

SEPTEMBER 2011  
Amended:  
March 2021

# WEST EAGLE

## SUB AREA PLAN

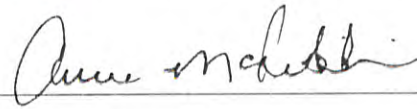


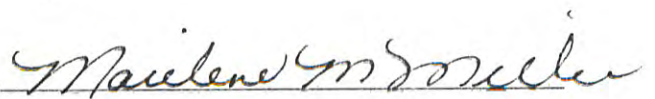


## West Eagle Sub Area Plan

Prepared for the Town of Eagle  
Approved by the Town of Eagle Planning and Zoning Commission, September 28, 2011

Certified by Chairman of the Commission, Anne McKibbin:

  
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Attest:   
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Certified by the Mayor of Eagle, Yuri Kostick:

  
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Attest:   
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Approved, adopted & ratified by the Town of Eagle Board of Trustees, May, 8 2012

A Collaborative Effort by:  
Town of Eagle Staff  
Town of Eagle Board of Trustees  
Town of Eagle Planning and Zoning Commission\*

\*Based on concepts developed during the West Eagle Revitalization Planning Process, November 2009

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## I. PURPOSE

The 2010 Eagle Area Community Plan (Community Plan) identifies the area between Highway 6 and the Brush Creek Open Space from the Bull Pasture Subdivision to Sylvan Lake Road as the West Eagle Mixed Use Area on its Future Land Use Map. The Community Plan provides further direction to prepare a West Eagle Sub Area Plan (Sub Area Plan) that should focus on encouraging mixed use development including live-work arrangements. The purpose of the Sub Area Plan is to provide direction to the Town in regard to the planning and construction of capital improvements and land use decision making.

## II. INTRODUCTION

The West Eagle Neighborhood is a relatively flat area comprising approximately 40 acres and is currently home to a mix of residential, commercial, industrial, and publicly owned properties. Lack of vehicular and pedestrian connections, aside from Highway 6, has isolated this neighborhood from other parts of the Town of Eagle. The major impediment to connecting the Town's road system with the West Eagle Neighborhood has been a 1,600 foot long, nine acre parcel of land owned by the United States Forest Service. The Forest Service has owned and used this property since it was acquired in 1950 for a variety of purposes including a horse pasture, maintenance, and vehicular and equipment storage area and temporary housing for summer help. Residential growth of the Town has occurred on both the east and west sides of this parcel.

Located on an alluvial terrace, the West Eagle Neighborhood has strong natural and man-made boundaries. At a lower elevation Brush Creek and its associated wetlands are located on the south and west sides of the neighborhood. Highway 6 forms the northwestern boundary from Brush Creek to Fifth Street, and the aforementioned Forest Service property forms its eastern boundary.

Over the last 20 years, the Town of Eagle has adopted several plans encouraging redevelopment and better integration of the West Eagle Neighborhood into the Town's neighborhoods to the east. Currently identified planning goals for the Town, adopted in the 2010 Eagle Area Community Plan, are to improve the appearance and better develop the commercial potential of this stretch of Highway 6, enhance its role as the western gateway into Town, improve vehicular and pedestrian interconnections between the West Eagle Neighborhood and other parts of the Town, and prepare a Sub Area Plan for the West Eagle Neighborhood that encourages redevelopment.

Highway 6 is the major arterial highway through the Town of Eagle and hosts over 12,000 vehicle trips per day. It is the primary means of access through town for visitors, local residents, and traffic to and from the Eagle County Regional Airport and the commercial and residential development surrounding the airport. There are significant commercial development and redevelopment opportunities recognized and encouraged by the Town for land adjacent to this highway.

The West Eagle Planning Area covers roughly 40 acres and extends along Highway 6 from the Sylvan Lake roundabout to the intersection of Fifth Street and Grand Avenue (Highway 6).





Figure 1: West Eagle Planning Area boundary close up.



Figure 2: West Eagle Planning Area boundary.

Eagle County currently owns the acreage highlighted in yellow (approximately nine acres) and is considering the purchase of an additional three acres from the United States Forest Service (highlighted in blue).

- West Eagle Planning Area Boundary
- US Forest Service Owned Property; Future Eagle County Purchase
- Eagle County Owned Property

### III. BACKGROUND

A second access into the Brush Creek Valley was identified as a goal for the Town of Eagle in a number of planning and transportation studies prepared for the Town during the 1970s and 1980s. A route was identified that extended Brush Creek Road, from its intersection with Capitol Street, to Highway 6 on an alignment through a portion of the West Eagle Neighborhood. This extension was referred to as the Bull Pasture By-Pass (now referred to as the Brush Creek Road Extension). Some right-of-way for this road was acquired when the Bull Pasture Subdivision was approved in 1980. Additional right-of-way was needed from the Forest Service and Eagle County.



Figure 3: Stable residential portions should be preserved.

During the late 1990s, the Forest Service notified the Town that it was considering moving the Forest Service operations from their location in the West Eagle Neighborhood. This would facilitate the acquisition of this right-of-way and allow private or public development of the remaining property. During this same period, Eagle County was planning to relocate their Road and Bridge facility to property it owned south of the airport. In response to these events, the Town prepared the West Eagle Planning Study in 1998. The planning effort involved considerable neighborhood input and focused primarily on the alignment of the proposed Brush Creek Road Extension, a proposed extension of Seventh Street to Castle Drive, and some limited land planning for the future use for the Forest Service property.

Since 1998, the Town of Eagle has dramatically changed with the development of more than 1,500 residential dwelling units in Eagle Ranch, The Bluffs, The Orchard Subdivision and other smaller developments. The Town's population has grown commensurately from roughly 2,500 people to more than 6,500 people today. Along with this new development, many amenities have been constructed within the Town of Eagle including the Eagle Pool and Ice Rink, Broadway Streetscape Improvements, the Eagle Ranch Golf Course, and the Brush Creek Park and Pavilion to serve this increase in population. The West Eagle Neighborhood, however, has seen few amenities added except for the extension of a bike path from the Bull Pasture Subdivision through the southern portion of the Forest Service property to Castle Drive, some infill residential units and the relocation of a popular restaurant to a vacant building on Highway 6.

