



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Stephanie Stevens, Planning Consultant
Department of Community Development

DATE: January 18, 2019

PROJECT: Reserve at Hockett Gulch PUD Zoning Plan (File Number PUD18-02)

LOCATION: West of Sylvan Lake Road and South of Grand Avenue

SUBJECT: Planning & Zoning Commission Site Visit

SITE REVIEW

Before the Planning & Zoning Commission reviews the PUD Zoning Plan, the proposal shall be reviewed on site by at least three members of the Planning & Zoning Commission. They may make written recommendations to the full Planning & Zoning Commission regarding characteristics of the site which may have a bearing on the PUD Zoning Plan. Some areas that you may want to pay attention to include: access, surrounding uses for compatibility, connectivity to surrounding area, and impacts to existing natural features.

Staff recommends Commission members plan on going out to the site individually to avoid any potential for ex parte communication. The site visit on the Reserve at Hockett Gulch PUD Zoning Plan application needs to be completed by January 25th, in preparation for the first hearing on the application scheduled for February 5th, 2019. If commissioners have any questions regarding the materials provided, ahead of conducting a site visit, please contact Morgan Landers. Clarifications of materials will be distributed to all commissioners. Once the site visit is complete, please send any written recommendations that you'd like to share with the Planning & Zoning Commission to Morgan Landers at morgan.landlers@townofeagle.org by **5pm on January 25th, 2019** for inclusion in the packet materials.

PROJECT SUMMARY

The applicant, Dan Metzger on behalf of Brue Baukol Capital Partners, proposes to annex and initially zone 29.65 acres of property located just west of the Town boundary to Planned Unit Development ("PUD") to accommodate residential and limited commercial development. The property is accessed by Grand Avenue to the north and Sylvan Lake Road to the east, and is

currently zoned Residential Suburban Medium Density (RSM) in unincorporated Eagle County. While the use of the land remains consistent with the current zoning in Eagle County, annexation and PUD zoning are proposed in order to accommodate additional density and ancillary commercial uses. The Community Plan recommends annexation of properties into the Town that are contained within the growth boundary.

The Planning & Zoning Commission is to review the Zoning Plan at the public hearing and make a recommendation to the Board of Trustees. After the Planning & Zoning Commission has made its recommendation for approval or denial of the PUD Zoning Plan, the Board will review the proposed PUD Zoning Plan at a public hearing, along with the annexation petition, and take final action on both applications. While the annexation is important for the Planning & Zoning Commission to consider as it relates to the proposed zoning, the Planning & Zoning Commission does not act on the annexation.

SITE VISIT ORIENTATION

Attached please find the Site Visit Orientation package provided by the applicant to help guide you on your site visit (see Attachment A). The first map entitled “Reserve at Hockett Gulch Property Boundary” identifies major access points and existing site features and is intended solely for orientation purposes. The second map, entitled “PUD Zoning Plan Overlay”, includes the Zoning Plan, showing PUD planning areas and major identifying features. The last map in the package, entitled “PUD Concept Plan”, provides a detailed design concept and vision for the property at full development. It should be noted that the Concept Plan is for illustrative purposes only and simply provides a graphic depiction of one potential development scenario that the PUD Guide would allow. Further approval of a Development Plan and Permit will be required if the PUD is approved and once final design is known, to implement any concepts shown.

The PUD Zoning Plan provides for five planning areas within the PUD. These five planning areas include two open space planning areas, OS-1 and OS-2, one residential planning area, HD/PUD-2, and two mixed use planning areas, HD/PUD-1 and HD/PUD-3. A brief summary of each of the proposed planning areas is provided below. Please reference the PUD Written Narrative and PUD Guide attached for specific details and standards set forth for each planning area.

OS-1 (3.5 Acres located along the southern-most portion of the property)

OS-2 (2.12 Acres located along the northern-most portion of the property):

The open space planning areas do not allow for vertical development generally. They are set aside to remain free from development but include uses such as trails, drainage facilities, underground utilities, and debris flow mitigation. The OS planning areas are located on the north and south sides of the development and are intended to act as a buffer to the adjacent private properties. These open space areas make up a portion of the minimum open space and recreational areas provided onsite in addition to the private useable open spaces around the proposed residential uses as shown on the PUD Concept Plan. OS-1, which contains a public trail component, is proposed to be dedicated to the Town of Eagle to satisfy in part the park land dedication requirement and as a public benefit to the Town.

HD/PUD-1 (3.12 Acres located along the eastern-most portion of the property):

This is a mixed-use planning area that allows for residential uses and limited commercial uses of no greater than 15,000 sq. ft. Recognizing the existing and future medical uses planned on the property across Sylvan Lake Road, the PUD is proposed to allow flexibility to create

opportunities for uses that complement the neighborhood and provide convenient commercial uses for the entirety of Eagle and the Eagle Ranch community. As noted in the PUD Guide, the entire PUD is limited to 30,000 sq. ft. of commercial uses and expressed as an FAR. Commercial and nonresidential uses in this planning area require a Special Use Permit, which would require further review by the Board of Trustees. In addition to the limited commercial uses, this planning area also allows residential uses, including multifamily apartments consistent with the HD/PUD-2 planning area. HD/PUD-1 along with HD/PUD-2 is envisioned as being developed with up to 400 multifamily apartments units of the 500 units allowed within the entire PUD as shown on the PUD Concept Plan.

HD/PUD-2 (14.26 acres located in the center of the property):

This planning area is largely restricted to residential uses. Also allowed in this planning area are the common amenities associated with quality multifamily developments including park areas, swimming pool, and clubhouse with fitness facilities. The conceptual plan envisions apartment buildings assembled around common green spaces and amenities with parking on the perimeter. Other customary and accessory uses are allowed in this planning area as detailed in the PUD Guide. HD/PUD-2 along with HD/PUD-1 is envisioned as being developed with up to 400 multifamily apartments units of the 500 units allowed within the entire PUD and in the first phase of the PUD.

HD/PUD-3 (6.65 acres located along the western-most portion of the property):

This is a mixed-use planning area that allows for limited commercial uses of no greater than 30,000 sq. ft. and residential uses. The PUD allows flexibility so that this planning area can be developed with a commercial component with direct access from Grand Avenue and internal access from other areas of the PUD. The planning area allows up to 100 dwelling units in a variety of formats (single-family, duplex, and multifamily) and a small retail and service market place of no larger than 30,000 sq. ft. based on an FAR. As noted in the PUD Guide, the entire PUD is limited to 30,000 sq. ft. of commercial uses and 500 residential units.

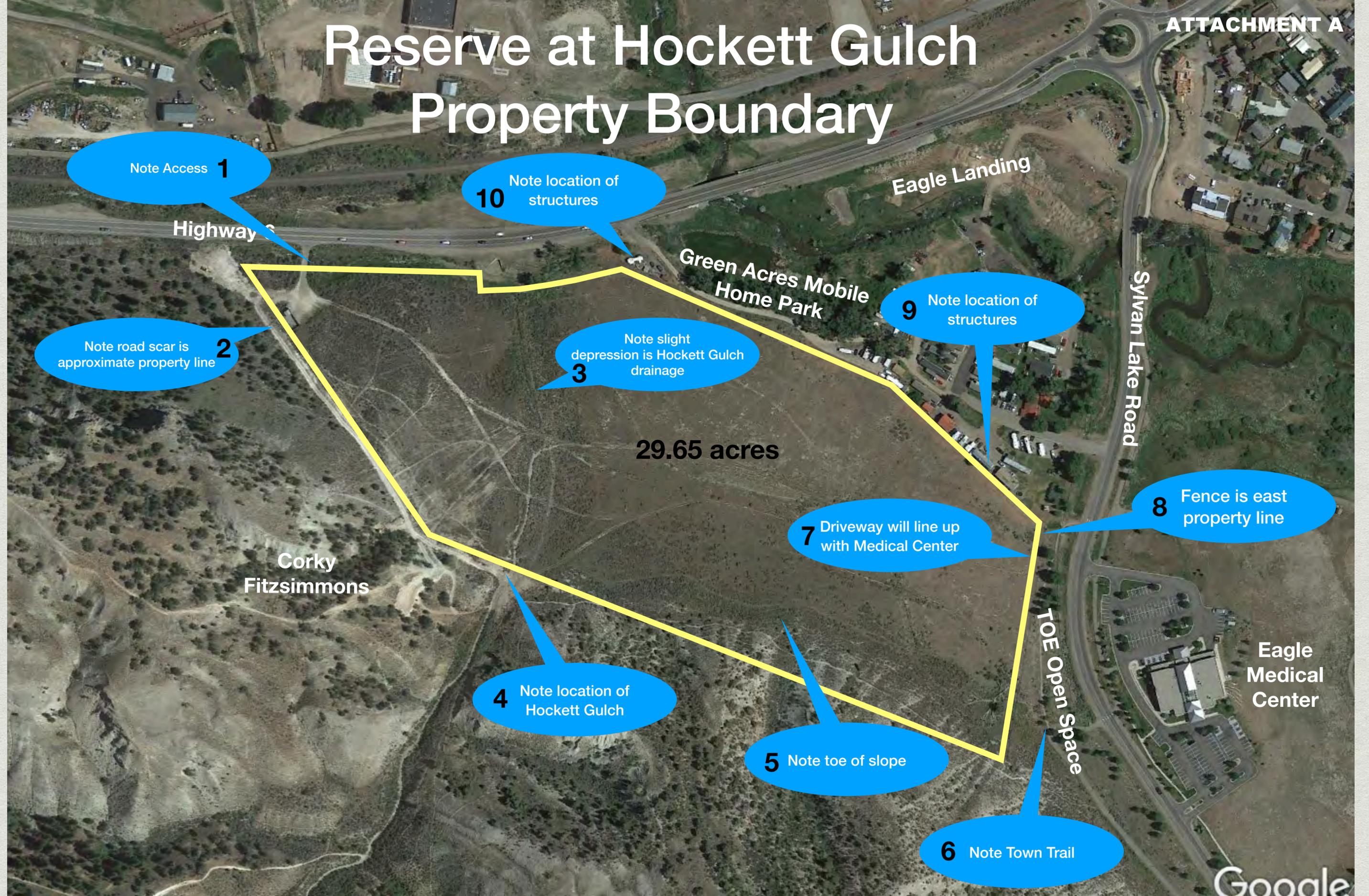
ATTACHMENTS

- A. Site Visit Orientation Package
- B. Site Photos
- C. PUD Written Narrative
- D. PUD Zoning Plan
- E. PUD Concept Plan
- F. PUD Guide

Site Visit Orientation

Reserve at Hockett Gulch

Reserve at Hockett Gulch Property Boundary



Note Access **1**

Note location of structures **10**

Note location of structures **9**

Note road scar is approximate property line **2**

Note slight depression is Hockett Gulch drainage **3**

Fence is east property line **8**

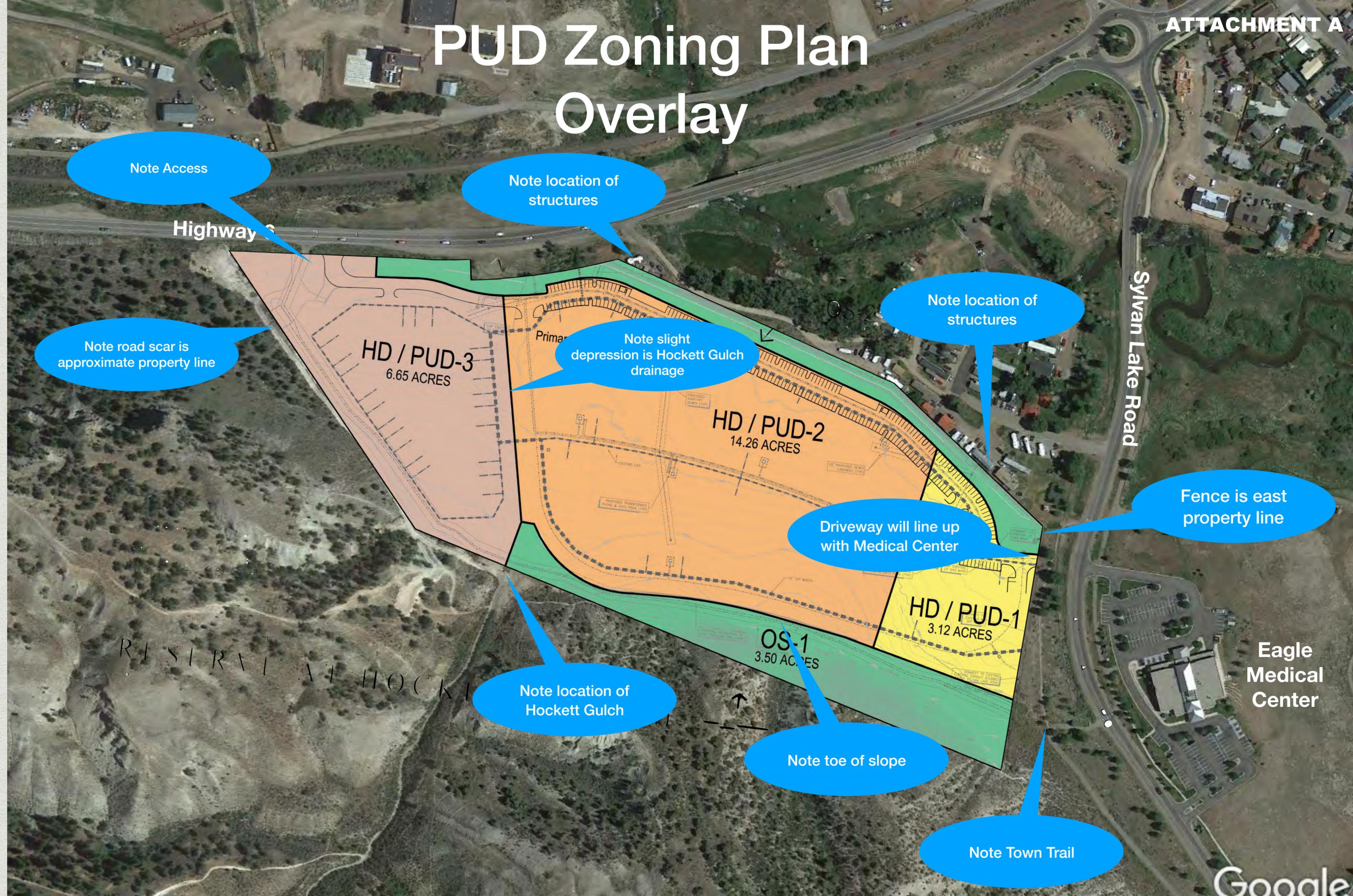
Driveway will line up with Medical Center **7**

