

Eagle Town Board

December 18, 2013

Haymeadow 

Topics for today's discussion

- Geology
- Open Space, Trails and Parks
- Wildlife
- LERP Housing Program

Geology

- Project Geological Site Assessment and Geotechnical Report by HP Geotech

Geological Conditions affecting Haymeadow

- Sinkholes
- Seasonally Elevated Groundwater
- Debris Flow/ Debris Flood
 - CGS Letter & Debris Flow Mitigation



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
B	54.0	48 (25%)	147 (75%)	195
C	43.33	64 (42%)	88 (58%)	152
D	58.6	0 (0%)	50 (100%)	50
Subtotal:	235.17	345 (44%)	442 (56%)	787

	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	

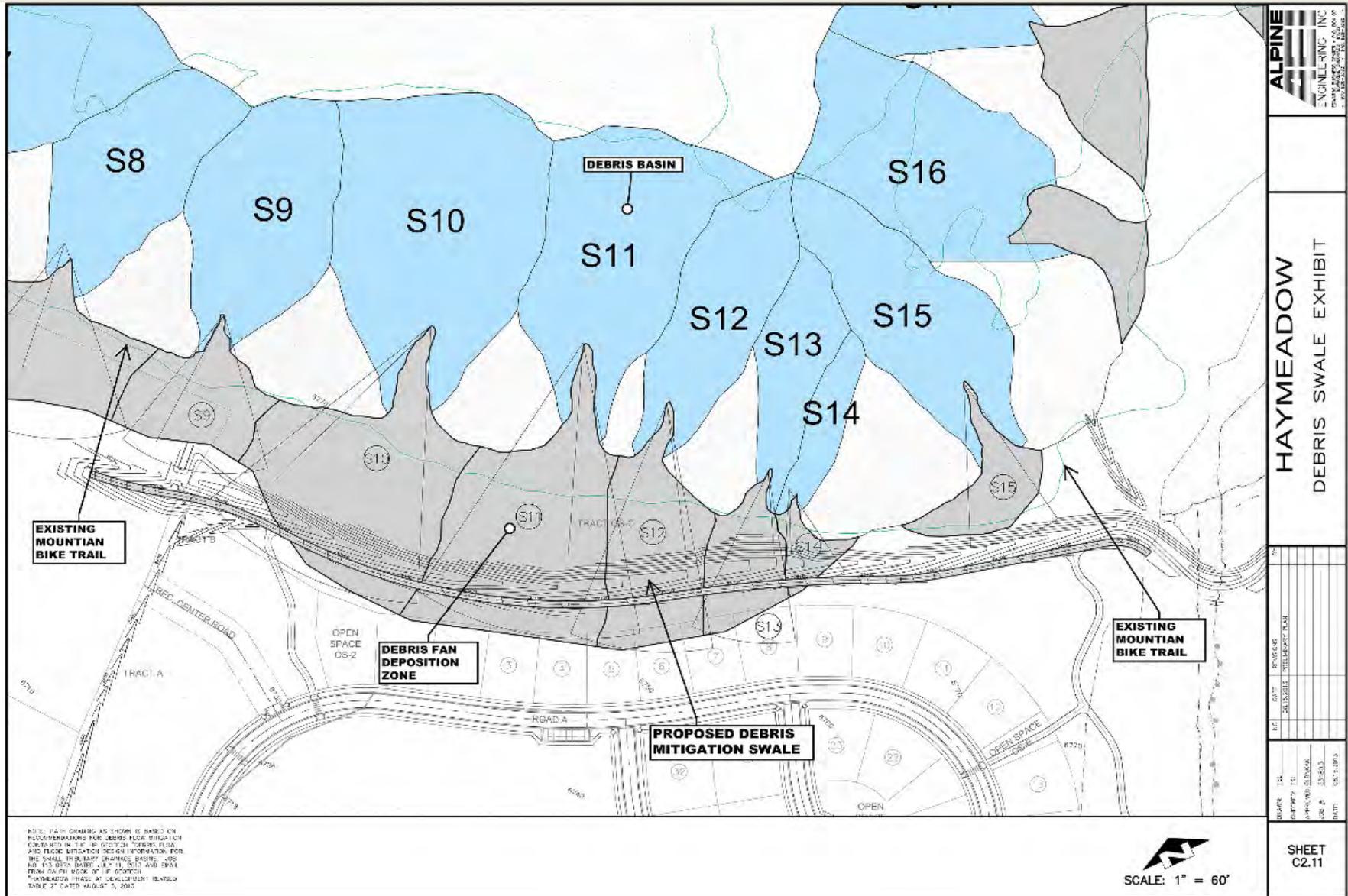
Road ROW	15 Ac.
Open Space	348.317 Ac.

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

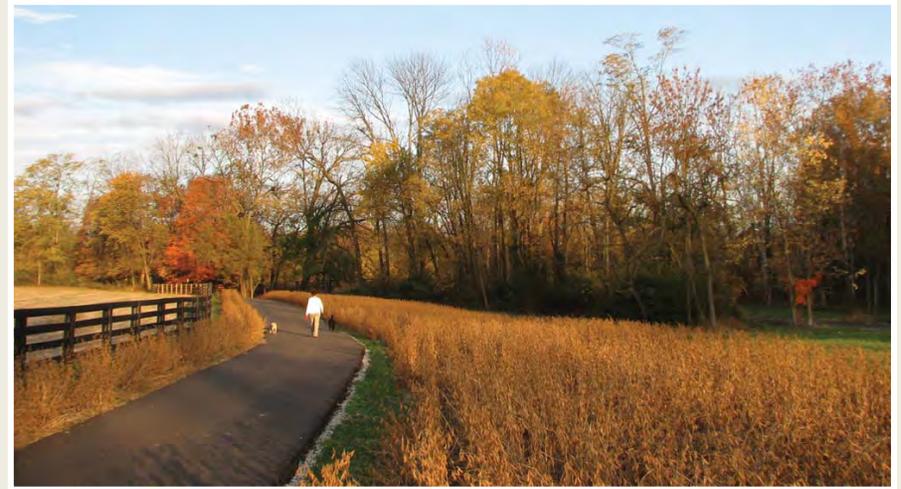
Haymeadow 
 PUD DEVELOPMENT PLAN
 THE DESIGN GROUP ARCHITECTURE & PLANNING INC. LANDSCAPE ARCHITECTURE
 11/11/11 11/11/11