In July of 2009, a potential catalyst for significant change in the West Eagle Neighborhood occurred when Eagle County purchased the horse pasture Forest Service parcel with the intention to purchase the remaining northerly three acres used for shops and equipment storage in the next few years. This land is contiguous with property on which Eagle County had operated its



Road and Bridge and Fueling Facility. The Road and Bridge Facility moved to a location adjacent to the Eagle County Regional Airport in 1997 and this 3.6 acre property is considered surplus property. The total property owned by Eagle County is now approximately nine acres (out of a total of about 40 acres in the planning study boundary). That makes Eagle County the largest property owner in the West Eagle Neighborhood.

As a result of the County's acquisition of the Forest Service parcel, the Town of Eagle, in partnership with Eagle County, hosted a design charrette in November of 2009 to envision the revitalization of the West Eagle Neighborhood. This process produced the West Eagle Revitalization Plan (Revitalization Plan) including recommended road extensions, land uses, and concepts for the redevelopment of the Forest Service parcel and the Eagle County Road and Bridge property.

Eagle County has evaluated its land in the West Eagle Neighborhood for the construction of a continuum of care senior housing facility, workforce housing, and/or market rate housing. Initial assessment indicates this property meets many of the criteria for a continuum of care senior housing site. Eagle County has recently engaged a consultant team to evaluate the site and the financial feasibility of constructing a continuum of care retirement center at this location.

### Continuum of Care:

A continuum of care facility can include many senior housing and medical services. These include but are not limited to Independent Living, Assisted Living, Skilled Nursing, and Memory Care services.

The County-owned land, now including the former Forest Service parcel, presents an excellent opportunity for new development, and will serve as a catalyst for redevelopment of the surrounding area. Many privately-owned parcels have willing sellers and are also good candidates for redevelopment. In addition, commercial development opportunities on land adjacent to Highway 6 are being recognized by the private sector. This adds stimulus to redevelopment of this corridor.



*Figure 4: Looking north across the "Horse Pasture Parcel" towards the Brush Creek Road Extension. Federal conveyance legislation allowed the county to purchase this parcel in 2009.*

## WEST EAGLE SUB AREA PLAN BACKGROUND

The Community Plan, adopted in July of 2010, reflects the general direction suggested in the Revitalization Plan and maps this area as West Eagle Mixed Use on its Future Land Use Map. It also recommends the preparation of a Sub Area Plan to provide more detailed guidance for new development of vacant properties and to facilitate redevelopment of under-utilized commercial properties within this area. This Sub Area Plan, to be adopted as part of the Town's Comprehensive Plan, is a direct result of this community effort.

Most recently, in 2011, the Town of Eagle, in cooperation with ECO Transit, has budgeted monies to construct an extension of the ECO Trail along the northwest side of Highway 6 from its current terminus at the Sylvan Lake Roundabout to Brooks Lane/Fifth Street. In addition to the trail extension, the Town has budgeted additional funds to provide significant landscaping adjacent to the new trail segment. These improvements will improve the visual image and help organize the use of the northwest side of Highway 6 through the West Eagle Neighborhood.

### West Eagle Timeline

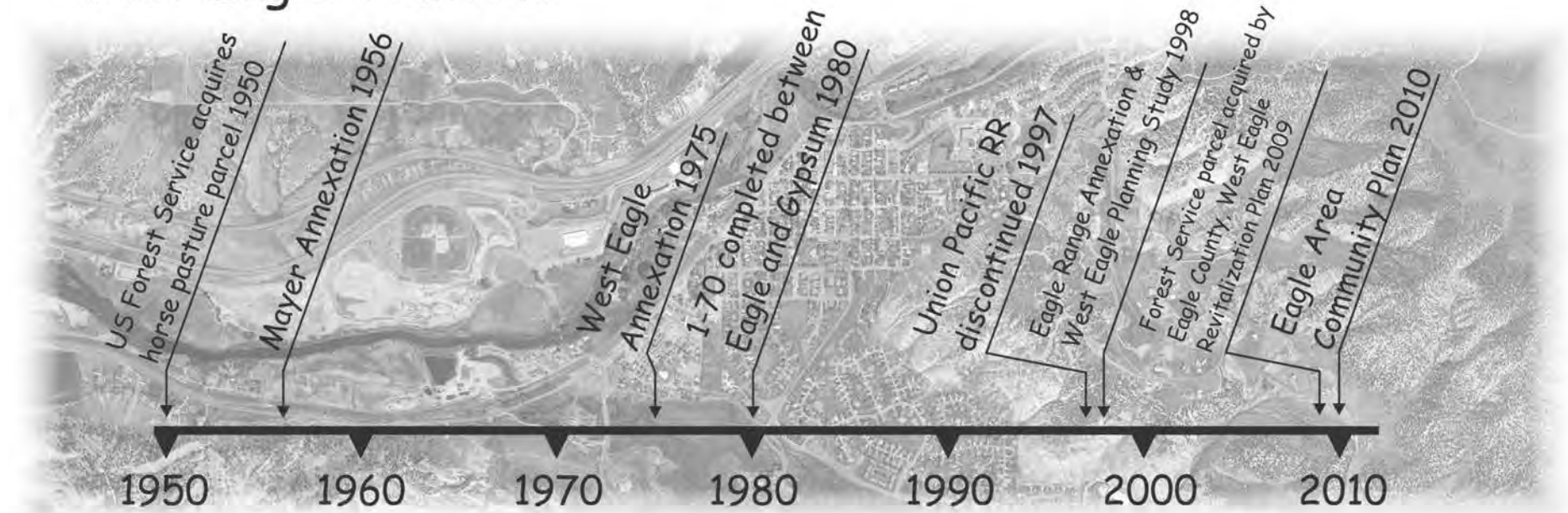


Figure 5: West Eagle Timeline.