Note location of Hockett Gulch **4**

Note toe of slope **5**

Note Town Trail **6**

PUD Zoning Plan Overlay



Note Access

Note location of structures

Note location of structures

Note road scar is approximate property line

Note slight depression is Hockett Gulch drainage

Driveway will line up with Medical Center

Fence is east property line

Note location of Hockett Gulch

Note toe of slope

Note Town Trail

Highway 6

Sylvan Lake Road

HD / PUD-3
6.65 ACRES

HD / PUD-2
14.26 ACRES

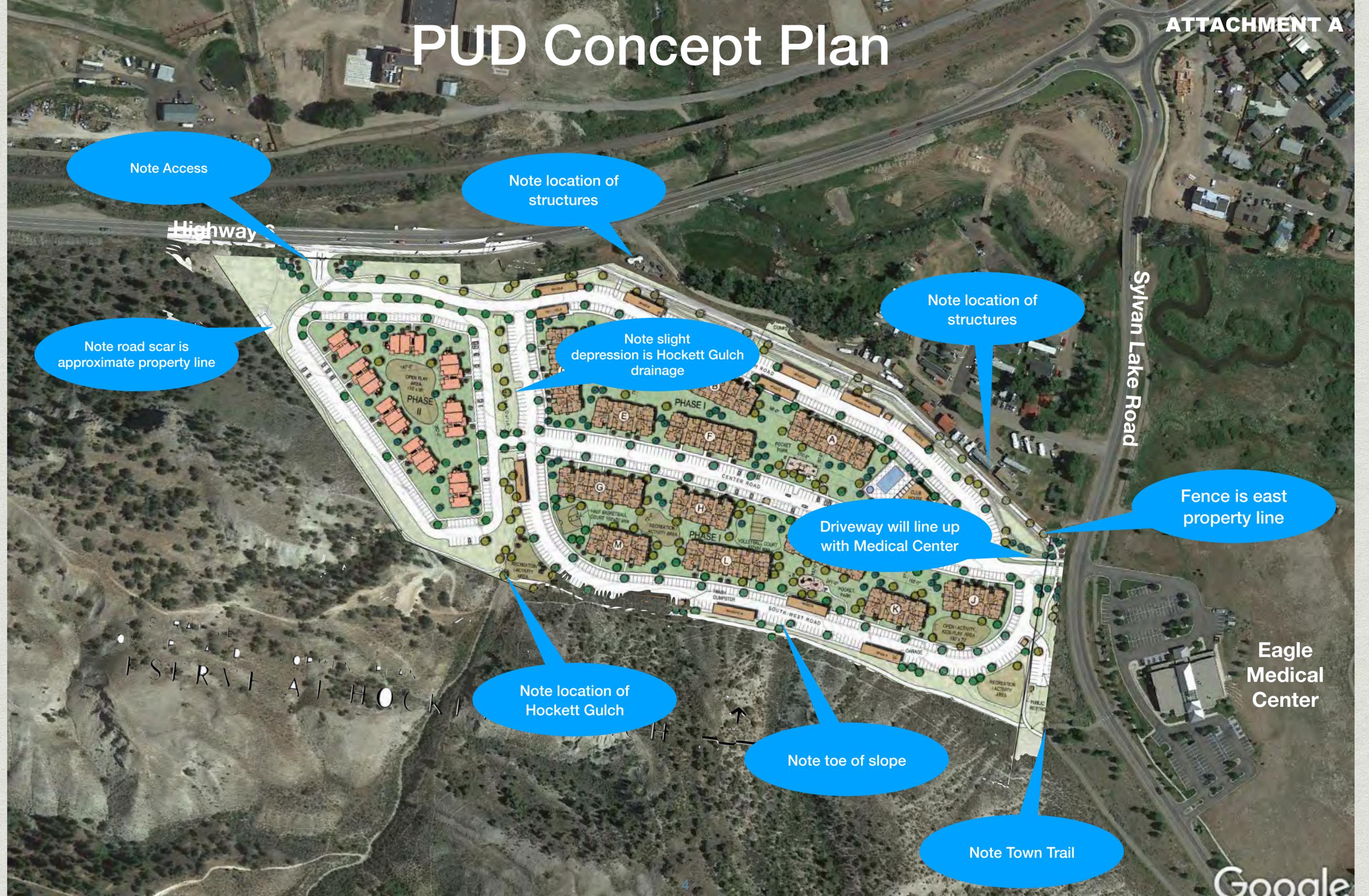
HD / PUD-1
3.12 ACRES

OS-1
3.50 ACRES

Eagle Medical Center

RESERVE AT HOCKETT

PUD Concept Plan



Note Access

Note location of structures

Note location of structures

Note road scar is approximate property line

Note slight depression is Hockett Gulch drainage

Fence is east property line

Driveway will line up with Medical Center

Note location of Hockett Gulch

Note toe of slope

Note Town Trail

RESERVE AT HOCKETT

Eagle Medical Center

RESERVE AT HOCKET GULCH

SITE PHOTOS

Please Note: Photos are labeled in correspondence with Site Visit
Orientation Packet

Site Location #1:

ATTACHMENT B



Notes:

- Area off the road includes parking area and fence enclosure for gas and other utility infrastructure.

Site Location #1:

ATTACHMENT B



Notes (Summer Image):

- Area off the road includes parking area and fence enclosure for gas and other utility infrastructure.

Site Location #1:

ATTACHMENT B



Notes:

- View southeast from parking area. Fenced enclosure behind the photo, road scar to the right along the hillside. Entrance gate to the left of the vehicle.

Site Location #2:

ATTACHMENT B



Notes:

- View along base of hillside. Road scar to the right. Looking toward Hockett Gulch.

Site Location #2:



Notes:

- View along base of hillside. Road scar is on adjacent property. Utility building and fenced utility area on the right side of photo.

Site Location #3:

ATTACHMENT B



Notes:

- Facing east from approximate site location 3.
- Dark dense brush in the middle portion of the photo is the drainage depression for Hockett Gulch.

Site Location #4:



Notes:

- View west along base of hillside at site location #4. Fence on the left is the approximate property boundary.

Site Location #4:

ATTACHMENT B



Notes:

- View up Hockett Gulch from the site. Taken from site location #3.

Site Location #5:

ATTACHMENT B



Notes:

- View of toe slope of hill. Property boundary is in the approximate location of the fence along the base of the slope. Taken from site location #3.

Site Location #5:

ATTACHMENT B



Notes:

- View of toe slope of hill. Property boundary is in the approximate location of the fence along the base of the slope. Taken from Sylvan Lake Rd.

Site Location #6:

ATTACHMENT B



Notes:

- View along base of hillside from town trail looking northwest. Property boundary is located along fenceline.

Site Location #7:

ATTACHMENT B



Notes:

- View west from entrance to medical center. Showing town property between right of way and fence. Also shows Hockett Gulch.

Site Location #8:

ATTACHMENT B



Notes:

- View west from Sylvan Lake Rd. Split rail fence is on town open space property. Property boundary for the project is the wire fence along the front and adjacent to Green Acres on the right of the photo.

Site Location #9:



Notes:

- View west from Sylvan Lake Rd. Split rail fence is on town open space property. Property boundary for the project is the wire fence along the front and adjacent to Green Acres on the right of the photo.

Site Location #10:

ATTACHMENT B



Notes:

- View west from Highway 6. The RV and building are not part of the subject property. The access point from here does not service the subject property.

Reserve at Hockett Gulch Planned Unit Development Town of Eagle, CO

Annexation & Planned Unit Development Applications

Revised Submittal
January 31, 2018
August 30, 2018
January 11, 2019

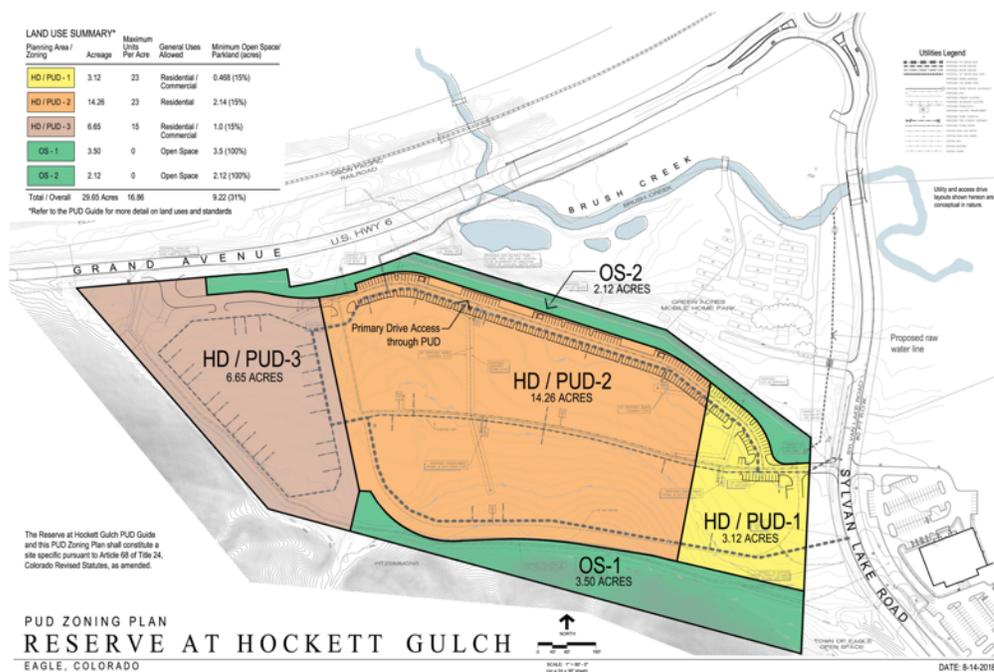


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Reserve at Hockett Gulch Annexation & Planned Unit
Development Applications
Eagle, CO

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Section 1: Introduction and Overview

Brue Baukol Capital Partners (“Applicant”) is submitting an annexation petition for the Reserve at Hockett Gulch property, also known as the JHY Parcel, a 29.65-acre parcel located west of Sylvan Lake Road and south of Grand Avenue adjacent to the Town of Eagle municipal boundaries. Accompanying the annexation petition is an application for Planned Unit Development (“PUD”), zoning, and a illustrative concept plan.

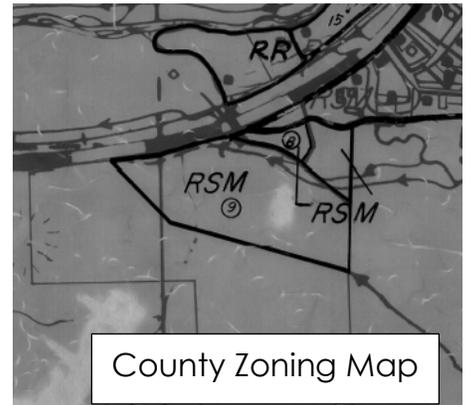
The PUD is the result of discussions between the property owner, project team, and Town officials over the last year (submittal January 31, 2018) and the review of the Town’s comprehensive planning guidance documents. The property is uniquely positioned to have direct access to both Grand Avenue and Sylvan Lake Road. The PUD Zoning Plan reflects the flexibility this dual access affords the potential for development of both commercial and residential uses. The proposed zoning plan and conceptual plan included with this submittal are the result of responding to the county-wide need for workforce housing, assessing the feasibility of access and utility services to the parcel, allowing for open space areas, providing for onsite amenities, providing for trail access across the property, and meeting the parking demands.

The Reserve at Hockett Gulch PUD will provide for residential and limited commercial development that can provide a catalyst for the redevelopment of the Grand Avenue corridor and West Eagle area while supporting the Eagle business community with access to housing for its employees. The project will add vibrancy to the Town by growing our population in a compact design and location with limited impacts to existing residential areas.

By 2027, it is anticipated that the Town will realize annual revenues of approximately \$1.22 million a year due to the project. Based on an estimated assessed valuation of \$14.58 million at full buildout (tax collection year 2027), it is anticipated that Eagle County, the School District, and Colorado Mountain College will receive increased annual revenues of \$124,000, \$363,000, and \$60,000, respectively. One-time fees collected by the Town from the PUD are estimated at \$8,355,573 million with construction use tax fees accounting for \$3.4 million of the one-time fees. See Section 2 of this report for a broader summary of fees and revenues and the Fiscal Report for the PUD provided by Stan Bernstein and Associates, Inc.

Background:

The subject property is currently located in unincorporated Eagle County. The parcel was originally zoned Resource in 1972 and rezoned to Residential Suburban Medium Density (RSM) in 1979 by the County. The property remains zoned RSM today. For the last almost 40 years the property has been anticipated to be developed with a multifamily community. The RSM zone district also allows for convenience grocery store and other ancillary uses. Significant changes have occurred in the Town of Eagle and Eagle County since the zoning was established in 1979.



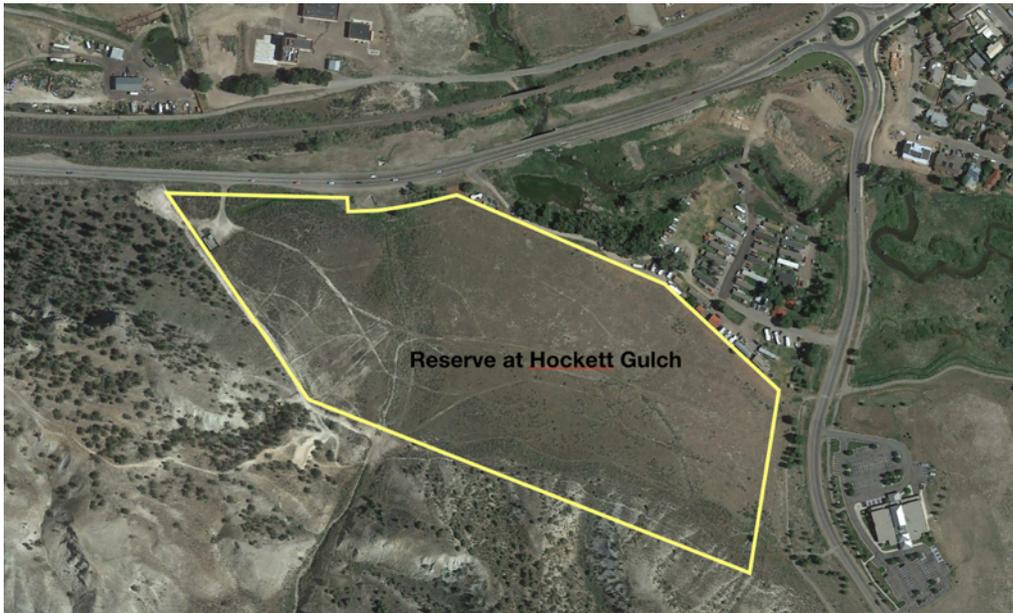
While the use of the land remains consistent with what was envisioned 40 years ago, the need for more density and ancillary commercial uses to address issues like workforce housing and the growing demands of the Town have been recognized by the Town's plans.

Overview of the PUD:

The proposed PUD allows for 500 dwelling units, 400 of which are envisioned to be rental apartments in one and two-bedroom formats. These envisioned apartment buildings will be three story walkups with approximately 13 structures in total. The remaining 100 units, anticipated in phase 2 of the project, may be a variety of townhouses, apartments, and single-family homes. A minimum density per acre for residential requirement in the PUD will ensure a denser residential component to the project.

The proposed PUD allows for a very limited amount of commercial space; 30,000 sq. ft. in total expressed as an FAR (Floor to Area Ratio) in the PUD Guide. The PUD allows the commercial space to be developed along the Grand Avenue frontage (HD/PUD-3) or the Sylvan Lake Road frontage (HD/PUD-1, at a more restricted amount of 15,000 sq. ft, reduced at the suggestion of Town staff). It is envisioned as small local retail or commercial spaces serving the neighborhood with retail, grocery, and office/service uses to complement the current commercial offerings in the region while not competing with other commercial centers.

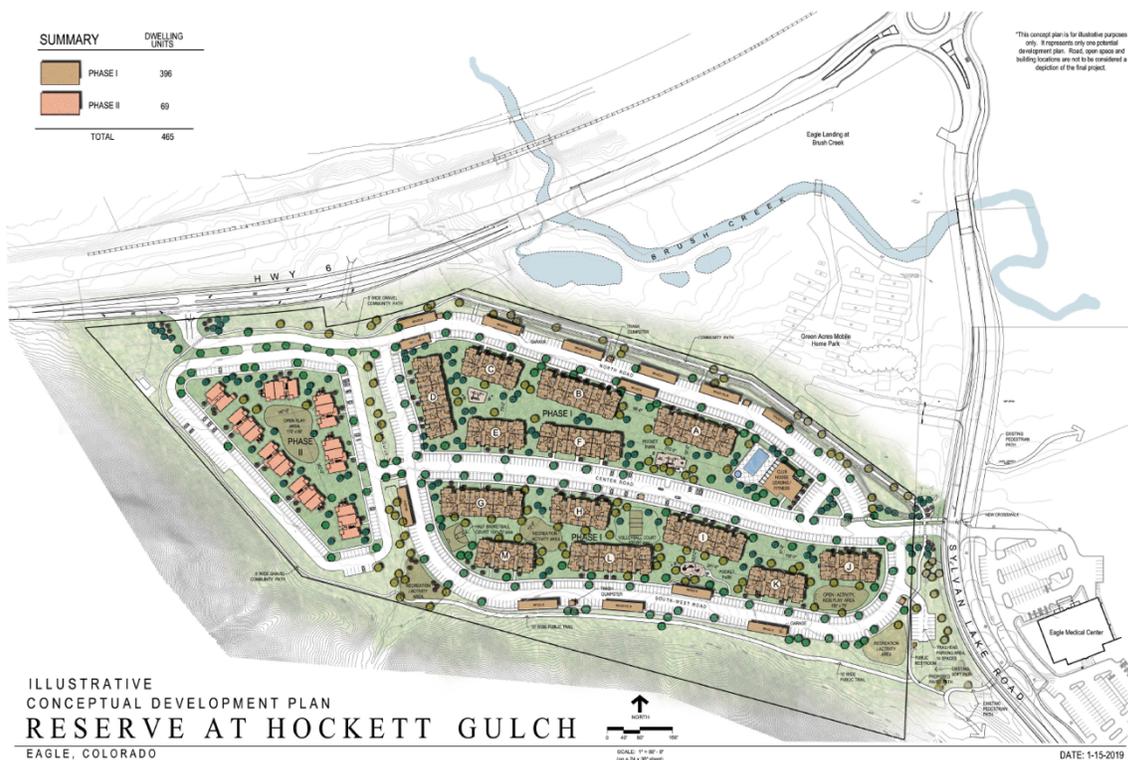
Below are two location maps of the property.



Illustrative Concept Plan:

Note original scale of 1"= 80' on 24 x 36 sheet for the concept plan.

