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Date: 01.13.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Major Development Permit (MDP) – Initial Submittal

Item 02: Project Narrative

Town of Eagle Planning Staff,

Below is a description of the proposed development at Red Mountain Ranch, Parcel 1. This narrative has been organized into sections based on the specific checklist items. Only the items referencing administrative adjustments and shared parking scenarios have been omitted as these specific items are not applicable to the scope of this project.

Project Overview

Red Mountain Ranch Parcel 1 is designated for residential and open space uses. Given the site's natural character and proximity to the Eagle River, the decision to prioritize open space over density was made early in the process. While the recorded PUD (9/15/2020) allows for a maximum of 97 dwelling units, the current design only proposes 66 total dwelling units. These are spread across multiple buildings and unit types. The current design proposes:

- (7) Unique Building Types
 - (4) Townhome Building Types
 - (1) Duplex Building Type
 - (2) Single Family Building Types
- (26) Individual Buildings
 - (8) Townhome Buildings
 - (6) Duplex Buildings
 - (12) Single Family Buildings
- (66) Total Dwelling Units
 - (42) Townhome Units
 - (12) Duplex Units
 - (12) Single Family Units

The total proposed GFA of new residential is approximately 218,420 SF. The GFA of individual dwelling units does vary across types. Please refer to Sheet G-03 in the Development Plan Set for a more detailed break-down of the project's total GFA.

To complement the residential programming, this proposal incorporates generous amounts of open space. This open space will be maintained by the development, heavily utilize native vegetation, and serve multiple functions depending on its location. At times the landscape will serve as a buffer between dwelling units, the public Discovery Trail, or US-6. At other times the landscape will frame private trails or views of the Eagle River. Vegetation density and species vary as they react to their location, context and fire mitigation requirements. Please see the landscape drawings in the Development Plan Set for more specific information on the treatment of these open spaces.

Statement of Compatibility

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As identified in the Town of Eagle's housing assessment, Eagle is growing at a faster rate than the County. Eagle is forecasted to continue to grow and will capture a third of countywide growth going forward. Eagle's location also allows easy access to outdoor activities year-round and continues to focus on this Live Work Play mentality. With commuters from Eagle County to Eagle being at 44% of the working population, additional housing is needed within Eagle.

Red Mountain Ranch aims to address the need for housing within Eagle, as well as contribute to the Live Work Play mentality, grow the local economy, and increase guest visitation year-round. Paired with the local climate, Red Mountain Ranch is perfectly situated for sustainable building practices, solar access, and passive heating and cooling. Pairing the site with direct access to the Eagle River and Downtown Eagle has made Red Mountain Ranch a very desirable place to live and visit. Direct connection to Downtown Eagle via the Eagle Valley trail allows locals and residents to easily access the amenities of both Red Mountain Ranch and Downtown.

Utilities Overview

The Red Mountain Ranch proposal for utility services aims to prioritize energy efficiency, nature-based stormwater management, and efficient water and sanitary system designs. Connections to utility services from the Town of Eagle and Holy Cross Energy are planned for electrical, water, and sanitary systems.

Connections to municipal stormwater management infrastructure will be unnecessary as all stormwater shall be managed on-site for quantity and quality control before being released into the Eagle River.

The sanitary system design will incorporate two lift stations in order to provide conveyance from Parcel 1 to the municipal sanitary line located adjacent to Nogal Road.

Please refer to the utility plans in the Development Plan Set and PFIR ("11_PublicFacilitiesInformationReport(PFIR).pdf") included with this submittal for additional information concerning the proposed utilities.

Park Dedication

In accordance with the Eagle Land Use and Development Code (Section 4.15.060) Red Mountain Ranch has committed to dedicating Parcel OS-1 to the Town of Eagle for use as a public park. This was noted as part of the proposal on the Sketch Subdivision Submittal (1/24/2024), described in the recorded PUD (9/15/2020), and continues to be the goal as we move through the design and entitlements process.

Variations to Zone District Regulations

Zone District Regulations and Design Requirements for this development are defined by three documents: The Eagle Land Use and Development Code, The recorded PUD, and the RMR Design Guidelines. Both the PUD and the RMR Design Guidelines Draft are included in this submittal for reference.

The recorded PUD largely follows the Eagle LUDC and defers to that standard where items are not explicitly stated. Since that document was previously approved and we are not proposing any changes to it, it has only been included in this submittal as a reference.

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The RMR Design Guidelines are intended to serve as the governing regulations which will control the development of the Red Mountain Ranch Planned Unit Development (PUD). These Design Guidelines were developed to ensure new construction would maintain a similar character while allowing for design flexibility on future scope. They were based off the Eagle LUDC and generally do not vary from those regulations.

Where variations do occur, they meet or exceed requirements from the LUDC. For instance, while the LUDC does not specify any insulation performance requirements for the building envelope, the RMR Design Guidelines require that the exterior walls and roof perform 10% better than the current code.

Thank You,



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