System\Water Storage Tank
- Non Potable Irrigation System, Irrigation Ditches and Wetlands
- Roads

Drainage & Stormwater

- Low Impact Design (LID)
- Water Quality (Retention) & Stormwater Detention



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PUD DEVELOPMENT PLAN

Site design | landscape architecture | urban design | interior programming
 scale = 1" = 200' North Arrow

Figure 4



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PUD DEVELOPMENT PLAN

aha design | landscape architecture | urban design | storm engineering
 scale = 1" = 300'
 08.19.13



POTABLE WATER SYSTEM

- Domestic in house use and irrigation of single family & duplex lots
- System design was based on criteria developed by the Town and its Consultants
- Haymeadow to be served by a new Water Storage Tank and distribution system that is integrated into the Town's treated water system



Haymeadow 

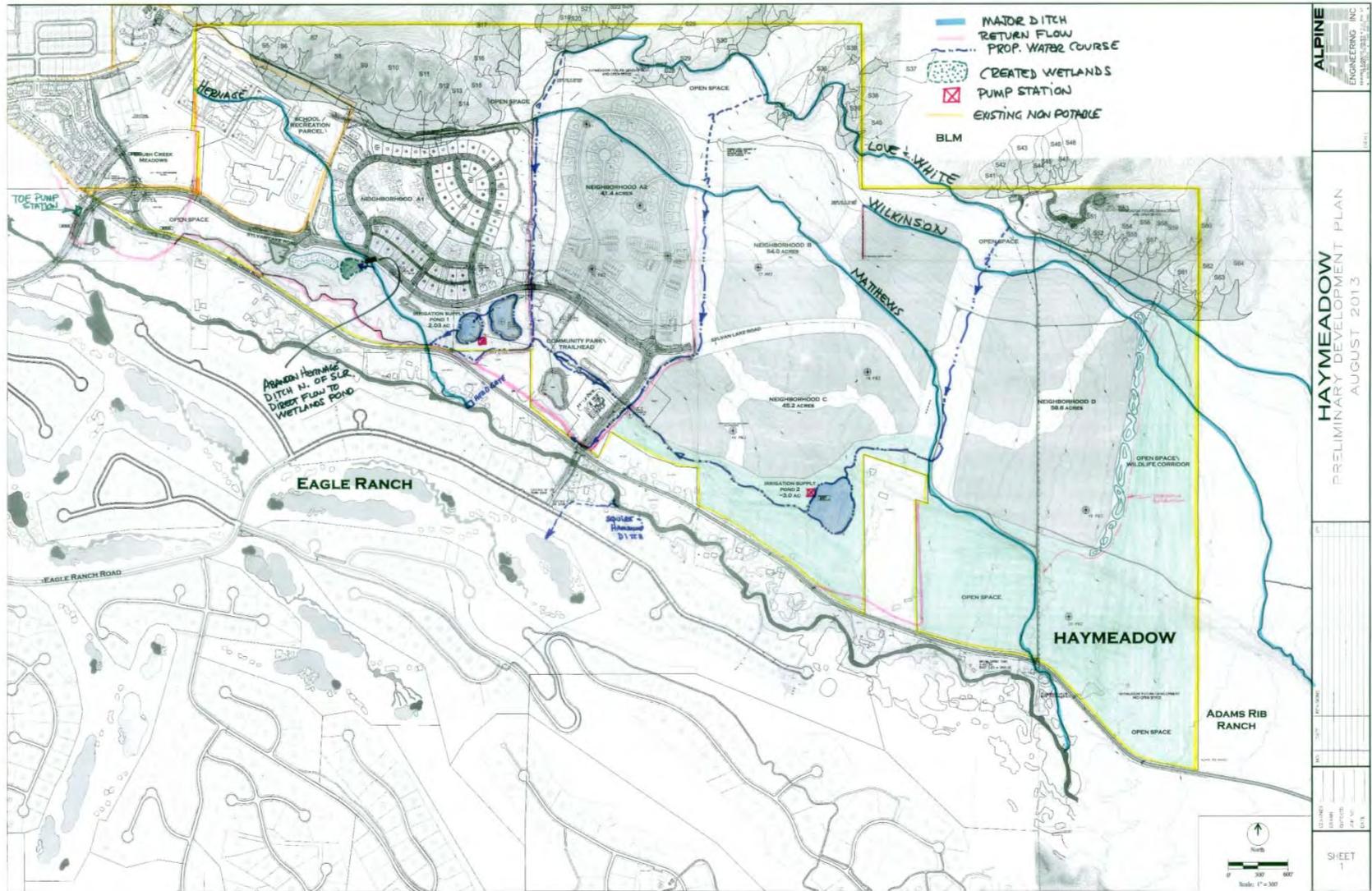
NON-POTABLE IRRIGATION SYSTEM

System Description

- ~74% of irrigated acreage to be covered by Non Potable system
- Covers ~ 171 acres of Parks, Open Space areas & Multi-Family Open Space
- Raw water from Brush Creek at historic diversion points conveyed through ditches to supply ponds with pump stations.
- Hernage Ditch to be directed to supply ponds and created wetlands
- Ditches to feed water features within the project including the Trailhead Community Park beaches