Figure 4

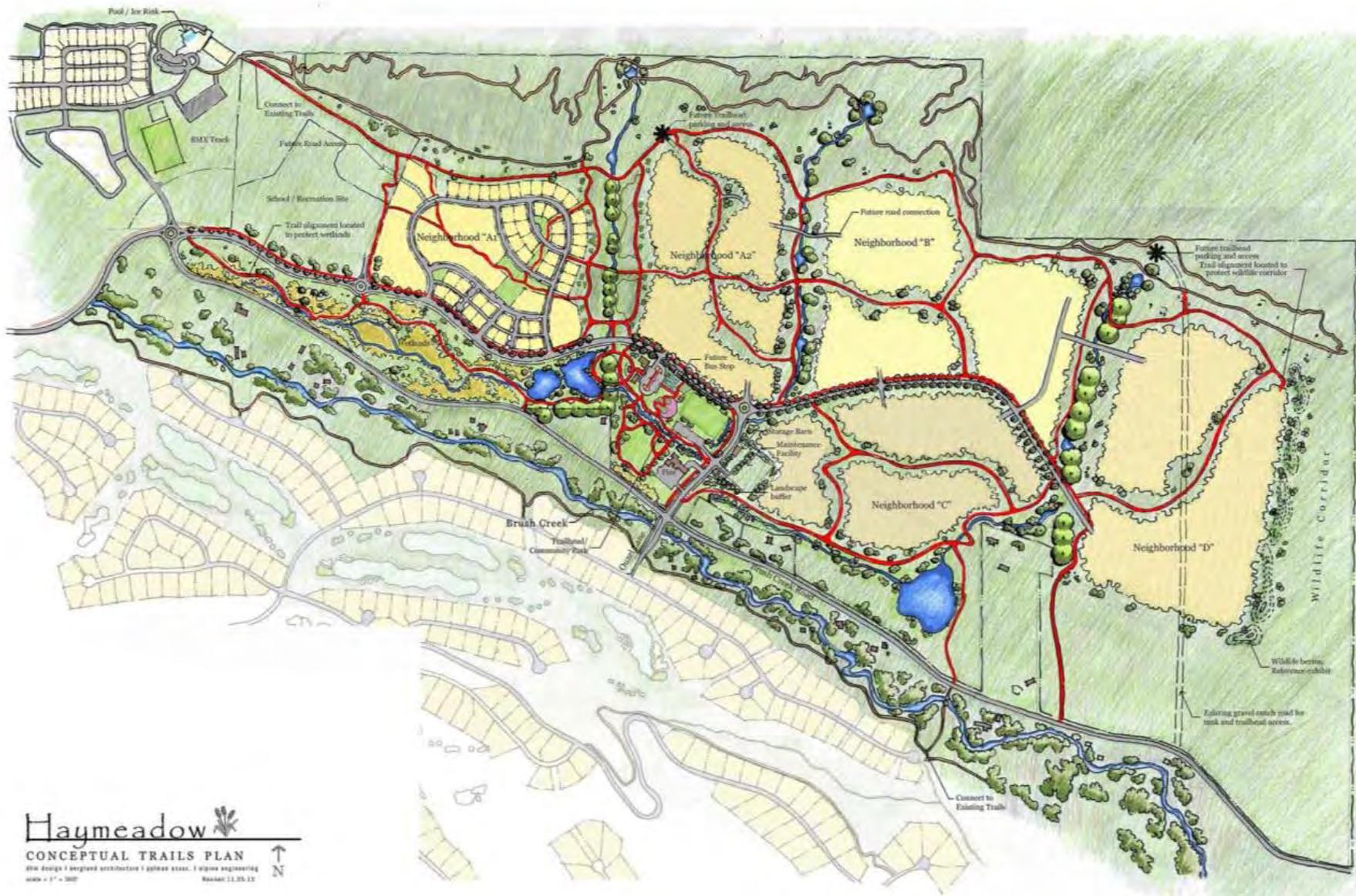
Neighborhood A1 Debris Fans



TRAILS

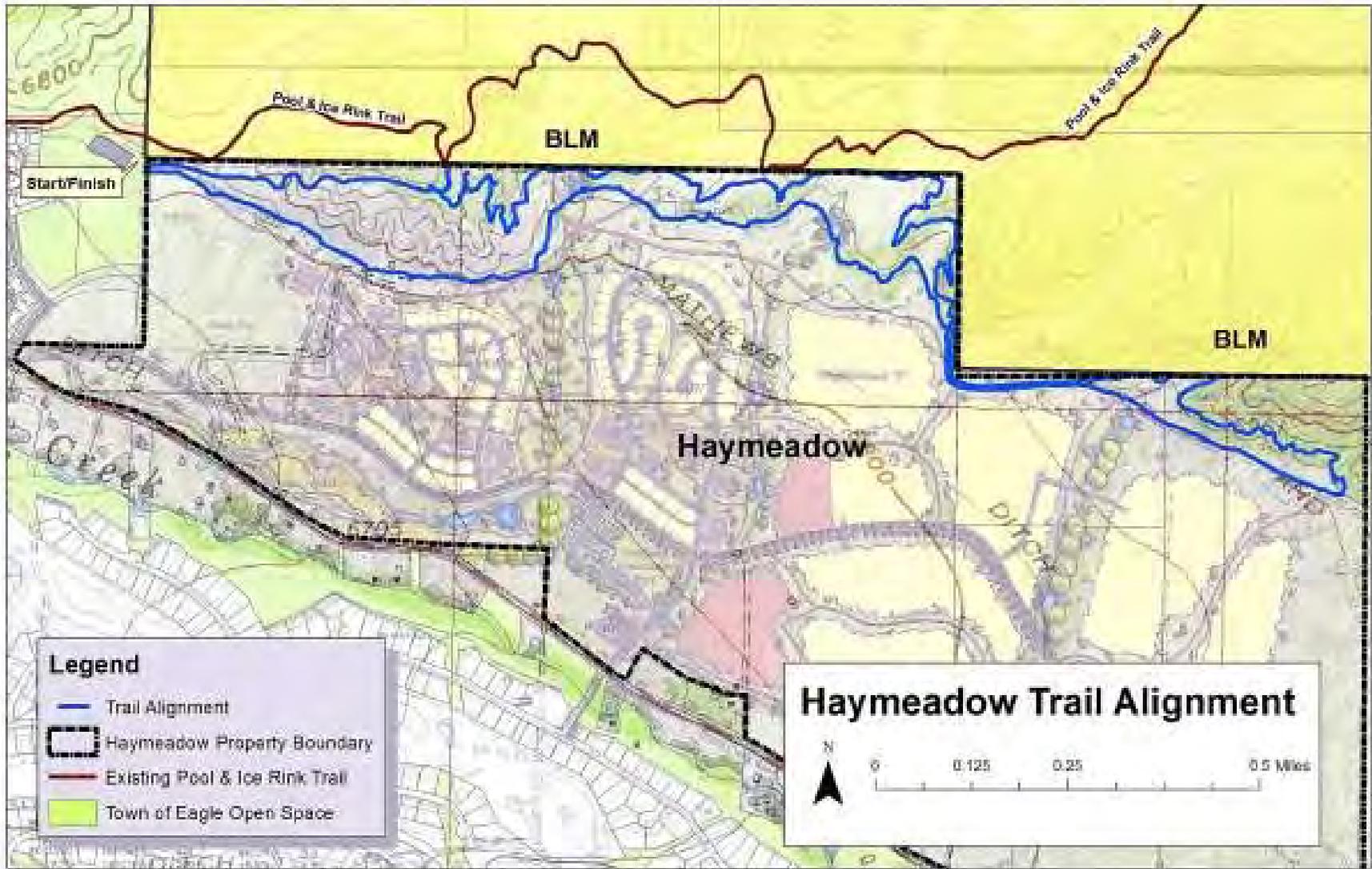


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