The concept plan shown below and included with the submittal is intended to be just that; conceptual. This is one potential development scenario for the property. As shown below, this scenario shows the entire PUD developed with residential uses and does not include the 30,000 sq. ft. of commercial that would be allowed in the PUD. This conceptual plan shows a total of 465 dwelling units, 396 of which are rental multifamily units in one and two-bedroom formats. All of these multifamily structures shown here in Phase I are assumed at 3-stories. The plan also shows approximately 100 parking spaces located in garages made available to tenants as part of the required parking. A clubhouse, leasing office, and other amenities are also shown along with an outdoor swimming pool as amenities for residents of the PUD. Large open areas and pocket parks are also shown in a campus-like environment and represent another 3.6 acres of open space for a total of over 9 acres of open space and common areas. Recreation paths are also provided, including a perimeter trail around the entire PUD, that link directly to the Town's recreation path system. The parking shown complies with the parking requirements of the PUD which will accommodate all parking demands of this conceptual development scenario. The conceptual plan shows a setback of structures from the edge of pavement on Grand Avenue of approximately 170' and of approximately 150' to Sylvan Lake Road. Phase II depicts a possible townhome development consisting of 69 units.



Design:

The overall design intent of the proposed PUD is to be consistent with the historic mountain architecture of the Town of Eagle, compatible with the nearby uses and residential neighborhoods, and in keeping with the policies of the Eagle Area Community Plan. Specific details are provided within the PUD Guide. The following images are of the rental multifamily structures shown in the conceptual development plan in Phase I of the PUD.

**Access:**

The project will connect to both Sylvan Lake Road and Grand Avenue, which will promote easy access to and from the PUD. As currently conceived, the access is

aligned along the northern boundary of the site and directly across from the existing Eagle Medical Center. Arrangement of the access and parking areas allow for a number of possible phasing and building arrangements on three separate building tracts. On the southern end of the property, a trail system for use by pedestrians, bicyclists, and motorcycle (subject to restrictions found in the PUD Guide) will extend the existing Eagle Ranch trail to access Hockett Gulch to promote the Town's trail system. This trail affords the opportunity for the Town and local trail community, if they are able to gain access through the adjacent privately-owned property, to connect the Eagle Ranch trail with the BLM land to the south and west of the Town. A perimeter pedestrian trail system is also proposed around the entire PUD which connects to the Town's trail system at two locations. A pedestrian warning system is proposed at the Town's existing crosswalk within Sylvan Lake Road to allow safe passage of pedestrians across the street with connections to the Town's park, trail, and open space system.

Traffic:

The traffic analysis was prepared based upon the anticipated full buildout conditions of the site. This included 30,000 square-feet of commercial property and 500 residential dwelling units. The site is anticipated to generate a total of 5,190vpd (vehicles per day) for an average weekday, and 6,477vpd for an average Saturday. This includes both the residential volume of 3,262vpd for an average weekday, and 3,540vpd for an average Saturday; and the retail component consisting of 2,030vpd for an average weekday, and 2,937vpd for an average Saturday. Both residential and retail components include reductions of traffic for internal capture (where residents would use the retail uses and not leave the site), and a multi-modal reduction for walking and cycling. Both the internal capture and multi-modal traffic volume reductions are based upon accepted practices as detailed in the *ITE Trip Generation Manual*.

The traffic volumes for the site accesses will warrant some proposed improvements to Grand Avenue and Sylvan Lake Road.

Grand Avenue / North Site Access: Similar to all accesses on Grand Avenue, the north access will eventually see excessive levels of delay for the northbound left movement. At that time, it is likely that drivers will prefer to turn right and utilize the Sylvan Lake Road roundabout to turn return towards Gypsum to the west. The proposed site traffic volumes warrant the installation of three auxiliary lanes on Grand Avenue, specifically, a right turn acceleration, a right turn deceleration lane, and a left turn deceleration lane. The north site access will need separate left and right turn lanes leaving the site. This scenario will still leave excessive levels of delay for egressing left turns.

Sylvan Lake Road / East Site Access: The intersection is anticipated to operate at an acceptable level of service during the evening and Saturday peak traffic hours through Year 2040. However, the morning peak hour traffic is anticipated to have difficulty leaving the site by Year 2040.

The project's traffic volumes at this access will warrant the construction of a southbound right and north bound left turn lane. The Eagle Medical Center facility is responsible for the construction of a southbound left turn lane into their facility at two locations based on its previous approvals. This turn lane improvement may also provide left turn access into the PUD depending on the final design. This left turn improvement was to be completed by the Eagle Medical Center in 2016 however the agreement was amended in the fall of 2017 to tie the improvements to a volume of traffic trigger. The applicant will coordinate with the Eagle Medical Center to provide these roadway improvements when they are triggered during the development of the PUD.

Parking:

The goal of the parking plan is to provide adequate parking for all uses, without creating an overabundance of excess parking. The parking rates are pursuant with the Town's parking standards, except that the PUD Guide eliminates the Town's guest parking requirement. This modification is supported by an analysis from our traffic engineer submitted with this application and as discussed below.

Parking is proposed at the following rates:

Use	Town of Eagle Standards	Proposed with PUD
Single Family or Duplex	3 spaces for 3 or more bedrooms 2 spaces for <3 bedrooms	Same
Multiple Family	2.5 spaces for 3 or more bedrooms 2 spaces for 2 bedrooms 1.5 spaces for 1 bedroom or studio 1 additional space per 6 dwelling units for guest parking	Same per-bedroom parking standards Guest Parking Deleted Leasing office/amenity facility: 3 parking spaces
Restaurant or Bar	1 1/2 per 100 square feet of floor area used or designed for use by the public, plus 1 1/2 per 200 square feet of kitchen floor space	Same
Retail and General Commercial	Parking area equal in square footage to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment	Same
Office (all)	General Office, Public Administration - 1 space for 300 sq. ft. of leasable floor area	Same

	Medical, Dental, Veterinary Office, Service Establishment – 1 per 250 square feet of floor area used or designed for office or public use	
Grocery	Parking area equal in square footage to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment	Same

McDowell Engineering prepared a parking analysis, based on ITE parking data of suburban mid-rise apartment complexes, and has found that parking demand for multiple family dwellings, in a development location and scenario similar to the Reserve at Hockett Gulch, at an average of 1.10 to 1.37 space per unit. This average is based on a variety of one, two, and three bedroom units and includes all parking onsite; guest or tenant.

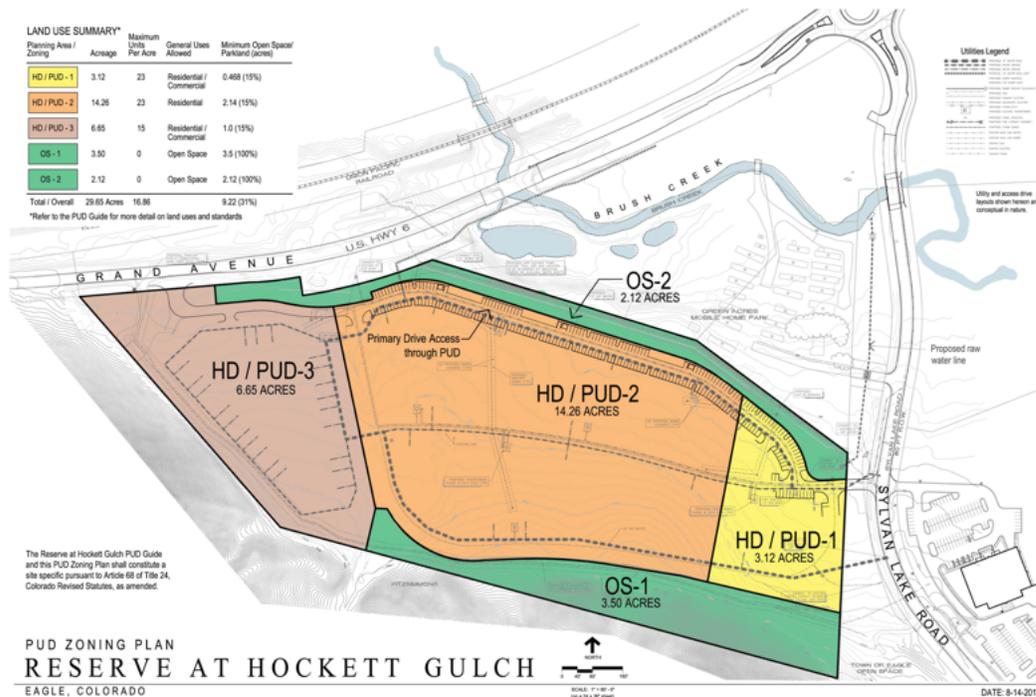
The applicant's proposed rate for multiple family units is 1.75 parking spaces per unit (average of all unit types), which is well above the ITE predicted rate of 1.37, using the high end of the demand prediction. The 1.75 rate matches the Town's current parking requirements before adding in the guest parking requirement.

Considering the conceptual plan for the project with 396 multiple family dwelling units in Phase I with 50% one-bedroom units and 50% two bedroom units, the applicant's proposed parking plan contemplates 693 parking spaces whereas the ITE prediction, with a 95% confidence interval, would be 543 spaces (at 1.37 spaces per unit). The conceptual plan exceeds the ITE prediction by 150 parking spaces. The current Town code would require 759 parking spaces. A variation is proposed to address this difference.

PUD Guide Summary:

The full PUD Guide, which provides all of the zoning and land use restrictions for the PUD, is included as an attachment.

The PUD Zoning Plan shown below provides for five districts or planning areas within the PUD. These five planning areas include two open space districts, OS-1 and OS-2, one residential district, HD/PUD-2, and two mixed use districts, HD/PUD-1 and HD/PUD-3.



The following is a summary of the uses and development allowed in each district:

OS-1 (3.5 Acres) and OS-2 (2.12 Acres):

The open space districts do not allow for vertical development generally. They are set aside to remain free from development but include uses such as trails, drainage facilities, underground utilities, and debris flow mitigation. The OS parcels are located on the north and south sides of the development and act as a buffer to the adjacent private properties. These open space parcels make up a portion of the minimum open and recreational areas provided onsite in addition to the private useable open spaces around the proposed residential uses as shown on the concept plan. With the private open space areas (approximated at a minimum of 3.6-acres+) as shown on the conceptual development plan total open space ends up at approximately 31% of the overall PUD land area, which includes active recreation areas. OS-1, which contains a public trail component, is proposed to be dedicated to the Town of Eagle to satisfy in part the park land dedication requirement and as a public benefit to the Town.

HD/PUD-1 (3.12 Acres):

This is a mixed-use parcel that allows for residential uses and limited commercial uses of no greater than 15,000 sq. ft. Recognizing the existing and future medical uses planned on the property across Sylvan Lake Road, the PUD is proposed to allow flexibility to create opportunities for uses that complement the neighborhood and provide convenient commercial uses for the entirety of Eagle and the Eagle Ranch community. As noted in the PUD Guide, the entire PUD is limited to 30,000 sq. ft. of commercial uses and expressed as an FAR. Commercial and nonresidential uses in this planning area require a Special Use Permit which is reviewed and approved by the Board of Trustees. In addition to the limited commercial uses, this parcel also allows residential uses, including multifamily apartments consistent with the HD/PUD-2 parcel. HD/PUD-1 along with HD/PUD-2 is envisioned as being developed with up to 400 multifamily apartments units of the 500 units allowed within the entire PUD as shown on the conceptual plan.

Building heights are limited to 45' for multifamily structures (also restricted to three stories) and 35' for single-family, duplex, townhomes, and commercial structures. Multifamily structures are limited to 3-stories and the 45' height allows for an adequate roof pitch to be provided and architectural interest to the buildings. A variation is being sought for this multifamily height being proposed.

Building setbacks are a minimum of 25' from the perimeter of the PUD.

Internal building setbacks are provided for in the PUD Guide as well as minimum useable open space requirements for residential uses based on the number of units developed within the planning area.

Maximum residential density is provided at 16.86 units per acre for the entire PUD and 23 units per acre (72 units) within this planning area specifically. A minimum residential density is also proposed to ensure a moderate level of density is built. That minimum density is 6.5 units per acre for the PUD taken as a whole.

Maximum residential FAR is 0.53:1 and maximum commercial floor area 0.11:1.

HD/PUD-2 (14.26 acres):

This parcel is largely restricted to residential uses. Also allowed in this planning area are the common amenities associated with quality multifamily developments including park areas, swimming pool, and clubhouse with fitness facilities. The conceptual plan envisions apartment buildings assembled around common green spaces and amenities with parking on the perimeter. Other customary and accessory uses are allowed

in this district as detailed in the PUD Guide. HD/PUD-2 along with HD/PUD-1 is envisioned as being developed with up to 400 multifamily apartments units of the 500 units allowed within the entire PUD and in the first phase of the PUD.

Building heights are limited to 45' for multifamily structures (also restricted to three stories) and 35' for single-family, duplex, and townhomes. Multifamily structures are limited to 3-stories and the 45' height allows for an adequate roof pitch to be provided and architectural interest to the buildings. A variation is being sought for this multifamily height being proposed.

Building setbacks are a minimum of 25' from the perimeter of the PUD.

Internal building setbacks are provided for in the PUD Guide as well as minimum useable open space requirements for residential uses based on the number of units developed within the planning area.

Maximum residential density is provided at 16.86 units per acre for the entire PUD and 23 units per acre (328 units) within this planning area specifically. A minimum residential density is also proposed to ensure a moderate level of density is built. That minimum density is 6.5 units per acre for the PUD taken as a whole.

Maximum residential FAR is 0.53:1.

HD/PUD-3 (6.65 acres):

This planning area is a mixed-use parcel that allows for limited commercial uses of no greater than 30,000 sq. ft. and residential uses. The PUD allows flexibility so that this parcel can be developed with a commercial component with direct access from Grand Avenue and internal access from other areas of the PUD. The planning area allows up to 100 dwelling units in a variety of formats (single-family, duplex, and multifamily) and a small retail and service market place of no larger than 30,000 sq. ft. based on an FAR. As noted in the PUD Guide, the entire PUD is limited to 30,000 sq. ft. of commercial uses and 500 residential units.

Building heights are limited to 45' for multifamily structures (also restricted to three stories) and 35' for single-family, duplex, townhomes, and commercial structures. Multifamily structures are limited to 3-stories and the 45' height allows for an adequate roof pitch to be provided and architectural interest to the buildings. A variation is being sought for this multifamily height being proposed.

Building setbacks are a minimum of 25' from the perimeter of the PUD.

Internal building setbacks are provided for in the PUD Guide as well as minimum useable open space requirements for residential uses based on the number of units developed within the planning area.

Maximum residential density is provided at 16.86 units per acre for the entire PUD and 15 units per acre (100 units) within this planning area specifically. A minimum residential density is also proposed to ensure a moderate level of density is built. That minimum density is 6.5 units per acre for the PUD taken as a whole.

Maximum residential FAR is 0.86:1 and maximum commercial floor area 0.11:1.

In summary, the permitted residential uses in the PUD include multiple-family, duplex, townhouses, and single-family. The PUD requires a minimum density of 6.5 units per acre, overall, provided as to ensure a more densely-developed property, in contrast to many areas of Eagle that have been developed with larger lot residential development. The intent of allowing single-family and duplex uses is to allow flexibility and creativity in design and development and to meet changing market conditions. It's not uncommon, to have a mixture of housing types densely developed in a variety of formats, including single-family or duplex homes.

Section 2: Benefits and Fiscal Analysis of the PUD and Annexation

Annexation and zoning of the Reserve at Hockett Gulch will create significant benefits and revenues to the Town and the region. These benefits are outlined below.

Fiscal and Revenue Benefits to the Town:

A detailed fiscal analysis was performed for this project by Amy Greer of Stan Bernstein and Associates, Inc. Below is a summary of the positive revenue impacts of this project to the Town of Eagle and other taxing entities.

The PUD at buildout is estimated to generate a full-time population of approximately 900 people and result in an increase in assessed land valuation from approximately \$136,260 to \$14.58 million (year 2027).

The table below summarize the revenues to the Town and other agencies generated by this project. It should be noted that the one-time fees do not include the School Land Dedication Fee that will be based on the appraised value of the land calculated during the Development Permit or Subdivision process.

Revenues at Stabilization - 2027		
Revenue Source - Town of Eagle	Occurrence	Projected Total Amount
Sales Tax Revenues - General Fund	Annual	401,960
Property Tax - General Fund	Annual	35,342
Water User Fees	Annual	303,981
Sewer User Fees	Annual	336,120
Other Revenues (fines, charges, misc)	Annual	137,010
Conservation Fund Revenues	Annual	6,230
Total	Annual	\$ 1,220,643
One Time Fees		
Water Plant Improvement Fees	One time fee	1,234,072
Sewer Plant Investment Fees	One time fee	1,227,600
Street Improvement Fees	One time fee	366,465
Construction Use Tax	One time fee	3,483,400
Licenses and Building Permits	One time fee	1,069,500
Inspection Fees	One time fee	500,000
GEFPD - Fire Impact Fees	One time fee	424,536
Park Land Dedication Fee	One time fee	50,000
Total		\$ 8,355,573
Others receiving revenues		
Eagle County	Annual	123,915
School District	Annual	363,217
GEFPD	Annual	145,800
WECMRD	Annual	53,217
Library District	Annual	40,095
Eagle Cemetery District	Annual	3,587
Ambulance District	Annual	40,139
Colorado Mountain College	Annual	58,276
Colorado River Water Conservation District	Annual	3,703
Total		\$ 831,949

* Water and Sewer Plant Investment Fees are based upon the applicant's EQR and water usage analysis

Density and Diversification:

The proposed PUD is located in a relatively isolated section of the Town on its western border. The parcel is ideally suited for higher density residential development and limited commercial uses due to the gentle slope of the land and few environmental resources contained on the land. This property is an infill property located adjacent to two public streets requiring little extension of community infrastructure. The parcel is connected to the fabric of the Town but isolated in terms of impacts to existing developed residential neighbors. This site is ideally located for adding density with relatively few impacts to the Town.

