



The Fields

Consolidated Zone District Map Amendment, Sketch & Preliminary Plan

Narrative

December 8, 2020

*(revised for sufficiency April 5 & June 7, 2021)
(revised per referral comments November 9, 2021)
(revised per post-referral comments March 25, 2022)*



345 Colorado Ave. #106
Carbondale, CO 81623
www.landwestcolorado.com

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2. PROJECT TEAM

Applicant

Fields Development Group, LLC

Contact: Whit Whitaker
1009 Cattle Creek Ridge Road
Carbondale, CO 81623
970.274.8412

Planning & Landscape Architecture

LANDWEST Colorado, LLC

Contact: Jon Fredericks
345 Colorado Ave. #106
Carbondale, CO 81623
970.379.4155

Site Design & Architectural Consulting

Young Projects

Contact: Noah Marciniak, AIA
68 Jay Street #302
Brooklyn, NY 11201
718.330.9101

General Counsel

KLEIN COTÉ EDWARDS CITRON LLC

Contact: Joseph E. Edwards, III
101 South Mill Street, Ste. 200
Aspen, CO 81611
970.925.8700

Water Counsel

Patrick | Miller | Noto

Contact: Scott Miller
0197 Prospector Road, Suite 2104A
Aspen, CO 81611
970.920.1030

Civil Engineering

Roaring Fork Engineering

Contact: Danny Stewart, P.E.
592 Highway 133
Carbondale, CO 81623
970.340.4130

Traffic Engineering

McDowell Engineering

Contact: Kari McDowell
241 Broadway St., Suite 202
Eagle, CO 81631
970.623.0788

Geotechnical Engineering

CTL Thompson

Contact: James Kellogg, P.E.
234 Center Drive
Glenwood Springs, CO 81601
970.945.2809

Environmental Consulting

SGM

Contact: Eric Petterson
118 W Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.384.9017

Surveying

True North Colorado, LLC

Contact: Rodney Kiser, PLS
PO Box 614
New Castle, CO 81647
970.984.0474

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3. Project Overview

3.1. Community Vision

Since the approval of Sketch Plan in 2016, The Fields has been thoroughly re-envisioned utilizing progressive planning principles to arrive at a plan that promotes open space conservation, building sustainability, healthy lifestyles and a diverse offering of housing types for local residents. The provision of modest new homes and a minimum of 40% Affordable Housing Equivalency at The Fields will help to address the local housing crisis as identified by Eagle County. A new ownership team has aspired to create a project which is far better aligned with County master plans, contemporary planning methodologies, and prevailing local culture. The results of those goals are embodied in this application.

While the previously approved Sketch Plan checked many boxes regarding land use and zoning standards, perhaps the most important box was left un-checked – **the creation of a forward-thinking and inspiring community in which to live.**

In 2018, the Roaring Fork Valley Regional Planning Commission embarked on a process to update the Mid Valley Area Community Plan, which provides guidance for development of Eagle County lands located within the Roaring Fork Valley. As a result of that effort in 2018 and resulting Future Land Use Map (FLUM), the Planning Commission identified The Fields property as one of the few remaining properties in the mid-valley that is suitable for Moderate Density Residential development of up to 7 units per acre. The plan for The Fields was crafted around the 2018 Mid Valley Area Community Plan and FLUM as the framework for this new neighborhood.

The land plan for The Fields places considerable emphasis on the creation of “villages”, each connected with a robust two-tiered system of open space linkages. Each village contains a variety of housing types and sizes, encouraging the intermingling of residents with varied backgrounds. The community trail network prioritizes efficient multi-modal connectivity, while also providing opportunities for exploration and tranquility. Landscaping for the community is intended to emphasize our connections with nature, utilizing native vegetation groupings, meadows, and water elements to create purposeful and meaningful experiences in the community, with opportunities for the addition of future amenities. The plan also aims to create a model of future sustainable development, with considerations for energy efficient homes and building technologies.

Collectively, the ownership’s design goals and proposed development plan far outshine the prior Sketch Plan and are significantly more aligned with Eagle County’s vision for future development as embodied in the Comprehensive Plan and Mid-Valley Area Community Plan.

3.2. Purpose of Report

The purpose of this report is to provide information relative to a request for a Zone Change Map Amendment and Sketch/Preliminary Plan review for The Fields. Specifically, the application contains

all information required for a Zone Change Map Amendment review per Article 5-230, and all information required for a Sketch and Preliminary Plan review as required by Article 5-280 of the Eagle County Land Use Regulations (ECLUR).

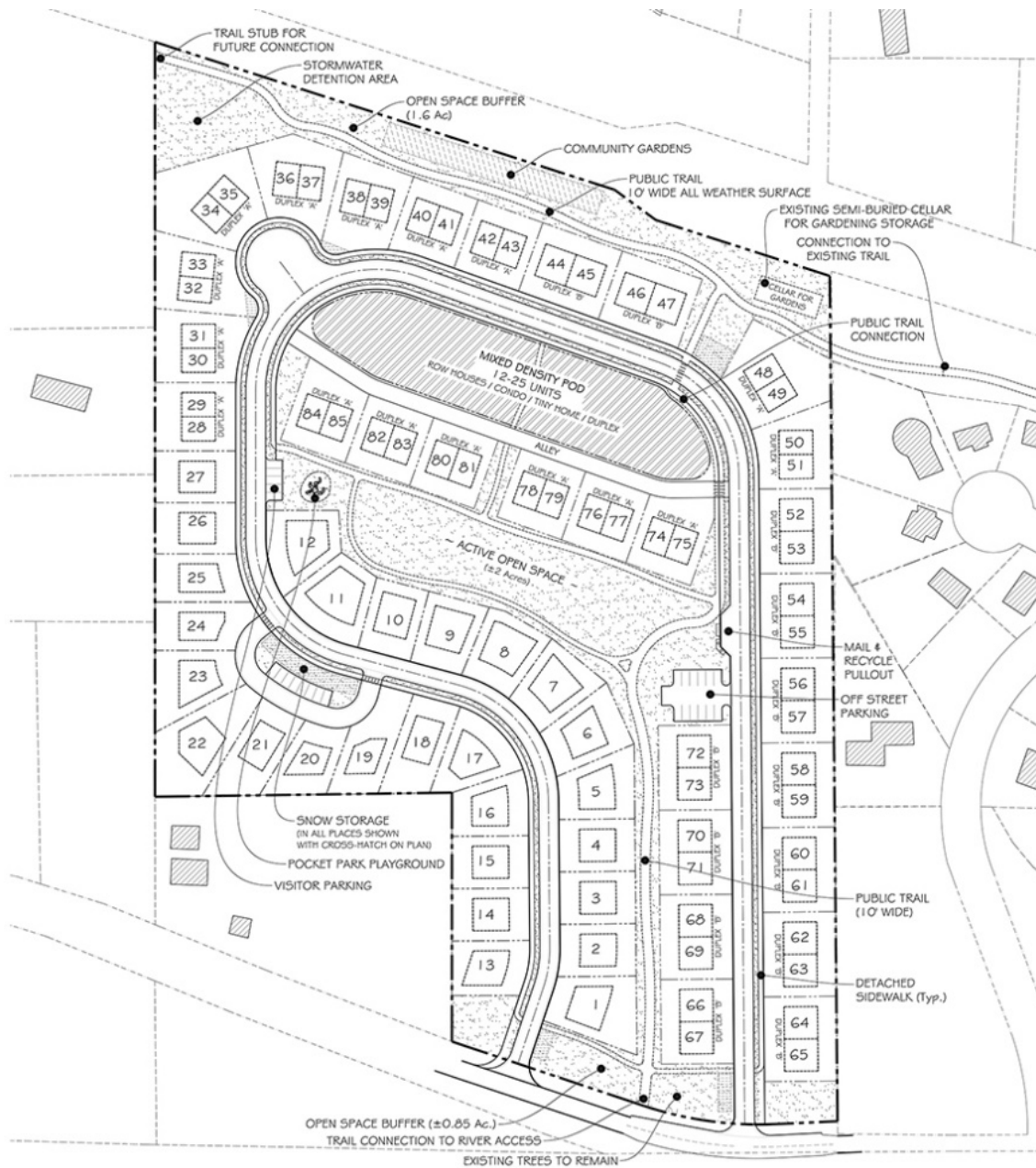
This report demonstrates the project's conformance with the Eagle County Comprehensive Plan, the Mid-Valley Area Community Plan, the Eagle County Affordable Housing Guidelines, and the Mid Valley Trails Plan.

3.3. Prior Land Use Actions

The subject property is Lot 5 of the Arlian Ranch Subdivision. The following is a chronological history of land use actions associated with the property:

- 1980 Eagle County approved and recorded a Final Plat for the Arlian Ranch Subdivision at Reception No. 205385. This Final Plat created the subject property known as Lot 5 at 19.39 acres.
- 1982 Eagle County approved and recorded a Corrected Final Plat for the Arlian Ranch Subdivision at Reception No. 214101. This Plat corrected the legal description for the Arlian Ranch Subdivision, in which the overall acreage was revised from 54.55 acres to 54.37 acres.
- 2013 The Roaring Fork Valley Regional Planning Commission adopted the 2013 Mid Valley Area Community Plan and associated Future Land Use Map, identifying The Fields property as suitable for Urban/ Suburban Residential development up to 7 units per acre.
- 2016 The Board of County Commissioners approved a Sketch Plan for The Fields Subdivision via Resolution No. 2018-051. The Sketch Plan approval included 110 dwelling units on the subject property with seven Conditions of Approval.
- 2018 The Board of County Commissioners approved a two-year extension to The Fields Sketch Plan for Subdivision, via Resolution No. 2019-057.
- 2018 The Roaring Fork Valley Regional Planning Commission adopted the 2018 Mid Valley Area Community Plan and associated Future Land Use Map, re-confirming The Fields property as suitable for Moderate Density Residential development up to 7 units per acre.

