



PUD Amendment

July 2021

Haymeadow PUD Amendment 2021

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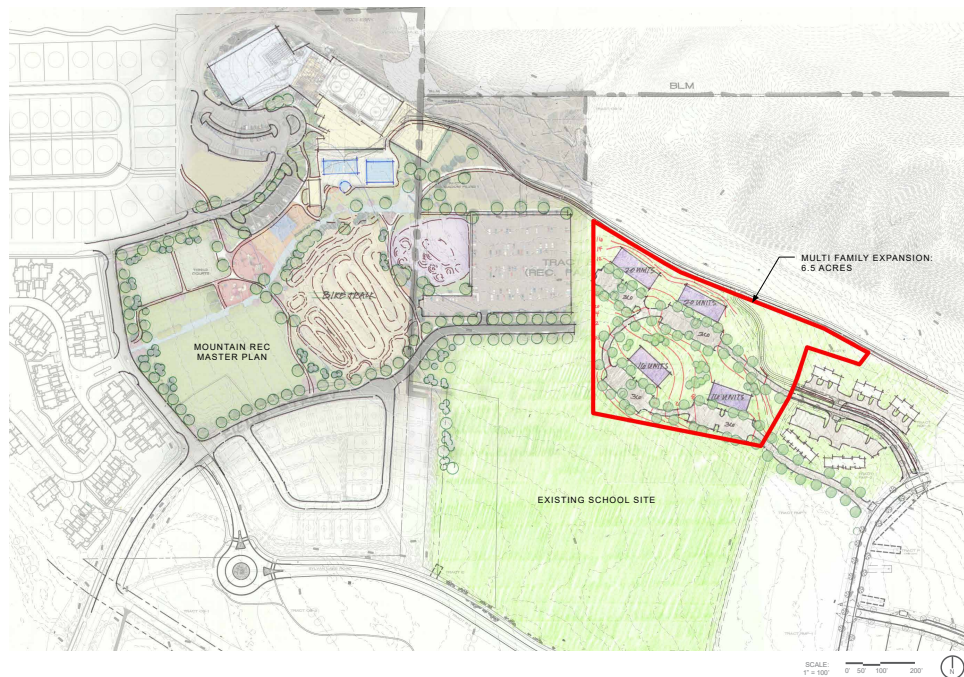
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Introduction

The Haymeadow team appreciates all the feedback we received during the public hearings on our last PUD Amendment application and understands that while the housing shortage in Eagle is a critical issue recognized by all stakeholders, the Town and Community view the synergy between the future school and Mtn Rec facilities as a core amenity of Haymeadow that should not be changed. We have taken this feedback into consideration and had further conversations with Mtn Rec to come up with a better plan that still accomplishes many of the goals we hoped to accomplish with the prior Amendment application.

The new plan would still result in the addition of much needed attainable housing units delivered with the already planned first phase homes at Haymeadow by exchanging 6.5-acres (only ~6 acres usable) in the northeastern corner of the combined school/rec parcel for 8 acres of park space in Neighborhood C of Haymeadow and transferring 72 multi-family units from Neighborhoods B & C onto the 6.5-acre parcel (rather than the previously proposed 112 units). The 6.5-acre parcel is north of the originally planned school site, and not utilized in the current Mtn Rec expansion plan. Therefore, **this land exchange would not require relocation of the school and would not require a change to Mtn Rec's expansion plan.** We believe this alternative addresses all concerns that were expressed regarding our prior proposal, while maintaining most of the recognized benefits. We are also proposing to commit to deed-restrict an additional 10% of the units on the proposed land exchange parcel for local residents.



DHM DESIGN LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

MULTI FAMILY SITE STUDY
HAYMEADOW DEVELOPMENT
JULY 2021

Figure 1

1.0 Description of proposed project.

The Haymeadow PUD was approved by Town of Eagle Ordinance No. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review.