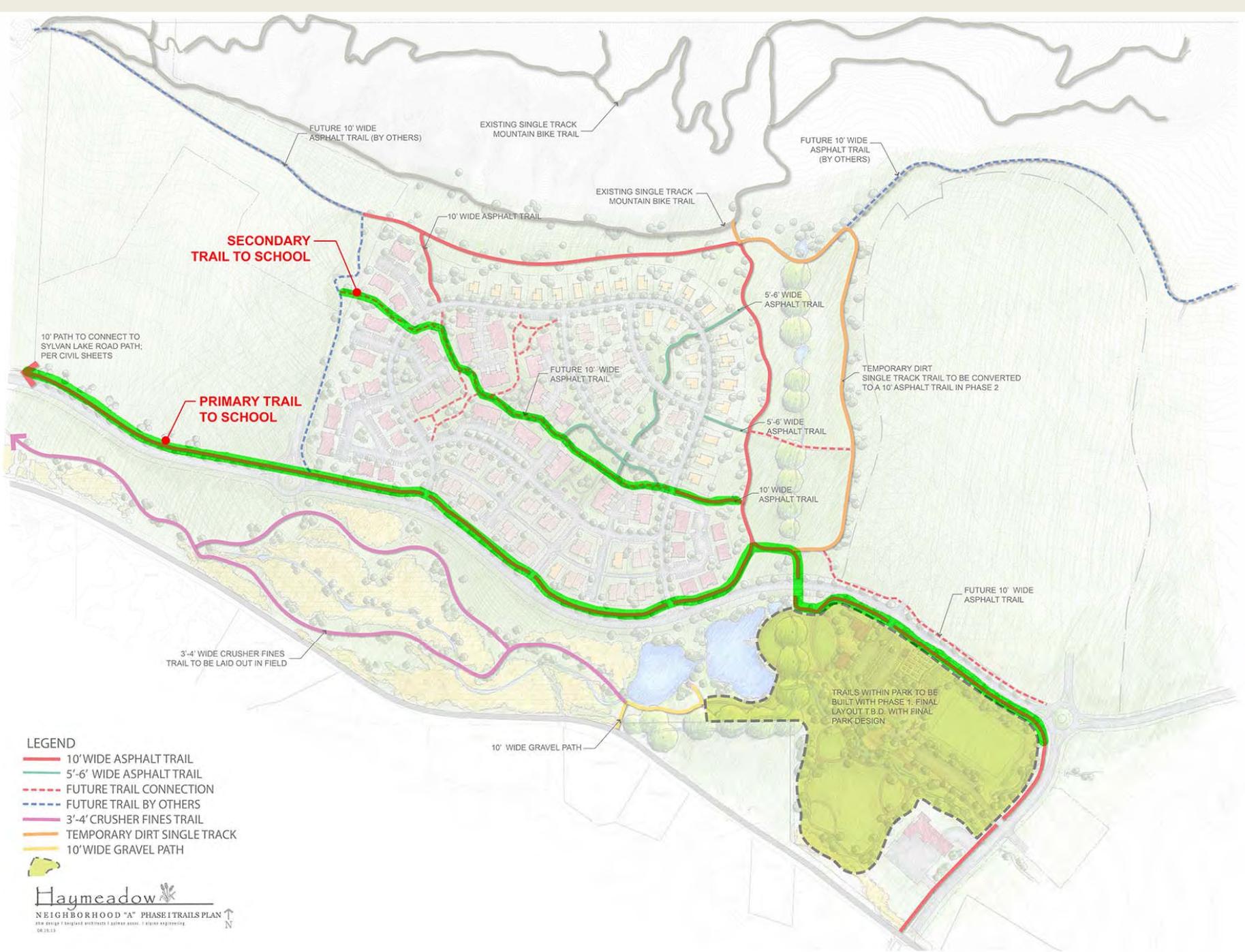


Haymeadow 
CONCEPTUAL TRAILS PLAN
 site design | landscape architecture | urban design | signage engineering
 www.haymeadow.com | 307
 Revised 11.29.13