## IV. SITE ANALYSIS

As part of the visioning process of the Revitalization Plan that serves as the basis for this Sub Area Plan, the planning team and participants began by identifying opportunities and constraints. This process included input from the community and several meetings on-site.

A number of sketches were prepared to better understand how this neighborhood was situated within the larger community. These sketches also identified significant challenges that needed to be addressed in planning for the revitalization of this area. Four of the most important considerations for planning the West Eagle Neighborhood were identified:

1. Redevelopment of commercial properties on Highway 6.
2. Brush Creek Road and Seventh Street Extensions.
3. Development of recently acquired Forest Service Property and the surplus County property.
4. Preserving and showcasing the exceptional views from the southern end of the Forest Service parcel.



Figure 6: Grand Avenue commercial potential was identified as a desirable outcome.

Subsequent pages are the sketches originally prepared for the Revitalization Plan for the Town of Eagle.

### The Design Charette and Community Visioning:

In November of 2009, the Town of Eagle hosted a design charette to envision the West Eagle Area. The invited attendees convened at the town hall for a two-day intensive design charette. The participants included design professionals, planning experts, community leaders, residents of the West Eagle Area, and interested citizens. The main goal for the Town of Eagle was to envision what the entire planning area could become over time and what benefits could be brought to the town through redevelopment and revitalization.



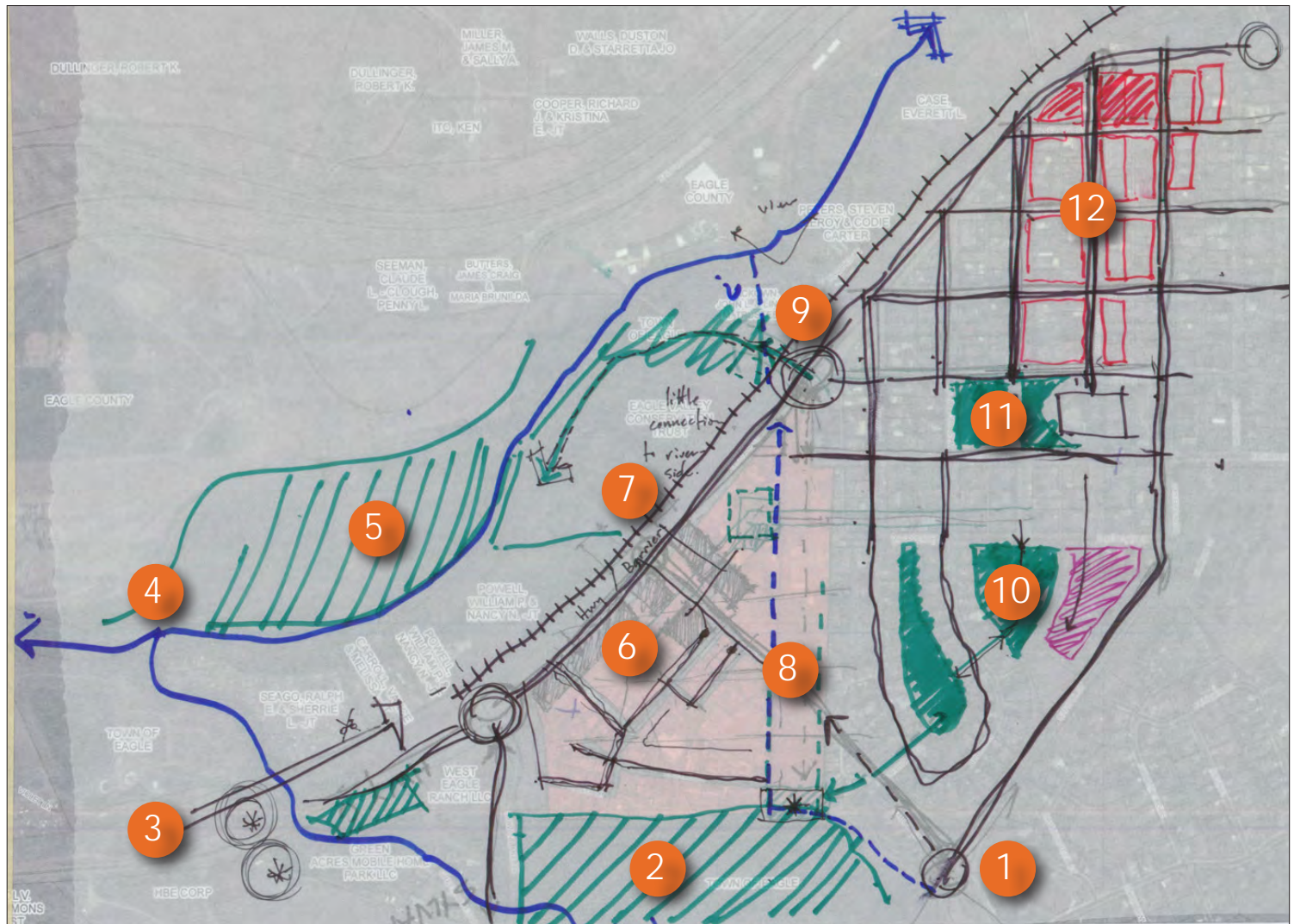
Figures 7 and 8: Participants in the Visioning Charette spend time walking in the neighborhoods and discussing opportunities and constraints. Later, they assembled at Town Hall and put their ideas to paper in the form of maps and conceptual drawings of the potential redevelopment opportunities.

# WEST EAGLE SUB AREA PLAN

## SITE ANALYSIS

### Site Analysis

Prior to the visioning process, the team and the participants began by identifying opportunities and constraints.



\*See Site Analysis Key at right (page 11) for number descriptions.

Figure 9: Opportunities and Constraints Sketch.



