

December 20, 2021

Haymeadow Design Guidelines

Development Permit review

Application Narrative

The Haymeadow PUD Preliminary Plan was formally approved in 2014. One of the key Haymeadow documents is the PUD Guide, which serves as the governing land use regulation for Haymeadow. The PUD Guide details and defines the development standards that guide the various designated uses of the PUD Development Plan. This includes development standards such as allowable uses, setbacks, heights, lot coverages and density. The PUD Guide also gives general direction to future elements of the Haymeadow. One of these areas of the PUD Guide is Chapter 6, which describes the overall design intent of Haymeadow and requires that prior to any vertical development within Haymeadow that a detailed set of architectural and landscape design guidelines shall be reviewed and approved by the Town of Eagle.

This application presents the draft of the Haymeadow Design Guidelines for review by the Town of Eagle. The application will follow the Town of Eagle Code procedures outlined for a Development Permit Review.

This project narrative summarizes the governing framework, provides a brief explanation of how the draft Design Guidelines comply with the Haymeadow PUD Guide and with the Town's goals policies and plans and addresses the review procedure for this application.

In 2020 as a part of the initial final plat review that included the design and construction of the public improvements that are now in place a Streetscape Design Guideline document was reviewed and approved by the town. These streetscape guidelines describe the landscape and lighting design for the public street right-of ways within Haymeadow. The final Design Guidelines document will incorporate or reference the approved Streetscape Design Guidelines document.

The draft Haymeadow Design Guidelines are constructed and will function similar to the design guidelines of most major PUD's and community neighborhoods. The Haymeadow Master Association and the Design Review Committee shall be responsible for the management, implementation and enforcement of the design guidelines. The Haymeadow Master Association has the right and responsibility to adopt the design guidelines and the Developer initially has the right to designate a design review committee, which will later become the responsibility of the Haymeadow Master Association as outlined in the Declarations. The design review committee and their staff, if and when appropriate, will manage the design review process as outlined in the guidelines. All improvements within the PUD shall be required to receive design approval. The PUD Guide requires design approval prior to the Town of Eagle issuance of any building or grading permit. Should the design review committee cease to fulfill its responsibilities the PUD Guide authorizes the Town of Eagle to assume the role.

The PUD Guide provides a basic outline of the design concepts for Haymeadow. The design concept for Haymeadow is to create a series of pedestrian friendly, walkable well connected neighborhoods with a strong streetscape to frame the residential development. In the more dense neighborhoods, closest to the town core, the single family neighborhoods are described as having relatively narrow lots, recessed garages and a well-established front porch element. As development progresses to the less dense neighborhoods this design layout may become more relaxed. Multi-family residential should respect the streetscape while orienting to courtyards and open space access in a less formal arrangement.

The guidance for this design includes all of the PUD control documents and starts with PUD Guide which details the building setbacks that require recessed garages and prominent front porch elements. The subdivision final plats then lay out the streets, lots, parks and open space areas and detail the streetscape design. The Haymeadow Filing 1 Final Plat initiated these concepts with the streetscape plantings, the sidewalk, paths and alleys, with the narrow single family and duplex lot layouts and the multi-family parcel layouts.

The design guidelines then fill in detail on architectural appearance, shape, mass, materials and colors. The PUD Guide section on design states that the intended feel of Haymeadow is to “develop a series of neighborhoods at ease with the surrounding ranching setting that look and feel like a natural evolution of the greater Eagle community.”

The PUD Guide states that this will be assured by establishing design guidelines that:

- a. Establish design and construction standards that both fit in the setting and ensure a consistent high level of quality across a broad array of housing types;
- b. Respond to the unique attributes and sensitivities of the site which are reflected in the design tenets underlying the plan;
- c. Implement a diverse but cohesive, unified and balanced architectural and landscape theme;
- d. Control massing of buildings to be appropriate in scale and context;
- e. Site structures in a manner which responds to existing physical features, maximizes vistas, privacy and addresses energy usage;
- f. Utilize forms and materials that honor the sites cultural history.

The draft design guidelines have been written to address all of these standards and are in compliance with the direction of the PUD Guide. The general gist of the guidelines is to create architecture that respects both the simple and additive forms of western slope architecture while allowing for the evolution of the design style, materials and palettes.

As a Development Permit review, the guidelines should, to the extent applicable, meet the Goals and Policies of the Town of Eagle, as articulated in the Elevate Eagle Comprehensive Plan.

Applicable goals and policies found in the plan include:

Goal 1-1, Promote a wide range of attainable housing opportunities...

Goal 1-1.1, Ensure a healthy mix of housing types and densities...

Goal 1-1.3, Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures...

Goal 2-3.3, Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design...

Goal 2.4, Connect Eagle's unique neighborhoods physically and visually through a walkable and trail-oriented environment...

Goal 2.8 and each sub-goal beneath 2.8, Policies for the Brush creek Character Area....

Goal 4.3 through 4.3.4, Support and Demonstrate Sustainability....

We believe the draft design guidelines address and implement, to the degree applicable for a set of design guidelines, these above listed goals and policies of the Elevate Eagle plan.

As a draft set of guidelines proposed for town review, we understand there are formatting, grammatical and design detail graphics and elements that are still under internal review. We are not expecting or asking the town to review the guidelines to that level of detail. We believe the town staff and officials will and should review the overall content and structure of these guidelines for compliance with the PUD and the town goals and policies.