Prior Sketch Plan (2016)



3.4. Proposed Project Summary

The Fields comprises 19.39 acres located in the El Jebel area of Eagle County and is currently zoned Rural Residential (RR). The Applicant seeks to rezone the property to the Residential Multi-Family (RMF) Zone District and obtain approval for the proposed Preliminary Plan. The re-zoning will allow the property to be zoned consistently with the 2018 Future Land Use Map's prescription of Moderate Density Residential development up to 7 units per acre.

Proposed Preliminary Plan *(large format version included in Appendix G)*



Northwest model view of proposed buildout (*large format version included in Appendix G*)



Proposed central open space and pond (*large format version in Appendix G*)



Proposed open space and trail (*large format version included in Appendix G*)



Meadow areas are a prominent landscape theme *(large format version in Appendix G)*



Example of “village green” landscaping *(large format version included in Appendix G)*



The Preliminary Plan Summary table below provides a quantitative overview of the proposed project.

Preliminary Plan Summary

SUMMARY	Metric	Preliminary Plan
	Total Acres	19.39
	Open Space/ Park Acres	6.0
	Open Space/ Park Percent	31.0%
	Total Dwelling Units	135
	<i>Single Family Units</i>	28
	<i>Duplex Units</i>	18
	<i>Townhome Units</i>	24
	<i>Multi-Family Units</i>	65
	Affordable Housing Equivalency	40%
	Average SF per Unit	1675
	Gross Density (DU/AC)	6.96
	New Weekday Traffic (VPD)	1021

Central to the project vision, the Preliminary Plan for The Fields provides the following:

- A development plan that is intentional in its conformance with the goals and policies of the Eagle County Comprehensive Plan, Mid Valley Area Community Plan, Future Land Use Map, and 2019 Greater Roaring Fork Regional Housing Study.
- An efficient clustering of density and a diversity of housing typologies that are designed for locals, including deed-restricted residential units that far exceed the 2020 Eagle County Affordable Housing Guidelines at 40% Affordable Housing Equivalency.
- Compatibility with adjacent land uses in a location adjacent to existing transportation networks, utility services, public amenities, services, recreation, and employment centers.
- An on-site prioritization of open space preservation, passive recreation, livability, and forward-thinking sustainability and efficient building practices.

4. Existing Site Conditions

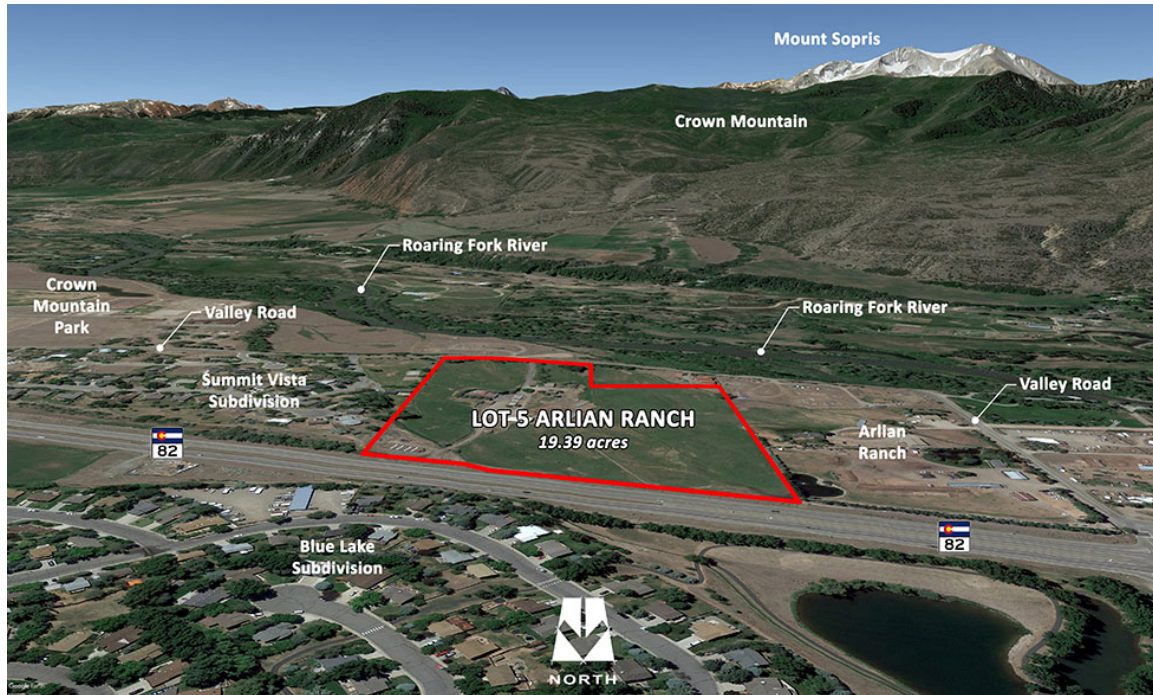
4.1. Location

The Fields property is located within the Arlian Ranch Subdivision in the unincorporated El Jebel area between Valley Road and State Highway 82. The property is adjacent to a U.S. Forest Service-administered parcel to the south; the Summit Vista Subdivision to the east; State Highway 82 and the Blue Lake Subdivision to the north; and the remainder of the Arlian Ranch Subdivision to the west. The site is accessed from Valley Road, with connections to State Highway 82 at JW Drive (west of property) and El Jebel Road (east of property).

Vicinity Map (map source: Google Earth)



Oblique Aerial Map (map source: Google Earth)



Looking northwest at existing property driveway, accessed from Valley Road.



4.2. Existing Site Uses

The subject property is currently zoned Rural Residential (RR), and most of the property acreage is used as irrigated agricultural pastureland. The property also contains a primary residence built in 1944 and four additional smaller residential structures constructed between 1939 and 1982. Several additional agricultural outbuildings and “lean-to” style buildings are located proximate to the residential structures. All existing structures on the property can be described as being of average to poor construction quality and condition.

Looking northwest at horse pasture, toward existing structures.



Looking north at driveway approach to residential structures.



Existing agricultural “lean-to” structure.



Typical examples of existing agricultural outbuildings.

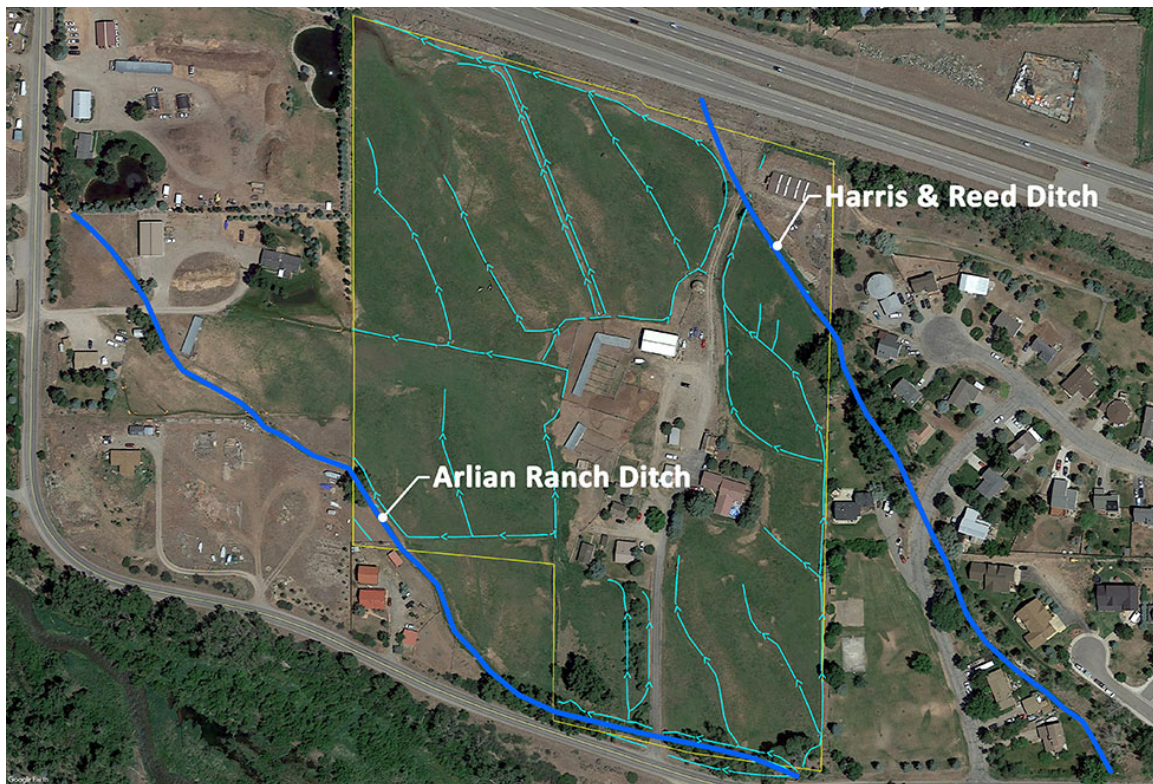


The Property is associated with 173 shares out of the total 780 shares in the Arlian Ranch Ditch Company, or a 22.2% interest in the use of the Company's water rights. This translates to 112 uninterrupted hours of receipt of the Ditch Company's full water supply every three weeks beginning at 9am on May 3. The Arlian Ranch Ditch Company's water supply in turn comes from shares of stock in the Harris and Reed Ditch Company. The Arlian Ranch Ditch Company owns 3,000 shares out of the total 24,273 shares in the Harris and Reed Ditch Company, or a 12.4% interest in the use of the Harris and Reed Ditch Company's water rights. This translates into approximately 3.0 c.f.s. of flow.

