



COLORADO

Parks and Wildlife

Department of Natural Resources

Glenwood Springs Service Center
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May 13, 2022

Town of Eagle

Carrie McCool; Town of Eagle Contract Planner

200 Broadway, PO Box 609

Eagle, CO 81631

RE: Reserve at Hockett Gulch Third Referral

File Number: PUD A22-01 Minor PUD Amendment; DR21-02 Major Development Permit and PFP21-01 Preliminary Plan/Final Plat

Ms. McCool,

Colorado Parks and Wildlife (CPW) has had an opportunity to review the third, updated Land Use Request for the Reserve at Hockett Gulch. The new Minor PUD Amendment application is to change the location of a portion of the 5-foot soft perimeter path in HD_PUD-3 (Lot 3 of the Preliminary Plan and Final Plat).

The applicant is still proposing a major development permit for approval to construct 400 rental units and a clubhouse on 17.38 acres. Forty-five percent of the units proposed include a deed restriction requiring local residency. Preliminary Plan and Final Plat approval to subdivide 29.65 acres into 4 lots and two open space tracts. Current plans continue to show a soft recreation path drawn into the plans running to the west of the Hockett Gulch drainage and to the south of the proposed developed units. CPW appreciates the opportunity to provide the following comments and recommendations.

Follow up conversations between CPW Staff, Town of Eagle Staff and the applicant since the February 7, 2022 on-site meeting, discussions regarding the soft path have continued.



In the most updated proposed plan, the mapped soft trail is now plotted to run along Hockett Gulch, between lots 2 and 3, then going through the middle of the Open Space parcel (OS-1) to the south of the proposed development. CPW continues to recommend not having a soft trail on the proposed property, rather have all residents utilize the existing hard path trail system along Sylvan Lake Road to gain access and connectivity to all other Town of Eagle trails. While reviewing the most updated plan map, access to the town trail system could be easily accessed by future residents by utilizing sidewalks and hard paths designed into the interior of the proposed development. CPW believes using the designed system of sidewalks within the interior of the development in order to gain access to the proposed Town of Eagle Trailhead and the existing Town trail system across Sylvan Lake Road would have the least amount of impact upon the existing wildlife populations. Recreation trails like the previously mentioned proposed soft path would most likely be used by residents walking their dogs and would create an unnecessary disturbance upon the local wildlife populations in this area. Connecting this proposed development to the already existing hard trail system within the Town of Eagle along Sylvan Lake Road would be CPW's most recommended alternative to the proposed soft trail.

If it is determined that the soft path must be put into the design of the proposed plan, CPW recommends having the soft path abut directly against Mt. Eve Road within OS-1 in order to allow for as much undisturbed wildlife passage throughout the OS-1 tract. Current plans show the soft path going through the middle of OS-1, which would make this small tract of open space undesirable for wildlife in terms of movement corridors. Additionally, CPW recommends that all trails throughout the Hockett Gulch Development implement the Town of Eagle's dog leash policy and that the HD/PUD-3 section of the development prohibits dogs to further reduce dog and wildlife conflicts. Dogs harassing wildlife within the Town of Eagle are having an ever-increasing, negative impact upon the local wildlife populations and preventative planning to address this issue will benefit wildlife and will help to protect the dogs and their owners from potential dog-wildlife conflicts.

CPW continues to recommend a wildlife corridor of at least 250 feet of undeveloped land along the far western edge of the development. This corridor would prove extremely valuable as deer and elk attempt to occupy or cross the property in an undistributed way. The recommendation for this corridor is supported by the Governor's Executive Order D-2019-011 which promotes the conservation of wildlife corridors. Creating a vegetative buffer

between the wildlife corridor and the proposed developed area will additionally assist in allowing wildlife to occupy the area undisturbed, especially in the winter months.

During the February 7, 2022 site visit, the topic of fencing was discussed as a tool to decrease the amount of wildlife-vehicle collisions on the section of Highway 6 (Grand Avenue) directly to the north of the proposed development. High-fencing along the north and south sides of this section of roadway would reduce the ever-growing wildlife and vehicle collisions within this location. Utilizing this fencing to guide wildlife to the existing underpass to the north of the proposed development would allow connectivity within the wildlife movement corridor while reducing the amount of vehicle collisions with wildlife. The amount of fencing would not have to be extensive as it could be designed to end into the hillside just west of the property on the south side of the road and connect into the already existing fencing along the bike path on the north side of Highway 6 (Grand Avenue). CPW can provide additional recommendations regarding wildlife fencing designs along roadways to prevent collisions if requested.

In addition to these recommendations, CPW continues to recommend the following guidelines:

- Ensure that bear-proof containers are utilized for all garbage and food-related waste on the property and only put trash out on the day of scheduled pickup during and after construction. Animals (especially black bears) do become habituated to anthropogenic food sources, which often leads to the euthanasia of these animals due to repeated conflicts with people.
- Adhere to the already established wildlife seasonal closures on all public lands in and around the Town of Eagle to minimize wildlife disturbance
- Keep dogs on leash and prevent all dogs from coming into contact with wildlife
- Discourage fruit, berry, or nut producing trees and shrubs from the landscaping plans to further reduce attractants for bears and other wildlife.
- Refer to CPW's Fencing with Wildlife in Mind document and ensure that any new perimeter fencing, if deemed necessary, is in compliance with the standards outlined in that document.

Mountain Lions and Black Bears are commonly found in this proposed development's area with more human conflict calls being reported to CPW recently. Since this planned development's

occupants will be renters that may not originally reside from the local area, CPW would like to recommend that the Town of Eagle provides all new residents updated information regarding the impact of humans on the local wildlife populations. Additionally, CPW recommends signage regarding living in lion and bear habitat throughout the proposed development as well as literature being available for new residents to further education them on the most effective way to live amongst these two predator species.

As a referral agency we hope to provide recommendations and provide concerns that may help make this proposal more successful. CPW will attend any meetings that we are requested and provide explanations or further information regarding our comments. The contact for CPW will be District Wildlife Manager, Brian Wodrich at 970-948-9166 or by email at Brian.Wodrich@State.CO.US.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Yamashita', with a stylized, flowing script.

Matt Yamashita
Area Wildlife Manager
Colorado Parks and Wildlife

file: Brian Wodrich - District Wildlife Manager