Figure 14



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SECONDARY TRAIL TO SCHOOL

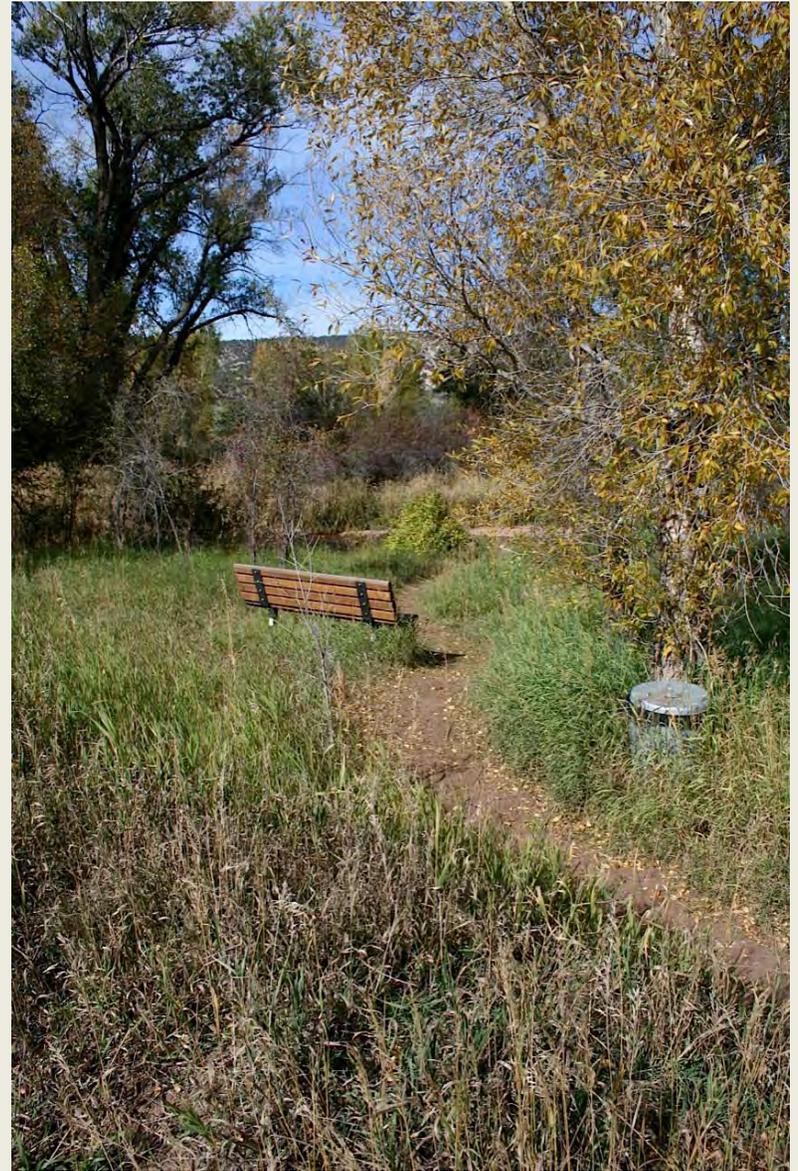
PRIMARY TRAIL TO SCHOOL

LEGEND

- 10' WIDE ASPHALT TRAIL
- 5'-6' WIDE ASPHALT TRAIL
- - - FUTURE TRAIL CONNECTION
- - - FUTURE TRAIL BY OTHERS
- 3'-4' CRUSHER FINES TRAIL
- TEMPORARY DIRT SINGLE TRACK
- 10' WIDE GRAVEL PATH



paved trails



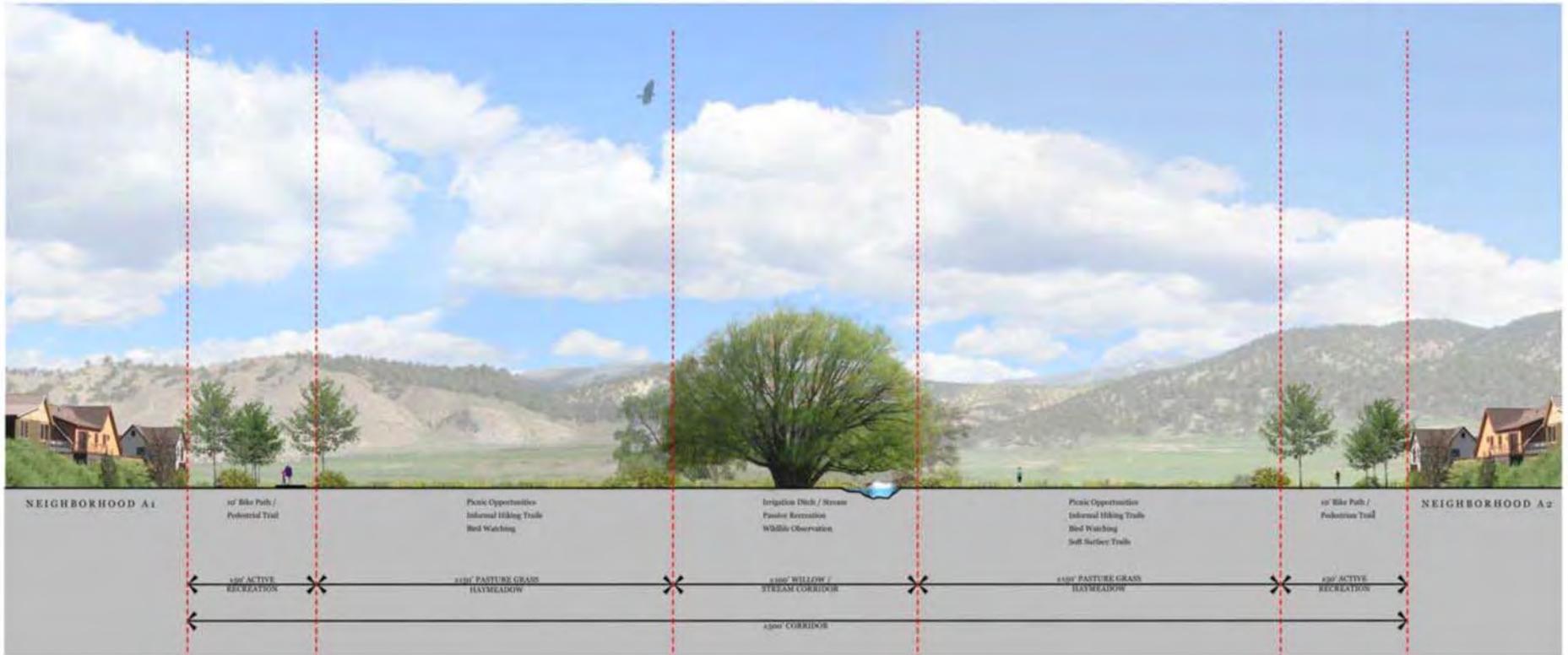
soft surface trail

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WILLOW CORRIDOR SECTION



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

Figure 12



PARKS



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CONCEPTUAL TRAILHEAD PARK PLAN 
dhm design | dorgland architects | gylman assoc. | alpine engineering
08.15.13





Haymeadow 
TRAILHAED PARK IMAGES
dhm design | berglund architects | pyman assoc. | alpine engineering
08.15.13

Community Trailhead Park Character



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Community Trailhead Park Character