The development plan for Haymeadow evolved out of a careful analysis of many factors, including the [2010 Eagle Area Community Plan](#), existing growth and land use patterns, anticipated long term residential housing needs, existing and desired recreational amenities, existing and planned traffic circulation patterns and the landforms and environmental sensitivities of the property.

The primary element of the design influence was clearly the Eagle Area Community Plan. Alignment to the revised EACP was and remains very important to the development team. In fact, the project's initial application was tabled until the new EACP could be formed and adopted by the Town of Eagle. The result is a PUD that closely aligns with the applicable goals of the 2010 EACP. Specifically the chapters on *Vision*, *Land Use* and the *Conservation Oriented Development* section of [Chapter 4](#) all gave very specific direction to the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment and compact walkable neighborhoods are also all reflected in the approved plan.

The approved plan consists of five distinct neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The plan features extensive setbacks from Brush Creek Road and a diminishing level of density as the property transitions up Brush Creek Road. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces.

The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Multi-family units are distributed throughout Neighborhoods A1, A2, B and C. Multi-family housing opportunities have always been envisioned as a variety of home sizes that will range from entry level condominiums to larger family oriented townhomes and flats. Approximately 335 acres of the total area of 660 acres has been designated as open space.

The approved Development Plan outlines the general location of the proposed primary access roads, neighborhoods, school, fire station and parks and open space areas. (See Figure 2, Approved Development Plan)

The purpose of this application is to propose a change in the configuration of the approved PUD Development Plan by exchanging park space within the existing infrastructure for larger park space near the future Haymeadow Trailhead Park, and transferring some of the multi-family residential units from further neighborhoods in Haymeadow into the first phase.

1.1 Park site amendment

Specifically, the proposed amendment to the PUD would exchange 6.5 acres of park space within Tract E for 8 acres of park space in Neighborhood C. (See Figure 3, Proposed revised PUD Development Plan) Note that due to the existing bike path that crosses the 6.5 acre parcel, less than 6 acres of the Tract E parcel would actually be usable for park space. 72 units of the approved multi-



LAND USE SUMMARY

Parcel	Acreage	MF Units	SF/Duplex	Total
A1	41.7	146 (64%)	82 (36%)	228
A2	46.4	86 (45%)	103 (55%)	189
B	61.0	48 (23%)	161 (77%)	209
C	47.1	64 (40%)	97 (60%)	161
D	52.8	0 (0%)	50 (100%)	50
I	05.8	0 (0%)	0 (0%)	0
Subtotal:	254.8	344 (41%)	493 (59%)	837

	Tract	Acreage	Use
T.O.E Recreation/ School	E	32.733	
Community Park	F	20.501	Recreation Open Space
Fire Station	G	1.675	Fire Station
Subtotal:		54.83	
Road ROW		15 Ac.	

Development Parcels	254.8 Ac.
Tracts	54.83 Ac.
ROW	15.00 Ac.
Open Space	335.37 Ac.
Total:	660.00 Ac.

- Multi-Family
- Single Family / Duplex Lots



LAND USE SUMMARY				
Parcel	Acreage	MF Units	SF/Duplex	Total
A1	48.2	218 (72%)	82 (28%)	300
A2	46.4	86 (45%)	103 (55%)	189
B	61.0	28 (15%)	161 (85%)	189
C	39.1	12 (11%)	97 (89%)	109
D	52.8	0 (0%)	50 (100%)	50
I	05.8	0 (0%)	0 (0%)	0
Subtotal:	253.3	344 (41%)	493 (59%)	837

Tract	Acreage	Use
T.O.E Recreation/ School	E 26.23	Recreation Open Space
Community Park	F & F1 28.50	
Fire Station	G 1.675	
Subtotal:	56.33	
Road ROW	15 Ac.	

Development Parcels	253.3 Ac.
Tracts	54.83 Ac.
ROW	15.00 Ac.
Open Space	335.37 Ac.
Total:	660.00 Ac.

Multi-Family

Single Family / Duplex Lots

See Haymeadow PUD Development Plan Application Book dated 12/2013 for general descriptions, as amended by the approved Haymeadow PUD Annexation Development Agreement.

