

Cliff Simonton

From: Derek Bos
Sent: Monday, April 10, 2023 12:11 PM
To: Cliff Simonton; Dennis Wike; Tom Gosiorowski; Brian Lieberman; Randy Cohen; ecad@ecparamedics.com; comdev@eaglecounty.us; bill.gibson@eaglecounty.us; tori.franks@eaglecounty.us; brian.wodrich@state.co.us; dilzell@erwc.org; David McWilliams
Cc: Larry Pardee; Chad Phillips; Nikki Davis; Kendra Carberry; Matt Mire; Jill Kane
Subject: RE: Referral comment request, Conceptual review of North Broadway Subdivision, File SS23-01

Follow Up Flag: Follow up
Flag Status: Flagged

Cliff,

As we discussed, here's a summary of my concerns with the site plan:

- Ingress / egress for fire apparatus, particularly apparatus large enough to engage a large structure fire. Does the turning radius from the east/west road onto the north / south road stubs allow for larger fire apparatus?
- Law, Fire and EMS access to the lower "public" portion of the river by the river park. It's unclear to me what the access points would be or if there are even access points?
- Brooks Drive is outside of the property being developed; I just want to ensuring that Brooks Drive remains intact to guarantee a second ingress / egress point into the development
- Through traffic: The proposed subdivision could be used by stray motorists to bypass Grand Avenue between Brooks and Broadway, by traveling on the apartment complex road. The developer is probably not at this point in the discussion yet, but I'd like to see something down the road of a strategic plan for minimizing through traffic in the complex.

Thank you much!

Chief Derek Bos

Chief of Police #1600



Eagle Police Department

200 Broadway / P.O. Box 609

Eagle, CO 81631

Dispatch: (970) 479-2200

Office: (970) 328-6351



Greater Eagle Fire Protection District

PO Box 961 • Eagle, Colorado 81631

Office: 970.328.7244 Fax: 970.328.7280

Email: rcohen@gefpd.org

TO: Cliff Simonton
Town of Eagle
200 Broadway
Eagle, CO 81631

RE: North Broadway Sketch Review

Mr. Simonton,

I have reviewed the preliminary sketch plan of the North Broadway subdivision. The Fire District has the following comments.

- 1) Individual building construction type and square footage is needed to adequately determine the required fire-flows for the proposed structures. Fire-flow requirements for buildings will be determined from 2021 *International Fire Code*, Appendix B, Table B105.1(2).
- 2) Fire hydrant locations and distribution is based on required fire-flows. Building construction type and square footage is needed to determine the required fire-flows and fire hydrant locations and distribution.
- 3) Fire apparatus access roads with a fire hydrant are required to be 26 feet, exclusive of shoulders.
- 4) All fire apparatus access roads must adhere to 2021 *International Fire Code*, Appendix D, Section D103.6 and D105 in its entirety.

If there are any questions please contact me.

Respectfully,

Randel Q. Cohen
Division Chief of Life Safety

Cliff Simonton

From: Dennis Wike
Sent: Friday, April 21, 2023 5:03 PM
To: Derek Bos; Cliff Simonton; Tom Gosiorowski; Brian Lieberman; Randy Cohen; ecad@ecparamedics.com; comdev@eaglecounty.us; bill.gibson@eaglecounty.us; tori.franks@eaglecounty.us; brian.wodrich@state.co.us; dilzell@erwc.org; David McWilliams
Cc: Larry Pardee; Chad Phillips; Nikki Davis; Kendra Carberry; Matt Mire; Jill Kane
Subject: RE: Referral comment request, Conceptual review of North Broadway Subdivision, File SS23-01

Cliff,

My review of the North Broadway Subdivision Concept Plan finds the following comments in addition to the previously submitted comments by others:

1. The proposed plans and traffic report do not adequately address the potential impacts of the adjacent rail line if it is reactivated. Future submittals including reports & plans need to include additional discussions of the potential reactivated rail line impacts and any measures needed to minimize these impacts.
2. The submitted Traffic Report identifies several locations where Level Of Service (LOS) will be lower than the TOE Municipal Code allows. Future submittals need to address these projected adverse LOS's at these intersections and provide details on impacts & recommended measures to reduce these impacts.
3. No details on Utility Services were provided to show impacts of development on existing utilities especially for potable water and sanitary sewer services. We expect these issues will be addressed in detail in a future submittal.

Thank you for requesting TOE Public Works review of this application. Please feel free to contact us if you have any questions or comments.