### Site Analysis Key

1. Intersection of Capitol Street and the proposed Brush Creek Road Extension; increased connectivity for community
2. 180 Acre Brush Creek Park; excellent views, high quality wetlands that could serve as storm water management feature
3. Western gateway to town
4. Confluence of Brush Creek and the Eagle River
5. Eagle County Fairgrounds; currently isolated from the town, tremendous potential if better integrated
6. Existing commercial uses
7. Union Pacific corridor; main route through Eagle, unimproved roadway, dangerous pedestrian conditions, 20,000+ vehicle trips/day, potential transit-oriented development, either bus rapid transit or future rail connection
8. Eagle County property; currently horse pasture, open ditch, and former road and bridge facility, barrier to original gridded neighborhood streets
9. Intersection of Grand Avenue and Fifth Street; pedestrian connection to fairgrounds, dangerous road crossing
10. Bull Pasture parks; existing mature residential neighborhood
11. Eagle Town Park, Eagle County Campus; high concentration of civic functions and public spaces
12. Broadway District and Central Business District

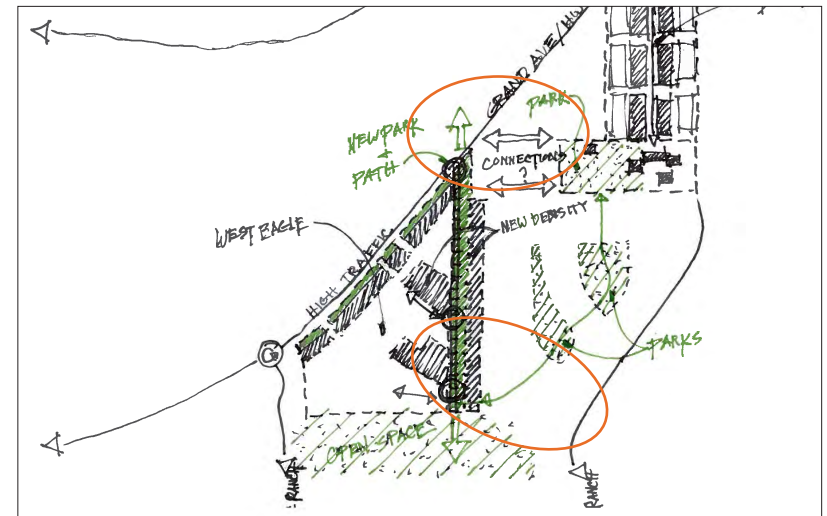


Figure 11: Lack of meaningful connections from downtown Eagle to West Eagle and from Capitol Street to West Eagle was generally considered to be one of the largest constraints of the current configuration.

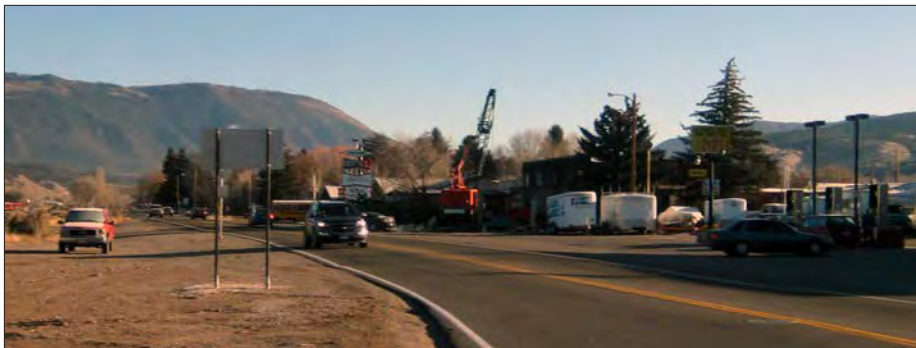


Figure 10: Commercial redevelopment along Grand Avenue was identified as a high priority goal that could enhance the town in multiple ways.



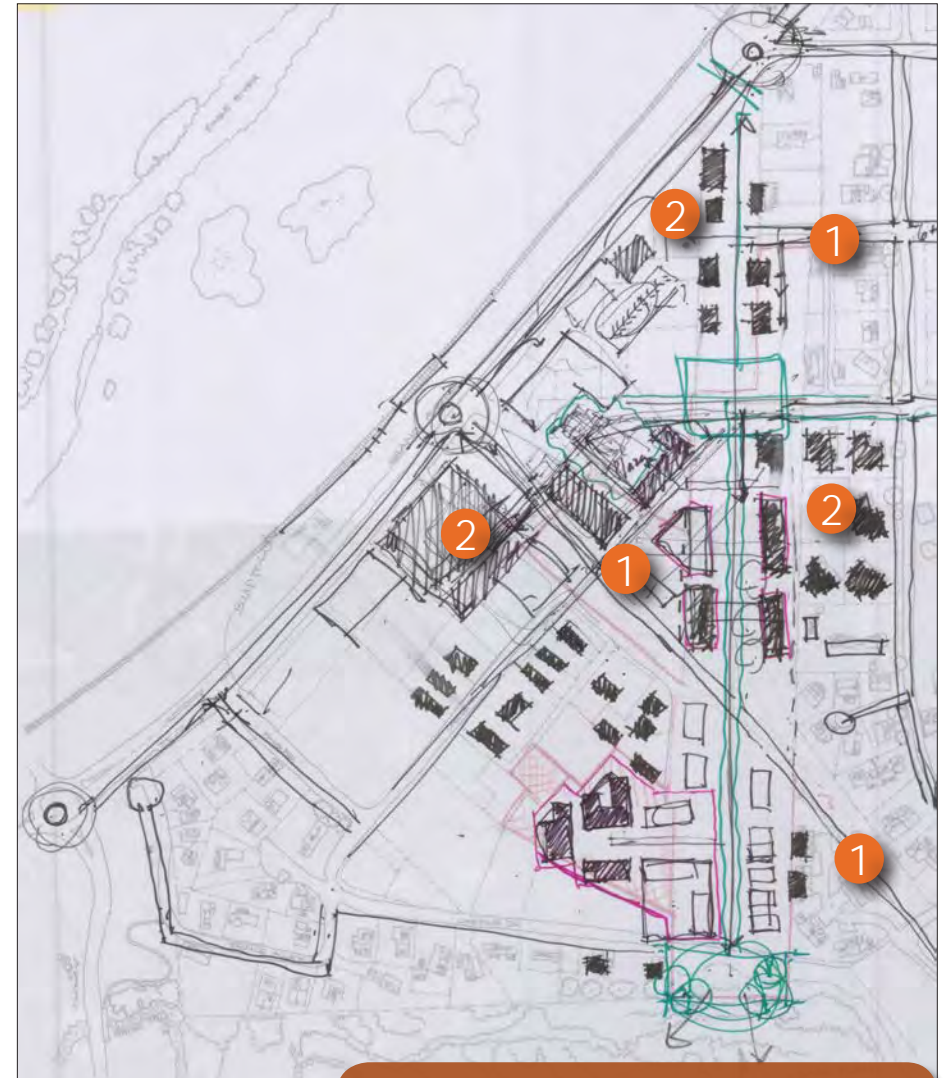
Figure 12: View from Capitol Street looking NW at future alignment of the Brush Creek Road Extension. The Town has had a long-standing goal to make this connection.