Allowing up to 500 residential units in this location, in close proximity to regional transportation routes and bus facilities, will help diversify the housing types available within the Town and add needed residents, employees, and consumers to allow the Town to thoughtfully grow and yet remain a vibrant small-Town community. In addition, multifamily development is a less burdensome development pattern that increases the Town's ability to deliver clean water and treat wastewater.

Local Workforce Housing:

The Eagle County Housing Needs Assessment prepared in 2018 recognizes a significant housing problem in Eagle County, identifying a need of 2,780 housing units in 2018 and projecting a total of 7,970 housing units needed by 2030. It further recommended that more emphasis be placed on the need for rental housing.

The need for housing is also recognized by the Eagle Area Land Use Plan, which provides the following vision:

Ideally, people who work in Eagle should be able to live in Town or in the surrounding area, and the people who live in Eagle should not have to commute great distances to find good employment. Therefore, as the community grows, a variety of housing types and price points should be maintained, and businesses that offer higher paying jobs should be encouraged to locate within the area.

The PUD goes well beyond the Town's workforce housing requirements which require 10% of the for-sale units to be deed restricted for the local workforce. The PUD requires that at least 30% of any rental multiple family housing be deed restricted for the local workforce with a Residence Occupancy type deed restriction (no rent caps or income caps). As envisioned in the concept plan, that would result in 118 rental units deed restricted for the workforce housing. The PUD also requires that at least 15% of any for-sale housing be similarly restricted as workforce housing but with income restrictions based on Eagle County AMI (120%). As envisioned by the concept plan, that would result in 10 workforce housing units based on 69 for sale units.

The proposed concept plan anticipates that the multiple family development in phase 1 will be developed as rental apartment units in one and two-bedroom formats. This PUD helps relieve the burden of the Town of Eagle to generate workforce housing solutions and helps local businesses by providing housing opportunities for employees in close proximity to businesses while also adding residents into the economy helping local businesses to grow and be successful. This community benefit comes without Town subsidy.

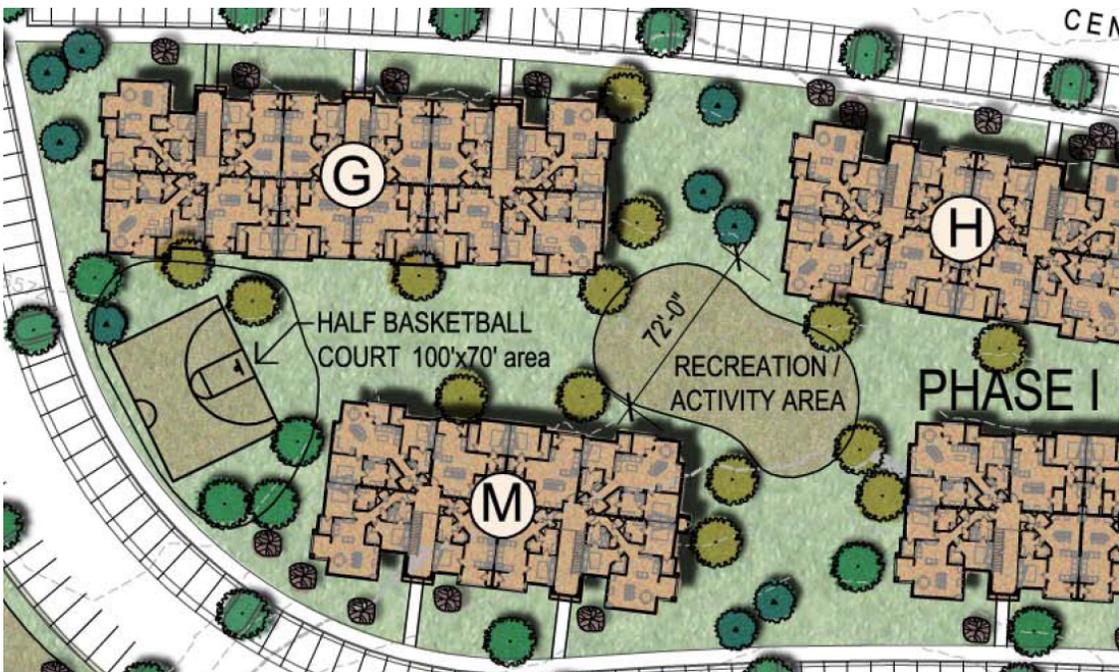
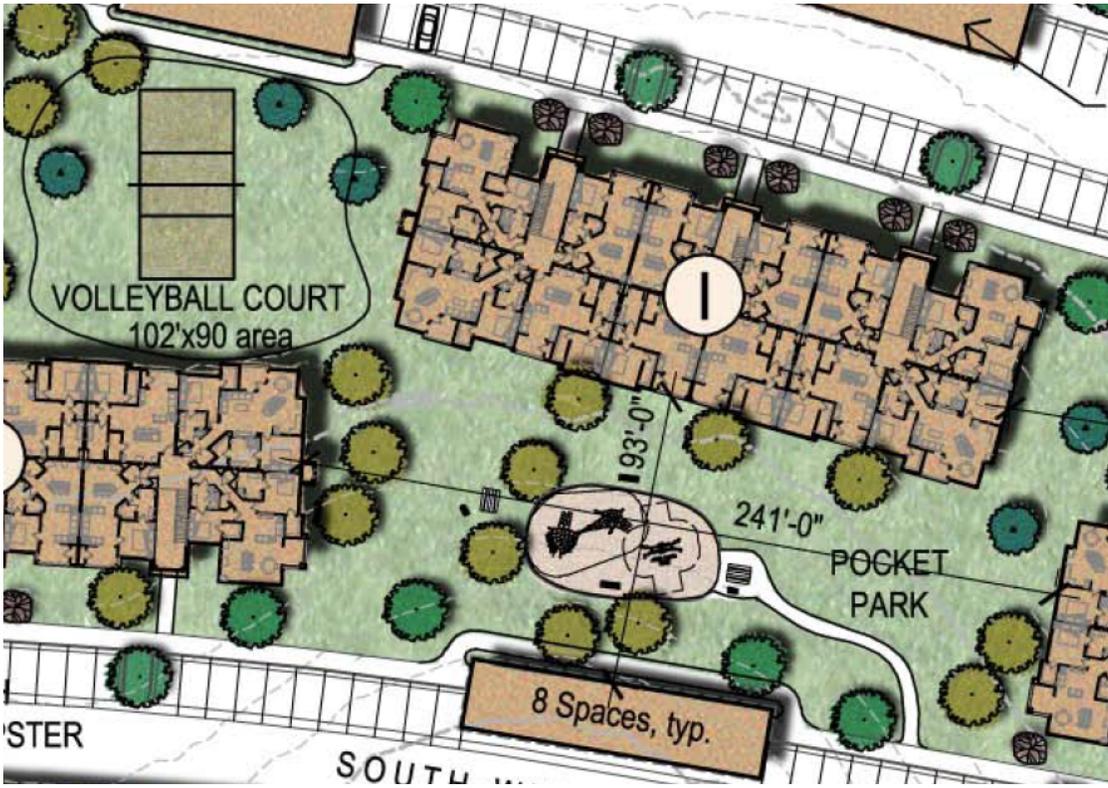
Trails and Amenities:

The PUD recognizes the value placed by the Eagle community on trails, mountain biking, and access to create opportunities for connections to local trails. The proposal includes connecting the current Eagle Ranch trail system located along Sylvan Lake Road to the Hockett Gulch area with a soft path intended for use by pedestrians, bicyclists, and motorcycles (subject to restrictions). Currently there is a private parcel of land located between the PUD and the BLM land system where there is an extensive trail system. The PUD is providing for a connection that can occur in the future should the Town or another organization obtain access across the adjacent private land. Making this connection is a huge benefit to the recreation community by advancing and improving the Town's trail system which helps to enhance the quality of life in Eagle and benefit its economy as a recreation destination. Additionally, the proposal is providing a 5' wide soft recreation trail around the perimeter of the PUD that will connect with the Town's current trail system giving residents of the PUD and the entire community another recreational opportunity.

The project will include extensive passive and active private recreation areas and open spaces as well as anticipated fitness, swimming pool, playgrounds for children, and other onsite amenities to serve the residents living within the PUD as depicted on the concept plan. While the Town and BLM today have extensive park, trails, and recreation facilities, this project will help to serve its own residents with amenities and lessen any burden placed on the Town's resources as well as providing benefits to the entire community.

As part of the proposed trail connection, the PUD is proposing to construct a 14-space trailhead parking lot and waterless vault toilet within the Town's open space along Sylvan lake Road to accommodate a future potential connection to Hockett Gulch.

Below are some images taken from the Conceptual Development Plan showing the size and types of recreation uses that will be provided in the PUD:



Irrigation and Water Use:

The PUD is projected to generate significant revenues annually to the Town's water and sewer funds to pay for capital improvements including the new water plant. The PUD goes further to grant water rights to the Town as well as provide the opportunity to use non-potable, untreated, water for irrigation of landscaped areas. This will reduce the impact to the Town's water treatment needs thus providing a public benefit and a sustainable approach to development. A detailed Water Management and Analysis Report prepared by our water consultant and water engineer has been provided which shows how this project will use water in an extremely efficient manner. Please see water rights letter provided with the submittal that details all of the water rights dedication approaches that may be used with this project and how access to non-potable water for irrigation can be achieved.

The Town's new water plant needs access through the property to accommodate an upsized water distribution pipe that will serve the entire community. The PUD will be accommodating the Town's need for an upsized pipe to run through the property, at the Town's cost.

In addition to using untreated water and efficient irrigation measures, the applicant is proposing to use water efficient fixtures and other monitoring devices to ensure very efficient water use of all residential uses.

Section 3: PUD Review Criteria

Section 4.11.040 of the Eagle Land Use Code provides the following requirement for a PUD Submittal:

A statement of intent, with explanation of how the proposed PUD provides benefits over standard development design and how the proposed PUD meets each of the purposes of this Chapter, as set forth in Section 4.11.020.

An analysis of each of these requirements is provided below:

1. **Statement of Intent**

The intent of the Reserve at Hockett Gulch is to allow for the development of a compact residential neighborhood along with some ancillary commercial uses. The PUD is focused on multifamily residential development (minimum density requirement ensures this focus) in order to provide housing to the local population of the region. The PUD is a creative, environmentally sensitive, and a high-quality design that is consistent with the Eagle Area Community Plan and its goals.

2. **PUD provides benefits over standard development design**

The proposed PUD, unlike standard development design, provides benefits by allowing for development which furthers the goals and objectives of the Eagle Area Community Plan for a conservation-oriented development. The PUD allows for a dense and compact development that better conserves resources while addressing community needs for diverse housing types without impacting environmentally sensitive lands. In addition, the proposed PUD allows both the applicant and the Town of Eagle to have a clear guide for development which restricts the future uses of the site and provides architectural controls.

3. **How the PUD meets the purposes of this chapter (4.11.020)**

- A. *To encourage innovations in residential, commercial and industrial development so that the needs of the population may be met by greater variety in type, design and layout of buildings and land uses and by the conservation and more efficient use of open space;*

Applicant Response:

The proposed PUD allows flexibility in the design and build-out standards of the project, within set zoning parameters and guidelines as contained in the

PUD Guide. The site is uniquely positioned to develop both commercial and residential types, meeting the greater needs of the Eagle community and simultaneously utilizing visually appealing and geologically constrained areas as open space buffers. The project also provides future trail access dedicated to the Town to provide for a new portal to the extensive mountain biking and hiking trail network above Hockett Gulch.

The PUD responds directly to the needs of the community as documented in Town planning documents and Eagle County studies that indicate the need for variety and diversity of housing types in the Town. The PUD promotes the development of multifamily units, primarily directed at rental opportunities, which is in high demand and low supply within the Town. The density proposed is a response to the desire to use resources and land efficiently so that land in the Eagle area can be appropriately conserved while adding the population base needed to make Eagle a vibrant community, economically, and socially.

B. To promote the most appropriate use of the land;

Applicant Response:

The PUD is proposed on a parcel of land being annexed to the Town. The property sits adjacent to Grand Avenue and along the primary access to the Eagle Ranch neighborhood which contains a variety of institutional, residential, and commercial uses in close proximity to the property. The land itself, as discussed in the environmental study provided, is well suited to development given its lack of environmental resources and its position within the Town. The property is well suited for residential development given its connected, yet isolated nature along with some limited commercial opportunities along the frontages of Grand Avenue and Sylvan Lake Road. The property is located within the Town's urban growth boundary.

C. To improve the design, character and quality of new development;

Applicant Response:

The application has included additional design guidelines to establish character of future development on the parcel to create a quality project consistent with design objectives of the Town and those that exist in Eagle Ranch.

D. To facilitate the adequate and efficient provisions of streets and utilities;

Applicant Response:

The PUD will not have an adverse impact on any existing utilities or street capacities. The traffic impact study provided with the submittal indicates that the project can be added to the surrounding public roads without a degradation of level of service in the short term. Utilities and stormwater facilities have adequate capacity to serve the proposed development.

E. *To facilitate efficient provision of solar access;*

Applicant Response:

The property orientation lends itself to significant solar access. The proposed building heights are low and adequate open spaces are planned to allow solar access to all future residential buildings.

F. *To achieve beneficial relationships with the surrounding area;*

Applicant Response:

The PUD will achieve meaningful and beneficial relationships with the surrounding area.

The PUD Zoning Plan was developed as a potential mixed use (residential and commercial), in part, because of the proximity of the project to established residential and commercial areas of the Town and the direct accessibility to Grand Avenue. The project will provide housing for the local workforce thus supporting the local retail and other commercial businesses within the Town. The property is within walking distance to local employers such as the Eagle Healthcare Center, Castle Peak Senior Life and Rehabilitation, Brush Creek Elementary School, and numerous employers within the Eagle Ranch commercial complex, on Grand Avenue, in downtown Eagle, and within the I-70 commercial district, thus providing businesses with convenient housing for workers. The PUD also provides for a new population of consumers to help bolster Eagle's growing business community. The benefits to the surrounding community are significant.

G. *To preserve the unique, natural and scenic features of the landscape;*

Applicant Response:

The PUD is designed with logical placement of development parcels including trails, roadways, and parking areas which was done after analysis of the unique, natural, and scenic features of the landscape. The natural hillside to the south is being protected within an open space parcel. Hockett Gulch, a debris channel, is being recognized and maintained as a natural feature in the landscape. An open space parcel is provided along

the north boundary of the site providing for water quality detention to protect Brush Creek and to provide a sizable buffer to the residents of the Green Acres Mobile Home Park. Therefore, the project is preserving the natural and scenic features of the property.

H. *To preserve open space as development occurs;*

Applicant Response:

Dedicated open space tracts are included on the zoning and development plan, including a dedicated trail for future access to Hockett Gulch and the extensive Hardscrabble trail network. Significant open space areas are proposed within the residential areas to provide for recreation and relaxation opportunities.

I. *To provide for necessary commercial, recreational and educational facilities conveniently located to housing;*

Applicant Response:

The PUD provides housing which is in close proximity to commercial, recreational, and educational facilities. The commercial component of this PUD is geared toward the convenience of the residential uses onsite and those in close proximity within Eagle Ranch and the Town. The commercial component is limited to 30,000 sq. ft. allowing it to provide ancillary commercial space within the Town without competing with the Town's commercial cores. The residential component includes ample areas for recreational uses onsite while not duplicating the abundance of under-utilized public parks and facilities located throughout the Town. The property is located in close proximity to schools and its bus routes.

J. *To lessen the burden of traffic on streets and highways.*

Applicant Response:

The traffic analysis was prepared based upon the anticipated full buildout conditions of the site. This included 30,000 square-feet of commercial property and 500 residential dwelling units. The site is anticipated to generate a total of 5,190vpd (vehicles per day) for an average weekday, and 6,477vpd for an average Saturday. This includes both the residential volume of 3,262vpd for an average weekday, and 3,540vpd for an average Saturday; and the retail component consisting of 2,030vpd for an average weekday, and 2,937vpd for an average Saturday. Both residential and retail components include reductions of traffic for internal capture (where residents would use the retail uses and not leave the site), and a multi-modal

reduction for walking and cycling. Both the internal capture and multi-modal traffic volume reductions are based upon accepted practices as detailed in the *ITE Trip Generation Manual*.

