



10-6-23

RE: 263 Sawatch Rd, Development Permit response to P & Z board/ town staff comments on 9-19-23,)

To: Town of Eagle Com Dev. Dept, P and Z Board and Town Commissioners,

Signage program to be described.

Response: Show typical sign parameters that it meets TOE standards, show where signage would occur on site and on building. Refer to front elevation drawings of buildings and 3D image.

Describe Recreation opportunities on the property: Refer to new sheet A1.3, movie and 3D images

Response:

- 1 We have created flatter graded benches with retaining walls within the east and south side of the pit on the sides before the detention pit gets too steep.
- 2 Gravel walk path has been added.
- 3 Fenced the detention area with a split rail fence for safety and for a resident dog walking area. This fence will be 4'-0" tall and be positioned 1/3 down from the rim of the pit.
- 4 There are rocks to sit on like at Ford Amp.,
- 5 added gravel terrace areas with seating on the west side of the building to energize the areas that will have good afternoon sun and be adjacent to the open area of the detention area.
- 6 Identified on the sheet is a 40'X102' green space between Building 'C' of 700 chambers and the north building of 263 Sawatch development as a place for recreation.
- 7 Each apartment has a private deck for outside living/enjoyment.

Landscape plan to be enhanced: Response: the design will add more low water use plantings, more diverse tree specimens, add (2) conifers on the south right of way to better screen parking and building. The project has proposed a total of 30 bio-diverse trees. We have reviewed the Landscape as described within the 2023 Land Use Code. The project incorporates more xeriscape areas. We have reduced the sodded area that only 7.5% of the site area is permanent irrigated lawn. This sod is a low growth/low water use variety of fescue and hardy grasses. Most other portions of the site are on a drip irrigation system. The detention area is on a temporary irrigation system to be used to establish new seeded mix of low growth/low water use grasses and fescue. (Note: The project cannot comply with the turf grass limitation of the 2023 Land Use Code which allows no turf, but project limits turf as much as possible to tie into the existing language of the area and provide rec. opportunities)

Describe in detail the methods and materials that make this development a sustainable and energy wise development.

Response: all electric heating and cooling, electric water heaters, solar ready on south facing roof masses, compliance with or beyond 2021 IECC code requirements for insulation and windows, energy rated appliances and heating system, Low flow plumbing fixtures, compliance with sustainable/durable/renewable/recycled content (ex. LP Smart siding is durable and has a high amount of % recycled content), stucco is durable, location of site is an infill site, near town businesses, can encourage limited driving since workers are near business on Chambers and businesses on the ground level, limited need for auto use due to proximity to bus, and work opportunities, Brown site/infill site, creating an environment that is clean and not a storage yard

Response: Add solar, all electric project, providing rough-in for EV charging

See below for more detailed information:

Characteristics of a green built project: We shall comply with most of the applicable points Sustainable Sites

- Walk-able, bike-able, and/or located near public transit
- Infill site.
- Transforming a storage area with multiple vehicles over gravel/dirt to a paved parking lot for vehicles over paved parking areas. (limits seepage into ground)
- Planning and site implementation to protect natural features during construction
- drought tolerant landscaping
- Providing space within the trash enclosure for trash, compost, and recycling container

Water Efficiency

- Innovative landscaping and irrigation techniques to reduce outdoor water use
 - mostly drip and use of temporary irrigation. An irrigation sensor will be installed on the system to not water when nature has provided enough moisture and only be provided at appropriate water schedules. Use of xeriscape, gravel terraces and gravel walk paths.
- low-flow or Water Sense labeled fixtures inside the building

Building Envelope building is constructed under 2015 IBC/IECC, but will comply with most recent 2021 IECC code. (International Energy Conservation Code) In addition A CommCheck performance shall be submitted with Building Permit application.