Figure 3 Proposed PUD Development Plan

family unit density in Neighborhoods B & C will be shifted onto the 6.5 acres in the northeastern corner of Tract E.

- A 6.5-acre portion of Tract E that was intended for park space will be re-classified within the PUD Development Plan and PUD Guide as a part of Neighborhood A and the density of Neighborhood A will be increased by 72 units.
- An 8-acre portion of Neighborhood C that was intended for development will be re-classified as park space, and the multi-family density of Neighborhoods B and C will be correspondingly reduced by 72 units.

The shift of the multi-family density from Neighborhoods B and C into Neighborhood A1 allows Haymeadow to integrate more multi-family homes into the recently installed Phase 1 infrastructure.

This will allow Haymeadow to better respond to the current housing demand for entry level and attainably priced units earlier in the project and to place those units closer to the community core, a principle highlighted in the EACP. The current level of extreme housing demand for entry level and attainable units was not foreseen in the planning stages that took place prior to the 2014 approval. The applicant believes that the ability to accelerate the pace of multi-family development and use economies of scale to design and build a more attainable housing product targeted to the “missing middle” is a significant public benefit provided by the proposed PUD Amendment. The amendment of 6.5 acres of Tract E to residential and of 8 acres of Neighborhood C to park space represents an additional increase in the overall Haymeadow recreational land dedications of 1.5 acres.

There is no increase in density from the overall approved PUD. The overall approval will remain at 837 dwelling units with the same ratio of 344 multi-family units and 493 single family/duplex units.

Neighborhood	2014 Approved Density	Proposed Density
A1	228	300 (+72)
A2	189	189
B	209	189 (-20)
C	161	109(-52)
D	50	50
TOTAL density	837	837

Assuming approval of these applications, a final plat application process will follow. This final plat will create the division of Tract E which will then be given to Abrika in exchange for the park space within Neighborhood C. The development of the multi-family units would then be contingent upon a Major Development Permit approval and concurrent approval of architectural and landscape design guidelines.

2.0 Environmental Analysis

The approved Haymeadow PUD included a thorough environmental analysis of the property that was reviewed as a part of the Haymeadow Concept and Zoning PUD review processes. Environmentally sensitive portions of the property such as wildlife habitat, wetlands, geologically sensitive areas and drainageways were identified and protected by designating these areas as open space. The rec/school parcel and the multi-family locations were found to be areas suitable for development and are approved for such uses. The relocation of density from Neighborhoods B & C onto the school/rec parcel should not create any new adverse environmental impacts.

Western Ecosystems, Inc. completed a wildlife analysis of the Haymeadow property for the approved PUD Concept plan and the PUD Zoning Plan applications.

The Western Ecosystems, Inc. assessment is based upon existing CDOW wildlife habitat mapping, Mr. Thompson's extensive field analysis of this site and adjacent private properties, which have been ongoing since 1994, and conversations with CDOW and Town of Eagle representatives.

The report includes an in depth analysis and description of each habitat type found on the site and provides a series of development recommendations designed to mitigate project impact upon wildlife values. The Haymeadow PUD Development Plan is in conformance with these recommendations.

Western Ecological Resource, Inc completed a thorough description of existing vegetation communities, an evaluation of the presence of federal threatened, endangered and candidate plants and provided an estimate of impacts to the various vegetation communities for the approved Haymeadow PUD Concept and Zoning Plans.

Of the 660 acres that comprise the Haymeadow property the development plan as designed impacts only 17.69 acres of native vegetation and will impact 509 acres of introduced non-native vegetation.

The Haymeadow open space corridors have been strategically designed to protect wetlands, riparian areas and large stands of Cottonwood and Willow trees.

The proposed amendment to the PUD does not add any additional impact to native vegetation areas or to wetlands. The proposed uses will occur in areas of introduced or disturbed vegetation.