The main Arlian Ranch Ditch traverses east to west along the southern border of The Fields Property, and the main ditch of the Harris and Reed Ditch crosses the northeast corner of the Property and is then piped under Highway 82 to the Blue Lake Subdivision.

Numerous lateral ditches from the main Arlian Ranch Ditch exist on the property. These lateral ditches disperse irrigation water across the property primarily for pasture irrigation.

Map indicating primary source ditches (dark blue), and lateral ditches (light blue).



The Arlian Ranch Ditch along the southern property boundary near Valley Road.



The property is currently served by full utility services. Overhead electric lines from Holy Cross Energy serve the existing residences and a portion of the outbuildings. There is a 20' powerline easement that crosses the southern portion of the property. Domestic water is from the Mid Valley Metropolitan District, from a water line near the northern property boundary along Highway 82. Wastewater treatment is handled by on-site wastewater treatment systems (OWTS), and the property is served by underground gas, telephone, and cable.

All existing utilities have been surveyed and are shown on the Boundary Survey in **Appendix F**.

4.3. Physical Site Description

The property can be described as generally flat, draining toward the northwest at an overall average gradient of 1%. The highest elevation of the property is in the southeast corner at 6439', and the low elevation is in the northwest corner at 6422', with a total elevation difference of 17'. Vegetation on the property largely consists of pasture grasses, however there are some areas of mature cottonwood stands associated with ditches, mature spruce trees primarily adjacent to buildings, and an area of fruit trees along the existing entry driveway.

Looking northwest at pasture on northwestern portion of property.



Looking west, existing cottonwood trees along Valley Road.

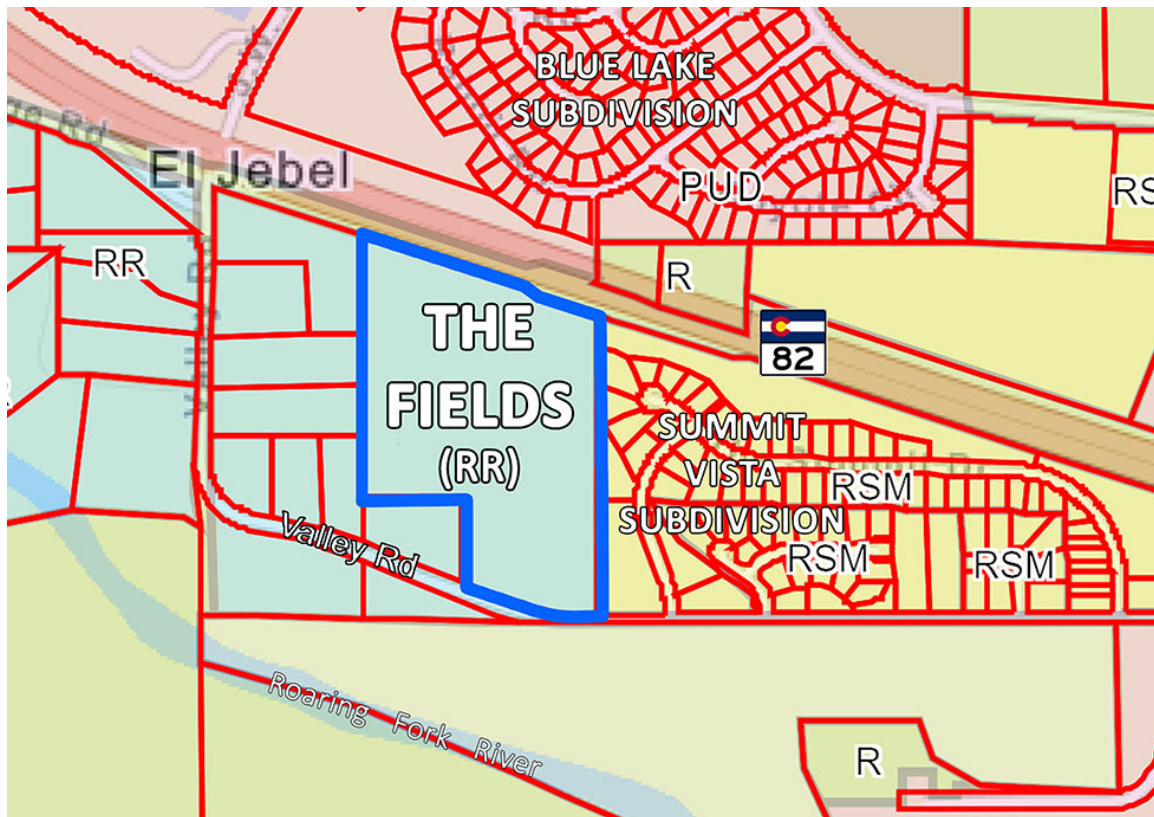


5. Zone District Map Amendment

5.1. Summary of Request

The purpose of this request for a Zone District Map Amendment is to re-zone the 19.39-acre subject property from Rural Residential (RR) to the Residential Multi-Family (RMF) Zone District. As required by Article 5-230.B.4.b of the ECLUR, this request for Zone District Map Amendment is companion to the Preliminary Plan for Subdivision in this consolidated application.

Current Zoning Map (data from Eagle County GIS).



5.2. Existing & Proposed Zone District Descriptions

As discussed in the previous section, the entirety of the 19.39-acre property is currently zoned Rural Residential, which description is as follows:

Rural Residential (RR) Zone District (*Existing Zoning*)

The purpose of the Rural Residential (RR) zone district is to serve as a transition area between the denser development found in towns, community centers and rural centers and the lower densities found in the County's agricultural and resource areas. This is accomplished by permitting development of single-family dwelling units on lots of two (2) acres or more.

The proposed Residential Multi-Family Zone District description is as follows:

Residential Multi Family (RMF) Zone District (*Proposed Zoning*)

The purpose of the Residential Multi-Family (RMF) zone district is to provide for higher density residential development within the County's community centers, where transportation facilities, necessary infrastructure and employment opportunities are already available. This is accomplished by permitting development of single-family, duplex, and multi-family residences on lots of six thousand (6,000) square feet or larger and by setting maximum lot coverage and maximum floor area standards appropriate for such uses and lots. The zone district also permits the development of small, convenience-type commercial uses to serve the neighborhood.

In 2018, the Roaring Fork Valley Regional Planning Commission embarked on a process to amend the Mid Valley Area Community Plan, which provides guidance for development of Eagle County lands located within the Roaring Fork Valley. As a result of that effort in 2018 and resulting Future Land Use Map (FLUM), the Planning Commission identified The Fields property as one of the few remaining properties in the mid-valley that is suitable for Moderate Density Residential (MDR) development of up to 7 units per acre. The plan for The Fields was crafted around the 2018 Mid Valley Area Community Plan and FLUM, and the proposed RMF Zone District is consistent with the MDR FLUM designation.

5.3. Conformance with Standards

5.3.1. Conformance with the Comprehensive Plan

The proposed change in zoning is in substantial conformance with the purposes, intents, goals and policies of the Comprehensive Plan, Mid Valley Area Community Plan, and Mid Valley Trails Plan. [Section 7](#) of this Narrative addresses this application's responses to the specific goals and policies of these guiding documents.

5.3.2. Compatibility with Surrounding Uses

This request for Zone District Map Amendment is compatible with the type, intensity, character, and scale of existing and permissible surrounding land uses. The property is bounded on the east by the medium-density Summit Vista subdivision. To the north, the medium-density Blue Lake PUD also has a similar physical character. This proposal is predicated on responsible growth that ensures quality of life for future residents. This project brings additional moderate density residential uses adjacent to those existing developments, in a location that is proximate to nearby services. The proposed zone change provides the ability to add vitality to the area via a well-designed, clustered development that adds to housing diversity and housing choice. Adding housing near other developed areas provides more opportunities for efficient mass transit and could help protect other open lands. The dimensional limitations of the proposed Residential Multi Family zone district will result in development that will be harmonious with the physical character of most uses surrounding the subject property.

5.3.3. Public Benefit

The proposed change in zoning addresses several demonstrated community needs through the Fields' provision of substantial Public Benefits, which are detailed below.

Section 5-230.D.3 of the Eagle County Land Use Regulations (ECLUR) describes "Public Benefit" as follows:

Public Benefit. *The proposed change in zoning addresses a demonstrated community need or otherwise result in one or more particular public benefits that offset the impacts of the proposed uses requested, including but not limited to: Affordable local resident housing; childcare facilities; transportation efficiencies, public recreational opportunities; infrastructure improvements; preservation of lands of high conservation value, senior housing, or medical facilities. (am.04/04/06) (am 5/08/12)*

The following sections are intended to demonstrate how The Fields will either "address a demonstrated community need" or "offset the impacts of the proposed uses". Consistent with the above ECLUR description, The Fields is proposing Public Benefits for affordable local resident housing; transportation efficiencies, public recreational opportunities; and infrastructure improvements.

Affordable Housing

The Fields will consist of 135 total dwelling units delivered in a well-balanced mix of sizes, types, and price points. Dwelling unit sizes will range from 450 to 3400 square feet, with an average size of 1675 square feet. This will include single family homes, duplexes, townhomes, and multifamily units. This diversity of size and type of units along with other amenities, such as access to recreation and commercial centers, will attract a diverse mix of residents and household types - seniors, young families, singles, and working professional households.