- insulation to meet or exceed IECC 2021
 - attic ---R-49 (blown-in batt insulation on the bottom chord of trusses 17" to 21" equaling R-50.76 to R-62.16)
 - wood framed walls--- R-20 +R-3.8ci (fiberglass batt insulation 5 ½" = R-21 Plus Zip panel continuous insulation =R-3.8)
 - Below grade--- R-10ci (with 2 3/8" Drain-n-Dry on face of exterior foundation walls or R-10 rigid insulation for a depth of 4'-0")
 - Fenestration (design goals of .32 for fixed and operable windows)
 - Fixed windows U-0.34 code maximum
 - Operable Windows and doors U-0.42 code maximum
 - Entrance Doors U-0.63 code maximum

Heating and Cooling

- Incorporating passive solar design strategies such as south facing windows and thermal mass, reduced east/west glass, proper orientation of the home and shading of south facing window
- HVAC system technologically possesses higher efficiency ratings/Heat-pump heating/cooling systems
- Providing roof south facing area over 40% that allows for a solar ready building.
- Provide cellular shades for windows
- Providing a thermal mass. Concrete slab on ground level and added 1" slab on 2nd level.

Appliances, Lighting, and Renewable Energy

- Energy Star certified appliances
- High efficiency water heating choices, heat pump water heater or electric water heating system
- 100% LED lighting,
- Solar-ready steps taken with roof design and pre-wired conduit
- Rough-in for EV charging or battery storage as part of project

Health and Indoor Air Quality

- Builder protected duct system prior to use
- Higher levels of filtration
- Advanced fresh air ventilation system design
- Low-emitting building products selected
- All electric homes

Materials

- Material efficient building designs
 - The buildings are 3 identical buildings so materials can be shared to reduce waste and over purchasing.
 - Simple design and simple structure allow for efficient building construction.
 - Durable exterior construction practices used
 - Sustainable building materials selected (listed on next page)
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- Siding- LP Smart siding (most durable siding on the market, made with in-plan manufacturing approved by the APA, sustainable manufacturing, responsible forest management and reforestation, Sustainable Forestry Initiative® and the Programme for the Endorsement of Forest Certification (PEFC), [SFI Chain of Custody Certificate](#), [SFI Forest Management Certificate](#), [SFI Fiber Sourcing Certificate](#))
 - Stucco- Sto Stucco system (innovative wall systems are engineered to reduce carbon emissions through long-term durability, energy-efficiency, STO has Operational Efficiencies through Environmental Management System in accordance with ISO 14001, STO is Committed to employees and their communities)
 - Roofing shingle, Gaf-Elk (recycled content, with optimized Energy performance -title 24 compliant)
 - Windows- Andersen (indoor air Quality Certification, meets National Green Building standards, SCS recycled content certification)

Addressing Elevate Eagle:

ELEVATING OUR INCLUSIVE CULTURE

GOAL 1-1. PROMOTE A WIDE RANGE OF ATTAINABLE HOUSING OPPORTUNITIES FOR YOUNG ADULTS, FAMILIES, AGING RESIDENTS, WORKFORCE, AND OTHERS.

1-1.1. Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure)**

1-1.2. Promote and encourage additional senior housing. Utilize the findings from the Eagle County Housing Needs Assessment to determine what regulations are needed, what the demand is, and appropriate areas for senior housing. **Response: units are 2 bedroom and could function well for a senior or others looking to downsize.**

1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housing efforts. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure)**

EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES.

1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.

Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure)

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.

Response: the property is close to I-70 and has commercial units that are appropriate in size for small and mid-sized businesses.

b. Improve signage to draw visitors from Interstate 70 and US Highway 6. **Response: Not addressed within this development nor applicable.**

1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

Response: providing (9) commercial units that are appropriate for small and mid-sized businesses.

1-2.4. Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship. Response: providing employee worker housing close to businesses and location for businesses to provide goods and services near the business area of Chambers

1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors. Response: providing both employee worker housing and a place for small commercial businesses.

1-2.6. As development occurs, ensure the Town's overall mix of land uses remains aligned with community goals.