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Wetland improvements



Neighborhood Parks and Open Space



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Wildlife Species of Concern

Elk

Mule Deer

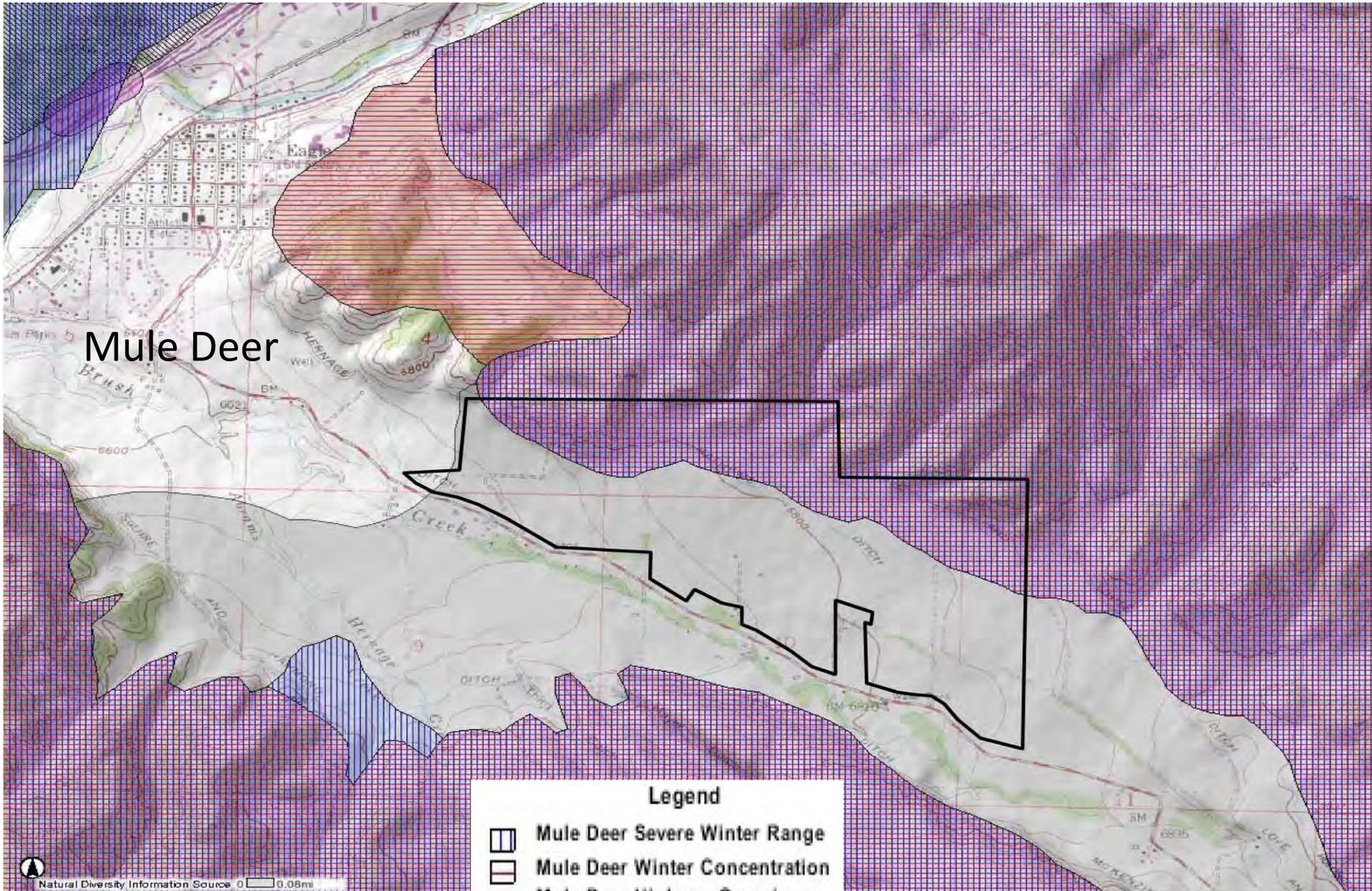
Bald Eagle

Sage Grouse

Other Raptors

Fisheries

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Mule Deer

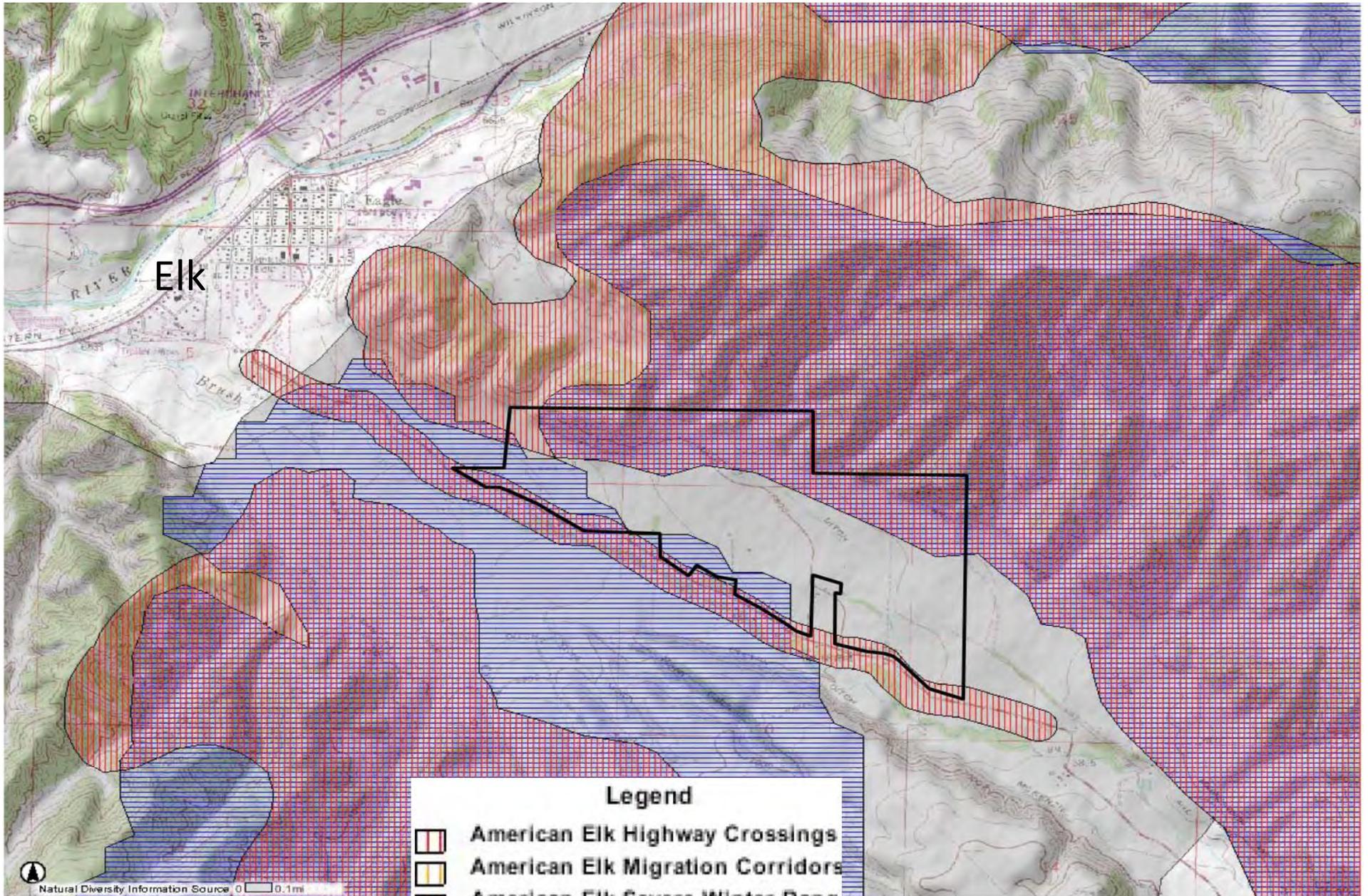
Legend

-  Mule Deer Severe Winter Range
 -  Mule Deer Winter Concentration
 -  Mule Deer Highway Crossings
 -  Mule Deer Migration Corridors
 -  Mule Deer Winter Range
- 1:24K DRG image