The Fields has worked with various local housing partners and the County Housing Department to compose an affordable housing plan that far exceeds the goals of the 2020 Eagle County Affordable Housing Guidelines. These units will be comparable in design quality and finishes to free market units and will directly and significantly benefit lower and middle-income households by reducing cost burden and improve the jobs-to-housing balance. It is important to understand that there are currently no Eagle County-administered price-capped housing units in the Roaring Fork Valley. The 2019 Greater Roaring Fork Regional Housing Study identified that the region has a 2,100-unit shortfall in housing for households at 60 percent of area median income (AMI) and less, and a 1,900-unit shortfall for households between 100 and 160 percent AMI - the “missing middle”. **Through the provision of a minimum of 40% Affordable Housing Equivalency, The Fields will help to populate the map of affordable housing in the Roaring Fork Valley portion of Eagle County.**

Per Section 3.01 of the 2020 Affordable Housing Guidelines, Eagle County has set the affordable housing mitigation rate at the higher of 25% of the total residential units or 15% of the total residential square feet. Since the “unit” calculation is highest, the applicant has used that calculation as the basis for the provision of affordable housing units. Per Chapter 4 of the Housing Guidelines, the provision of Price Capped For Sale Housing with a maximum Initial Sales Price set at or below 100% - 140% AMI affordability level, or Price Capped Rental units will be valued double (2x). The Fields intends to provide all Affordable Housing units as either Price Capped For Sale or Price Capped Rental units. The applicant has been coordinating with various potential local housing partners, and letters of intent have been provided by the Roaring Fork Fire Authority and the Aspen Music School for several employee rental units (see **Appendix R**). The applicant expects that one or more additional housing partnerships will transpire prior to construction, and we will provide the County with any such information as it becomes available.

The Affordable Housing Plan includes a minimum of 40% Affordable Housing Equivalency as determined by Chapter 4 of the 2020 Affordable Housing Guidelines. All the Affordable Housing Units will be price-capped within specified AMI ranges for rentals and for-sale units. A minimum of 33% of the units will be placed in the County lottery for purchase by Eligible Households. The following table provides the details of the Affordable Housing Plan.

AFFORDABLE HOUSING	Unit Type	Approx. Unit Distribution	Approx. Unit Size Range (SF)	AMI Pricing Range	For Sale/ Rent
	Studio	15.0%	400-500	80-100%	For Rent
				120-140%	For Sale via Lottery
	1 Bedroom	52.0%	450-750	80-100%	For Rent
				120-140%	For Sale via Lottery
	2 Bedroom	33.0%	850-1150	80-100%	For Rent
				120-140%	For Sale via Lottery
	Total:	100.0%			
Minimum 40% Affordable Housing Equivalency based on total number of allowed dwelling units.					

Proposed Affordable Housing Plan Requirements:
<p>1. The Fields shall provide a minimum of 40% Affordable Housing Equivalency as determined by Chapter 4 of the 2021 Affordable Housing Guidelines, which values price-capped for-sale or rental units at 2X. The proposed plan for The Fields includes a total of 135 dwelling units, which would result in the Equivalency of 54 units of price-capped Affordable Housing Units.</p>
<p>2. Additional price-capped Affordable Housing Units may be provided through the County's purchase of deed restrictions on free market units within The Fields. By working with the County Housing Department, The Fields may convert additional free market units into priced-capped AMI units through the County's purchase of deed restrictions, which would increase the total number of price-capped Affordable Housing Units. Any such Units would be available for purchase through the County lottery system.</p>
<p>3. A minimum of 33% of the Affordable Housing Units will be available for sale through the Eagle County lottery. More units may be available for lottery and would be proportional to any reduction in Qualified Employer Rental Units, and/or an increase in Affordable Housing Units through the County's purchase of deed restrictions per No. 2 above.</p>
<p>4. Rental Affordable Housing units may be owned by Qualified Employers and rented to their employees, who must be Eligible Households. If a Qualified Employer-owned unit is not rented to an employee, it must be offered for rent to another Eligible Household.</p>

Valley Road/ Highway 82 Intersection Improvements

At the intersection of Valley Road and Highway 82 (west of the project site), the applicant will construct a dedicated northbound right-turn lane onto Highway 82 (as discussed in Section 3.7 of the Transportation Impact Study, **Appendix L**). This northbound right turn lane improvement on Valley Road will require widening the pavement by approximately eight feet, the extension of the cattle guard, and striping modifications to incorporate the new left-through lane and separate northbound right turn lane. An exhibit of these improvements is included as Sheet 3 of **Appendix S**. This improvement will minimize delays for those turning right (east) onto Highway 82, eliminating the need to wait for the left-turning traffic to clear.

Planned Improvements at Valley Road/ Highway 82 intersection (see Appendix S)



El Jebel Road Intersection Improvements

While Eagle County is currently developing engineering plans for a long-term solution, interim improvements will be made to the combined intersections of Valley Road/ East Valley Road/ El Jebel Road/ Highway 82. These interim improvements will significantly improve the function of this intersection until Eagle County implements their final intersection design (as discussed in Section 3.5 of the Transportation Impact Study, **Appendix L**). This alternative utilizes the existing roadway network and removes the northbound stop sign from the East Valley Road leg of the intersection. To operate successfully in the interim, the afternoon signal timing will be modified to shift 10 seconds of green time to the south leg of the El Jebel Road intersection. This green time will be taken from the north leg which does not have a queuing concern in the afternoon. This will not impact the Highway 82 signal timing requirements from CDOT and will remove some of the northbound queuing that is currently occurring during peak traffic hours. This interim solution has been field-tested and approved by CDOT, as evidenced by an email from Mark Bunnell dated July 28, 2021 (**Appendix T**).

Eagle County is currently designing the long-term solution for the re-configuration of the El Jebel Road intersection, with the intent to begin construction of the improvements in 2022. The County Engineer has estimated the total cost of construction at \$1.7M. Consistent with

commitments made by the prior Fields ownership group in 2016, the current developers will contribute 24% of the cost of the County’s intersection improvements, not to exceed \$408,000. The cost basis for the improvements, and subsequent capital contribution amount, shall be derived from the final Engineer’s Opinion of Cost (EOPC) as prepared by the County’s consulting engineer. This capital contribution amount will make the Fields one of the largest financial contributors to the re-constructed intersection, which is critical to initiating and completing the long-term solution, and this would be a failing intersection without the Fields’ leadership and participation in the capital improvements.

The Transportation Impact Study (**Appendix L**) has determined the Fields’ share of traffic volumes for the year 2045 at the Highway 82/ El Jebel Road intersection to be as follows:

Hwy 82 / El Jebel Rd. Intersection (with long-term improvements)	Fields’ % of Total Traffic
South Leg of Intersection Only	3.0%
Entire Hwy 82/El Jebel Road Intersection	0.8%

It is important to note that while the Fields is committing to contributing 24% of the cost of the El Jebel Road intersection improvements (up to \$408,000), traffic generated by the Fields will only comprise 3% of the volume. Similarly, The Fields has not created the hardship at this intersection as demonstrated by the Transportation Impact Study (**Appendix L**) but is willing to contribute to an existing County need for the benefit of the greater public infrastructure. Future improvements for Crown Mountain Park, the Forest Service Property, and an expanded RFTA park and ride are entirely dependent upon the implementation of these long-term intersection improvements.

Public Trail to/from Crown Mountain Park

The Valley Road corridor has existing deficiencies in pedestrian access. Pedestrian trails along the corridor currently end within Crown Mountain Park at the intersection of Summit Drive, leaving all properties to the west along Valley Road (Summit Vista, Arlian Ranch) without adequate pedestrian access. The Fields has taken a proactive approach to providing solutions and capital improvements to help resolve this issue. We have studied the corridor and viable options and have discussed various solutions with the County Engineering Department.

We understand that Eagle County is moving closer to a potential purchase of the Forest Service property, and that the USFS is now preparing an Environmental Analysis (EA) of the potential alternatives including sale of the property. This recent information gives the Applicant confidence that the current Forest Service property could ultimately be owned by the County and allows for the Applicant to make a robust commitment to a public trail on that property. Further reinforcing what is being proposed by the Applicant is our belief that any trail option within the Valley Road right-of-way would result in a compromised trail and user experience.

There is no right-of-way on the south side of Valley Road, as the Forest Service property boundary is close to the centerline of the road. Additionally, any trail development on the northern right-of-way would be restricted in width by numerous physical constraints such as existing utilities, stormwater systems, mailboxes, fences, steep grades, retaining walls and more, which would result in a “trail” that may only be 6’ wide.

For these combined reasons, the Applicant is proposing that when Eagle County acquires the Forest Service property, they will construct a 10’ wide public trail on that property from The Fields to the existing trail in Crown Mountain Park near Summit Drive. This trail would be approximately 2470’ in length and generally parallel the alignment of Valley Road, with pedestrian crosswalks at Summit Drive, Parkside Lane and The Fields. The proposed alignment as shown below would remain somewhat flexible to accommodate future site planning of that property.

We consider the development of this proposed trail to be a much-needed improvement to the Valley Road corridor as well as our project, and we enthusiastically support its construction. It not only resolves current deficiencies to what exists today but will benefit all the current and future residents adjacent to this section of Valley Road. To that end we will use our best efforts to make it a reality. However, if Eagle County does not acquire the Forest Service property, the Applicant will provide a fee-in-lieu of the trail to Eagle County subject to the following conditions:

1. The fee-in-lieu amount will be based on an Engineer’s Opinion of Probable Cost (EOPC) of the proposed trail.
2. The County shall attempt to construct the trail as shown on the (current) Forest Service property including acquiring any necessary approvals from the then-owner of the property.
3. If the County determines that construction of the trail on the (current) Forest Service property is not possible, the County shall use the fee-in-lieu funds for other pedestrian or trail improvements in unincorporated El Jebel.