1-2.7. Support alternative work environments such as home-based businesses, location [1]neutral businesses, mobile vendors, as well as traditional brick and mortar establishments. Response: providing a place where one could have a home-based business and in a location that other smaller commercial businesses exist.

1-2.8. Encourage continued reinvestment in existing commercial areas. Response: The development takes a single entity use of contractor storage and transforms into a desired multiple use (nine businesses) area that is pleasing to work and to shop within and expands the existing 700 Chambers commercial uses and character.

1-2.9. Create a positive business environment that encourages (re)investment and expansion.

Response: this development expands the existing group of small businesses on Chambers and creates a place where these small businesses can exist without needing to do stand along buildings. Existing along side of other businesses creates a desired place to do business within Eagle's Commercial General zoned area.

1-2.10. Support the retention and expansion of regionally serving commercial and service uses.

Protect the light industrial areas from dilution and intrusion by other uses. Response: Development has addressed one of the town's hardest tasks. Where to house the work force needed for the commercial and service industries. By having worker housing within Eagle, it encourages businesses to stay local and not need to relocate elsewhere employees can be found and afford to live.

ELEVATING OUR UNIQUE CHARACTER

GOAL 2-6. POLICIES FOR THE WEST AND EAST GATEWAY AREAS (SHOWN ON MAP).

Response: While not in these areas, some of the goals are being addresses

2-6.5. Work to improve the appearance of developed areas at the Town's western and eastern edges.

Response: the property will become better-looking and more business friendly within the proposed development.

2-6.7. Work to phase out non-conforming and/or unsightly uses. Response: The Storage yard use is unsightly, and this development will be an improvement, creating a better impression for the Town of Eagle. Especially for visitors coming to use the Climbing Gym or visiting the businesses of this and the immediate area.

2-6.8. Ensure that new development in these areas includes architectural elements and treatments consistent and compatible with established design guidelines for the Town of Eagle. Response: Architecture shall comply

GOAL 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA (SHOWN ON MAP); INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.

2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities. **Response: A sidewalk is proposed to be added to connect this property to the 700 Chambers development. We would propose a pervious path in gravel with metal landscape edger on a walkway along the east side of the detention pond to encourage a path of travel. This pervious path will not meet accessibility requirements due to impervious limitations on the site. But feel that this path is a good improvement and will promote controlled circulation.**

2-7.2. Workforce housing that directly supports on-site commercial or light industrial uses is considered an acceptable amount of residential in these districts. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure) and above nine commercial units.**

2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure) and above nine commercial units.**

2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas. **Response: This development will create commercial activity.**

ELEVATING OUR ADVENTUROUS LIFESTYLE

GOAL 3-3. CONTINUE TO MAINTAIN THE INCREDIBLE TRAIL AND PARK SYSTEM AND FIND NEW OPPORTUNITIES FOR EXPANSION AND CONNECTIONS TO KEEP UP WITH THE ADVENTUROUS RESIDENTS' LIFESTYLE.

3-3.1. Ensure residents have access to recreation amenities.

b. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities. **Response: The Project has provided space for outdoor activities, connected the development to the 700 Chambers Development that connects with 700 Chambers sidewalks. The project connects with the world class climbing facility that is Eagle Climbing and Fitness.**

GOAL 3-4. PROTECT OPEN SPACE LANDS WITH HIGH CONSERVATION OR RECREATION VALUE IN AND SURROUNDING EAGLE. Response: While not an open space the detention pit is a non-developable area that is being transformed from a wild environment to an improved grass covered area that will be overlooked and become an asset to the areas' residents, rather than a negative.

ELEVATING OUR RELATIONSHIP WITH THE ENVIRONMENT

GOAL 4-2. FIND A BALANCE BETWEEN RECREATION AND PRESERVATION ALONG RIPARIAN AREAS TO PROTECT HABITATS AND WATER QUALITY.