Dennis Wike, PE, CEM, Leed-AP

Town Engineer

TOWN OF EAGLE

1050 Chambers Avenue, PO Box 609, Eagle Co 81631

TOE Cell Phone: 970-445-0847, Fax: 970-328-6066

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:





Community Development

David McWilliams

970-328-8752

david.mcwilliams@eaglecounty.us

www.eaglecounty.us

April 21, 2023

Town of Eagle
Attn: Cliff Simonton
200 Broadway
P.O. Box 609
Eagle, CO 81631

[Via Email Cliff.Simonton@townofeagle.org]

Re: IAR-9347-2023 - Interagency Referral - North Broadway Subdivision

Dear Ms. Simonton:

Thank you for the opportunity to participate in the planning process of the North Broadway Subdivision in the Town of Eagle. Please consider the following comments from Eagle County Departments:

Planning Comments:

1. 2005 Eagle County Comprehensive Plan - intended to provide a general framework for evaluating land development proposals and referral applications:
 - a. 3.4.5 Development Stakes Policies: n. *Development should share responsibility for fulfilling Eagle County's workforce housing;*
 - b. Section 3.4.6 Comprehensive Workforce Housing Approach Policies: o. *Local governments should be encouraged to accommodate 100% of their workforce housing needs, and to contribute to improving regional jobs-to-workforce attainable housing imbalances;*
 - c. Section 3.4.7 Policies and Recommended Implementation Strategies for Housing: d. *Efforts to increase the stock of affordable rental units for local workers should be supported;*
 - d. The plan cites, "mixed-income affordable development project planned for Tract 4, 5, and 6" but does not describe what those features entail. Staff encourages discussions with the Eagle County Housing and Resilience Department to determine the appropriate mix of deed restrictions or other mechanisms.
2. The project includes portions of property that are within Eagle County jurisdiction and on Eagle County owned lands. Any grading or drainage improvement within Eagle County jurisdiction requires permitting through the Eagle County Engineering Department. Planning staff encourages discussions with the Fairgrounds, Open Space and Natural Resources, and Community Development departments to determine preferred outcomes for the properties.

3. For the purpose of protecting water resources, including wetlands and riparian areas, Eagle County requires preservation of a 75 foot strip of land measured horizontally from the high water mark on each side of any stream, or the 100 year floodplain, whichever provides the greater separation from the stream, which shall be protected in its natural state, and no grading or removal of vegetation may occur within the stream setback. Exceptions to this are available for certain features (fences, trails) or through the variance process.
4. The Town boundary in the area of the proposed North Broadway development is based on the 1905 description that followed the center of the Eagle River (in 1905). The town boundary dissects the three parcels in the proposed development - 193932418002, 193932400006 and a very small portion of 193932400014. The best approach for this project is to annex the parcels into the Town of Eagle.

Eco Transit

1. 2005 Eagle County Comprehensive Plan - 3.5.2 Efficient Transportation: a. *Developed areas in Eagle County should be served by multiple modes of transportation.*
2. ECO Transit does not currently serve this development; however, given the nature of the development and the desire for more expedient service that remains on Highway 6 vs. travels through Downtown Eagle, ECO Transit/EVTA would be interested in the placement of bus stops in both the eastbound and westbound directions at this development. ECO Transit/EVTA would appreciate inclusion in this development process, as this development will be a ridership generator and a chance to establish more efficient service of the Valley Route. Also encouraged is good pedestrian and cyclist connections in both directions as a means of accessing transit, and providing a first/last mile solution for individuals who would use these stops.

Wildfire Mitigation:

Thank you for the opportunity to comment on the North Broadway Subdivision in the Town of Eagle. The overall wildfire hazard rating for the property is MODERATE. This rating is based on fuel types present, topography, slope, access, and water supply. Ignition resistant construction and defensible space are vital to protecting structures during a wildfire. The following strategies are recommended:

1. Class-B roof assemblies on all new structure(s)
2. Provide 3-5 feet of noncombustible landscaping (ie. rock, gravel or stone) surrounding new structures.
3. Recommend no coniferous trees or shrubs (eg. spruce, pine, juniper, etc.) to be located within 30 feet of structures - strive to use native, low-growing plants and deciduous shrub species. Thin and remove surface fuels (eg. dead down trees/shrubs and branches) within 100 ft of all structures.
4. Use ignition resistant building materials for all new structures.