# WEST EAGLE SUB AREA PLAN

## PROCESS SKETCHES



*Figure 13 and 14: Initial land use discussions for mixed use; live work; seniors housing; potential pocket park locations and pedestrian paths.*



1. Further refinement of connectivity and town grid extension.
2. Potential building massing and access.





1. Commercial Use
2. Mixed Use
3. Senior Housing
4. Residential / Multi-family
5. Existing Residential
6. Shared Parking behind buildings
7. Connectivity with 6th and 7th Streets into original grid
8. Near 90-degree intersection
9. Connectivity to Prince Alley

Figure 15: Final Process Sketch

## V. GOALS AND OBJECTIVES

The goals of the Revitalization Plan served as a guide for the preparation of goals and objectives for this Sub Area Plan.

This Sub Area Plan recognizes that infill development is a means of stabilizing and revitalizing the West Eagle Neighborhood. Redevelopment of the vacant Loaf-n-Jug building on Highway 6 into a restaurant and the redevelopment of a portion of the Bud Minor Subdivision located at 132 Bull Pasture Road into clustered single family homes, are good recent examples. Infill development, when done correctly and with purpose, is an effective way to promote economic development through increases in employment, increased commercial activity, increased sales tax revenues and private investment. Incremental development encourages further upgrades of adjacent properties. Given the pattern of multiple ownership in the area, infill is the most likely and most feasible development approach in the majority of the West Eagle Neighborhood. The Eagle County property presents a unique



Figure 16: Good example of revitalized commercial property along Highway 6.

exception and is ideally suited to larger-scale new development. Redevelopment within the West Eagle Neighborhood should serve community-wide needs and the needs of adjacent neighborhoods. It should complement development within the Broadway/Central Business District (CBD). The Plan recognizes that the CBD should always be the “heart” of the Town of Eagle. The CBD is a pedestrian-oriented district in the historical center of the Town of Eagle. Commercial development in the West Eagle Neighborhood should capitalize on its Highway 6 frontage and contribute to overall economic activity within the Town.

### GOAL 1:

Transform the aging and physically disjointed commercial and light industrial Highway 6 corridor into a cohesive, mixed use neighborhood with appropriate land uses and densities to optimize economic and community value. This area is identified as part of the Western Gateway Character Area in the Community Plan.

- a. Provide direction to facilitate redevelopment and encourage parcel amalgamation through the creation of a Sub Area Plan.
- b. Work to create affordable office and retail space for rent or ownership by business owners by careful balancing of development exactions obtained through the public review process with the related cost impact of these improvements on the ultimate renter or owner of the property.
- c. Increase the access into the West Eagle Neighborhood by new connections in the Town’s road and pedestrian path system.
- d. Encourage a neighborhood parking plan to efficiently address new commercial parking needs. While some convenient parking is permitted in



front of buildings along Highway 6, larger parking lots required by more intensive development proposals should be located in the rear yard of the buildings. A clear connection from Highway 6 to these larger parking lots should be part of the overall design.

e. Encourage a mix of uses that maximizes economic value of the neighborhood and encourages further upgrading of the West Eagle Neighborhood.

## GOAL 2: Integrate the West Eagle Neighborhood into the surrounding community.

a. Encourage a balance of jobs, housing, retail, office space, community facilities and civic spaces within the West Eagle Neighborhood that contributes to the greater community.

b. Provide guidelines for a leisure-oriented public park space that takes advantage of views of the Brush Creek Wetlands to the south and the Sawatch Mountains to the southeast.

c. Provide direction for extension of the Town's pedestrian and bike system through the West Eagle Neighborhood to link efficiently with the Brush Creek Park and Pavilion, and town parks located on Sixth and Seventh streets.

d. Extend Brush Creek Road to connect to Highway 6 and recommend landscape standards for this roadway that include capturing the view corridor to southeast.

e. Encourage the extension of Sixth and Seventh streets to provide new internal street connection to the existing historic community core.



*Figure 17: New housing stock is encouraged to integrate into the fabric of the community and add to the architectural character of the neighborhood..*

## GOAL 3: Encourage redevelopment that benefits the greater community of Eagle.

a. Provide direction for appropriate transitions between neighborhoods.

b. Ensure that redevelopment of properties on Highway 6 includes building character and landscape treatment appropriate for this western gateway into the Town of Eagle. These buildings should be designed to complement the physical and cultural geography of the local area.

c. Prepare design standards that aesthetically integrate new development within the West Eagle Neighborhood into Eagle's preferred standards as

# WEST EAGLE SUB AREA PLAN

## GOALS AND OBJECTIVES

reflected in the design standards of the Broadway District and Eagle Ranch Village Center. The existing Highway 6 Corridor Architectural Standards need to be updated.

d. Encourage redevelopment of the area around the intersection of Brush Creek Road Extension and Highway 6 to be the most intensively developed area within the West Eagle Neighborhood. Architectural design of buildings and streetscape improvements should contribute to the special character of this major intersection.