4-2.1. Preserve and protect the quality of and integrity of wetlands, rivers, streams, and riparian areas. **Response: The preserved detention pit is a needed element to collect water from the area. This area is not only being preserved it is being improved to make it a more pleasant place to be around.**

4-2.3. Support measures to maintain and improve water quality and quantity. **Response: The detention pit does filter and controls the water run-off of the surrounding area.**

4-2.4. Support and enhance water conservation by implementing the adopted 2020 Water Efficiency Plan. **Response: The project will use all water conservation plumbing fixtures. The lawn area has been minimized to save on irrigation water to be required. Sodded areas are to use a drought tolerant and low water use seed mix. Sodded/grass area is only 7.5% of the total lot area. Plantings proposed are low water use specimens. An irrigation sensor will be installed on the system to not water when nature has provided enough moisture and only be provided at appropriate water schedules. Impervious coverage is compliant with Town of Eagle Standards.**

GOAL 4-3. SUPPORT AND DEMONSTRATE SUSTAINABILITY.

4-3.1. Enhance or create a tree canopy in new development areas or existing urban areas where tree cover is lacking. **Response: The project has proposed 30 bio diverse trees that will provide shade and screening. This will aid in the reduction of internal temperatures of the building and temperature on the parking lot surfaces.**

4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption.

a. Encourage all construction efforts to utilize green building practices. **Response: The project will use green building practices wherever possible. A full description of efforts is listed previously within this letter.**

4-3.3. Support and demonstrate the efficient use of natural resources. **Response: these 3 buildings are identical and will be able to reduce construction waste as compared to 3 unique buildings. The project is proposed to use wood stud construction and wood trusses. Wood is one of the best uses of embodied carbon and is relatively quickly replenished. Material within the building (the LP Smart siding and others) are products that use a high recycled content. Wood trusses for the roof and floor structure are fabricated in Colorado. Drywall can be sourced locally. Local workers will be constructing the project which will reduce fossil fuel use.**

4-3.4. Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications. **Response: The project has over 40% of the roof surface facing due south and will have solar panels or be solar ready.**

4-3.5. Support measures to maintain and/or improve air quality. **Response: This project will be all electric, eliminating the exhaust from gas burning heating and cooling systems.**

4-3.6. Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area. **Response: This project has residential above commercial uses. The project is an infill site. This project is close to public transit. We have installed bike racks within the vestibule of the residential units to encourage non-automotive transportation. The project is walking or biking distance to grocery, restaurants, gym, water park, and other local businesses. ALL these contribute to lessen the need for automotive transportation.**

4-3.7. Support projects that promote water conservation and uphold the Water Conservation Plan, Source Water Protection Plan, and Brush Creek Management Plan. **Response: see item 4-2-4**

4-3.8. Support projects that promote and uphold the Climate Action Plan for the Eagle County Community. **Response: The project will address the Climate Action plan within the construction and materials used within and on the buildings. To include: durable materials, use of material with high recycled content, All electric development with high efficient heating/cooling/water heating, low water use plumbing fixtures, low water use/drought resistant landscape, sensor controlled irrigation system, solar ready roof design, proper building orientation to provide Passive Solar design, providing residential near commercial work opportunities to reduce need for auto transportation, project is close to Public transportation, providing EV charging auto station, Project will include a Trash/Compost/recycling program with separate containers for each, project is an infill site, preserving and improving the watershed/ filtration within the detention pond.**

ELEVATING OUR CONNECTIONS

GOAL 5-1. EXPAND OUR PUBLIC TRANSPORTATION NETWORK AND OPTIONS.

5-1.4. Promote the development of compact neighborhoods in close proximity to public transit options, and allowing increased residential, retail, and mixed-use densities in areas close to transit stops.

Response: The development is close to local bus stops, businesses, and amenities. The apartments within the development are close to businesses and could eliminate the need for frequent auto use.

GOAL 5-2. IMPROVE VEHICULAR TRAFFIC CIRCULATION. **Response: The project will have little effect on vehicular traffic on surrounding infrastructure due to the limited size of the development. We have reviewed this and traffic loads with the TOE. There is access from both Sawatch and through the 700 Chambers Development via the north/south access road.**

Thank you,

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