Access and Traffic

The proposed shift in location of a portion of the Neighborhood B and C multi-family density does not create any new density or uses and will not change the overall traffic volumes generated from the Haymeadow site. No change in the layout of the primary roads; Sylvan Lake Road and Ouzel Lane is proposed. No meaningful changes to trip distribution are expected to occur.

Water and Wastewater

As there is no increase or decrease in the intensity or density of the proposed plan there is no effect upon the water rights dedication requirements or the capacity of the water and wastewater plants and infrastructure.

The proposed residential parcel at the northeast portion of Tract E, is equal to or lower in elevation than most of the infrastructure installed as part of Haymeadow Filing 1 and would therefore have similar water pressures as defined in the Town of Eagle Mott MacDonald memo dated March 8, 2019. The highest building topographically is proposed to have a first-floor elevation of approximately 6712 which correlates to the upper level of a 3-story building having an elevation of approximately 6732. This elevation would have a static pressure of approximately 47 psi. The recommendation contained in the Mott MacDonald memo is to have a minimum pressure of 30 psi at the upper floors of the proposed buildings. Also, per the Mott MacDonald memo, there is adequate water storage within the Town pressure zone to accommodate the proposed density increase.

The existing sanitary sewer mains and non-potable water mains installed as part of the Haymeadow Filing 1, have sufficient capacity to support the site development and density as proposed.

Emergency Services

The applicant has had an early conversation with representatives of the Greater Eagle Fire Protection District. At this time there are no identified negative impacts associated with the shift in location of the multi-family use. The proposed multi-family site has multiple points of access and may be designed to meet fire department access requirements.

LERP program

As there is no change in density and no change in the multi-family and single family/duplex unit ratio there is no effect upon the LERP program requirements of the Haymeadow PUD. The approved Haymeadow LERP plan requires that 10% of the 837 units be deed restricted as LERP units and approves for them all to be multi-family units. The shift in location of the multi-family units into Neighborhood A1 will allow more multi-family to be constructed in earlier phases of the project, which will result in substantially more LERP units constructed sooner. To meet the overall 10% requirement, 24% of all the multi-family units will be designated as LERP units.

We are also proposing to include a separate deed restriction on an additional 10% of the 72 units transferred to Neighborhood A1 that would require the units to be sold only to Eagle residents, without restrictions on price appreciation.

Eagle Area Community Plan/Elevate Eagle

As stated above, the approved Haymeadow plan was designed to a very high level of compliance with the EACP.

The EACP includes a vision statement and the Vision chapter of the plan (page 5) includes eleven planning concepts as integral to the Town's vision statement. These planning concepts are broad

based statements that apply well to the overall Haymeadow PUD and were important in informing the design process. The shift in location of the multi-family does not create any adverse effect upon the overall compliance of the Haymeadow PUD with any of the vision elements of the Eagle Area Community Plan.

Another important element of the EACP is the Land Use Chapter (page 13). The Land Use Chapter recognizes six primary factors that influence land use decisions. Again, the approved Haymeadow plan closely hews to these factors and was found to be in compliance with this important section of the EACP. The shift in location of the multi-family does not create any adverse effect upon the overall compliance of the Haymeadow PUD with these six factors of the Land Use Chapter.

A strong tenet of the EACP was to locate higher densities closer to the community core and to feather out the unit per acre density as the distance from the community core increased (page 7, Factors of Livability #1). The proposed PUD amendment creates a higher level of compliance with this aspect of the EACP. The EACP also notes that “a healthy vibrant community should have... a range of housing choices for residents at all income levels, and that the development of workforce and affordable housing in Eagle can help to ensure a more sustainable community” (Chapter 10, page 132). Chapter 10 of the EACP is the Housing section. This section of the EACP discusses housing needs, goals and policies at some length. The proposed PUD Amendment creates a higher level of compliance with this aspect of the EACP, as it allows Haymeadow to accelerate the phasing of multi-family units.

The shift in the multi-family location does not create any adverse effect upon the overall compliance of the Haymeadow PUD with the Eagle Area Community Plan.