## GOAL 4:

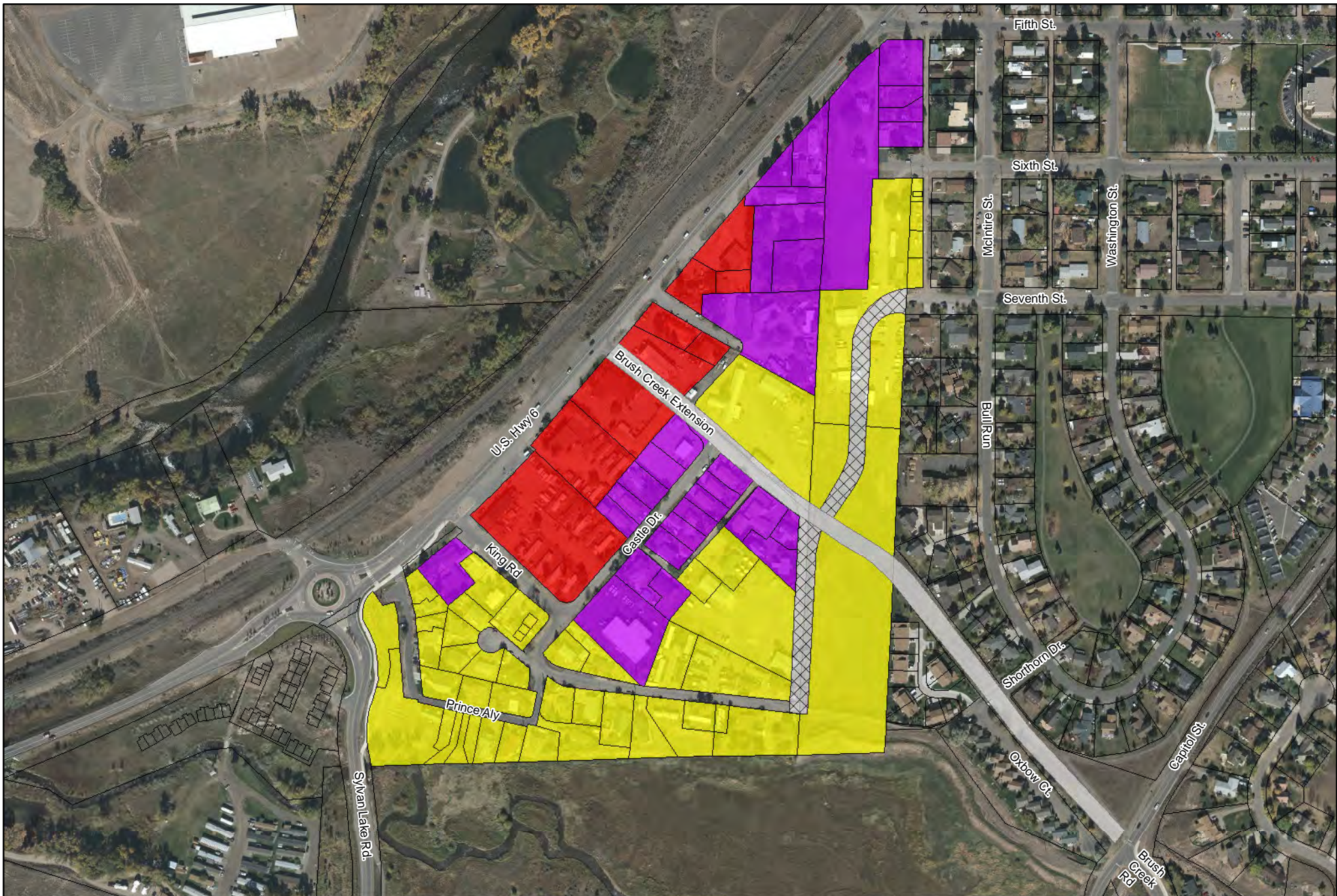
Encourage the financial viability and financial self-sufficiency of redevelopment within the area.

- a. Provide direction for land uses reflecting current and anticipated market demand and provide flexibility to accommodate incremental development.
- b. Ensure new development contributes to the development of public improvements.
- c. Encourage development resulting in net financial benefits to the Town.
- d. Encourage redevelopment by providing zoning incentives for properties adjacent to Highway 6.




Figure 18: A view of commercial uses along Grand Avenue (Highway 6).





# West Eagle Sub Area Plan Future Land Use Map Amended March 2021

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| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Commerical   | <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Residential | <span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> Potential ROW |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: purple; border: 1px solid black;"></span> Mixed Use | <span style="display: inline-block; width: 20px; height: 10px; border: 1px solid grey;"></span> Proposed ROW                           | <span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span> Parcel Boundary   |



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 This map was created by the Eagle County GIS Department.  
 Use of this map should be for general purpose only.  
 Eagle County does not warrant the accuracy of the data  
 contained herein.





## 1. COMMERCIAL

This is a corridor where the Town encourages redevelopment that takes advantage of exposure to significant traffic volumes on Highway 6. This area is also located along the ECO regional transit bus route.

Development of land within the Commercial land use designation should have commercial uses on the first floor. *Commercial uses encouraged by the Town include retail, restaurant, commercial services, offices, auto-oriented businesses such as restaurants with drive-throughs and lodging/hotels. Such Commercial uses should support, and not compete, with Broadway businesses* (Amended March 2021). Use of upper floor(s) can be commercial or residential depending on market demand. Transit Oriented Development, which allows for commercial with higher residential densities, is encouraged along this corridor. Buildings, including those with three story components, with appropriate setbacks and design features that address massing, access, and civic spaces, are viable options to be considered.

Any redevelopment along this corridor shall comply with the Highway 6 Design Guidelines.

## 2. MIXED USE

Development of land within the Mixed Use designation is permitted to be either commercial or residential. The mixing of uses may be either vertical, in buildings where commercial is on the ground floor and residential is located above, or horizontal, where a residential building and a commercial building are located on the same lot or next to each other on an adjacent lots. Commercial land uses generally allowed include commercial services, and



Figure 20: Then and now. What was previously a gas station and a convenience store in the past has been recently converted into a BBQ restaurant.

offices including medical and professional services. On the northwest side of Castle Drive residential development that also includes working studios and shops for craftspeople is permitted within the Mixed Use designation.