Engineering Comments:

1. The application states, *"Access to the public amenities, including the river park and open space will be accessed by future pedestrian bridge(s) crossing the Eagle River*

and connecting to parking at the fairgrounds.” While Eagle County supports connectivity between the proposed development and the River Park / Fairgrounds, we have not been engaged to evaluate possible location alternatives and their impacts to County owned property.

2. It was not evident from the materials provided that the Applicant has engaged the Union Pacific Railroad to understand the feasibility or process for gaining access across the railroad to the Development.
3. Eagle County owns Parcel 1939-324-00-015 which extends across the Eagle River and abuts Parcels 1939-324-00-006 and 1939-324-00-014. We would suggest that the Owner consider an exchange with Eagle County to convey the portions of Eagle County property adjacent to the Owner's parcels for a portion of Parcel 1939-324-00-014 adjacent to the River Park.
4. It is suggested that the Owner consider an easement along Fairgrounds Road on Parcel 1939-324-00-014 for a future sidewalk/trail connection between the River Park and Rest Area.



Please contact me at (970) 328-8752, or at david.mcwilliams@eaglecounty.us if you have questions or would like to request a meeting to discuss these comments. Eagle County reserves the right to offer additional comments as more information is provided.

Sincerely,

David McWilliams, AICP
Planner
[Via Email]

Cc: Bill Gibson, Community Development Director
Trent Hyatt, Deputy Community Development Director
Ben Gerdes, P.E., County Engineer

File



461 Railroad Ave, Unit C
PO Box 1477
Gypsum, Colorado 81637

970-827-5406
info@erwc.org
erwc.org

Protecting our rivers since 2004

4/19/2023

Cliff Simonton, AICP
Town of Eagle Community Development Department
200 Broadway, P.O. Box 609
Eagle, CO 81631

RE: North Broadway Subdivision - formerly 101 Ping Lane (sketch plan/conceptual review)

Thank you for the opportunity to provide comments regarding the North Broadway Subdivision Sketch Plan. Given that this is a sketch plan and many changes are anticipated to the project, Eagle River Watershed Council (ERWC) is keeping our comments to a very high-level. We look forward to working further with the Town of Eagle staff, the development team and the project owner to discuss the project in more detail and provide a deeper level of feedback. ERWC would encourage a site visit in the near future to learn more about the project and share our knowledge of riverine systems.

Eagle River Watershed Council advocates for the health of the Eagle River and tributaries in order to protect and enhance the high-quality natural and human values provided to our communities by rivers. Vigorously protecting our aquatic systems ensures they will continue to provide their numerous social, economic, and ecosystem benefits in perpetuity.

COMMENTS INTRODUCTION AND BACKGROUND

Overall, ERWC is pleased to see changes made from the last proposal (formerly 101 Ping Lane), and we had numerous concerns regarding the impact the development would have on the Eagle River and lack of alignment with the Eagle River Corridor Plan. In summary, we applaud the following changes made to the development:

- Protecting a majority of the 75' setback by moving the buildings away from the river and softening the transition from downtown. Hardscapes within the setback are generally for high-value social uses, such as gathering spaces and a bridge connecting the property to the existing whitewater park.
- Utilizing a more 'community first' approach to the development to allow a connection to the river for all.
- Maintaining existing riparian forests on the low terrace. This is critical for shade along this stretch of the Eagle River and keeping water temperatures cool.

A few concerns come to mind with this sketch plan:

- A 'beat the peak' approach is cited as the stormwater design paradigm. While this has been a traditional approach to rapidly deliver stormwater to the river so as to reduce flood volumes from upland development, it is not a best practice when it comes to water quality. Polluted runoff from development remains a top concern for water quality within our watershed.
- We appreciate the inclusion of bioswales and infiltration gardens below the river promenade path. This is an innovative design. Upon first look using this sketch plan, we feel that this may not be enough to handle stormwater loads. Active treatment, such as vaults, filters, separators, etc., will likely be needed at some locations throughout the site.

CLOSING REMARKS

Thank you for the application referral and opportunity to provide input to this project application. We hope to remain engaged in the project as it moves through the necessary local and state permitting processes so that any end product will avoid negative impacts to the Eagle River. In particular, due to the scale of this development proposal, we would be interested in a joint site visit with ERWC staff, Town of Eagle staff or elected officials, and Elmington Capital/DHM staff, if possible. Please contact us with any additional questions or information that you require concerning our comments here.

Regards,

James Dilzell, Executive Director
Eagle River Watershed Council
970-827-5406

Bill Hoblitzell
Water Resources Program technical advisory staff
970-471-6216
