



Mountain Tots Preschool Major Development Permit Application

Project Narrative

Date: January 27, 2025

To: Town of Eagle Planning Department

From: Mountain Tots Preschool Board of Directors

Background:

On October 22, 2024 the Town of Eagle Council approved the Haymeadow PUD Amendment (PUDA23-01). The amendment included adding a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1, along Sylvan Lake Road, adjacent to the central Trailhead Park. In a letter of intent, dated May 11, 2024 from Brandon Cohen, president of Abrika Properties and owner of the Haymeadow development, Haymeadow intends to donate the 1.6-acre parcel to Mountain Tots Preschool upon the parcel being approved for this purpose, platted, and adequately served by infrastructure. The first requirement regarding approval of purpose has been met. The latter two requirements are being concurrently worked towards at the time of submission of this application.

Purpose:

Our intent is to have our application and other requirements needed to begin development and building of the new school facility ready to proceed at the time the parcel is donated to MTP so we can most efficiently move forward with plans to move to our new home in 2025.

Compliance with Review Criteria:

[What are these criteria?]

Key Benefits of Proposed Development and Alignment with Elevate Eagle Plan:

Mountain Tots Preschool has been a cornerstone of early childhood education in the valley for over half a century. However, despite our long-standing presence and contributions, MTP has never had a permanent facility. This has posed significant challenges to our ability to expand and enhance our programs to meet the growing needs of our community. Building a new and expanded early childhood education facility in the Haymeadow development allows MTP to build a permanent home, providing stability and continuity for generations to come.



The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services, enhancing the integration of early childhood education within the community fabric.

This initiative aligns closely with the Town of Eagle's Strategic Plan to stimulate economic vitality and development. By expanding the capacity of our school to serve a critical need in the community, MTP's growth will also create new childcare jobs within the town, directly supporting the town's economic objectives.

Furthermore, the Elevate Eagle Comprehensive Plan underscores several goals that resonate with our proposal:

- **Goal 1-2.1:** Providing opportunities that increase the likelihood of the Town's citizens to work within Eagle. By expanding MTP, we support working parents by offering reliable childcare close to home.
- **Goal 1-2.9:** Creating a positive business environment that encourages reinvestment and expansion. Establishing a permanent home for MTP embodies this goal by fostering educational infrastructure investment.
- **Goal 1-2.11:** Encouraging childcare and infant care facilities in commercial, mixed-use, and residential neighborhoods as appropriate. The Haymeadow site is perfectly positioned to fulfill this objective, integrating childcare services within a residential setting.
- **Goal 2-4 and Goal 5-3:** Enhancing connectivity and promoting a walkable environment. The Haymeadow development's design aligns with these goals, offering safe and convenient pedestrian and bicycle circulation, making it easier for families to access MTP.

Expanding early childhood education is not just a matter of increasing access to learning; it is about investing in the future strength and resilience of our community. MTP's permanent presence in Haymeadow will enrich the lives of countless children and families, laying a strong foundation for lifelong learning and success.

Key Features of Proposed Development:



The new facility will include at least five (5) and up to six (6) classrooms that meet licensing requirements to serve infants through school-aged children. The initial plans include three preschool-aged classrooms and 2-3 toddler-aged classrooms. This floor plan will approximately triple the enrollment capacity compared to MTP's current facility and add much-needed spots for toddler-aged children.

The outdoor space will include a preschool playground and a toddler playground, both equipped with age-appropriate play and development features.

The facility will adhere to all Haymeadow Design Guidelines and we will work closely with the Haymeado development team to ensure cohesive integration into the Haymeadow neighborhood and approved PUD.

Environmental Analysis:

Access and Traffic:

The Haymeadow PUD Amendment included analysis of access and traffic which incorporates the development of an early childhood facility on the 1.6-acre parcel. We have also provided data from our school administration software detailing drop-off and pick-up times from 2024 indicating traffic impacts. Drop-off and pick-up times are spread between 7:30am and 9am in the morning and pick-up times vary throughout the afternoon, until 5:30pm. Due to the nature of early childhood operations, increased traffic times are more dispersed than for school-aged facilities with hard start and stop times. This schedule should lessen any traffic impacts the school might have on the neighborhood.

Water and Wastewater:

The addition of the childcare facility in the neighborhood is expected to impact water demand and wastewater effluent volumes by an estimated 3,600 gallons per day. Cutthroat Consulting, LLC prepared a memo analyzing the increase impacts, which is attached. As stated in the memo, the water and sewer mains within Haymeadow have adequate capacity to accommodate this small incremental increase in demand and effluent volumes within the PUD.

Development Impact Analysis:

The proposed development of an early childhood care facility on the 1.6-acre parcel zoned for such development does not adversely affect surrounding areas. In contrast, the



development of such facility enhances the Haymeadow development and provides community benefits that align with Town's initiatives and the approved Haymeadow PUD.

The development does not detract from other uses approved in the PUD.

Thorough environmental analysis of the property was completed as part of the Haymeadow PUD Zoning and Development Plan processes and has been attached for reference as part of this application. Those Haymeadow applications were assembled in a comprehensive manner and included information throughout the narrative application and appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town. The inclusion and development of the childcare facility is part of these reports and analysis.

Preliminary Impact Report

Every Development Permit Application shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:

1. By altering an ecological unit or landform, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural landform feature.
 - a. The MTP development **will not affect or alter these features**.
2. By directly or indirectly affecting wildlife habitat, feeding, or nesting ground.
 - a. The MTP development **will not, directly or indirectly, affect wildlife**.
3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover.
 - a. The MTP develop **will not substantially alter or remove native grasses, trees, shrubs, or other vegetative cover**. The parcel does not contain such vegetation.
4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features.
 - a. The MTP development **will not affect these items**. The school facility will comply with design guidelines and will be well-integrated into the neighborhood by both appearance and size.



5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other landform change of hazard to health or safety.
 - a. The MTP development **will not affect these factors.**
6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter.
 - a. The MTP development **will not affect these factors.**
7. By involving any process which results in odor that may be objectionable or damaging.
 - a. The MTP development **will not affect these factors.**
8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation or solid or liquid wastes to a treatment or disposal site.
 - a. The MTP development **will not require these services.**
9. By discharging significant volumes of solid or liquid wastes.
 - a. The MTP development **will not discharge these wastes.**
10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment.
 - a. The MTP development **will not adversely impact the environment.** All water and waste requirements have been incorporated into the Haymeadow neighborhood PUD plan.
11. By involving any process which generates noise that may be offensive or damaging.
 - a. The MTP development **will not generate such noise.**
12. By either displacing significant numbers of people or resulting in a significant increase in population.
 - a. The MTP development **will not displace any people or increase the permanent population.**
13. By pre-empting a site which is desirable for recreational uses or planned open space.
 - a. The MTP development **will not affect these land uses or open space.**
14. By altering local traffic patterns or causing an increase in traffic volume or transit service needed.
 - a. The MTP development **will not alter these factors.**
15. By substantially affecting the revenues or expenditures of the Town government.



- a. The MTP development **will not affect these factors of the Town government.**
- 16. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on education opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J.
 - a. The MTP development **will not adversely affect ECSD RE 50-J.** Conversely, the development should alleviate supply and demand constraints on the district and aide in providing high-quality, comprehensive preschool education to the children in the community as they prepare for elementary school.
- 17. By being part of a larger project which, at any future stage, may involve any of the impacts listed above.
 - a. The MTP development will remain on the 1.6-acre parcel and **will not, in any phase, negatively affect the factors listed above.**