Proposed Public Trail to/from Crown Mountain Park



Traffic Calming and Pedestrian Improvements

It has been widely documented by existing residents of Summit Vista that vehicular speeding is an issue on Valley Road, which has a posted speed limit of 25 mph. The Fields has spent time discussing these known issues with neighbors and is being proactive in helping to address the problem. The applicant is proposing to provide traffic calming and pedestrian improvements along Valley Road for slowing traffic and increasing pedestrian safety. The Summit Vista HOA supports the addition of pedestrian crossings, and has provided a letter to that effect in **Appendix S**. The applicant is proposing to construct the following improvements:

- The Fields will install a raised pedestrian crosswalk with Rectangular Rapid Flashing Beacons (RRFB) at the intersection of Summit Drive and Valley Road. The crosswalk will connect existing pathways. Please see engineering exhibit and supporting letter from the Summit Vista HOA, included in **Appendix S** of the application. This crossing would significantly benefit the Summit Vista community.
- The Fields will install a raised pedestrian crosswalk with Rectangular Rapid Flashing Beacons (RRFB) at the future path connection at The Fields property and Valley Road. Please see engineering exhibit included in **Appendix S** of the application.

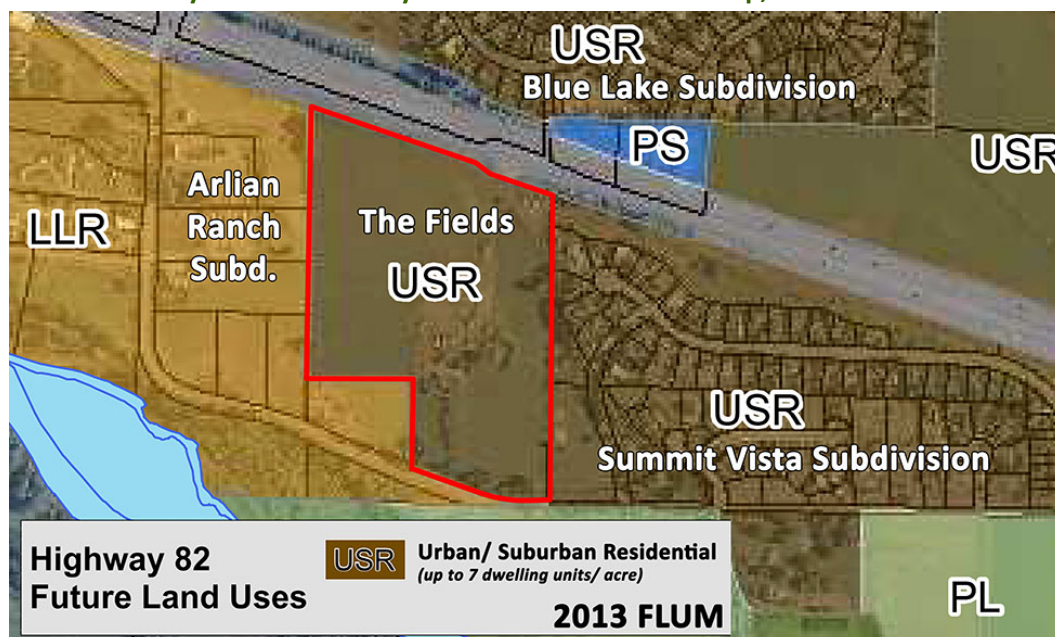
5.3.4. Change of Circumstances

The proposed change in zoning addresses and responds to a material change that has occurred to the immediate planning area, in that the Mid Valley Area Community Plan and Future Land Use Map were updated in 2013 and again in 2018 with certain prescribed densities for the subject property.

In 2008, Eagle County and the Roaring Fork Valley Regional Planning Commission began the process of updating the 1991 Mid Valley Community Master Plan. The Plan update involved significant amounts of public and stakeholder input, a Technical Advisory Committee which provided guidance into the formulation of the plan, County staff who authored the Plan, and guiding direction from the Planning Commission. The result of this years-long effort was the adoption of the 2013 Mid Valley Area Community Plan by the Planning Commission. That updated Plan used a “Character Area” approach to master planning, and The Fields was located in the “Highway 82 Character Area”. Each Character Area had its own unique Future Land Use Map (FLUM), which was intended to guide land use decisions for properties within the planning area.

In the formulation of the 2013 Mid Valley Area Community Plan, The Fields property was analyzed against such criteria as availability of domestic water and wastewater treatment, access to existing infrastructure, public safety, transportation networks, and compatibility with adjacent land uses. As a result of this analysis, Eagle County and the Roaring Fork Valley Regional Planning Commission determined that the Fields property should be designated as “Urban/ Suburban Residential” on the FLUM, with a density of up to 7 dwelling units per acre.

2013 Mid Valley Area Community Plan – Future Land Use Map, annotated.

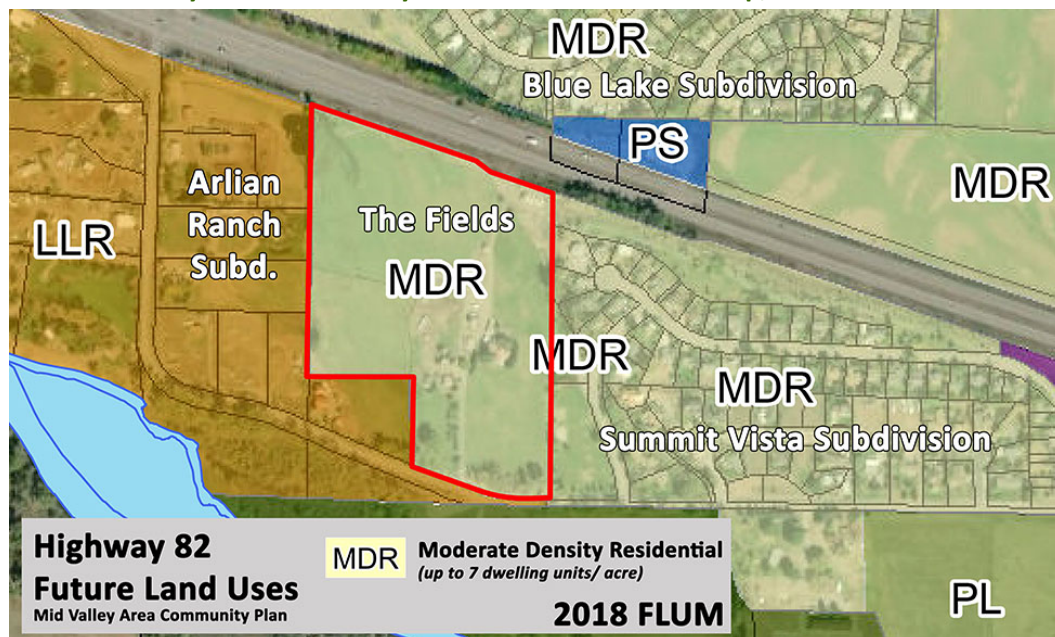


As a result of public input, in October of 2017 the Eagle County Commissioners passed a moratorium on certain land-use proposals to allow time for a review of the 2013 Mid Valley Area Community Plan, which provides guidance for development in the mid-valley. The intent of the moratorium was to ensure that the Mid Valley Area Community Plan clearly represented the will of the public and stakeholders regarding new development. After nine months of public input, work sessions, and hearings, the result was the adoption of the updated 2018 Mid Valley Area Community Plan by the Roaring Fork Valley Regional Planning Commission. The 2018 Plan included various changes based on public sentiment. One of those changes was in the land use classifications, which now uses the term “Moderate Density Residential” to describe properties that are suitable for development of up to 7 dwelling units per acre. The FLUM classification associated with The Fields property now states:

MODERATE DENSITY RESIDENTIAL (MDR)

Applied to lands where moderately higher density residential neighborhoods exist or would be appropriate. (Up to 7 du/acre)

2018 Mid Valley Area Community Plan – Future Land Use Map, annotated.



It is important to recognize that in 2013, the County and Planning Commission identified The Fields property as suitable for the type and density of development that is currently being proposed. In 2018 after a thorough re-evaluation, that designation was re-confirmed with the Planning Commission’s adoption of the updated 2018 Mid Valley Area Community Plan. As a result of both the 2013 and 2018 Mid Valley Area Community Plan updates, the property’s current zoning is incompatible with Eagle County’s FLUM designation of Moderate Density Residential (MDR) for the property. The current RR zoning only allows for up to 0.5 dwelling units per acre, which is inconsistent with the prescription of up to 7 dwelling units per acre in the 2018 Mid-Valley Area Community Plan and Future Land Use Map.

5.3.5. Adequate Infrastructure

The subject property will be served by an adequate road (Valley Road), domestic water (MVMD), sanitary sewer (MVMD) and other public utilities and infrastructure. All necessary utilities have provided will-serve letters which are included in **Appendix P**. The Fields will be served by multiple modes of transportation and its location will inherently reduce the need for personal vehicle use and encourage walking and biking. The Roaring Fork Transportation Authority (RFTA) El Jebel Park & Ride is 0.8 miles from The Fields - a 16-minute walk, 4-minute bike ride, or 2-minute drive. The nearest grocery and dining options are about one mile away in Orchard Plaza, with additional services in El Jebel and the Willits Town Center, all accessible by non-motorized modes. Much of the route consists of the off-street paths of Crown Mountain Park, minimizing the use of Valley Road. Recreational facilities are also nearby, including Crown Mountain Park, the Rio Grande Trail, and the Roaring Fork River.

6. Sketch & Preliminary Plan

6.1. Project Overview

The Fields has been re-designed from the original Sketch Plan based on valuable comments, conditions, and feedback received during that review. Like the prior plan, the new plan features a primary loop road with two points of access to Valley Road. The housing is arranged in distinct “villages”, each surrounding an interior open space area. Each village includes a varied mix of housing typologies and sizes. Multifamily buildings are dispersed throughout the community and will contain underground parking with two residential stories above. Connecting the entire community is a significant network of open space, parks, trails, and a large pond. An amenity lot in the northwest portion of the site will provide storage for recreational items and vehicles while also serving as overflow parking.