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Overall Irrigation Plan



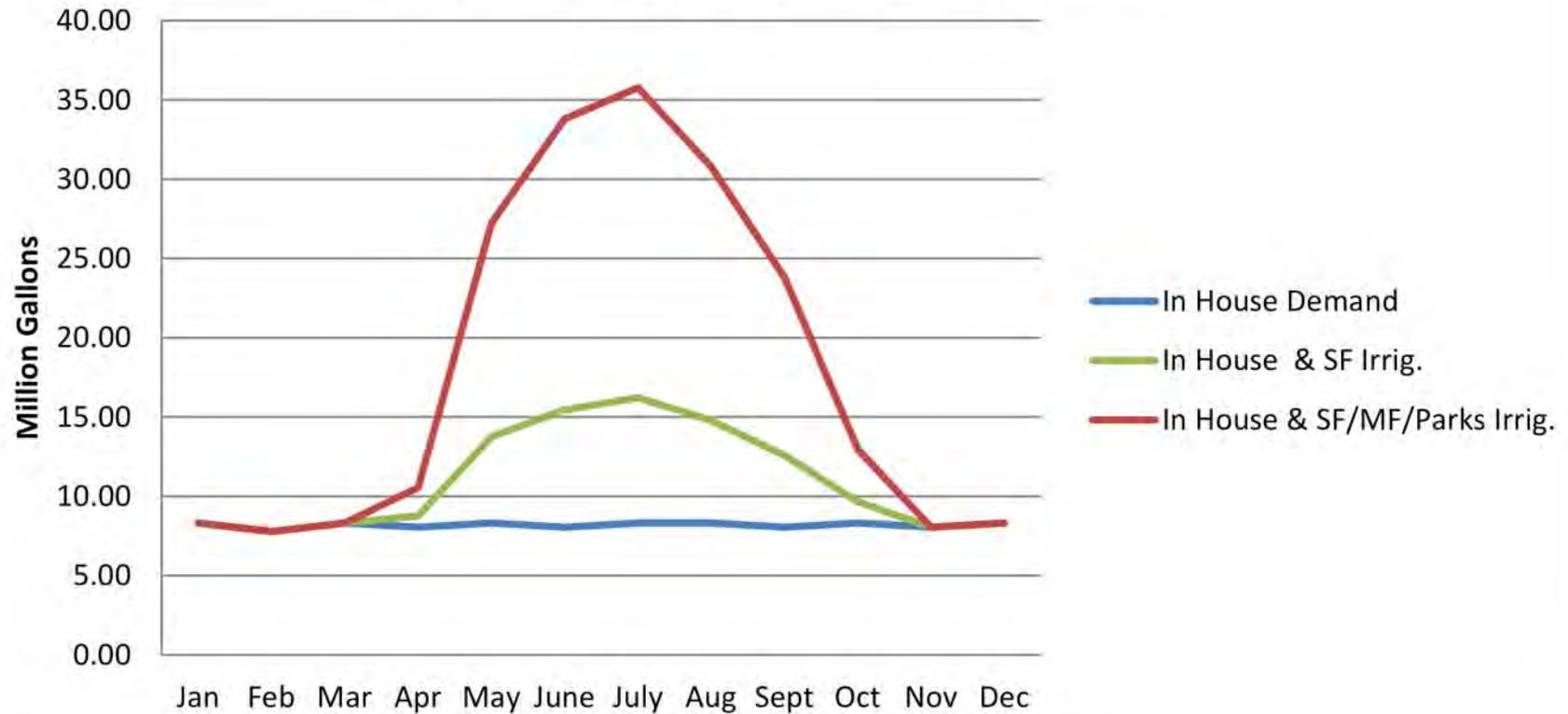
NON-POTABLE IRRIGATION SYSTEM

System Benefits

- Reduces Peak Day Demand (July & August) from 1.6 MG to 1.02 MG
- Reduced tank storage volume by approximately 460,000 gallons from 1.54 MG to 1.08 MG
- Reduces demand on the Town's water system and defers plant expansion
- Keeps more water in Brush Creek
- Creates a more effective enforcement scenario during dry years
- Irrigation Ditches used to supply system and keep wetlands recharged with return flow
- Town's Non Potable Pump Station for the Pool, Recreation Facilities and Future School Parcel is fed from Haymeadow Return Flow via Private Ponds



Affect of Non-Potable System on Treated Water Demand for Haymeadow Project (Average Daily Demand)