The Town of Eagle adopted the Elevate Eagle Comprehensive Plan on December 5, 2020. This application is subject to the Elevate Eagle plan as the current Comprehensive Plan for the Town of Eagle. The Elevate Eagle plan recognizes and supports the design and goals of the Haymeadow PUD.

The very first goal articulated in the plan, Goal 1-1 (page 48) states: *“Promote a wide range of attainable housing opportunities for young adults, families, aging residents, workforce and others.”* The sub-policies to Goal 1-1 numbered 1-1.1 and 1-1.3 directly support the proposed PUD Amendment.

The second goal of the Elevate Eagle plan is Goal 1-2, (page 48) which states: *“Expand and diversify the Town’s economic opportunities.”*

The Who We Are section (page 78/79) of the Elevate Eagle Plan clearly articulates the importance and benefit of creating a variety of attainable housing options to support new employees and their families, as well as retirees and millennials.

The Where We Live section (pages 83/83) articulates the need for “middle” section housing. The section describes the Eagle demographics that are currently weighted heavily toward single family housing stock with some rental opportunities, but with limited opportunities in the middle sector. Haymeadow is weighted 60%/40% single family/multi-family. Shifting some of this multi-family into Neighborhood A1 allows for a higher range of multi-family unit types and price points and allows those units to be delivered earlier in the project phasing.

The Economy section (page 84/85) states the importance of housing availability to the economy, relaying the often stated finding that the lack of attainable housing is a primary factor hindering employee retention and business growth.

The Elevate Eagle plan includes a Future Land Use Map (“FLUM”) as a guide to development decisions and anticipates the location land uses over the next 10 to 20 years. In the case of the Haymeadow PUD the FLUM recognizes and reflects the existing PUD Development Plan land uses and highlights the public/institutional lands and the medium and low density residential areas. While the plan reflects the approved development plan it also recognizes that the Haymeadow PUD has built in flexibility in the exact boundaries of those areas. The FLUM also states that “flexible interpretation of the boundaries may be granted by the Town Planning Staff, Planning and Zoning Commission and Town Council, provided the proposed change is consistent with the vision, goals, and strategies contained within this plan”.

The proposed amendment to the Haymeadow PUD shifts the location of a portion of the public/institutional land to a location in Neighborhood C that is adjacent to other public/institutional land and park space and shifts a portion of the Neighborhood C medium density area to the Neighborhood A location shown on Figure 1. The overall area of public/institutional land will be increased by 1.5 acres and the overall area of low density residential land will be decreased by 1.5 acres.

This amendment in the FLUM boundary line locations directly addresses the Elevate Eagle goals of shifting the overall Town ratio of multi-family to single family land towards the multi-family side.

A careful read of all of the vision, goal and strategies with the Elevate Eagle plan indicates support for this minor shift in the boundaries of these two areas.

The Vision statements of the plan describe broad community wide ideals for community character, lifestyle, environment and connections that the Haymeadow PUD will continue to meet with the proposed PUD Amendment. The minor shift in the location of medium density residential and public/institutional land within the neighborhoods of Haymeadow will have a positive effect upon the Vision of the Elevate Eagle plan.

The shift is directly supported by Goal 1 of the Elevate Eagle plan and is in harmony with Goal 2-B, which describes the Brush Creek character area. Again, the minor shift in boundaries and the overall increase in public/institutional lands will have a positive effect upon the goals of the plan that relate to this proposal.

The flexibility language built into the FLUM section of the Elevate Eagle plan was expressly written to allow minor shifts and deviations from the FLUM map boundaries when a land use proposal has no overall effect to vision and goals of the Elevate Eagle plan. This proposed amendment meets that interpretation.

3.0 Conditions for PUD Amendment

In accordance with the Town of Eagle Town Code Section 4.11.050 an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification:

1. Is consistent with the efficient development and preservation of the entire planned unit development.

The proposed amendment is consistent with, and in fact, improves upon, the efficient development and preservation of the entire planned unit development. The use of vacant land that is not currently planned for use by either Mtn Rec or the future school allows for an efficient development of the PUD and for an efficient use of the existing first phase infrastructure network.