In all proposals for mixed use development, and particularly if artisan/craft uses are requested, mitigation measures must be included in the building design to ensure that impacts such as noise, vibration, dust, and odors are appropriately mitigated.

## 3. RESIDENTIAL

Residential development on the eastern edge of the West Eagle Neighborhood





Figure 21: There are stable and attractive single-family homes throughout the West Eagle Area.

should generally act as a transition between lower existing residential densities to the east and higher residential densities otherwise permitted within this Residential designation to the west. Building form, type and massing should complement rather than contrast with the existing residential buildings adjacent to the east. Maximum height of buildings located along this boundary should be two stories. Buildings located on lots adjacent to existing residential uses should provide functional yards on their eastern sides to assist in this transition.

On land located within this land use designation adjacent to the Eagle Ranch Open Space, building design should complement rather than contrast with the existing single family units in this area. The design of these buildings should also be integrated into the topography and provide an attractive transition between the natural open space to the south and the higher density development permitted to the north.

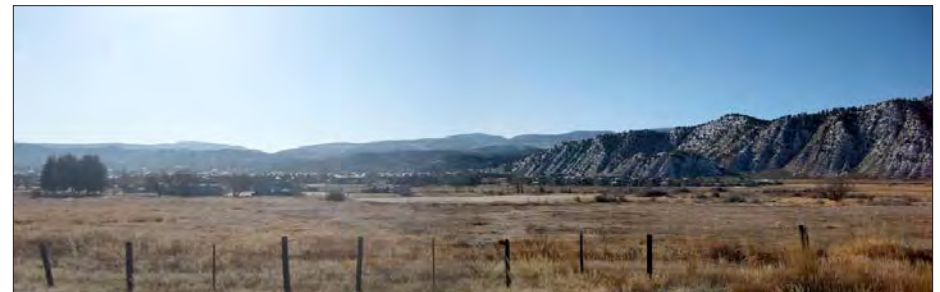
Development of land in the more centrally located portions of this land use category is allowed at higher residential densities typically found in two and three story town house, condominium, or rental apartment buildings. Orientation of these buildings should be to the street with well-screened parking generally located to the rear of the building. Development at these

higher densities should be planned and designed with attention to building massing relationships, the provision of solar access, and the creation of attractive civic spaces.

#### 4. PARK SPACE

This designation is for the creation of a leisure-oriented passive park space designed primarily for sitting and enjoying the spectacular views to the south and southeast.

Grading improvements to this property are encouraged to maximize its usability. A direct extension of the bike path from this new park in the West



Figures 22 and 23: Winter and Summer views of Brush Creek Park is predominant from much of the West Eagle Area.

# WEST EAGLE SUB AREA PLAN

## FUTURE LAND USE DESIGNATION

Eagle Neighborhood to the Brush Creek Park and Pavilion in Eagle Ranch along the west side of Capitol Street is recommended as an overall addition to the Town's bike path and pedestrian trail system.

In addition to this Park Space designated on the Future Land Use Map, creation of smaller "pocket parks" is encouraged in both the residential and mixed use areas to provide intimate gathering spaces for neighborhood residents and visitors to the area.

### 5. CONTINUUM OF CARE RETIREMENT COMMUNITY

This is an area specifically identified to accommodate a range of housing and related care facilities, primarily focused on seniors and disabled residents. It includes such housing services as assisted living, skilled nursing, short-term rehabilitation, independent living and memory care facilities. Land uses and building arrangement and design within this area should be integrated with and complement the public park facility to the south.



Figure 24: A view of the Sylvan Lake roundabout where extensive landscaping has been completed. The community desires to see better landscape treatment along the Highway 6 corridor.

### 6. MIXED USE - PUBLIC PURPOSE

This area allows for a variety of residential and related uses including higher density multi-family housing, facilities for foster care of children, human service needs, and an expansion of the Continuum of Care Retirement Community. Commercial uses related to the Continuum Care Retirement Community are also appropriate in this area. rehabilitation, independent living and memory care facilities. Land uses and building arrangement and design within this area should be integrated with and complement the public park facility to the south.



Figures 25 and 26: The former Eagle County Road and Bridge facility is being planned for a variety of senior services and uses. The existing buildings will be removed and plans are being prepared for the area to be redeveloped.



## VII. CONCEPTUAL DESIGN DIRECTION

Highway 6 and the planned Brush Creek Road extension are two roads through the West Eagle Neighborhood that will be key transportation corridors serving this neighborhood, as well as the larger surrounding community. This Sub Area Plan provides some direction regarding the landscape design of properties fronting Highway 6 and the streetscape design of Brush Creek Road. The actual design of Highway 6 through this area is beyond the scope of this planning effort. This Sub Area Plan also includes conceptual design illustrations representing a vision for the ultimate development of building forms along Highway 6 at the intersection of Brush Creek Road originally presented as part of the earlier Revitalization Plan. These are for illustrative purposes only (As stated earlier, existing Architectural Standards for Highway 6 need to be updated).

### 1. Highway 6 Corridor Landscaping

One of the goals of the Eagle Area Community Plan and one of the purposes of this West Eagle Sub Area Plan is to improve the appearance of the Highway 6 Corridor. Highway 6 serves as a major portal into our community, recognized by the designation of this corridor as the Western Gateway Character Area in the Community Plan.

To improve the appearance of the Highway 6 Corridor, this Sub Area Plan encourages redevelopment of properties along this corridor. New construction or rehabilitation of existing buildings and related landscaping improvements work together to achieve this goal. In addition to the redevelopment of buildings, it is the intent of the West Eagle Sub Area Plan to create a landscaped definition of this corridor along the northwestern portion of the adjacent private property. Redevelopment along this corridor should incorporate a landscape area on the northwest side of the property (adjacent



*Figure 27: Views to the Sawatch Range south of Eagle should be preserved and enhanced by architecture and landscaping.*

to CDOT-R-O-W) with clear identification of vehicular access to the property from the highway (or where possible the adjacent street system). This landscaped area should be of sufficient width to address any grade transitions between the highway and adjacent development. It should be designed with a predominance of low-height landscape materials with occasional accenting taller shade trees. This landscaped area should provide an attractive foreground to the commercial or mixed use buildings while also providing a comfortable transition from the traffic on the highway to the adjacent commercial development.