The traffic volumes for the site accesses will warrant some proposed improvements to Highway 6 and Sylvan Lake Road.

Grand Avenue/North Site Access: Similar to all accesses on Grand Avenue, the north access will eventually see excessive levels of delay for the northbound left movement. At that time, it is likely that drivers will prefer to turn right and utilize the Sylvan Lake Road roundabout to turn return towards Gypsum to the west.

The proposed site traffic volumes warrant the installation of three auxiliary lanes on Highway 6, specifically, a right turn acceleration, a right turn deceleration lane, and a left turn deceleration lane. The north site access will need separate left and right turn lanes leaving the site. This scenario will still leave excessive levels of delay for egressing left turns.

Sylvan Lake Road / East Site Access: The intersection is anticipated to operate at an acceptable level of service during the evening and Saturday peak traffic hours through Year 2040. However, the morning peak hour traffic is anticipated to have difficulty leaving the site by Year 2040.

The project's traffic volumes at this access will warrant the construction of a southbound right and northbound left turn lane. The Eagle Ranch Healthcare facility is responsible for the construction of a southbound left turn lane into their facility based on its previous approvals.

Section 4: Review the Town of Eagle Planning Documents

This section provides for a review of the Town of Eagle's planning documents which support the proposed PUD.

Eagle Area Community Plan

The PUD is consistent with the following guiding policies of the Eagle Area Community Plan adopted in 2010:

Land Use Policy 1.1:

Use the goals, policies, principles, implementation strategies, resource maps and future land use designations of the Eagle Area Community Plan in the evaluation of new land use proposals.

Land Use Policy 2.2: *New development should be compact, pedestrian friendly and located within or adjacent to existing development to minimize infrastructure and service needs.*

- a. *Promote the development of compact neighborhoods in close proximity to public transit options and established neighborhood retail centers.*
- c. *Work to amend regulatory barriers that prevent the intensification of development in identified areas already served by Town infrastructure.*
- d. *Identify specific redevelopment and infill opportunities on vacant or under-utilized lots in otherwise built-up areas ... Ensure that (development) areas contain sufficient land for community facilities, recreation and government services as appropriate.*
- e. *Utilize incentives including public-private partnerships, density bonuses and modification of development requirements to encourage infill and redevelopment.*
- f. *Ensure residential infill and redevelopment outcomes blend appropriately with the character and scale of surrounding neighborhoods.*

Land Use Policy 3.1: *Assure adequate access to and appropriate mobility options within all developed areas.*

- d. *Interconnect residential neighborhoods, neighborhood retail centers and other public destinations with a paved recreational path and/or sidewalk system. Connect local paths to regional paths at appropriate locations.*

Land Use Policy 4.1: Preserve high quality agricultural lands, public lands, wildlife resources, water resources, forest resources and viewsheds in the Eagle Planning Area.

- d. Utilize compact development, infill and conservation oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.

Land Use Policy 6.1: Promote vertical mixed use, horizontal mixed use or a combination of mixed-use patterns in appropriate areas within the Town's Urban Growth Boundary.

Community Design Policy 1.3: Work to maintain and enhance the sense of community in the Eagle area.

- c. Design public gathering areas to accommodate activities consistent with their intended use. Differentiate areas suitable for small-scale neighborhood activities and events from those suitable to support larger community activities and events.

Housing Policy 1.1: Support and contribute to efforts to address needs for affordable housing.

Housing Policy 1.2: Promote the preservation and/or creation of a wide range of housing units, including single family, duplex, multi-family and mixed-use arrangement units.

Housing Policy 1.3: Promote increased residential densities in mixed-use commercial residential areas.

Economic Development Policy 1.1: Support an economic development strategy that is consistent with the vision statement.

- g. Work to better capitalize on the Town's proximity to the Eagle County Regional Airport.

Economic Development Policy 1.2: Expand retail diversity to reduce sales tax leakage.

- a. Work to better capitalize on the Town's proximity to the Eagle County Regional Airport.
- d. Optimize commercial development. Determine factors that are preventing build-out of existing commercial centers.

ACTION Plan

The Town of Eagle Planning and Zoning Commission and Eagle County Planning Commission reviewed the recommended strategies for each

policy contained in the Eagle Area Community Plan, and further organized strategies identified as most important to implement, including:

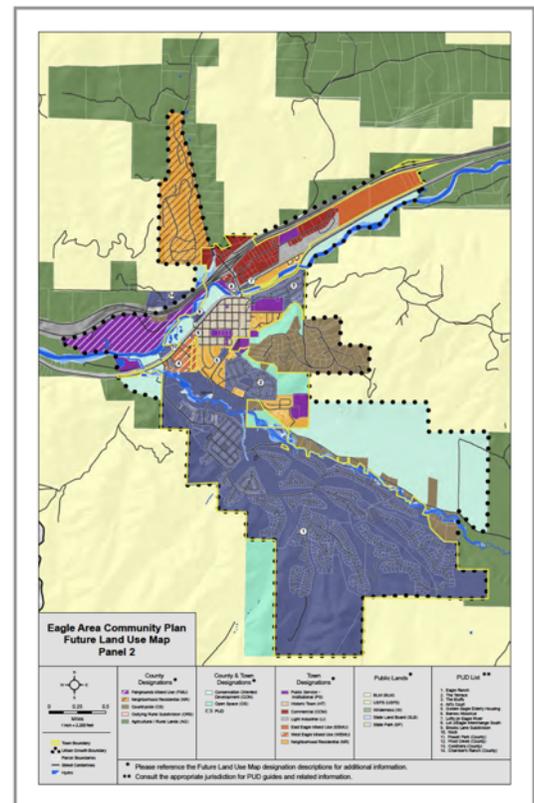
Place Making: Design gateway to reflect the Town's unique identity, providing clear sense of arrival and departure.

Economic Development: Support opportunities to expand the number and diversity of businesses in Eagle and create more local jobs and outlets for goods and services... particularly commercial development that will generate sales tax revenue.

Eagle Area Community Plan Future Land Use Map (FLUM) Designations for Lands within the Town's Urban Growth Boundary:

The PUD project is located with the "Conservation Oriented PUD" Designation of the FLUM and is compatible with the intent, character, location criteria and land uses of the plan, including:

- Development over and above that allowed by existing zoning on properties with this designation predicated on annexation to the Town of Eagle.
- Avoid disconnected, sprawling development by locating higher densities and intensities of land use close to existing developed areas.
- Locate commercial uses in areas easily accessed by automobiles and trucks.
- Development is clustered providing walkable neighborhoods, developed areas are compact and well connected with multimodal, path and trail systems.
- Locate (development) in areas that can be efficiently served by town infrastructure, within reasonable proximity to public services, job centers and shopping, where environmentally or aesthetically valuable lands also exist.
- Use the PUD (Planned Unit Development) zone district for new development



Future Land Use within the Urban Growth Boundary

The PUD is also located in "Western Gateway" special character area identified in the 2010 Eagle Area Community Plan. This special designation includes planning principles that are designed to achieve an attractive, well-managed landscape and distribution of land uses at the Town's western boundary.

The PUD Zoning Plan has taken into consideration the planning principles outlined in the character area and is compliant with the recommendations of the Eagle Area Community Plan.

Section 5: Preliminary Impact Report

Pursuant to Town Planner determination, and in accordance with Section 4.07.030 of the Land Use and Development Code, the applicant has been requested to identify any potential environmental, socioeconomic and utility impacts of the proposed development through submittal of a Preliminary Impact Report. Preliminary Impact Report criteria are as follows:

1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;

Applicant Response:

The proposed PUD will not alter an ecological unit as described.

2. By directly or indirectly affecting a wildlife habitat, feeding or nesting ground;

Applicant Response:

The proposed PUD will have limited affects to area wildlife as discussed in the baseline ecological report.

3. By substantially altering or removing native grasses, trees, shrubs or other vegetative cover;

Applicant Response:

The proposed PUD will not substantially alter or remove native grasses, trees, shrubs or other vegetative cover as described; the project is on land already zoned historically utilized for irrigated pasture land.

4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk or scale that would be in marked contrast to natural or existing cultural features;

Applicant Response:

The proposed PUD will not affect the appearance or character of a significant scenic area or resource, nor will it be in marked contrast to natural or existing cultural features as described. Specific development standards will be applied to all development constructed.

5. By potentially resulting in avalanche, landslide, siltation, settlement, flood or other land-form change of hazard to health and safety;

Applicant Response:

The proposed PUD will not result in any increased land-form change or risk to health and safety; recommendation of the soils and structural engineers will be employed as a part of the design and permitting process. A report analyzing the potential for debris flow has been provided and concludes that any impact of debris flow is minor and can be adequately mitigated within the PUD.

6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust or other particulate matter;

Applicant Response:

The proposed PUD will not result in any discharge of toxic or abnormal materials or substances, including smoke, gas, steam dust or other particulate matter.

7. By involving any process which results in odor that may be objectionable or damaging;

Applicant Response:

The proposed PUD will not result in any process which results in odor that may be objectionable or damaging.

8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;

Applicant Response:

The proposed PUD will not require any new waste treatment, cooling or settlement ponds other than those techniques used to retain and treat generated stormwater runoff.

9. By discharging significant volumes of solid or liquid wastes;

Applicant Response:

The proposed PUD will not discharge significant volumes of solid or liquid wastes.

10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;

Applicant Response:

The proposed PUD will not increase demand on existing or planned sewage systems, storm drainage, water distribution systems, street or other utility systems to a level that is likely to cause and adverse impact on the environment. Adequate services are available through the Town of Eagle and, as necessary, will be constructed to provide additional capacity so as not to cause an adverse impact.

11. By involving any process which generates noise that may be offensive or damaging;

Applicant Response:

The proposed PUD will not generate noise that may be offensive and damaging, as it proposes uses that are typical to the Town of Eagle and already permitted under area zoning regulations.

12. By either displacing significant numbers of people or resulting in a significant increase in population;

Applicant Response:

The proposed PUD will not displace significant numbers of people (the land is currently vacant) but will result in an increase in population through the development of up to 500 dwelling units with an estimated population of 900 persons.

13. By pre-empting a site which is desirable for recreational uses or planned open space;

Applicant Response:

The proposed PUD will not pre-empt a site which is desirable for recreational uses or planned open space; the site is fully developable and uses proposed are consistent with guidance from the Town. Open space is being dedicated within the PUD and includes new trail access to desirable recreational opportunities that are not currently accessible to the public from such a convenient location. The Town and the County have created an abundance of open space areas within the region and the increase of such open spaces is not necessary to be repeated in this location.

14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;

Applicant Response:

According to a study of trip generation of the PUD, acceptable levels of service on impacted roadways are anticipated by build out and the PUD will not cause an unacceptable increase in local traffic patterns or transit service needs.

15. By substantially affecting the revenues or expenditures of the Town government.

Applicant Response:

As proposed, the PUD will positively impact the revenues of the Town of Eagle in several ways including generation of a yearly recurring property tax revenue, and recurring sales tax from proposed commercial areas. The PUD will also expand the permanent residential population that supports existing business and commerce within the Town. The PUD decreases the need of the Town to generate local workforce housing solutions.

16. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE-50J.

Applicant Response:

The proposed PUD will not increase demand on school facilities likely to cause an adverse impact. The PUD Guide provides for school land dedication fee payment. The PUD will increase the property value, thus providing the school district with additional revenues.

17. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

Applicant Response:

The proposed PUD will not be part of a larger project.

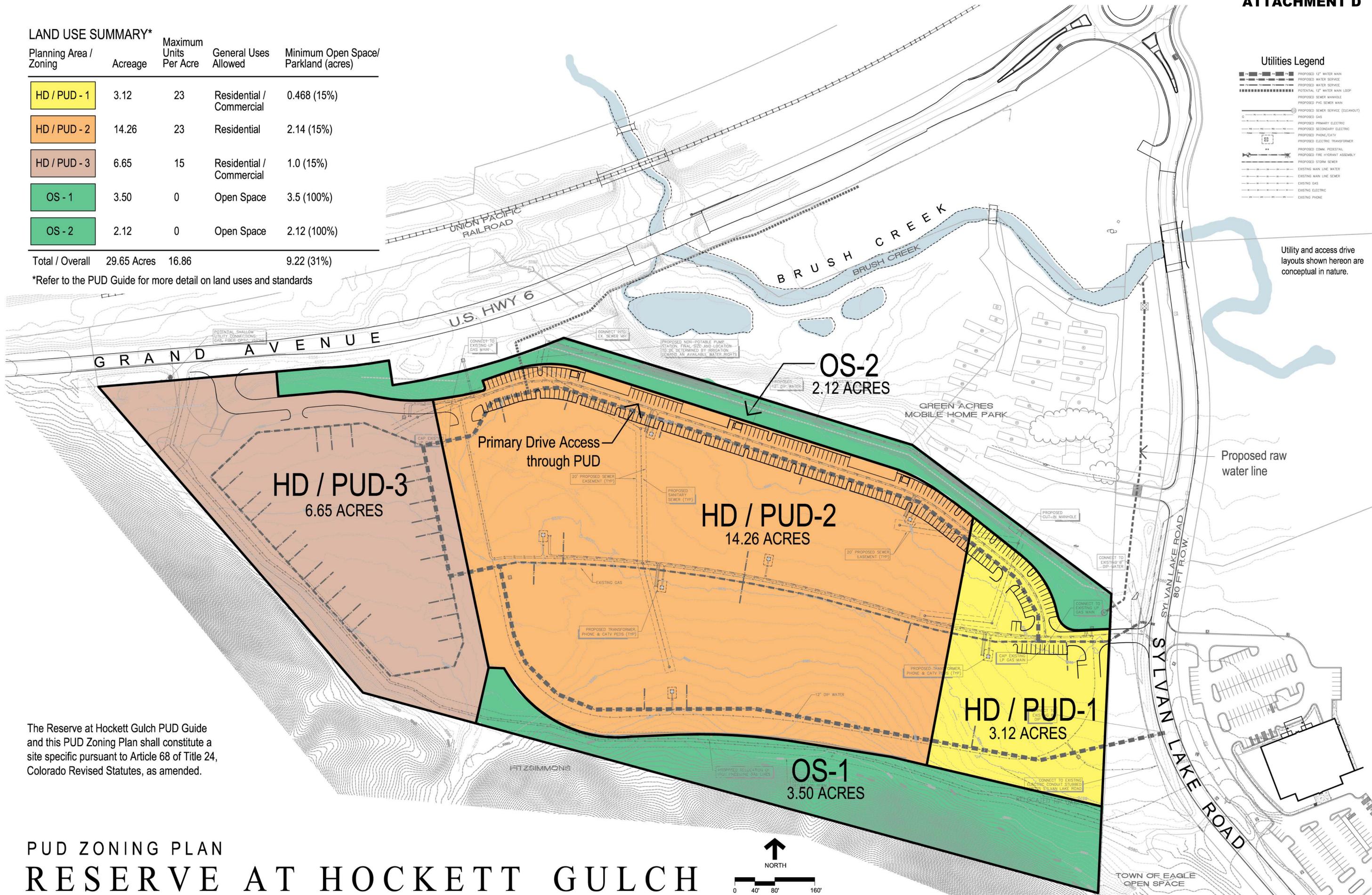
See the compendium of technical reports for more detailed analyzes and development restrictions proposed.

LAND USE SUMMARY*

Planning Area / Zoning	Acreage	Maximum Units Per Acre	General Uses Allowed	Minimum Open Space/ Parkland (acres)
HD / PUD - 1	3.12	23	Residential / Commercial	0.468 (15%)
HD / PUD - 2	14.26	23	Residential	2.14 (15%)
HD / PUD - 3	6.65	15	Residential / Commercial	1.0 (15%)
OS - 1	3.50	0	Open Space	3.5 (100%)
OS - 2	2.12	0	Open Space	2.12 (100%)

Total / Overall 29.65 Acres 16.86 9.22 (31%)

*Refer to the PUD Guide for more detail on land uses and standards



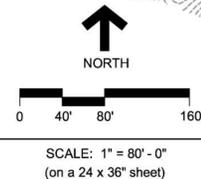
Utilities Legend

- PROPOSED 12" WATER MAIN
- PROPOSED WATER SERVICE
- POTENTIAL 12" WATER MAIN LOOP
- PROPOSED SEWER MANHOLE
- PROPOSED PVC SEWER MAIN
- PROPOSED SEWER SERVICE (CLEANOUT)
- PROPOSED GAS
- PROPOSED PRIMARY ELECTRIC
- PROPOSED SECONDARY ELECTRIC
- PROPOSED PHONE/CATV
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED COMM. PEDESTAL
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED STORM SEWER
- EXISTING MAIN LINE WATER
- EXISTING MAIN LINE SEWER
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING PHONE

Utility and access drive layouts shown hereon are conceptual in nature.

The Reserve at Hockett Gulch PUD Guide and this PUD Zoning Plan shall constitute a site specific pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended.

