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Date: 01.13.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Preliminary Plan Review (PPR) – Initial Submittal

Item 06: General Development Information

Town of Eagle Planning Staff,

The following narrative provides a general description of the Red Mountain Ranch – Parcel 1 proposed development. This includes a summary of existing conditions, a description of changes since the Sketch Subdivision submittal, and a statement of compatibility with existing Town of Eagle plans.

Existing Conditions

The existing conditions of Parcel 1 consist of an old ranching area with existing old-growth tree clusters as well as invasive weeds. The site neighbors the Eagle River and slopes gently up to Highway US-6. There is currently one access point off Highway US-6 near the existing single-family home. Consistent with the narrative and other submittal items, the goal of Red Mountain Ranch is to preserve the existing site as much as possible while allowing residents to have direct access to nature from their home.

As identified in the Riparian Area Management Plan (RAMP), Red Mountain Ranch has established a 75' setback from the Eagle River's high-water mark that is maintained throughout Parcel 1. As identified in the PUD for Red Mountain Ranch, the Discovery Trail, which connects all six parcels, travels through this setback and allows direct connection to the Eagle River for residents and the public.

Existing drainage pathways through the site from off-site stormwater as well as stormwater caught on-site travel through three existing drainage swales. Although there is no visible surface water, established ecology points to these swales continuing from the top of the site to the Eagle River. Red Mountain Ranch is proposing to enhance these drainage swales through natural stormwater filtration before it enters the Eagle River. The site will feature native planting that does not need irrigation once established.

Consistency with Sketch Subdivision Submittal

The proposal for Parcel 1 has not deviated significantly from what was presented in the Sketch Subdivision Submittal. One major difference between that submittal and this one is that the Sketch submittal incorporated Parcel 2 whereas this submittal does not.

Some minor changes to take note of include:

- Overall unit count decreased from 67 to 66
- The Community Amenity building at the NE corner of Parcel 1 has been removed from the proposal.
- The Storage buildings have been removed from this proposal
- All dwelling units now provide for 2-car garages. This reduces our dependency on site parking between buildings

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Otherwise, changes made were relatively insignificant to the overall proposal and driven by submittal comments or further development of the residential buildings.

Response to Comments from Sketch Submittal

For comments and responses from the Planning Commission, please refer to the Sketch Subdivision Comment Responses included in the Miscellaneous Site Reports and Supplemental Exhibits section of this submittal (File name: "17b_Sketch Subdivision Comment Responses.pdf")

Feedback from the Town was generally positive. The consensus was that proposed plan fits what is outlined in the PUD and Ownership and the Design team can proceed with confidence to Major Development Permit, Preliminary Plat and Final Plat.

Statement of Compatibility

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.

Thank You,



David Hoffman
Architect
561.386.5528
dh@tresbirds.com