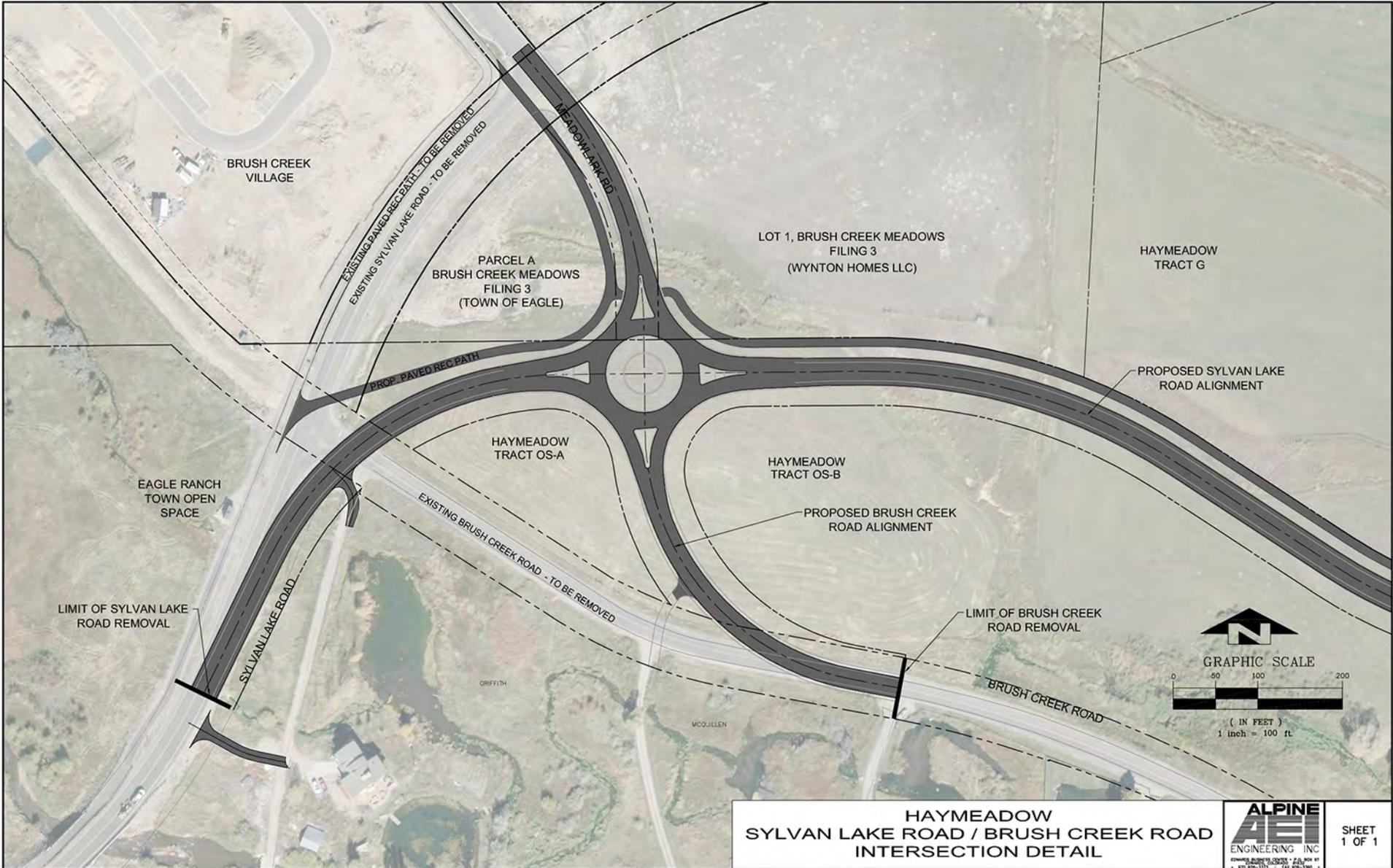
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ROADS

- Sylvan Lake Road\Brush Creek Road Realignment
- Internal Roads\Typical Sections
- Right-of-way dedication along Brush Creek Road



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**HAYMEADOW
 SYLVAN LAKE ROAD / BRUSH CREEK ROAD
 INTERSECTION DETAIL**