The addition of residential units closer to the core of downtown Eagle and Eagle Ranch will add to the energy and vibrancy of those important areas. The proximity of residential units to the pool, ice rink and trailhead complex will be a terrific amenity for those citizens and will help to energize the park. The ability to add more multi-family residential units sooner, units that are targeted to a difficult to serve housing demographic, and accelerate the pace of LERP units seems to be a significant community benefit.

2. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest.

The applicant does not believe that the proposed amendment has a substantial adverse effect upon any lands abutting or within the PUD. The application does not propose any new uses for the approved PUD, it merely shifts the location of existing approved uses. School, residential and park uses will remain adjacent and compatible with one another as is evidenced by the location of schools and parks throughout the greater community. This proposed 6.5 acre expansion of multi-family will continue the planned synergy of the combined school/park site and will add additional walkable units to those facilities. The proposed location for multi-family housing would not affect the views of any residents in Eagle or materially change any traffic patterns. In recognition of the feedback we previously received, the proposed location does not require any changes to the current Mtn Rec expansion plan or require any change in location of the future school.

3. Is not granted solely to confer a special benefit upon any person

The amendment as proposed will foster the efficient development of the PUD and provide an opportunity to develop much needed multi-family housing in an earlier phase of the development. It also increases the total amount of public park space within the development. This does not confer a special benefit upon any person.

4. Does not contain proposed uses that detract from other uses approved in the PUD

The park space and multi-family shift in location does not create any new uses.

5. Does not contain an open space plan that differs substantially in quantity or quality from that originally approved

The proposed amendment increases the quantity and quality of open space in the approved plan.

6. Contains street and utility plans that are coordinated with planned and/or existing streets and utilities for the remainder of the PUD

There are no significant changes to the existing or approved street and utility plans.

4.0 Development Impact Report

The Town of Eagle Land Use Regulations Section 4.07.100 is titled Development Impact Report. The intent of this section of the land use regulations is to ensure that development proposals address and evaluate potential impacts. The section of the Haymeadow PUD Amendment and Preliminary Plan application responds to the purpose, intent and details of this portion of the town land use regulations. Sections taken directly from the Town of Eagle Land Use Regulations are expressed in a bold text format. The applicant responses are expressed in a standard text format.

Purpose - It is the purpose of this Section to:

- 1. Ensure that complete information concerning any adverse effects of the proposed development or subdivision on the environment and essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town is available to the Town Board, the Planning and Zoning Commission and the general public;**

Applicant response: The approved PUD Development Plan included a thorough environmental analysis of the property and that analysis was reviewed as a part of the Haymeadow PUD Zoning and Development Plan review processes. Those Haymeadow applications were assembled in a comprehensive manner and included information throughout the narrative application and the appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town.

Environmentally sensitive portions of the property such as wetlands and drainageways were identified and protected by designating these areas as open space. The recreation parcel and the multi-family locations were found to be areas suitable for development.

The shift of Neighborhood B & C multi-family density onto a portion of Tract E does not create any adverse environmental impacts, have any adverse impact upon the provision of the above listed services or other impact to the community that was not identified and mitigated as a part of the 2014 PUD approval.

- 1. Ensure that long term protection of the environment and the provision of essential**

public and private services and facilities such as streets, utilities, and educational facilities are considered in major development and subdivision planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions; and

Applicant response: The 2014 Haymeadow PUD application included a robust environmental analysis of geology, vegetation, wildlife, traffic, drainage, utilities, and water rights and provided information on these topics as well as schools that allowed town officials and citizens opportunity to consider these factors as they evaluated the proposal. The end result of that review process was the 2014 PUD Development Plan and Preliminary plan approval. The geologic, vegetation, wildlife, drainage, utility and water rights analyses are unaffected by this shift in location of land uses. Total traffic will be unaffected and there will be no material changes to traffic patterns.