Natural Diversity Information Source 0 0.08mi

March 30th, 2011 01:01 pm
<http://ndis.nrel.colostate.edu/maps>

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March 30th, 2011 01:01 pm
<http://ndis.nrel.colostate.edu/maps>

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Elk and Mule Deer Winter Range

ELK

Winter Range

Severe Winter Range

Winter Concentration
Area

Highway Crossing

MULE DEER

Winter Range

Severe Winter Range

Winter Concentration
Area

Haymeadow 

Elk and Mule Deer Winter Range

- Winter range boundaries extend to the northern edge of the hay meadows/ pastures.
- CDOW policy: non-native agricultural habitats, are not considered to be "critical habitat" (C. Wescoatt, District Wildlife Manager, Nov. 15, 2008, pers. comm.).
- All "critical habitat" on property has been avoided.

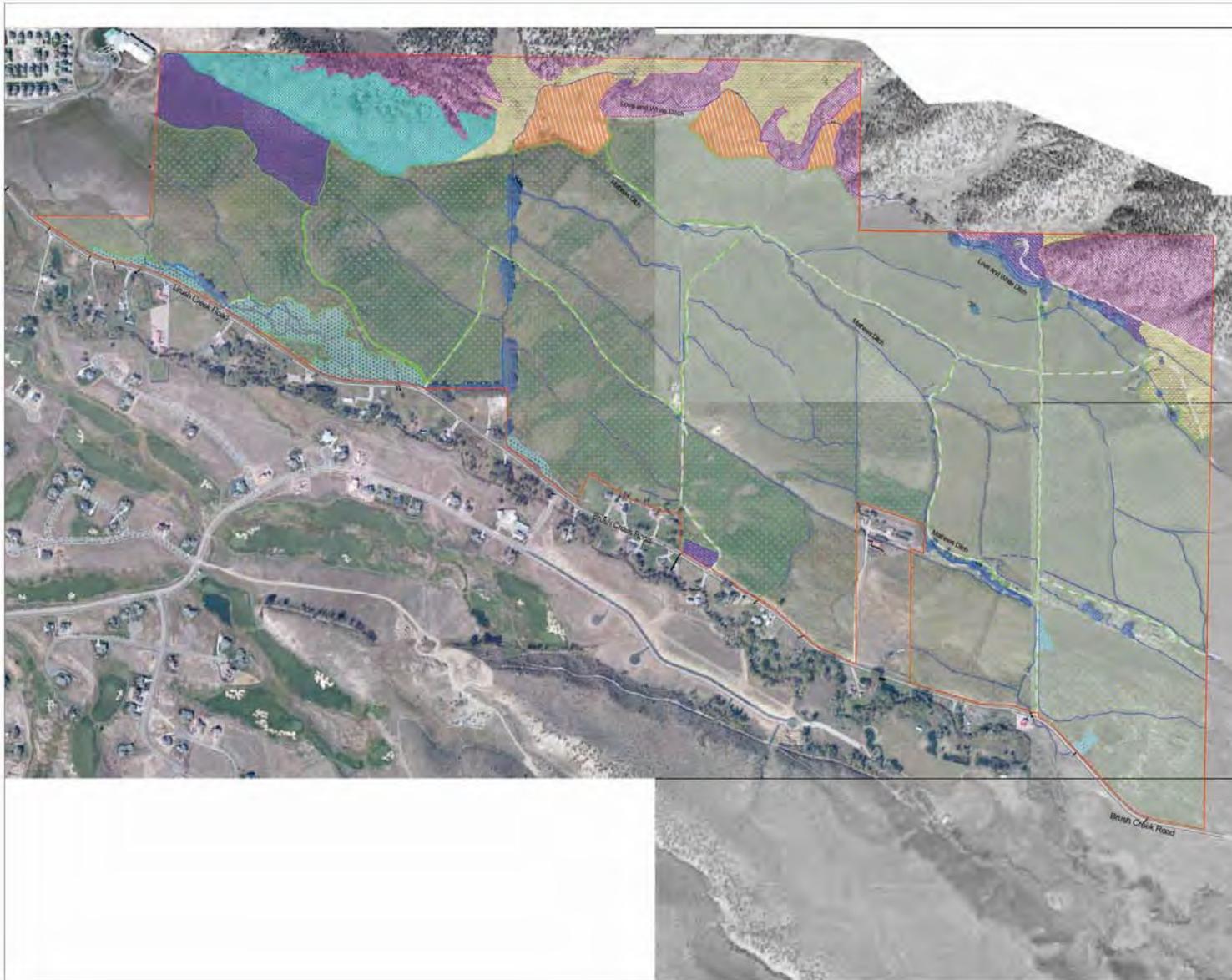


Figure 2.
Vegetation Type Map
Haymeadow Project

Legend:

-  Pinyon-Juniper Woodlands
-  Sagebrush Shrublands
-  Gypsum Hills
-  Sagebrush Eradication Areas
-  Riparian Habitats
-  Wetlands*
-  Agricultural Grasslands
-  Disturbed Habitats
-  Irrigation Ditches & Laterals
-  Project Boundary

* Please note, illustrated wetland boundaries are approximations based upon a prior delineation and examination of aerial photography. An updated and revised wetland delineation will be completed during the 2006 growing season.