Roundabout sight distance

HAYMEADOW ROUNDABOUT: SIGHT DISTANCES

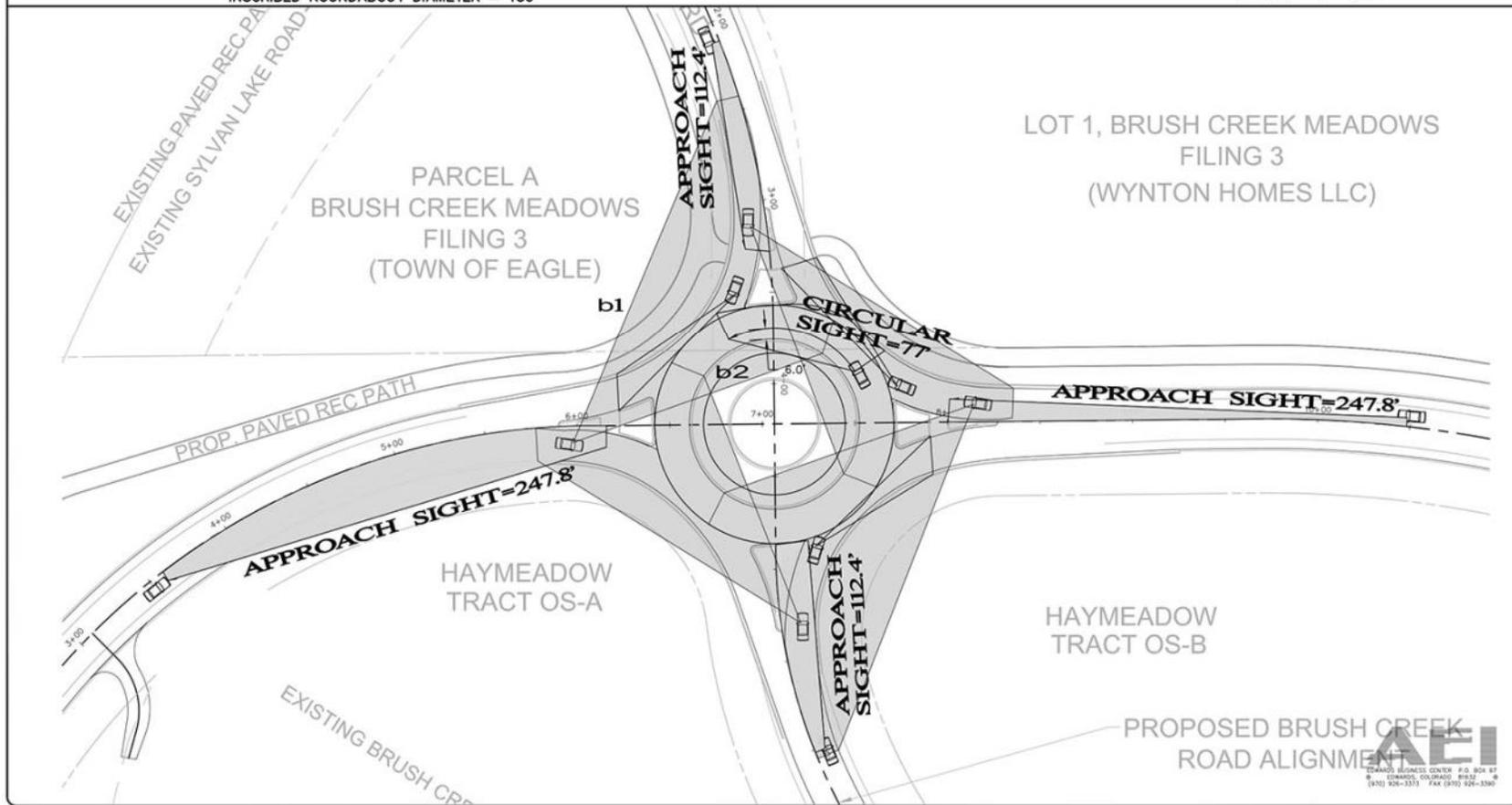
(APPROACH, CIRCULATORY, CROSSWALK, ENTERING STREAM & CIRCULATION STREAM)