- 1. Ensure that proposed developments and subdivisions promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools; and**

Applicant response: This application proposes a shift in location of some multi-family density and of public park / open space. The application materials are sufficient to allow the reviewers the ability to evaluate any adverse impact to the distribution of population.

- 1. Provide procedures for local review and evaluation of the environmental and social-economic effects of proposed development projects and subdivisions, including essential public and private services and facilities, prior to granting major development permits or subdivision approvals; and**

Applicant response: No applicant response is necessary to this section of the Intent. This section of the Town of Eagle Land Use Regulations provides the procedures stated above and the Haymeadow review process is in compliance with those procedures.

- 1. Provide for the reasonable and adequate mitigation of on-site and off- site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities and educational facilities.**

Applicant response: This application has evaluated on-site and off-site impacts. The applicant does not believe there are any on or off-site impacts that require mitigation above and beyond the current PUD approval.

Preliminary Impact Report

Every Development Permit Application and Preliminary Subdivision Plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:

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 current approved PUD Development Plan has identified Tract E and the Neighborhood B and C multi-family sites as appropriate for development. The level of disturbance to these respective sites will remain similar. This application will not alter any of these landforms above and beyond the current approval.

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

Applicant response: The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands, which are not classified by the CDOW as wildlife habitat. However, the northern undisturbed natural lands are classified as habitat. The proximity of homes on Haymeadow could possibly affect this northern wildlife habitat. A complete wildlife analysis was included in the 2014 application and includes a comprehensive analysis of wildlife habitats and potential Haymeadow impacts and improvements, and includes a recommendation for a wildlife movement corridor across the eastern portion of the site. This recommendation, among others, has been incorporated into the Haymeadow design and would be enhanced by the proposed increase in the size of that wildlife movement corridor across the eastern portion of the site. The comprehensive report allowed for a thorough review and understanding of wildlife associated issues. The approved Haymeadow PUD includes wildlife mitigation measures to address potential impacts. The level of disturbance on Tract E will remain similar and will not create any additional affect to wildlife habitat, feeding or nesting areas.

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

Applicant response: The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands. Tract E does not include native vegetation. The Haymeadow plan will not result in the substantial alteration of native vegetative cover. The level of disturbance to these respective sites will remain the same regardless of whether the use is multi-family or school/rec facilities. This application will not alter any of this vegetative cover above and beyond the current approval.

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 Amendment will not affect these factors above and beyond the current approval. These lands are located within the Eagle Area Community Plan Urban Growth Boundary and as such a certain level of impact to the above factors is understood.

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

Applicant response: This application will not affect these factors.

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: This application will not change the approved PUD in any manner that will affect these factors.

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

Applicant response: This application will not create any odor issues.

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: This application will not change the approved PUD in any manner that will affect these factors.

By discharging significant volumes of solid or liquid wastes;

Applicant response: This application will not change the approved PUD in any manner that will affect these factors..

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: This application will not change the approved PUD in any manner that will affect these factors.

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

Applicant response: This application will not change the approved PUD in any manner that will affect these factors.

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

Applicant response: This application will not displace any people or result in any increase in population that is not already approved through the current PUD.

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

Applicant response: This application will pre-empt 6.5 acres desirable for recreational or open space use in Tract E, but more than offset that by allocating 8 acres desirable for use as recreational space in Neighborhood C.

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

Applicant response: This application will slightly alter traffic patterns internal to Haymeadow.

By substantially affecting the revenues or expenditures of the Town government

Applicant response: This application will substantially increase near-term revenues of the Town by accelerating the timing of the Haymeadow buildout which will result in impact fees paid sooner, as well as accelerating the addition of resident taxpayers to the Town.

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 50-J.

Applicant response: This application will not increase demand on school facilities, educational opportunities or ECSD revenues.

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

Applicant response: The application is a part of a larger project that has been reviewed and approved by the Town of Eagle. The Haymeadow PUD is a complete master planned community and has addressed all of the elements associated with the anticipated build-out of the property.

APPENDIX A DRAFT REVISED PUD GUIDE