When Highway 6 is ultimately expanded, a curb and gutter, landscaped separator and sidewalk will be constructed as part of the overall highway construction project along the southeast side of the roadway within the highway R-O-W. Therefore, property owners and developers are not required to construct a sidewalk along Highway 6 as part of the redevelopment of individual properties. Internal pedestrian needs should be addressed within



Figure 28: Looking along the Bull Pasture Bypass towards the intersection with Capitol Street.

each property at time of Development Permit review. Elevations of buildings and landscaping along Highway 6 should be complementary.

## 2. Brush Creek Road Extension Design Concept

The extension of Brush Creek Road from the existing three-way intersection with Capitol Street northwest to a new intersection with Highway 6 is a long-planned opportunity to create a significant improvement to the Town's vehicular and pedestrian circulation system.

The design of this road should ensure that it comfortably accommodates pedestrian, bicycle, and vehicular traffic in an appropriate fashion through the Bull Pasture Subdivision. A major sidewalk/bike path exists along the northeast side of Brush Creek Road to Capitol Street. This sidewalk/bikepath should continue along the northeast side of the road as Brush Creek Road is extended to Highway 6. From a visual perspective, this roadway should be designed with significant landscape treatment that contributes to the

identification of this roadway as a new entrance from Highway 6 to serve the West Eagle Neighborhood as well as other neighborhoods within the Town of Eagle located to the south and east. This roadway should also be aligned to capture the spectacular views of the Sawatch Mountain Range. Tree plantings should occur along its entire route. Design shall include road intersections, driveway connections and traffic calming design features to ensure that vehicle speeds are kept low to safely co-exist with the adjacent residential uses.

An examination of this road alignment shows an opportunity to construct several design sections. Along the initial portion of the roadway immediately west of Capitol Street, cost savings and design objectives can be achieved with a roadway that includes drainage ditches with the sidewalk on the southwest side and a bike path located on the northeast side. Additional landscape plantings are recommended along the edge of this right-of-way to buffer the new roadway from the adjacent residential development. A second cross section would commence where this road directly borders back yards of existing residential homes, and terminates at the proposed Seventh Street Extension. Along this segment of the roadway the cross section should include curb and gutter, a continuation of the widened sidewalk/bikepath on the northeast side as well as a sidewalk on the southwest side. A tree planting area should be located between the curb and sidewalk/bikepath. This roadway section provides additional space within the right-of-way between the roadway improvements and adjacent private property within the Bull Pasture Subdivision. These adjacent property owners should have an option to plant and irrigate materials in the right-of-way to help buffer their homes from this roadway. Between the Seventh Street Extension and Highway 6, the right-of-way options are limited and a narrower road section may be required.

The Brush Creek Extension roadway design, landscape materials, lighting and related improvements should be approved by the Planning and Zoning Commission during the design process for this roadway.



### 3. Illustrative Building Design Concepts for at Intersection of Highway 6 and Brush Creek Road

As referenced in the Goal 3.4 of this Sub Area Plan, the buildings located at the intersection of the Brush Creek Road Extension and Highway 6 should be designed to contribute to the special character of this major intersection. Please see the conceptual building types and image encouraged for this area in the elevations shown below. These images were prepared as part of the Revitalization Plan and are incorporated into the Sub Area Plan for illustrative purposes.

#### ELEVATIONS



Figure 29: Elevation looking south at proposed intersection of the new connection of the Brush Creek Road Extension and Grand Avenue.

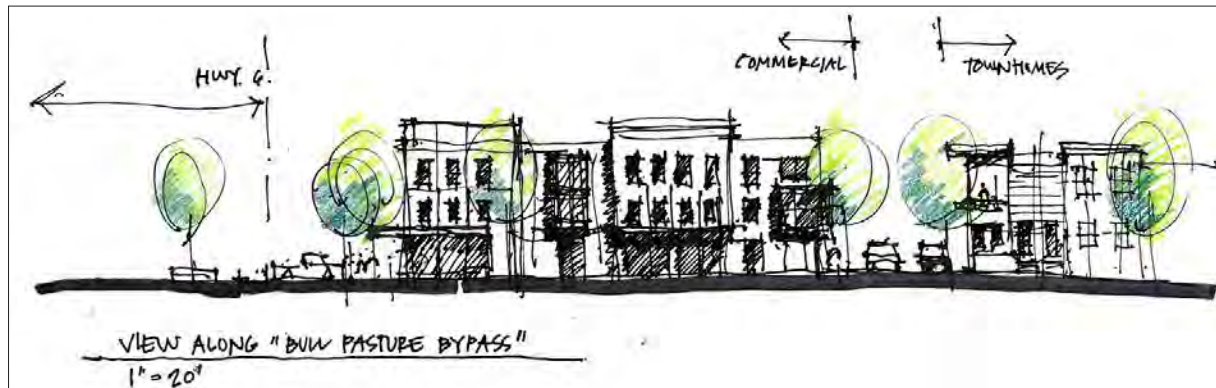


Figure 30: Elevation view looking east at proposed commercial development parcels showing the Grand Avenue frontage and the interior connector road. Not shown is the shared parking area which would be behind the new commercial buildings along Grand Avenue. Mixed-use buildings are proposed for the area behind the commercial strip in order to transition from primarily commercial use along the highway to the residential nature of the lands.

- The architectural style discussed would complement Eagle's existing character and also be appropriate for the highway corridor
- Buildings envisioned would be two to three stories and form an "edge" to the street
- Main parking should be located in the rear and some limited convenience parking could exist along Grand Avenue
- Limit access points for safety
- Primary use is commercial for this area but potential for mixed-use (office or residential above) would be encouraged

# WEST EAGLE

## SUB AREA PLAN

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