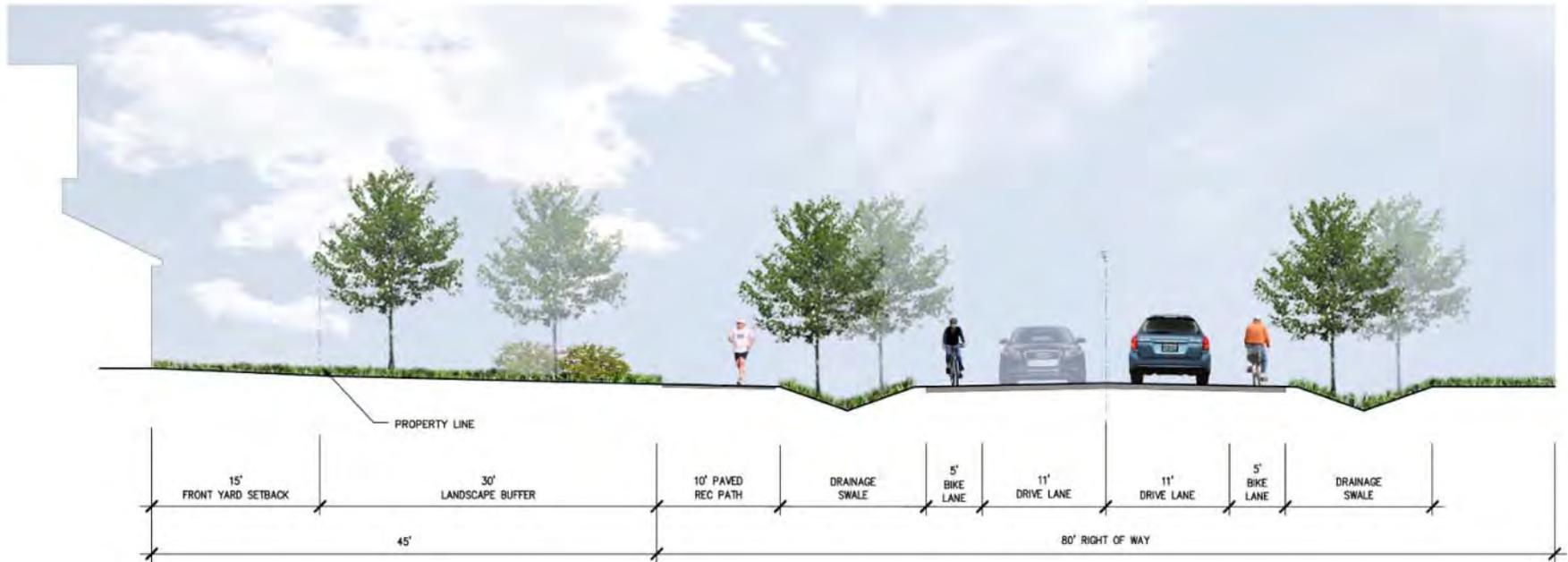
U.S. TRANSPORTATION, ROUNDABOUTS, GEOMETRIC DESIGN (CHAPTER 6)
DESIGN SPEED (ROAD) = 35 MPH (SLR) ; 20 MPH (Meadowlark)
DESIGN SPEED (CIRCULATORY) = 15 MPH
INSCRIBED ROUNDABOUT DIAMETER = 136'

LENGTH OF CONFLICTING LEG SIGHT TRIANGLE
SYLVAN LAKE ROAD: b1=200 FT ; b2=143 FT
MEADOWLARK ROAD: b1=167 FT ; b2=143 FT



SCALE: 1"=50'





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SLYVAN LAKE ROAD CROSS SECTION
 dbm design | lipsitz walton | pylyan assoc. | alpine engineering
 n.1.6 04.01.11

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LEGEND

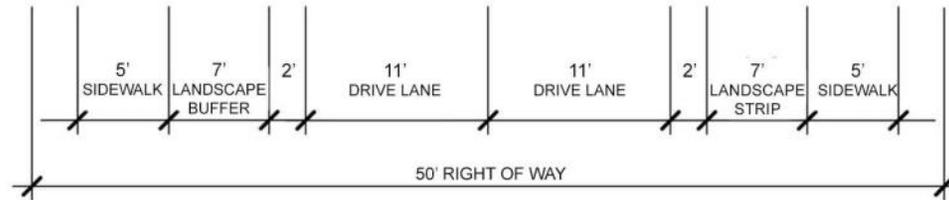
-  Single Family Units
-  Duplex Units
-  Multi Family Units

 **Playground locations**
 Note: Final location of playground T.R.D. prior of next submittal.
 Potential playground location as illustrated.

Neighborhood "A" Units Summary

Unit Type	Units
Single Family	25
Duplex	44
Multi Family Town Homes	145
Sub Total	214





HAYMEADOW

NEIGHBORHOOD ROAD CROSS SECTION
dhm design | lipkin warner | pylman assoc. | alpine engineering
n.t.s 04.01.11 | REVISED 10.29.13

Next meeting topics

- Parks & Open Space
- Trails
- Geology
- Wetlands
- Wildlife
- Sustainability

End Presentation

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