Proposed Site Plan (large format version included in Appendix G)



Northwest model view of proposed buildout *(large format version included in Appendix G)*



6.2. Key Findings

This proposal for Preliminary Plan is in conformance with the Subdivision standards per Section 5-280 of the ECLUR, as described:

1) Conformance with Comprehensive Plan

The Preliminary Plan for subdivision is in substantial conformance with the goals and policies of the Eagle County Comprehensive Plan and Mid-Valley Area Community Plan, including natural resource protection, affordable housing, and infrastructure. Section 7 of this Narrative provides a comprehensive analysis of the project's conformance with these Plans.

2) Consistent with Land Use Regulations

The Preliminary Plan for subdivision complies with the provisions of the Land Use Regulations, including Article 3 - Zone Districts, and Article 4 - Site Development Standards, except for the two variances discussed in Section 6.10 of this Narrative.

3) Spatial Pattern Shall be Efficient

The Preliminary Plan for subdivision is located and designed to create spatial efficiencies in the delivery of public services and does not require any duplication or premature extension of public facilities.

a. Utility and Road Extensions

The project's proposed utility extensions are consistent with the Mid Valley Metropolitan District's (MVMD) existing service area, with water and sewer service available on or adjacent to the subject property. A companion 1041 Amendment application will be required to update MVMD's 1041 Permit. Other required utilities (electric, communications) are readily available on or adjacent to the property. No extension of any County road is required by this application.

b. Serve Ultimate Population

All utility lines have been sized to serve the planned ultimate buildout of the project.

c. Coordinate Utility Extensions

The entire range of necessary utility extensions are available and can be provided, as evidenced by the Utility Service Letters in **Appendix P**. The project does not require any incremental extensions of services.

4) Suitability for Development

This application demonstrates that the subject property is suitable for development, with generally flat topography (**Appendix F**), minimal environmental concerns (**Appendix N**), and very limited risk of potential for man-made or natural hazards (**Appendix M**).

5) Compatible with Surrounding Uses

This application demonstrates that the proposed subdivision is generally compatible with the existing and currently permissible future uses of adjacent land, services, and infrastructure. Section 7 of this Narrative provides an analysis of the project's compatibility with adjacent land uses.

6) Adequate Facilities

This application demonstrates that the proposed Preliminary Plan incorporates adequate facilities for potable water supply, sewage disposal, electrical supply, fire protection and roads. The property is also conveniently located in relation to schools, police and fire protection, and emergency medical services. A Master Homeowner's Association will be established, and that Association will be responsible for the maintenance of the common areas, open space, streets, sidewalks and trails within the subdivision.

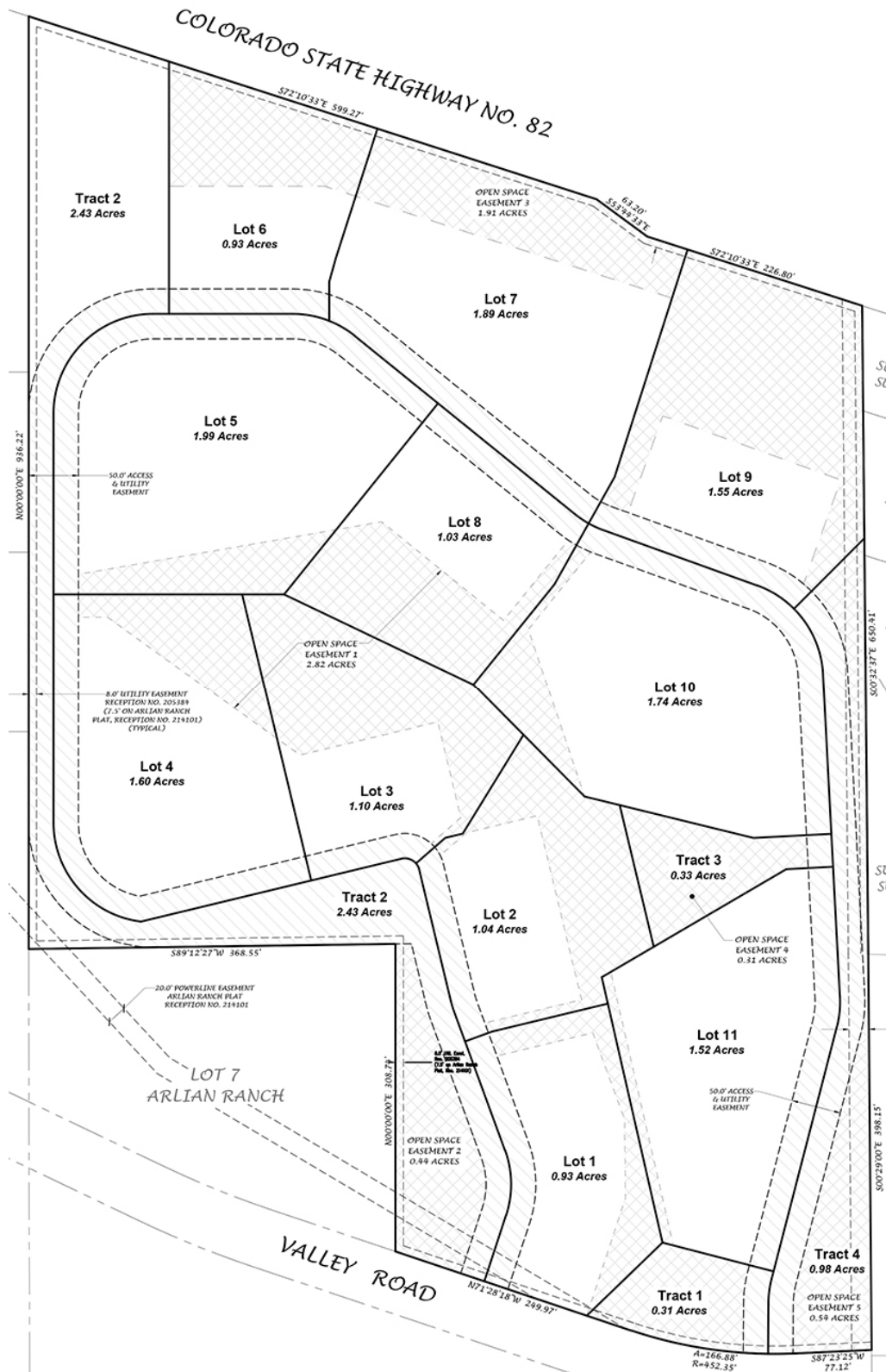
6.3. Land Use Summary

The property is proposed to be subdivided into 11 buildable residential Lots which comply with the dimensional standards of the RMF zone district. Each of the 11 Lots will contain a range of dwelling unit types and sizes, and each dwelling unit will be platted as an individual condominium lot or unit. The subdivision will also contain 4 non-buildable Tracts. These Tracts are generally located around the periphery of the subdivision and would include improvements such as a park, playground, dog park, and the amenity lot in the northwest. A total of 5 Open Space easements will also be platted to overlay portions of the Lots and Tracts. These easements will create 6.0 acres of permanent open space to be granted to and managed by the future Master Association.

LOTS & TRACTS	Building Lots	Acres
	Lot 1	0.93
	Lot 2	1.04
	Lot 3	1.10
	Lot 4	1.60
	Lot 5	1.99
	Lot 6	0.93
	Lot 7	1.89
	Lot 8	1.03
	Lot 9	1.55
	Lot 10	1.74
	Lot 11	1.52
	Subtotal Building Lots:	15.33
	Tracts	Acres
	Tract 1	0.31
	Tract 2	2.43
	Tract 3	0.33
	Tract 4	0.98
	Subtotal Tracts:	4.06
	Total Lots & Tracts:	19.39

OPEN SPACE	Open Space Easements	Acres
	Open Space Easement 1	2.82
	Open Space Easement 2	0.44
	Open Space Easement 3	1.91
	Open Space Easement 4	0.31
	Open Space Easement 5	0.54
	Total Open Space:	6.0

Preliminary Plat (large format version included in Appendix H)



6.4. Zoning and Land Use Compliance

The Preliminary Plan was designed to comply with the dimensional limitations of the proposed Residential Multi-Family Zone District per Table 3-340 of the ECLUR. The following sections demonstrate compliance with each of the specific limitations.

The project will meet the standards and requirements of Article 4, apart from the two requested variances as documented in Section 6.10 of this Narrative.

6.4.1. Minimum Lot Area

The Minimum Lot Area for single family and multi family uses in the Residential Multi-Family Zone District is 6000 sf. The smallest building lot in the proposed subdivision is Lot 6 at 40,677 sf, and the smallest non-building lot is Tract 1 at 13,696 s.f. The Minimum Lot Area standards are satisfied.

6.4.2. Maximum Lot Coverage

Compliance with Maximum Lot Coverage is demonstrated in the table below.

ECLUR Standard	Lot Coverage				Lot Area
	Buildings Impervious Max. 40%		All Impervious Max. 60%		Min. 6000 sf
Building Lots	Buildings Actual SF Coverage	Minimum Lot Size Required	All Impervious Actual SF Coverage	Minimum Lot Size Required	Proposed SF Lot Size
Lot 1	6,817	17,043	14,248	23,747	40,700
Lot 2	9,750	24,375	12,892	21,487	45,209
Lot 3	7,995	19,988	9,939	16,565	48,050
Lot 4	13,286	33,215	27,268	45,447	69,602
Lot 5	17,444	43,610	34,397	57,328	86,581
Lot 6	7,995	19,988	10,818	18,030	40,677
Lot 7	14,076	35,190	26,741	44,568	82,532
Lot 8	9,750	24,375	12,998	21,663	45,084
Lot 9	9,750	24,375	13,413	22,355	67,403
Lot 10	15,435	38,588	29,928	49,880	75,862
Lot 11	13,426	33,565	26,912	44,853	66,079

6.4.3. Maximum Floor Area Ratio

Compliance with Maximum Floor Area Ratio is demonstrated in the table below.