PUD ZONING PLAN
RESERVE AT HOCKETT GULCH
 EAGLE, COLORADO



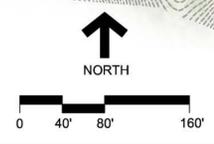
*This concept plan is for illustrative purposes only. It represents only one potential development plan. Road, open space and building locations are not to be considered a depiction of the final project.

SUMMARY	DWELLING UNITS
 PHASE I	396
 PHASE II	69
TOTAL	465



ILLUSTRATIVE
CONCEPTUAL DEVELOPMENT PLAN
RESERVE AT HOCKETT GULCH

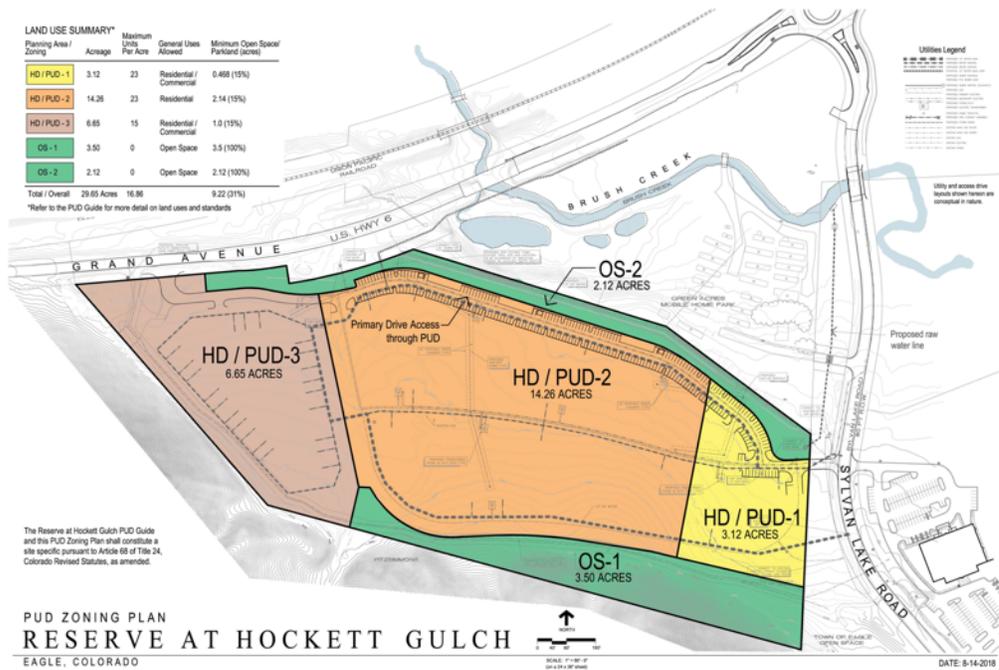
EAGLE, COLORADO



SCALE: 1" = 80' - 0"
(on a 24 x 36" sheet)

DATE: 1-15-2019

Reserve at Hockett Gulch Planned Unit Development Guide Town of Eagle, CO



Revised January 15, 2019

**APPROVAL OF THIS PLAN CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO SECTION
24-69-103, C.R.S., AS AMENDED**

1. Statement of Purpose & Intent

The purpose of this PUD Guide is to serve as the land use regulations that will govern and control the orderly development of the Reserve at Hockett Gulch PUD (the "PUD"). The PUD Guide will serve as the zone district regulations for the PUD and shall supersede all land use regulations found in the Town's Land Use and Development Code and other areas of the municipal code. This PUD Guide, PUD Zoning Plan, and exhibits shall constitute a site-specific development plan and creates a vested right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended for a period of 7 years.

2. Definitions

Words or Terms not defined herein shall be construed to have the meaning given by common and ordinary use as defined by the Merriam-Webster Dictionary New Edition 2016 unless otherwise provided herein.

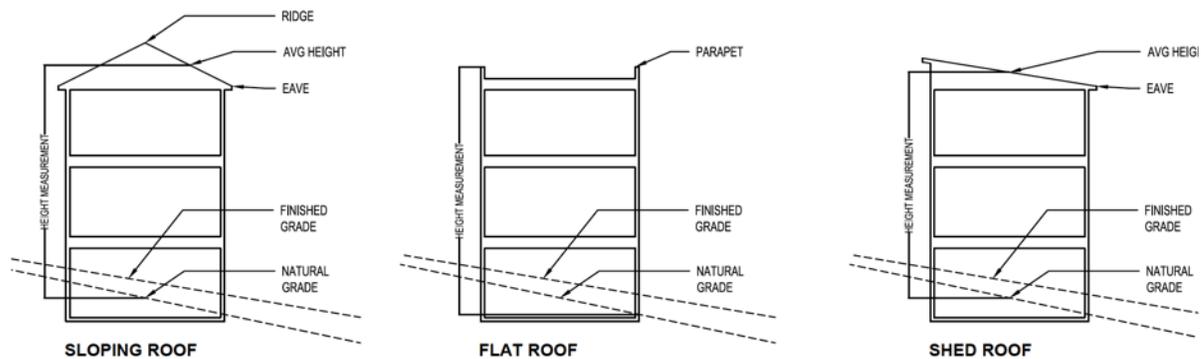
Active Recreation. Common areas within the PUD which include useable open space; improved common recreational amenity areas such as pools and fitness facilities; picnic sites; playgrounds; open turf and lawn areas that are sufficient in size to support recreational sports activities; trails and adjacent open spaces not required for direct access to dwelling units or commercial facilities, if connected to a regional system or established trail network; and similar areas as determined by the Town Planner.

Building Coverage: That portion of a lot or site covered by a building footprint measure to exterior materials at grade level.

Building Height Measurement:

The maximum distance possible measured vertically from undisturbed natural ground level to: top of parapet for a flat roof or average distance between eaves and the apex or ridge of a sloping roof. A shed roof will be measured to the average of the high point and low point of the shed roof. Chimneys, vents, and elevator or stair penthouses that are required to be above the surface of the roof may exceed building height by 15% or that required by Building Code, whichever is greater.

Building height measurement diagrams:



Commercial Use(s): Commercial uses include restaurants, taverns, breweries and tasting rooms that produce less than 15,000 barrels per year, retail stores, banks, grocery stores, personal service establishments such as a hair salon, barber, nail salon, offices, including flexible space with retail showrooms and ancillary storage, childcare facilities in excess of 6 children, and uses determined to be similar by the Town Planner.

Density: Dwelling units per acre of total land area.

FAR:

Floor to Area Ratio. The ratio of the floor area within a building to total land area. Commercial and residential floor to area ratios are separate calculations with both calculated based on the total land area of the PUD Zone District.

Impervious Coverage: That portion of a lot or site covered by materials forming any unbroken surface impervious to water including building coverage.

NA: Not Applicable.

Planning Area(s): Parcels HD/PUD-1, HD/PUD-2, and HD/PUD-3 as indicated on the PUD Zoning Plan.

PUD, PUD Zone Districts: Parcels HD/PUD-1, HD/PUD-2, HD/PUD-3, OS-1, and OS-2 as indicated on the PUD Zoning Plan.

Short Term Rental: A rental for a period not exceeding thirty (30) days.

Special Use: Uses allowed subject to the procedures found in the Town of Eagle Municipal Code contained in Chapter 4.05, as may be amended.

Useable Open Space. Open area of a lot designed and developed for uses including, but not limited to recreation, courts, gardens, parks, and landscaping,

which open space may include a maximum of 20 percent of non-living materials such as walks, decks, terraces, water features and decorative rock.

3. PUD Zone Districts

a. Mixed Use Parcel (HD/PUD-1)

i. Purpose

To promote the development of a more densely populated residential neighborhood in connection with HD PUD-2 while also allowing for a small commercial shopping area given proper market conditions, that is conveniently located within the Town of Eagle, has direct access to Sylvan Lake Road and provides opportunities for neighborhood shopping and residential housing opportunities.

ii. Uses by Right

Multifamily, two-family, and single-family dwellings along with all allowed accessory uses.

Child care facility with a maximum of 6 children.

iii. Special Uses

Commercial Uses.

Nursing home, group home, independent or assisted living.

iv. Accessory Uses

Accessory uses are permitted accessory and ancillary uses to Uses by Right and Special Uses as listed below:

Garages, stand alone or attached.

Clubhouses and leasing offices.

Carports.

Pools, playground or picnic shelters.

Home occupations as defined by the Town Municipal Code.

Parks, open space and trails, and community gardens.

Pedestrian and bicycle trails.

Outdoor and Indoor recreation facilities.

Other uses customarily appurtenant and incidental to uses by right or special use.

v. Minimum Building Setbacks

Perimeter: Building setbacks shall be a minimum of 25 feet from the perimeter of the entire PUD including OS-1 and OS2. Parking areas shall be a minimum of 10 feet from the perimeter of the PUD.

Multifamily: Building setbacks shall be a minimum of 5' from parking areas or streets. There shall be a minimum of 10' separation between buildings or pursuant to the building code, whichever is greater.

Single-Family or Duplex: Where there are individual platted lots, setbacks shall be a minimum of 10' front, 5' sides, and 10' rear. Where there are no individual platted lots and units surrounded by open or common space, setbacks shall be 10' from parking areas or streets and there shall be a minimum of 10' separation between buildings.

Commercial: Building setbacks shall be a minimum of 10' from parking areas or streets and 20' from any adjacent residential area, or common area.

Accessory Uses: Accessory buildings intended to be occupied by people, including but not limited to, club houses and leasing offices shall adhere to the setbacks for multifamily uses. Garages, carports, trash enclosures, and other accessory structures must only comply with perimeter setbacks.

vi. Maximum Building Heights

Commercial/Mixed Use: 35 feet.

Single Family, Duplex and Townhomes: 35 feet.

Multifamily: 45 feet and limited to three stories.

vii. Minimum Lot area

Multifamily: 15,000 sq. ft.

Single-Family/Duplex: 2,500 sq. ft. (platted lot)

Commercial: 20,000 sq. ft.

viii. Maximum Building and Impervious Coverage

The maximum building coverage shall be 55%.

The maximum impervious area shall be 75%.

ix. Maximum Commercial Floor Area

The maximum commercial floor area shall not exceed an FAR of 0.11:1 which limits floor area in HD/PUD-1 to 15,000 sq. ft. There is no minimum required commercial floor area. There is an overall maximum commercial floor area within the PUD of 30,000 sq. ft.

x. Maximum Residential Floor Area

The maximum residential floor area shall not exceed an FAR of 0.53:1.

xi. Minimum and Maximum Density

The maximum residential density shall not exceed 16.86 units per acre for the entire 29.65-acre PUD and the minimum density shall be at least 6.5 units per acre upon buildout of the entire PUD. The maximum density accounts for the potential of the more densely

developed multifamily uses. The maximum density allowance in HD/PUD-1 is 23 units per acre or 72 units.

xii. Useable Open Space

Multifamily: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

Single-Family/Duplex: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

In no case shall there be less than 15% useable open space.

xiii. Mixed Use Designation

HD/PUD-1 is intended to allow for horizontal mixed use with residential use and commercial uses. This Planning Area could also develop as a residential only neighborhood or a commercial only neighborhood. If commercial uses are developed, they will be focused on the Sylvan Lake Road frontage. The residential areas would be developed with reasonably separated access from the commercial areas to provide a more residential feel to the residentially developed areas. Commercial development shall be well coordinated with the adjacent residential uses such that there is adequate setback, screening, and buffering of the commercial uses while at the same time allowing for appropriate pedestrian and vehicular connections so that the result is a well-planned and accessible development. Great attention will be given to the landscape design to ensure exceptional cohesion of commercial and residential areas.

b. Residential Parcel (HD/PUD-2)

i. Purpose

To provide residential housing opportunities, including multifamily, two-family, and/or single-family dwellings at a moderate to high level of density.

ii. Uses by Right

Multifamily, two-family, and single-family dwellings with accessory uses.

Child care facility with a maximum of 6 children.

iii. Special Uses

Nursing home, group home, independent or assisted living.

Child care facility in excess of 6 children.

iv. Accessory Uses

Accessory uses are permitted accessory and ancillary uses to Uses by Right and Special Uses as listed below:

Garages, stand alone or attached.
 Clubhouses and leasing offices.
 Carports.
 Pools, playground or picnic shelters.
 Home occupations as defined by the Town Municipal Code.
 Parks, open space and trails, and community gardens.
 Pedestrian and bicycle trails.
 Outdoor and Indoor recreation facilities.
 Other uses customarily appurtenant and incidental to uses by right or special use.

v. Minimum Building Setbacks

Perimeter: Building setbacks shall be a minimum of 25 feet from the perimeter of the entire PUD including OS-1 and OS2. Parking areas shall be a minimum of 10 feet from the perimeter of the PUD.

Multifamily: Building setbacks shall be a minimum of 5' from parking areas or streets. There shall be a minimum of 10' separation between buildings or pursuant to the building code, whichever is greater.

Single-Family or Duplex: Where there are individual platted lots, building setbacks shall be a minimum of 10' front, 5' sides, and 10' rear. Where there are no individual platted lots and units surrounded by open or common space, setbacks shall be 10' from parking areas or streets and there shall be a minimum of 10' separation between buildings.

Accessory Uses: Accessory buildings intended to be occupied by people, including but not limited to, club houses and leasing offices shall adhere to the setbacks for multifamily uses. Garages, carports, trash enclosures, and other accessory structures must only comply with perimeter setbacks.

vi. Maximum Building Heights

Single Family, Duplex and Townhomes: 35 feet.
 Multifamily, Apartments: 45 feet and limited to three stories.

vii. Minimum Lot area

Multifamily: 15,000 sq. ft.
 Single-Family/Duplex: 2,500 sq. ft. (platted lot)

viii. Maximum Building and Impervious Coverage

The maximum building coverage shall be 55%.

The maximum impervious area shall be 75%.

ix. Maximum Residential Floor Area

The maximum residential floor area shall not exceed an FAR of 0.53:1.

x. Minimum and Maximum Density

The maximum residential density shall not exceed 16.86 units per acre for the entire 29.65-acre PUD and the minimum density shall be at least 6.5 units per acre upon buildout of the entire PUD. The maximum density accounts for the potential of the more densely developed multifamily uses. The maximum density allowance in HD/PUD-2 is 23 units per acre or 328 units.

xi. Useable Open Space

Multifamily: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

Single-Family/Duplex: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

In no case shall there be less than 15% useable open space.

c. Mixed Use Parcel (HD/PUD-3)

i. Purpose

To promote the development of a more densely populated residential neighborhood in connection with HD PUD-2 while also allowing for a small commercial shopping area given proper market conditions, that is conveniently located within the Town of Eagle, has direct access to Grand Avenue and provides opportunities for neighborhood shopping and residential housing opportunities.

ii. Uses by Right

Commercial Uses.

Multifamily, two-family, and single-family dwellings.

Lodging, temporary and extended stay.

iii. Special Uses

Nursing home, group home, independent or assisted living.

iv. Accessory Uses

Accessory uses are permitted accessory and ancillary uses to Uses by Right and Special Uses as listed below:

Garages, stand alone or attached.

Clubhouses and leasing offices.

Carports.
 Pools, playground or picnic shelters.
 Home occupations as defined by the Town Municipal Code.
 Parks, open space and trails, and community gardens.
 Pedestrian and bicycle trails.
 Outdoor and Indoor recreation facilities.
 Other uses customarily appurtenant and incidental to uses by right or special use.

v. Minimum Building Setbacks

Perimeter: Building setbacks shall be a minimum of 25 feet from the perimeter of the entire PUD including OS-1 and OS2. Parking areas shall be a minimum of 10 feet from the perimeter of the PUD.

Multifamily: Building setbacks shall be a minimum of 5' from parking areas or streets. There shall be a minimum of 10' separation between buildings or pursuant to the building code, whichever is greater.

Single-Family or Duplex: Where there are individual platted lots, building setbacks shall be a minimum of 10' front, 5' sides, and 10' rear. Where there are no individual platted lots and units surrounded by open or common space, setbacks shall be 10' from parking areas or streets and there shall be a minimum of 10' separation between buildings.

Commercial: Buildings setbacks shall be a minimum of 10' from parking areas or streets and 20' from any adjacent residential area, or common area.