Date: July 2006
 Scale: 1 in = 325 ft

prepared by:
 Western Ecological Resource, Inc.
 711 Walnut Street
 Boulder, CO 80302
 (303) 449-9009 FAX (303) 449-9038



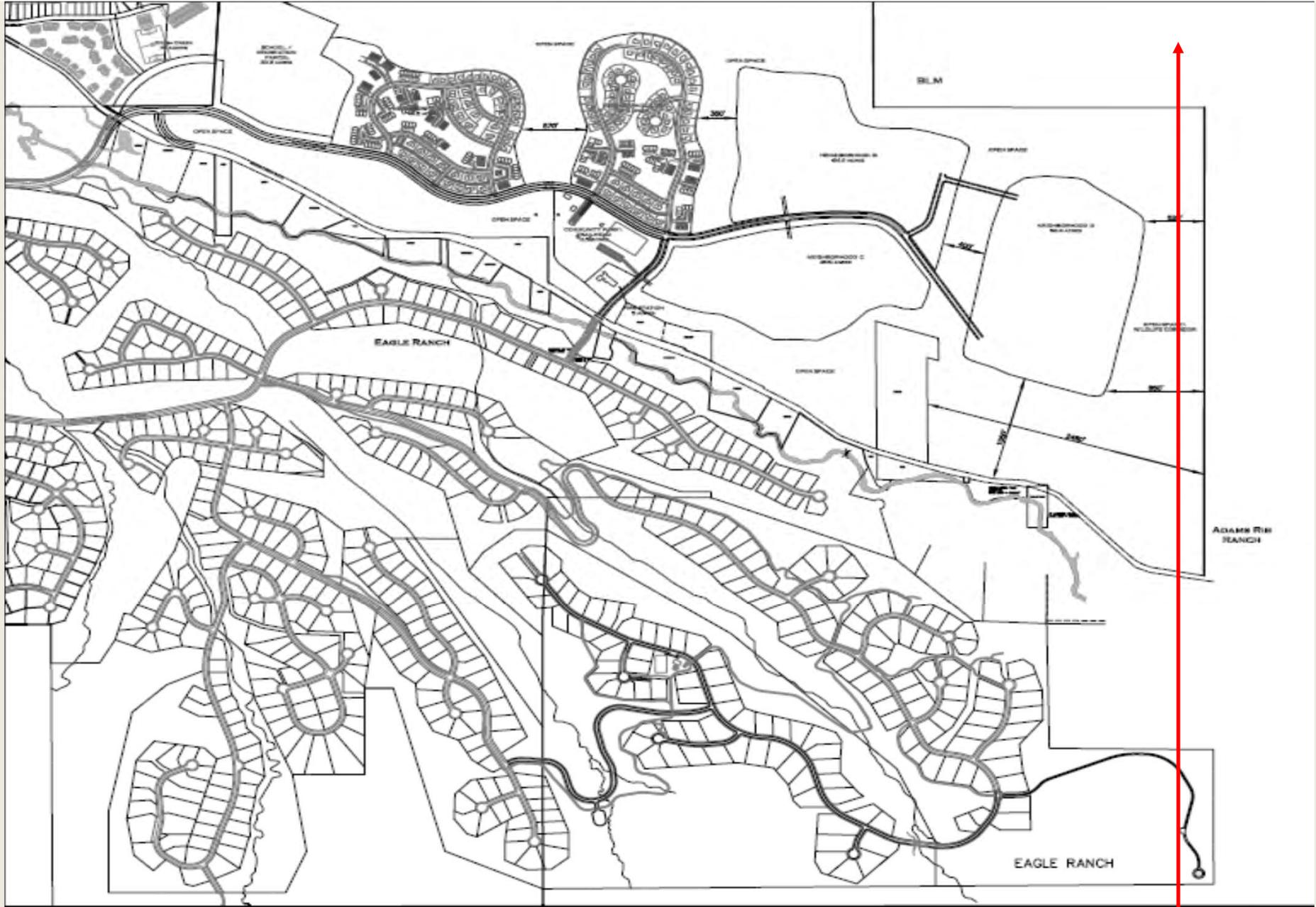
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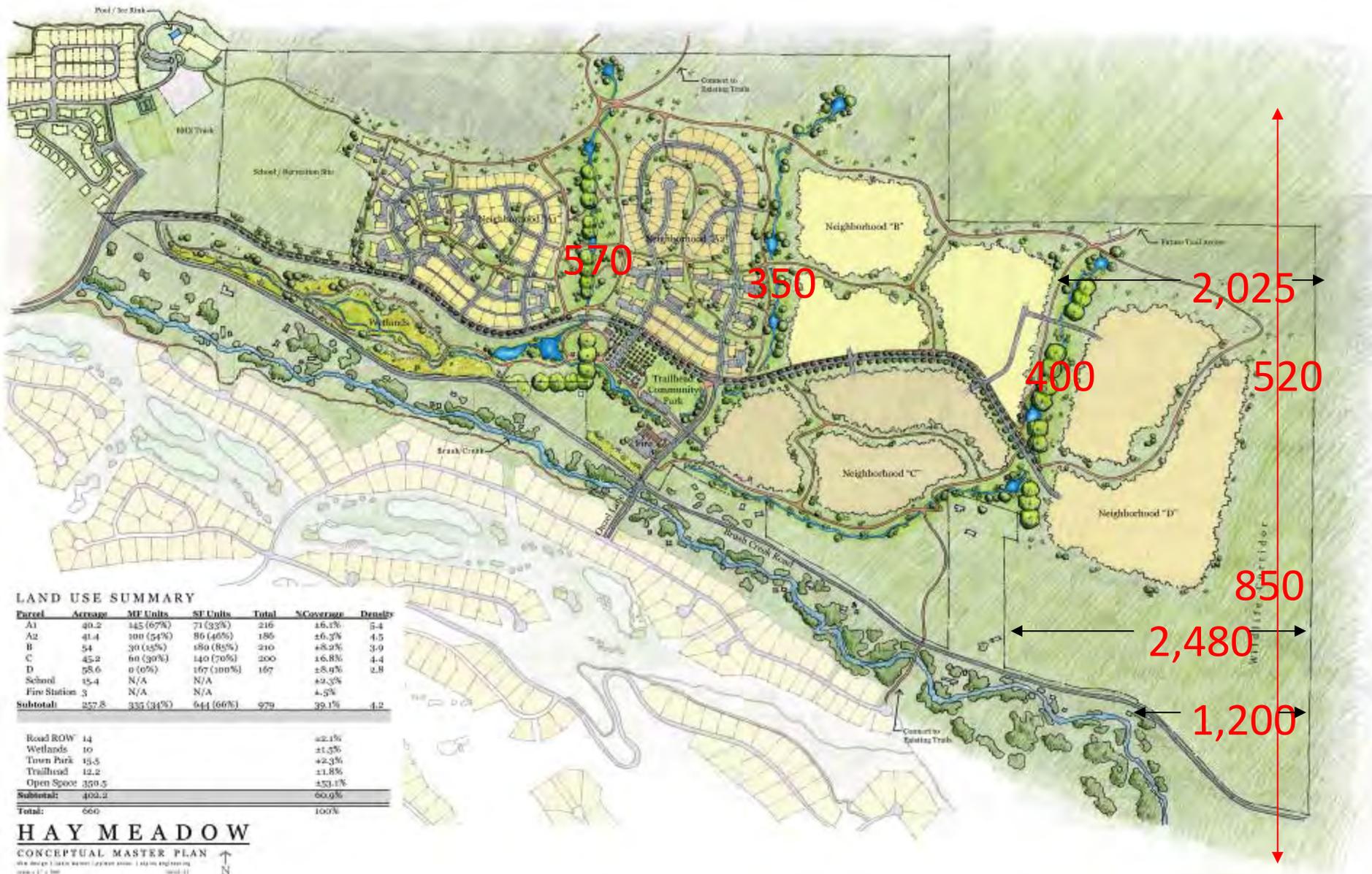
Elk Movement Corridor