	Floor Area (SF)		Lot Area
ECLUR Standard	Max. FAR 0.50:1		Min. 6000 sf
Building Lots	Actual Floor Area Per Design	Minimum Lot Size Required	Proposed SF Lot Size
Lot 1	10,000	20,000	40,700
Lot 2	18,550	37,100	45,209
Lot 3	14,250	28,500	48,050
Lot 4	19,200	38,400	69,602
Lot 5	26,400	52,800	86,581
Lot 6	14,250	28,500	40,677
Lot 7	20,800	41,600	82,532
Lot 8	18,550	37,100	45,084
Lot 9	18,550	37,100	67,403
Lot 10	23,600	47,200	75,862
Lot 11	20,800	41,600	66,079

6.4.4. Minimum Setbacks

Compliance with Minimum Setbacks is demonstrated in the table below.

	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback
ECLUR Standard	25' From Local Street (as measured from EOP)	The greater of 12.5' or half the height of the tallest building on the lot	The greater of 12.5' or half the height of the tallest building on the lot
Building Lots	Minimum Provided	Minimum Provided	Minimum Provided
Lot 1	29'	29'	24'
Lot 2	20'	20'	55'
Lot 3	17'	86'	18'
Lot 4	17'	42'	12.5'
Lot 5	18'	26'	12.5'
Lot 6	20'	104'	18'
Lot 7	20'	72'	15'
Lot 8	20'	105'	18'
Lot 9	20'	197'	36'
Lot 10	20'	23'	15'
Lot 11	21'	28'	15'

Please note that the **red** numbers listed in the table above are those that do not comply with minimum Front Yard Setbacks. This was due to a drafting error on the conceptual building layout, and this issue will be corrected prior to building permitting. It is the Applicant's intent to comply with all setback requirements of the RMF Zone District, and to not seek a variance for reduced setbacks. As noted in the table, there is ample Rear Yard Setback available in all cases to move buildings further away from the street, thereby complying with the minimum Front Yard Setback.

6.4.5. Minimum Stream Setback

There are no streams or 100-year floodplains within the property, and the floodplain of the Roaring Fork River to the south is more than 75' away from the property, therefore this setback requirement is not applicable.

6.4.6. Maximum Height

The Maximum Height for the RMF Zone District is 45'. Single family, duplex and townhome units in the project are planned to be 2-stories with building heights likely to be 25 feet or less to the top of flat roofs or to the midpoint of gable, gambrel, hip or shed roofs. The five multi-family buildings within the project are planned to be 2.5 stories, with a ½ story of the lower-level parking garages below grade. The heights of these buildings will likely be 36 feet or less to the top of flat roofs or to the midpoint of gable, gambrel, hip or shed roofs. The project complies with the Maximum Height of the RMF Zone District.

6.4.7. Parking Standards

The Fields will comply with the ECLUR's Off-Street Parking Standards that are in place at the time of building permitting.

6.5. Housing Program

The Fields will consist of 135 total dwelling units delivered in a well-balanced mix of sizes, types, and price points. Dwelling unit sizes will range from approximately 400 to 3400 square feet, with an average size of 1675 square feet. This will include single family homes, duplexes, townhomes, and multifamily units. This diversity of size and type of units along with other amenities, such as access to recreation and commercial centers, will attract a diverse mix of residents and household types - seniors, young families, singles, and working professional households.

HOUSING PROGRAM	Unit Type	Single Family Units	Duplex Units	Townhome Units	Multi-Family Units	Total Units
	Studio / 1 Ba	0	0	0	8	8
	1 Bedroom / 1 Ba	0	0	0	35	35
	2 Bedroom / 2 Ba	5	18	24	17	64
	3 Bedroom / 3 Ba	7	0	0	5	12
	4 Bedroom / 4 Ba	16	0	0	0	16
	Totals:	28	18	24	65	135

The Applicant has worked with various local housing partners and the County Housing Department to compose an affordable housing plan that far exceeds the goals of the 2020 Eagle County Affordable Housing Guidelines. These units will be comparable in design quality and finishes to free market units and will directly and significantly benefit lower and middle-income households by reducing cost burden and improve the jobs-to-housing balance. It is important to understand that there are currently no Eagle County-administered price-capped housing units in the Roaring Fork Valley. The 2019 Greater Roaring Fork Regional Housing Study identified that the region has a 2,100-unit shortfall in housing for households at 60 percent of area median income (AMI) and less, and a 1,900-unit shortfall for households between 100 and 160 percent AMI - the “missing middle”. **Through the provision of a minimum of 40% Affordable Housing Equivalency, The Fields will help to populate the map of affordable housing in the Roaring Fork Valley portion of Eagle County.**

Per Section 3.01 of the 2020 Affordable Housing Guidelines, Eagle County has set the affordable housing mitigation rate at the higher of 25% of the total residential units or 15% of the total residential square feet. Since the “unit” calculation is highest, the applicant has used that calculation as the basis for the provision of affordable housing units. Per Chapter 4 of the Housing Guidelines, the provision of Price Capped For Sale Housing with a maximum Initial Sales Price set at or below 100% - 140% AMI affordability level, or Price Capped Rental units will be valued double (2x). The Fields intends to provide all Affordable Housing units as either Price Capped For Sale or Price Capped Rental units. The applicant has been coordinating with various potential local housing partners, and letters of intent have been provided by the Roaring Fork Fire Authority and the Aspen Music School for several employee rental units (see **Appendix R**). The applicant expects that one or more additional housing partnerships will transpire prior to construction, and we will provide the County with any such information as it becomes available.

The Affordable Housing Plan includes a minimum of 40% Affordable Housing Equivalency as determined by Chapter 4 of the 2020 Affordable Housing Guidelines. All the Affordable Housing Units will be price-capped within specified AMI ranges for rentals and for-sale units. A minimum of 33% of the units will be placed in the County lottery for purchase by Eligible Households. The following table provides the details of the Affordable Housing Plan.

AFFORDABLE HOUSING	Unit Type	Approx. Unit Distribution	Approx. Unit Size Range (SF)	AMI Pricing Range	For Sale/ Rent
	Studio	15.0%	400-500	80-100%	For Rent
				120-140%	For Sale via Lottery
	1 Bedroom	52.0%	450-750	80-100%	For Rent
				120-140%	For Sale via Lottery
	2 Bedroom	33.0%	850-1150	80-100%	For Rent
				120-140%	For Sale via Lottery
	Total:	100.0%			
Minimum 40% Affordable Housing Equivalency based on total number of allowed dwelling units.					

Proposed Affordable Housing Plan Requirements:
<p>1. The Fields shall provide a minimum of 40% Affordable Housing Equivalency as determined by Chapter 4 of the 2021 Affordable Housing Guidelines, which values price-capped for-sale or rental units at 2X. The proposed plan for The Fields includes a total of 135 dwelling units, which would result in the Equivalency of 54 units of price-capped Affordable Housing Units.</p>
<p>2. Additional price-capped Affordable Housing Units may be provided through the County's purchase of deed restrictions on free market units within The Fields. By working with the County Housing Department, The Fields may convert additional free market units into priced-capped AMI units through the County's purchase of deed restrictions, which would increase the total number of price-capped Affordable Housing Units. Any such Units would be available for purchase through the County lottery system.</p>
<p>3. A minimum of 33% of the Affordable Housing Units will be available for sale through the Eagle County lottery. More units may be available for lottery and would be proportional to any reduction in Qualified Employer Rental Units, and/or an increase in Affordable Housing Units through the County's purchase of deed restrictions per No. 2 above.</p>
<p>4. Rental Affordable Housing units may be owned by Qualified Employers and rented to their employees, who must be Eligible Households. If a Qualified Employer-owned unit is not rented to an employee, it must be offered for rent to another Eligible Household.</p>

6.6. Open Space & Trails

The Open Space Plan for The Fields comprises 6.0 acres, or 31% of the total subdivision acreage. The site design includes a variety of parks, play areas, a dog park, and a central pond. Within the open space is a substantial trail network, including over a half-mile (2900') of 10' wide multi-use pathways. These pathways will serve as efficient multi-modal access routes to and from the site and provide opportunities for residents to recreate and exercise. The open space and trail systems are vital to integrating the various residential areas of the community. The open space components have been carefully created and designed to meet on site recreational demands, to provide buffer zones between dwellings, and to provide environmental benefits to the community.