Accessory Uses: Accessory buildings intended to be occupied by people, including but not limited to, club houses and leasing offices shall adhere to the setbacks for multifamily uses. Garages, carports, trash enclosures, and other accessory structures must only comply with perimeter setbacks.

vi. Maximum Building Heights

Commercial/Mixed Use: 35 feet.
 Single Family, Duplex and Townhomes: 35 feet.
 Multifamily, Rental Apartments: 45 feet and limited to three stories.

vii. Minimum Lot Area

Multifamily: 15,000 sq. ft.
 Single-Family/Duplex: 2,500 sq. ft. (platted lot)
 Commercial: 20,000 sq. ft.

viii. Maximum Building and Impervious Coverage

The maximum building coverage shall be 55%.
The maximum impervious area shall be 75%.

ix. Maximum Commercial Floor Area

The maximum commercial floor area shall not exceed an FAR (floor to area ratio) of 0.11:1. There is no minimum required commercial floor area. There is an overall maximum commercial floor area within the PUD of 30,000 sq. ft.

x. Maximum Residential Floor Area

The maximum residential floor area shall not exceed an FAR of 0.86:1.

xi. Maximum Density

The maximum residential density shall not exceed 16.86 units per acre for the entire 29.65-acre PUD and the minimum density shall be at least 6.5 units per acre upon buildout of the entire PUD. The maximum density accounts for the potential of the more densely developed multifamily uses. The maximum density allowance in HD/PUD-3 is 15 units per acre or 100 units.

xii. Useable Open Space

Multifamily: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

Single-Family/Duplex: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

In no case shall there be less than 15% useable open space.

xiii. Mixed Use Designation

HD/PUD-3 is intended to allow for horizontal mixed use with residential use and commercial uses. This Planning Area could also develop as a residential neighborhood. If commercial uses are developed, they will be focused on the northern half of the property where there is frontage on and access to Grand Avenue. The residential areas would be developed with reasonably separated access to provide a more residential feel to the residentially developed areas. Commercial development shall be well coordinated with the adjacent residential uses such that there is adequate setback, screening, and buffering of the commercial uses while at the same time allowing for appropriate pedestrian and vehicular connections so that the result is a well-planned and accessible development. Great attention will be given to the landscape design to ensure exceptional cohesion of commercial and residential areas.

d. Open Space Parcels (OS1, OS2)**i. Purpose:**

To provide sites for natural open space, recreation access, paved trails, unpaved trails and facilities, single-track trails, water storage and drainage improvements, debris flow mitigation, and roadways and landscaping. These parcels are zoned open space pursuant to this PUD Guide.

ii. Uses by Right:

Pedestrian and bicycle trails.

Shade shelters and picnic facilities.

Public and private parks.

Public or private roadways, trailhead access and/or parking (OS-1 only), public restrooms, utilities including tanks, lines, mains, pumphouses, facilities and other public services and utility buildings.

Community gardens and associated facilities.

Special events associated with community gardens, trails or trailheads.

4. Planning Area Summary Chart

The chart below provides a summary of uses and development standards of each Planning Area. Consult each zone district above for greater detail.

Planning Areas/Entire PUD	Uses Allowed	Acreage	Percent of Total site area	Maximum Density/Min. Density (units per acre)	Maximum Residential FAR	Maximum Commercial FAR or Sq. Ft.	Minimum Useable Open Space	Maximum Building Coverage	Maximum Impervious Area	Maximum Building Height	Building Setbacks	Minimum Lot Area
Entire PUD	NA	29.65	100%	16.86/6.5	NA	30,000 sq. ft.	4.77 acres	NA	NA	NA	25' perimeter	NA
HD/PUD-1	Residential Commercial See Section 3 of PUD Guide	3.12	10.52%	23	0.53:1	0.11:1	0.468 acres	55%	75%	MF: 45'/3-Stories SF/Duplex: 35' Com: 35'	MF: 5' from parking 10' bwt. Buildings SF/Duplex: 10' front 5' sides 10' rear Commercial: 10' from parking/streets 20' from residential/ common area	MF: 15,000 sq. ft. SF/Duplex: 2,500 sq. ft. Commercial: 20,000 sq. ft.
HD/PUD-2	Residential See Section 3 of PUD Guide	14.26	48.1%	23	0.53:1	NA	2.139 acres	55%	75%	MF: 45'/3-Stories SF/Duplex: 35'	MF: 5' from parking 10' bwt. Buildings SF/Duplex: 10' front 5' sides 10' rear	MF: 15,000 sq. ft. SF/Duplex: 2,500 sq. ft.
HD/PUD-3	Residential Commercial See Section 3 of PUD Guide	6.65	22.43%	15	0.86:1	0.11:1	0.99 acres	55%	75%	MF: 45'/3-Stories SF/Duplex: 35' Com: 35'	MF: 5' from parking 10' bwt. Buildings SF/Duplex: 10' front 5' sides 10' rear Commercial: 10' from parking/streets 20' from residential/ common area	MF: 15,000 sq. ft. SF/Duplex: 2,500 sq. ft. Commercial: 20,000 sq. ft.
OS-1	Open Space See section 3 of PUD Guide	3.5	11.8%	NA	NA	NA	0.556 acres	NA	NA	NA	NA	3.5 acres
OS-2	Open Space See section 3 of PUD Guide	2.12	7.15%	NA	NA	NA	0.6176 acres	NA	NA	NA	NA	2.12 acres

5. Open Space and Park Land Dedication

OS-1 will be dedicated to the Town and allow for public access, debris flow mitigation, storm-water facilities, public and private utilities, and other uses as specified herein. OS-2 shall remain privately owned but shall be provided to the Town of Eagle through dedication of an open space easement allowing public access, debris flow mitigation, storm-water facilities, public and private utilities, and other uses as specified herein. Said easement and dedication shall only be conveyed upon approval of any final plat for the PUD. In addition to the proposed recreation trail use, OS-1 will be developed with a minimum of an 8,000 sq. ft. park/useable open space area, as defined by Municipal Code.

Additionally, private useable open space areas within each Planning Area will contain improved park-like areas designed to accommodate recreation needs of children (i.e., playgrounds, play areas, play fields) and adults (i.e., sport courts, and picnic areas) with at least 75% of these areas being at a slope of less than 10%.

The Town Code would typically require this 29.65-acre PUD to provide 15 acres (approximately 50% of the property) of park land dedicated to the Town. The Town Code provision is inconsistent with the overall intent of this PUD to provide workforce housing opportunities. The Town Code allows the 15-acre requirement to be reduced to 7.5 acres in exchange for provision of private recreation facilities that provide for the recreational needs of the residents of the proposed development. The PUD provides for the recreational needs of the residents. Unlike a typical PUD, the Reserve at Hockett Gulch is focused on the delivery of workforce housing which requires more density than a typical residential PUD within the Town of Eagle. The PUD has demonstrated sufficient useable and active recreation areas within the PUD that satisfy the intent of the remaining 7.5 acres of park land dedication, which includes the following improvements and contributions:

- A. Construction of a public soft path within OS-1 that connects the Town's recreation path system with a potential future access to Hockett Gulch. This path also connects the project with the Town's trail system. This improvement shall be included in plans for the first Development Permit for the PUD;
- B. Construction of a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system. The path is accessible by the general public. This improvement shall be included in plans for the first Development Permit for the PUD;
- C. Construction of a paved trailhead parking area for up to 14 parking spaces within the Town's open space located along Sylvan Lake Road. This is solely a public benefit to the community as the residents within the PUD already have onsite parking provided. This improvement shall be included in plans for the first Development Permit for the PUD;
- D. Construction of a waterless vault toilet within the Town's open space located along Sylvan Lake Road. This improvement shall be included in plans for the first Development Permit for the PUD;

- E. Installation of a solar powered pedestrian crosswalk warning light system located to the north of the vehicular access to the PUD from Sylvan Lake Road. This improvement shall be included in plans for the first Development Permit for the PUD;
- F. Development of recreation areas within the PUD (all planning areas) consisting of playgrounds with playground equipment, play fields, basketball courts, sand volleyball courts, or similar types of improvements; and
- G. A payment in lieu of Park Land Dedication of \$50,000, which takes into consideration the cost of providing the improvements included in this list above, will be documented in the Annexation and Development Agreement.

6. Maintenance of Open Space

Open space parcel OS-1 will be owned and maintained by the Town of Eagle. OS-2 will be owned and maintained by the property owner or property owner's association. Common open space areas provided within the other Plan Areas as determined during the Development Permit process, will be maintained by either the owner of the property (i.e., in the case of an apartment community under one ownership) or a property owner's association established to maintain open and common areas. Details regarding this maintenance structure will be documented at the time of subdivision or development permit.

7. PUD Zone District Acreage and Density Transfer

Flexibility is inherent within the PUD. PUD zone districts or Planning Areas may change in acreage to accommodate flexibility in final platting and other considerations such as stormwater needs. HD/PUD-1, 2, and 3 may only increase in acreage by 15%. OS-1 and OS-2 may not be reduced in acreage by more than 10% unless approved by the Town but may be increased to any degree necessary. The acreage of Planning Areas represented on the PUD Zoning Plan are expressed as gross acreage. Useable open space and active recreation areas will adjust in proportion to the change in size of planning areas.

Residential density between HD/PUD-1 and HD/PUD-2 may freely transfer between the two planning areas as long as the total unit count of the combined area of the two Planning Areas does not exceed 400 dwelling units. No residential density may transfer to or from HD/PUD-3.

Acreage changes and density transfers will be reviewed and approved through the Development Permit or Subdivision process where individual lots are being created for development.

8. Water Rights, Tap Fees, and Other Water and Sewer Fees

Water rights, tap fees, plant investment fee, wastewater fees, and issues related to landscape irrigation will be approved in the Annexation and Development Agreement. Indoor efficient water use and conservation measures will also be documented in the Annexation and Development Agreement.

9. School Land Dedication

The PUD contemplates residential development of up to 500 dwelling units. The ultimate format of the dwelling units is flexible however it is anticipated that approximately 400 of the dwelling units proposed will be rental multifamily units in one and two-bedroom formats which will have nominal impact on public school facilities as they will be occupied largely by persons without children. Additionally, the PUD is addressing a public need for local workforce housing by exceeding the Town's minimum workforce housing requirement and developing a housing format that will address housing for local workforce persons which includes school district employees and teachers. Onsite physical school land dedication is not required for this PUD. Any fee payment in-lieu of providing land onsite shall be calculated in accordance with the Municipal Code. School land dedication fees shall be payable upon Development Permit approval or residential subdivision where individual lots are being created for development for any planning area within the PUD. School land dedication fees shall not be required for an initial subdivision to divide ownership of larger development parcels (i.e., HD/PUD-1, HD/PUD2, and HD/PUD-3) for which there is no Development Permit approval or residential subdivision where individual lots are being created for development.

10. Street Improvement Fee

Payment of any Street Improvement Fee will be made at Development Permit approval or subdivision where individual lots are being created for development.

11. Fire District Impact Fee

Payment of any Fire Protection Impact Fees will be made at Development Permit approval or subdivision where individual lots are being created for development.

12. Trail Use in OS-1

Public access is proposed within planning area OS-1 that will be owned by the Town. The Town will put in place restrictions on the trail use in OS-1 consistent with this subsection. The public access is limited to day light hours for pedestrians and bicyclists (including electric assist bicycles) and restricted to the extent of the improved path provided within the parcel.

Motorized access for motorcycles (all-terrain vehicles and four-wheeled vehicles prohibited) may be allowed subject to an agreement between the Town and the applicant which addresses the following issues and impacts at a minimum to the residential community within the PUD:

- Noise produced by vehicles;
- Hours of operation (7:30 am – 7:30 pm);
- Seasonal closure (December – May);
- Fencing and trespass;
- Access only, no parking, no idling;
- Speed of motorized vehicles;

- Restriction to use of improved single-track trail only;
- Long term maintenance of trail;
- Enforcement and violations; and
- Provisions for revoking of easement due to lack of enforcement.

Any travel through the OS-1 parcel in order to ultimately gain access to the non-adjacent public lands of Hockett Gulch and beyond shall be prohibited unless there exists a valid easement or license agreement with any adjacent private owner or ownership is obtained by a public or quasi-public agency, which permits access through any adjacent private owners' land in order to access public lands.

13. Parking, Streets, and Other Standards

The required number of parking spaces shall be as follows:

Single Family Dwelling or Duplex: 2 spaces per dwelling unit for units with fewer than three bedrooms, and 3 spaces per dwelling unit for units with 3 or more bedrooms. Tandem parking is permitted.

Multiple Family Dwelling: 1.5 spaces per dwelling unit for units with one bedroom, 2 spaces per dwelling unit for units with 2 bedrooms, and 2.5 spaces per dwelling unit for units with 3 or more bedrooms. Leasing management office, club house, etc. shall require a total 3 spaces.

Commercial Uses: per Municipal Code.

Uses that are accessory to the residential uses such as leasing offices, clubhouses, meeting rooms, fitness and recreational facilities, and storage areas, intended to serve primarily the residents onsite, shall not require additional parking.

Parking Standards:

Parking space size will be 9' x 19'. Spaces may be reduced to 9' x 18' where a curb or wheel stop is provided to allow for overhang of the vehicle. 25% of the total number of required parking spaces may be reduced to 8' x 16' for compact parking spaces.

Driveways and Private Access Drives:

The standards below are for private driveways and parking lots within the PUD. There are no public dedicated streets proposed. The design standards accommodate access for service vehicles, trash trucks and all Fire Trucks owned by Greater Eagle Fire Protection District.

Minimum Drive Lane width: 12'

Minimum Drive Aisle or Private Street width (two-way traffic): 24' wide

Minimum Drive Aisle or Private Street width (two-way traffic) adjacent to multiple family structure over 30' in building height: 26' wide
 Gutter pan shoulder: 1.5' when necessary
 Curb and Gutter: 2' when necessary
 Valley Pan: 3' wide
 Maximum Drive Aisle/Street centerline grade: 10%
 Minimum Drive Aisle/Street centerline radius: 150'
 Minimum Drive curb return radius at intersections: 15'
 Minimum Drive Aisle/Street cross slope: 2%
 Minimum Crest curve K value: 5
 Minimum Sag curve K value: 10
 Minimum pavement section: Per Geotechnical Report for property
 Design Speed: 25 MPH

Sidewalks and Trails:

Sidewalks internal to the development areas will have a width of 4' to 5' depending on the frequency of use and location. The width of a sidewalk may need to be increased to accommodate the overhang of parked vehicles to maintain minimum ADA. All sidewalks shall be constructed with an all-weather surface.

Internal pedestrian pathways and trails within common areas will have a minimum width of 4'. There may be instances where soft, unimproved, dirt paths and bike trails may be allowed where appropriate.

The recreation trail located on OS-1 is envisioned at 8' in width and as soft, unimproved, dirt or gravel path.

The perimeter trail shown in HD/PUD-3 and OS-2 will be a soft, unimproved, dirt or gravel path with minimum average width of 5'.

The trail located within the Town's open space parcel located along Sylvan Lake Road will be a paved trail with a minimum width of 5' and developed consistent with the Town's adjacent paved trails.

No trails will have slopes in excess of 10%. Cross slope will be a maximum of 3%.

14. Local Employee Residence Program (LERP) Plan

To satisfy the intent Local Employee Housing Residency Requirements and Guidelines and Section 4.04.120 of the Eagle Municipal Code and because the development includes a significant number of rental housing opportunities targeted at the local workforce population, the PUD shall be permitted to vary from the Town's local employee housing requirements.

While the Town's standard for fee simple ownership housing is ten percent (10%) of the units must be restricted for local employee occupancy, the PUD shall require that thirty percent (30%) of the multifamily rental units and fifteen percent (15%) of fee simple, for sale residential units will be restricted to households where at least one member of the household meets at least one of the following criteria:

- a. Has earned a living primarily in Eagle County by having worked an average of at least thirty (30) hours per week on an annual basis at a business with an office or job site physically located in Eagle County (multiple jobs in Eagle County may be combined to reach 30 hours per week); or
- b. Has been hired for a job in Eagle County on a permanent basis to work at least thirty (30) hours per week; or
- c. Employees that make their home in Eagle County but work for employers that are located outside of Eagle County (i.e. telecommuters) may be considered eligible if all other eligibility requirements are met and the Household can prove Eagle County residency for at least 1 year before application submission; or
- d. Is over the age of sixty (60) and had earned a living primarily in Eagle County prior to his or her retirement; or
- e. Is a disabled person who had been a full-time employee in Eagle County for a minimum of two years immediately prior to his or her disability or has been granted an exception to the minimum of 30 hours per week in order to continue with a federal or state benefit program, if the person works the maximum number of hours per week the disabled person will have met the intent of the programs criteria; or
- f. The household cumulatively earns at least 75% of the Household's Gross Household Income in Eagle County.

Additionally, the fifteen percent fee-simple, for-sale units noted above shall also require that the total household income of owners of these units have incomes less than or equal to one hundred and twenty percent (120%) of the area median income (AMI) as published by HUD for Eagle County, Colorado at the time of purchase.

There will be no price appreciation cap required of any dwelling unit.

There will be no income restrictions of any kind placed on rental dwelling units or rental rate restrictions.

There shall be no local employee housing requirement for any non-residential uses within the PUD.

Priority on the wait list for the leasing of any rental community dwelling unit shall be given to the employees of the Town of Eagle, Greater Eagle Fire Protection District, the Eagle County Health Service District, and the local School District (the "Employees") to the extent allowed by law. The Employees, in order to qualify, shall meet all other leasing requirements such as but not limited to criminal back-

ground checks, appropriate credit, and sufficient qualifiable income in the same manner as any other resident applying to live within the rental community.