- BLM to BLM
- 1,000' total min. width
- 500' on Haymeadow
- Exploit:
 - property boundaries
 - designated open space
 - compatible land uses

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Elk and non-game
wildlife movement corridors

Haymeadow

Wildlife-related Development Recommendations

1. Avoid and buffer native habitats.
2. Protect and manage native habitats as designated, common open space.
3. Locate and cluster development in non-native hay meadows/ pastures.
4. Seasonally close critical big game winter range to all human activity during winter range occupancy (Dec. 15 to Apr. 15).

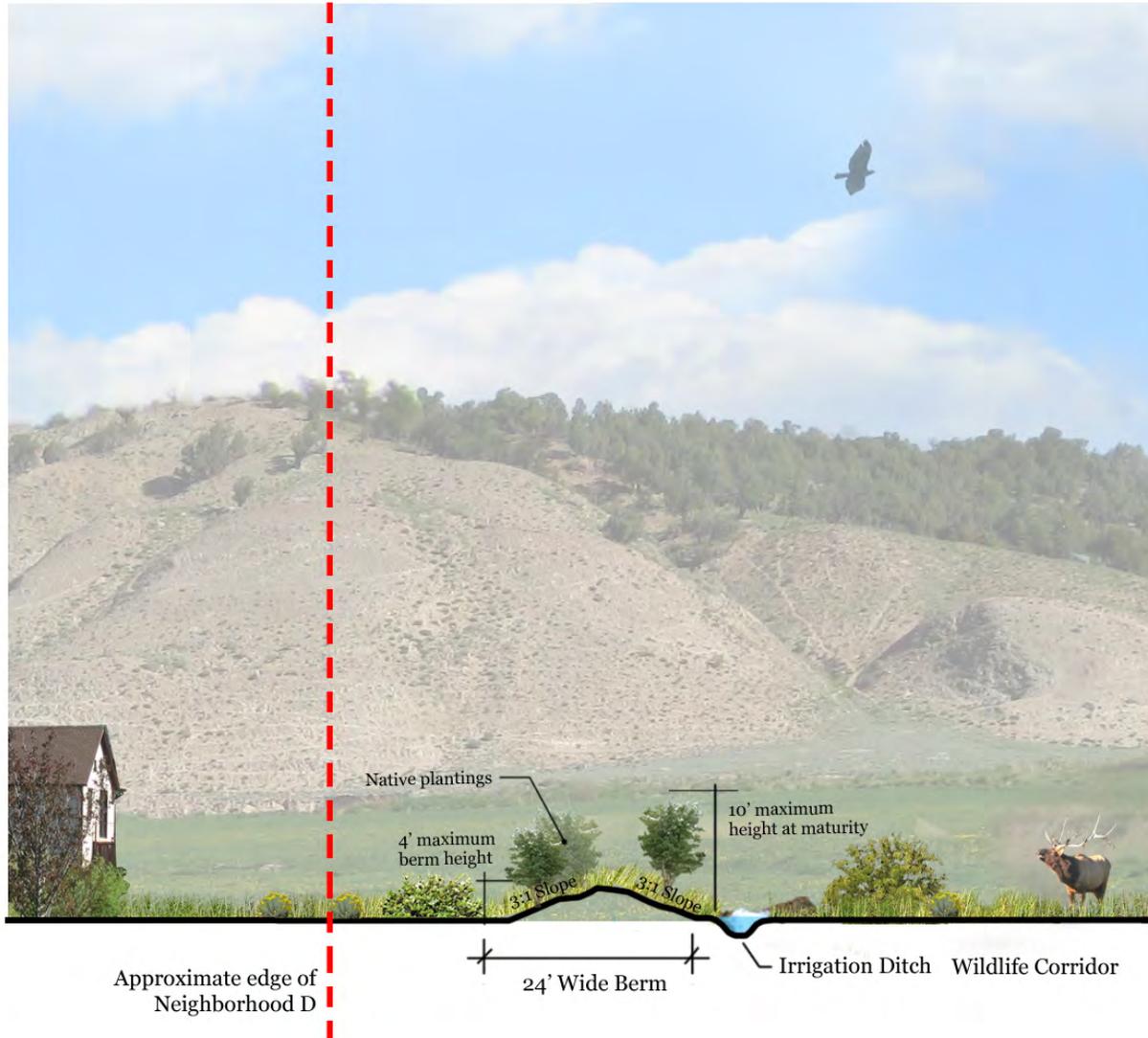
Wildlife-related Development Recommendations

5. Establish an elk movement corridor across the valley.
6. Establish non-game wildlife corridors through parcel connecting native upland habitats (BLM) with Brush Creek riparian corridor.

Wildlife-related Development Recommendations

7. Implement a comprehensive Wildlife Enhancement Plan:

- Avoid, minimize, and mitigate impacts
- Educate homeowners



HAYMEADOW

WILDLIFE CORRIDOR BERM CROSS SECTION

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

08.15.13

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.



Haymeadow 

Local Employee Residency Plan

- Haymeadow density is 787 units
- LERP @ 10% equates to 79 units
- Haymeadow commits to meeting this number of units & plan price points, sizes and design considerations
- Propose a 25% - 75% SF to Multi-family ratio
 - 20 SF/Duplex homes & 59 Multi-family homes

Haymeadow 

LERP Unit Distribution Table

<u>Neighborhood</u>	<u>SF/Duplex</u>	<u>MF</u>	<u>Total</u>
A1	7	15	22
A2	5	15	20
B	5	15	20
C	3	14	17
<u>D</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	20	59	79