If a rental unit is later converted to a fee simple for sale unit, the requirements for a fee simple, for sale unit will apply.

No deed restricted unit shall be available for Short Term Rental.

Deed restrictions will be recorded against restricted dwelling units in accordance with the requirements of this section and as further agreed to by the Applicant and the Town of Eagle.

15. Project Design, Signage, and Exterior Lighting

In order to enhance the visual quality of any form of development in the PUD, all development permits shall include an Architectural Design Plan consistent with the standards of Eagle Town Code Section 4.07.020 and more specific design standards identified herein.

Architecture:

The architecture of residential and nonresidential buildings on site shall be consistent with the policies of the Eagle Area Community Plan with specific emphasis on visual quality and consideration of policies to create a western gateway (parcel HD/PUD-3 only). The architecture of all buildings should be sympathetic to residential uses in the area and include the use of sloping roof forms. The use of flat roofs shall be limited to commercial buildings designed with a historic Eagle vernacular as one may find on Broadway or within the commercial core of Eagle Ranch Village (i.e., brick façade, wood siding, and/or stone facade with an articulated and ornamented terminus to the parapet). Building materials may include brick, stone, faux stone, wood board and baton, wood lap siding, cementitious versions of wood siding, wood timbers, exposed wood or metal beams, natural and painted metal structural members, high quality asphalt shingles, architectural metal siding and roofing materials. Imitation stucco is not allowed however a three-coat stucco system is allowed. Low quality building materials such as vinyl siding shall not be allowed. The overall development of the property shall be integrated well with the topography.

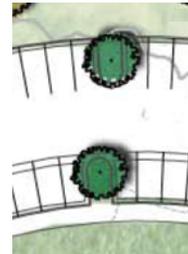
Landscaping:

Landscape installation shall be per Land Use and Development Code except as noted herein. Care will be taken to ensure that landscape materials are placed in a manner that does not inhibit commercial performance but results in an attractive presentation of the site for adjoining public spaces. Noting the importance of the location of this PUD as prominent as a portion of the western gateway to the Town of Eagle on Grand Avenue and the part of the gateway to Eagle Ranch on Sylvan Lake Road, great care shall be taken to ensure that the landscape buffer along these roadways is substantial in terms of width and proposed landscape materials. Generous setbacks from the

perimeter of the PUD have been provided to ensure adequate areas for landscape materials.

Manicured water-efficient landscaping to include deciduous trees and native shrubs shall be provided to create an appropriate feel along the frontages of Grand Avenue and Sylvan Lake Road. Landscape treatment on Sylvan Lake Road shall be similar in quality to that already provided along this segment of the roadway adjacent to the Eagle Medical Center and the Founders neighborhood located on the opposite side of Sylvan Lake Road. Landscaping within the development areas will include substantial numbers of trees and shrubs to help ground buildings within the landscape, create screening and buffering between buildings and parking areas or driveways, and enhance the enjoyment of open and recreational areas between buildings. Proposed vegetation shall be consistent with the Reserve at Hockett Gulch Approved Vegetation List attached to this PUD Guide. Native areas requiring less irrigation upon maturity will be provided in areas where recreational and pedestrian use is not proposed but will still be considered useable open space. Extensively used recreational areas may be developed with grass turf in order to withstand heavy use. Mulched, gravel, and other xeric practices may also be used to reduce irrigation needs.

Landscape islands or fingers (example shown here with tree) shall be provided within parking areas. These areas should contain trees to help breakup the parking area and provide the opportunity for shade. Islands or fingers of landscaping should occur every ten to twenty parking spaces as a rule of thumb but it is recognized that the number of parking spaces provided is also a critical consideration. Strict compliance to the Town's standards for landscape island spacing is not required.



A minimum number of trees or other plant materials is not prescribed by this PUD Guide. However, the intent is to provide a substantial level of vegetation that produces a high quality, livable environment consistent with the adjacent developments within Eagle Ranch. Detailed landscape plans will be provided during the Development Permit review process.

Irrigation:

All irrigation facilities and operation shall adhere to water efficient practices as adopted by the Town of Eagle. The PUD may be served by a raw water irrigation system to reduce treated water use within the PUD.

Signage:

All signs will comply with the Town's Land Use and Development Code, or a master sign program as submitted by the applicant, whichever is more restrictive.

Exterior Lighting:

All exterior lighting shall be provided in conformance with the lighting standards of the Town's Land Use and Development Code, with the provision that LED light sources shall be specifically permitted when meeting equivalent light standards of the Town.

16. Wildlife Impact Restrictions

The following wildlife related measures shall be enforced within the PUD.

Bears and Mountain Lions:

The following wildlife mitigation measures shall be adhered to:

- Utilize bear-proof dumpsters for any garbage that is generated at this location. Furthermore, use bear-proof containers for trash during the construction period and prohibit workers from leaving food or other bear attractants onsite;
- Prohibit construction workers and contractors from bringing pets on the work site;
- Outdoor feeding of pets is prohibited;
- The feeding, baiting, salting, of other means of attracting wildlife is illegal and prohibited;
- Homeowners and renters will be educated about the bears, mountain lions, and other wildlife utilizing educational brochures provided by Colorado Parks and Wildlife;
- Shield and direct all lighting fixtures downward to minimize light pollution on adjacent wildlife habitats; and
- Prohibit fruit, nut, and berry producing trees and shrubs in landscape designs.

Dogs and Pet Control:

The owner shall include pet regulations in leases and covenants to limit the number of pets allowed in each unit and restrictions necessary to prevent nuisance issues. However, owner shall not prohibit a service animal of any type that is legally designated as an assistance animal per the Americans with Disability Act. These requirements shall be considered the minimum level of regulation for this PUD. Pets shall always be on leash when outdoors on the property and under direct owner supervision and control. Pets shall not be left unattended in common areas or on outdoor porches or balconies. Pet waste shall be removed by dog owners immediately and disposed of in proper containers.

Fencing:

Fences within the PUD will be constructed in a wildlife-friendly manner that eliminates the chance of entanglement and impalement of wildlife attempting to jump fences. Pointed pickets and strands of wire at the top of perimeter fencing will be prohibited. All fencing shall be developed to allow wildlife to pass through the property.

17. Irrigation

In order to reduce financial and capacity impacts to the Town's water treatment facilities, a non-potable landscape irrigation within the PUD will be permitted.

18. Site Access & Development Phasing

The PUD shall be permitted two separate points of access. The two points of access will consist of one each from Sylvan Lake Road and Grand Avenue. Access to Sylvan Lake Road shall be granted via an easement that the Town will provide as part of the approved Annexation & Development Agreement. The phasing of development shall be at the discretion of the owner or developer. Development permit approval of HD/PUD-1 shall only require one access to Sylvan Lake Road. Development permit approval of HD/PUD-3 shall only require one access to Grand Avenue. Development permit approval which includes HD/PUD-2 shall require both access points to be developed.

Conceptually, but not a requirement, the PUD is expected to develop in two phases. Phase 1 would include development of Planning Areas HD/PUD-1 and HD/PUD-2. Phase 2 would include the development or platting of HD/PUD-3. There will be development sequencing within each phase of development and building permits will likely not be sought for the entirety of a phase but components within each phase. While build-out of the development is anticipated to occur in 7 years, each phase of the PUD is anticipated to take 3.5 years to permit and complete.

The standards provided within this PUD Guide reflect the final condition of the PUD at build-out. Each Planning Area or PUD Zone District will comply with the development standards as they are developed. Adequate parking as provided herein is required with each phase of development.

19. Development Permit

All development applications within this PUD shall be subject to review and approval of a Development Permit pursuant to Section 4.06 of the Town Land Use and Development Code.

20. Debris Flow Hazard

A preliminary hazard analysis has been performed by Wiss, Janney, Eistner Associates, Inc. and documented in a letter report dated August 17, 2018. The report generally finds that there is no significant hazard to the PUD, but that further detailed analysis should occur prior to issuing a Subdivision or Development Permit approval for development within the PUD.

21. Subdivision

The Town shall permit further subdivision of the property to allow for appropriate development and individual ownership of development properties. Subdivision Sketch Plan, Preliminary Subdivision Plan, and Final Subdivision Plat may be combined and processed as one submittal at the time of application for Minor or Major Development Permit application or may be submitted prior to application for Minor or Major Development Permit.

22. Infrastructure

In all PUD Zone Districts, utilities, facilities, and similar improvements, as well as uses and activities necessary for the development of the PUD shall be allowed. Examples of these uses, activities, and improvements, are, but not limited to, ditches, drainage improvements, all utility lines and related equipment, stormwater facilities, swales, hazard mitigation improvements, walkways and recreation paths whether paved or not, communication towers and facilities, lighting, landscape improvements, grading, irrigation improvements, signage, parking, recreation equipment and areas, parks, gardens, vegetation management, temporary construction staging, and fences.

23. Conflicts

The specific provisions of this PUD Guide shall supersede those of the Town of Eagle Land Use Regulations or other municipal requirements. However, where the PUD Guide is silent to any provision, the specific provisions of the Town of Eagle Land Use Regulations should be consulted and interpreted by the Town Planner. In case of dispute or ambiguity, the Board of Trustees shall act to interpret and render a decision. In determining similar uses as outlined herein, the Town Planner may determine a use to be permitted based on a use being similar to uses listed. When compatibility or consistency with the Town's goals, policies and plans are in question, the Town Planner has the authority to send use interpretations to the Planning and Zoning Commission for final determination, subject to public notice requirements for PUD Amendments as outlined in the Town of Eagle Land Use and Development Code.

24. Amendment to PUD

Any changes to this PUD Guide or any other element of the PUD shall follow the procedures established in Section 4.11.050 of the Land Use and Development Code.

Reserve at Hockett Gulch Approved Vegetation List:**DECIDUOUS TREES**

BOTANICAL NAME	COMMON NAME
<i>Acer ginnala</i> 'Flame'	Amur Maple
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Crataegus ambigua</i>	Russian Hawthorn
<i>Malus species</i>	Flowering Crabapple: Dolgo, Radiant, Spring Snow
<i>Populus acuminata</i>	Lanceleaf Cottonwood
<i>Populus angustifolia</i>	Narrowleaf Cottonwood\
<i>Populus tremuloides</i>	Quaking Aspen

EVERGREEN TREES

BOTANICAL NAME	COMMON NAME
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus edulis</i>	Pinion Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir

SHRUBS

BOTANICAL NAME	COMMON NAME
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Artemisia tridentata vaseyana</i>	Mountain Big Sagebrush
<i>Cercocarpus montanus</i>	Mountain Mahogany
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush
<i>Chrysothamnus viscidiflorus</i>	Low Rabbitbrush
<i>Cornus stolonifera</i>	Redtwig Dogwood
<i>Juniperus communis</i>	Juniper
<i>Pentaphylloides floribunda</i> (Potentilla)....	Shrubby Cinquefoil
<i>Prunus virginianus</i>	Chokecherry
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Rhus glabra</i>	Smooth Sumac
<i>Rhus aromatica ssp. trilobata</i>	Skunkbrush
<i>Ribes cereum</i>	Wax Currant
<i>Rosa</i> 'woodsii'	Wood's Rose
<i>Rubus parviflorus</i>	Thimbleberry
<i>Sambucus racemosa</i>	Red Elderberry
<i>Shepherdia canadensis</i>	Buffaloberry
<i>Symphoricarpos orocephalus</i>	Mountain Snowberry
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Amelanchier canadensis</i>	Canadian Serviceberry

<i>Amorpha caescens</i>	Blue Mist Spirea
<i>Artemisia tridentate vaseyana</i>	Mountain Sagebrush
<i>Berberis</i> spp.	Barberry
<i>Cercocarpus montanus</i>	Mountain Mahogany
<i>Cercocarpus ledifolius</i>	Curlyleaf Mountain Mahogany
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush
<i>Chrysothamnus viscidiflorus</i>	Low Rabbitbrush
<i>Cornus stolonifera</i>	Red Twig Dogwood
<i>Cornus stolonifera</i> 'Isanti'	<i>Cornus stolonifera</i> 'Isanti'
<i>Cornus alba</i> 'Argenteomarginata'	Variegated Dogwood
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster
<i>Cotoneaster lucidus</i>	Peking Cotoneaster
<i>Euonymus alatus</i> 'Compacta'	Dwarf Burning Bush
<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper
<i>Juniperum horizontalis</i> 'Blue Chip'	Blue Chip Juniper
<i>Lonicera involucrate</i>	Twinberry Honeysuckle
<i>Lonicera korolkowi</i> 'Zabel's'.....	Zabel's Honeysuckle
<i>Spiraea</i> species.....	Spirea
<i>Physocarpus opalifolius</i>	Golden Ninebark
<i>Physocarpus opulifolius</i> 'Diablo'	Purple Leaf Ninebark
<i>Potentilla</i> species.....	Potentilla
<i>Prunus x cistena</i>	Purple Leaf Plum
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Pentaphylloides floribunda</i> (<i>Potentilla</i>)....	Shrubby Cinquefoil
<i>Prunus virginianus</i>	Chokecherry
<i>Purshia tridentate</i>	Antelope Bitterbrush
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes aureum</i>	Yellow Currant
<i>Rhus glabra</i>	Smooth Sumac
<i>Rosa</i> "woodsii"	Wood's Rose
<i>Rosa foetida</i> 'Bicolor'	Austrian Copper Rose
<i>Rubus parviflorus</i>	Thimbleberry
<i>Sambucus racemosa</i>	Red Elderberry
<i>Shepherdia Canadensis</i>	Buffaloberry
<i>Symphoricarpos orocephalus</i>	Mountain Snowberry
<i>Salix purpurea</i> 'Nana'	Snowmound Spirea
<i>Spirea nipponica</i> 'Snowmound'	Dwarf Blue Arctic Willow
<i>Syringa vulgaris</i>	Common Purple Lilac
<i>Salix monticola</i>	Mountain Willow
<i>Sorbaria sorbifolia</i>	Ural False Spirea

DWARF CONIFERS

BOTANICAL NAME	COMMON NAME
<i>Picea pungens</i> 'Fat Albert'	Fat Albert Spruce
<i>Picea pungens</i> species.....	Dwarf Blue, Green, Globe Spruce

PERENNIAL FLOWERS:

BOTANICAL NAME	COMMON NAME
Achillea.....	Red Yarrow
Alcea species	Hollyhock
Aquilegia species	Columbine
Aster species	Fall Aster
Centaurea montana	Mountain Bluet / Bachelor Button
Chrysanthemum maximum.....	Shasta Daisy
Delphinium elatum	Delphinium
Dianthus deltoids	Maiden Pinks
Dicentra spectabilis.....	Bleeding Heart
Gaillardia grandiflora	Blanket Flower
Hosta sp.	Plantain Lily
Hemerocallis hybrids	Daylily
Iris siberica	Siberian Iris
Linum perenne	Flax
Lupinus species	Lupine
Papaver orientalis.....	Oriental Poppy
Penstemon strictus.....	Rocky Mnt. Penstemon
Salvia x surperba.....	Salvia

GROUND COVERS:

BOTANICAL NAME	COMMON NAME
Aedopodium podagraria 'Variegatum'	Variegated Bishop's Weed / Snow on the Mnt.
Ajuga species	Ajuga
Arctostaphylos uva-ursi.....	Kinnikinnick
Artemisia frigida	Fringed Sage
Cerastium tomentosum	Snow-In-Summer
Delosperma nubigenum.....	Hardy Yellow Iceplant
Galium odoratum.....	Sweet Woodruff
Mahonia repens	Oregon Grape
Pachystima myrsinites	Mountain Lover
Potentilla verna 'nana'	Creeping Potentilla
Phlox spp.	Phlox
Antennaria rosea.....	Pussytoes
Fragaria vesca	Wild Strawberry
Sedum spp.	Stonecrop (sedum)
Thymus spp.	Thyme
Vinca minor.....	Periwinkle

CONTAINER GRASSES

BOTANICAL NAME	COMMON NAME
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue

Helictotrichon sempervirens..... Blue Avena Grass
 Miscanthus sinensis 'Gracillimus' Maiden Grass
 Schizachyrium scoparium 'Blaze' Blaze Little Bluestem
 Calamagrostis acutiflora 'K.F.' Feather Reed Grass

VINES

BOTANICAL NAME	COMMON NAME
Lonicera heckrottii	Heckrottii Honeysuckle
Clematis species.....	Clematis
Parthenocissus quinquefolia	Virginia Creeper / Engleman Ivy

TURF GRASSES - FORMAL TURF AREAS/RECREATION AREAS

BOTANICAL NAME	COMMON NAME
Poa pratensis.....	Kentucky Blue Grass

WILDFLOWER MIX (RECOMMENDED)

Indian Ricegrass
 Sideoats Grama
 Blue Grama
 Slender Wheatgrass
 Arizona Fescue
 Western Wheatgrass
 Canby Bluegrass
 Bluebunch Wheatgrass
 Little Bluestem