OPEN SPACE	Open Space Easements	Acres
	Open Space Easement 1	2.82
	Open Space Easement 2	0.44
	Open Space Easement 3	1.91
	Open Space Easement 4	0.31
	Open Space Easement 5	0.54
	Total Open Space:	6.0

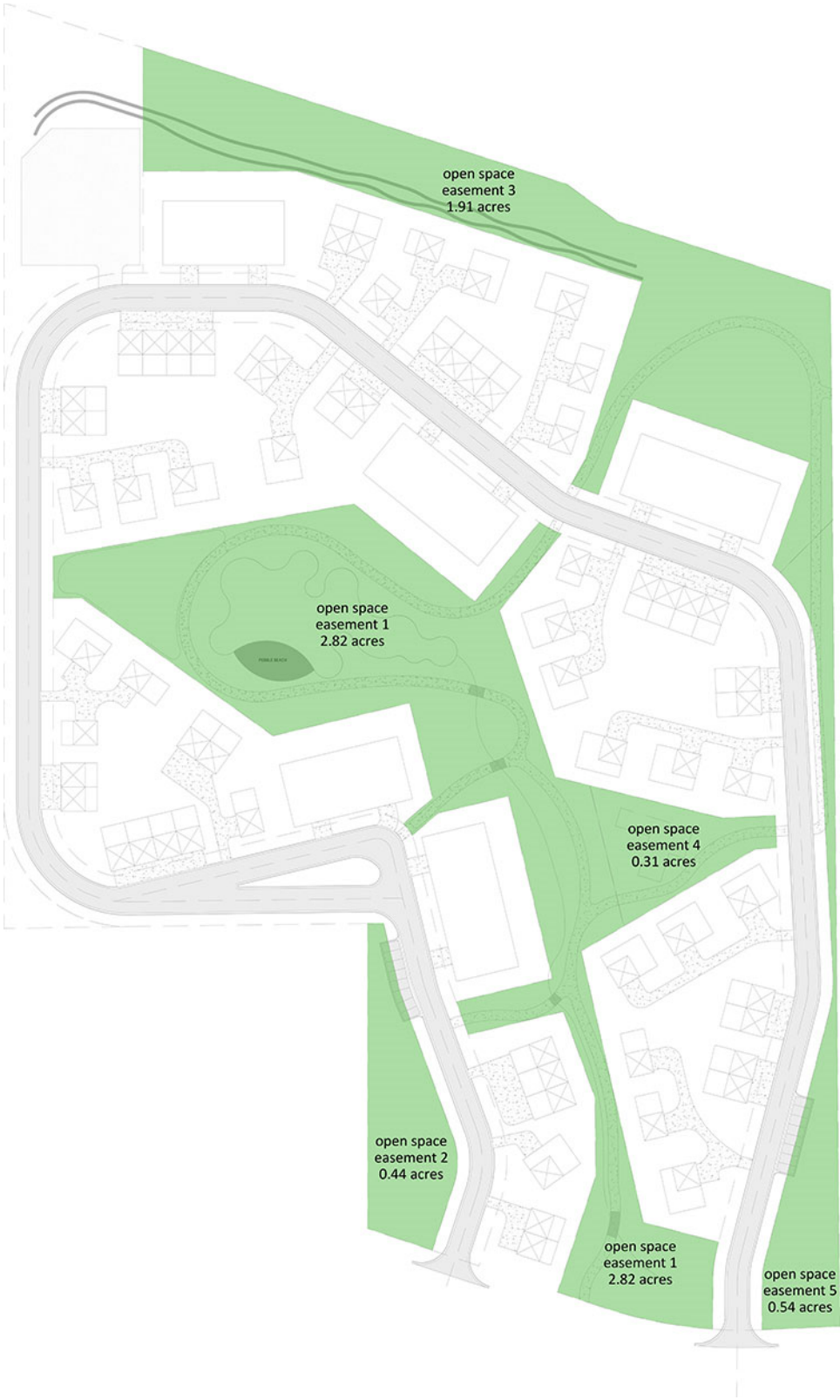
Proposed central open space and pond *(large format version in Appendix G)*



Proposed open space and trail *(large format version included in Appendix G)*



Open Space Plan



6.7. Landscaping

The landscaping within The Fields acknowledges the importance of the outdoors in shaping people's connection to a place and to their environment. Landscaping has been designed as an integral layer of the site plan, reflecting and helping to define the distinct character of the community. The landscape will emphasize subtle and visually appealing streetscapes and open space areas while providing adequate shade, screening, massing, and form. Within the open space areas, the landscape design is generally naturalized, with the use of primarily native plant materials in conjunction with preserved existing vegetation. Irrigation water will be sourced from a raw water pump located in the proposed pond and supplied by the Arian Ranch Ditch. The Conceptual Landscape Plans are included in **Appendix I**.

Meadow areas are a prominent landscape theme *(large format version in Appendix G)*



Example of “village green” landscaping *(large format version included in Appendix G)*



6.8. Transportation & Circulation

The site design for The Fields includes two points of access to Valley Road, and a looped road (Waverly Street) within the subdivision to provide efficient mobility for residents and ease of access for emergency services. Waverly Street will be constructed at widths from 24 to 26' to meet County Road standards and fire code. A 50' wide access and utility easement will provide ample room for drainage and snow storage along Waverly Street. The project also includes a 10' wide multi-use trail, which will provide efficient multi-modal access for residents while connecting to surrounding services, transit and amenities. A RFTA transit stop is approximately 0.75-mile away at the El Jebel Park and Ride and is accessed by local multi-use trails in Crown Mountain Park.

Valley Road provides access from State Highway 82, from either the JW Drive or El Jebel Road intersections. McDowell Engineering provided a Transportation Impact Study (**Appendix L**) which states that the proposed development is expected to generate 1021 new vehicle trips on the average weekday. A CDOT State Highway Access Permit will be required for the south leg of the Highway 82 and El Jebel Road intersection.

Valley Road/ Highway 82 Intersection Improvements

At the intersection of Valley Road and Highway 82 (west of the project site), the applicant will construct a dedicated northbound right-turn lane onto Highway 82 (as discussed in Section 3.7 of the Transportation Impact Study, **Appendix L**). This northbound right turn lane improvement on Valley Road will require widening the pavement by approximately eight feet, the extension of the cattle guard, and striping modifications to incorporate the new left-through lane and separate northbound right turn lane. An exhibit of these improvements is included as Sheet 3 of **Appendix S**. This improvement will minimize delays for those turning right (east) onto Highway 82, eliminating the need to wait for the left-turning traffic to clear.

Planned Improvements at Valley Road/ Highway 82 intersection (see Appendix S)



El Jebel Road Intersection Improvements

While Eagle County is currently developing engineering plans for a long-term solution, interim improvements will be made to the combined intersections of Valley Road/ East Valley Road/ El Jebel Road/ Highway 82. These interim improvements will significantly improve the function of this intersection until Eagle County implements their final intersection design (as discussed in Section 3.5 of the Transportation Impact Study, **Appendix L**). This alternative utilizes the existing roadway network and removes the northbound stop sign from the East Valley Road leg of the intersection. To operate successfully in the interim, the afternoon signal timing will be modified to shift 10 seconds of green time to the south leg of the El Jebel Road intersection. This green time will be taken from the north leg which does not have a queuing concern in the afternoon. This will not impact the Highway 82 signal timing requirements from CDOT and will remove some of the northbound queueing that is currently occurring during peak traffic hours. This interim solution has been field-tested and approved by CDOT, as evidenced by an email from Mark Bunnell dated July 28, 2021 (**Appendix T**).

Eagle County is currently designing the long-term solution for the re-configuration of the El Jebel Road intersection, with the intent to begin construction of the improvements in 2022. The County Engineer has estimated the total cost of construction at \$1.7M. Consistent with commitments made by the prior Fields ownership group in 2016, the current developers will contribute 24% of the cost of the County's intersection improvements, not to exceed \$408,000. The cost basis for the improvements, and subsequent capital contribution amount, shall be derived from the final Engineer's Opinion of Cost (EOPC) as prepared by the County's consulting engineer. This capital contribution amount will make the Fields one of the largest financial contributors to the re-constructed intersection, which is critical to initiating and completing the long-term solution, and this would be a failing intersection without the Fields' leadership and participation in the capital improvements.

The Transportation Impact Study (**Appendix L**) has determined the Fields' share of traffic volumes for the year 2045 at the Highway 82/ El Jebel Road intersection to be as follows:

Hwy 82 / El Jebel Rd. Intersection (with long-term improvements)	Fields' % of Total Traffic
South Leg of Intersection Only	3.0%
Entire Hwy 82/El Jebel Road Intersection	0.8%

It is important to note that while the Fields is committing to contributing 24% of the cost of the El Jebel Road intersection improvements (up to \$408,000), traffic generated by the Fields will only comprise 3% of the volume. Similarly, The Fields has not created the hardship at this intersection as demonstrated by the Transportation Impact Study (**Appendix L**) but is willing to contribute to an existing County need for the benefit of the greater public infrastructure. Future improvements for Crown Mountain Park, the Forest Service Property, and an expanded RFTA park and ride are entirely dependent upon the implementation of these long-term intersection improvements.

6.9. Utilities

All utilities required to serve the project are currently in place on or adjacent to the site. The Fields is within the boundaries of the Mid Valley Metropolitan District (MVMD) service area, and that District will provide water and sewer service to the project. All water system components have been designed to MVMD specifications and will ultimately be owned and maintained by that District. The Mid Valley Metropolitan District will also provide sanitary sewer service for the project. All sewer system components have been designed to MVMD specifications and will ultimately be owned and maintained by that District. The water and sewer plans are detailed in the Engineering Plans (**Appendix J**) and Engineering Report (**Appendix K**).

With the availability of significant raw-water rights on the property, a separate non-potable irrigation system has been designed. This system will utilize existing water rights and flows from the Arlian Ranch Ditch. A raw water pump station adjacent to the proposed pond will provide pressurized irrigation water to all areas of the project. This system will be owned and operated by the Master Association. The raw water irrigation system is detailed in the Engineering Plans (**Appendix J**).

Source Gas will provide natural gas to the site, Holy Cross Energy will provide electric service, and Comcast will provide communications service. All utility lines will be placed underground, and all existing overhead lines within the project will be removed or placed underground, except for the existing Holy Cross overhead powerline along Valley Road. Each utility service provider has provided letters confirming their capacity and ability to serve the project, which may be found in **Appendix P**, Utility Service Letters.

Trash and recycling service will be provided by one of the local waste haulers with curbside pickup. For each housing cluster, residents will be required to wheel their containers to the street. For each multi-family building, dumpster enclosures will be provided in the building and those dumpsters will also be wheeled to the street. The applicant will work with the local USPS to design an efficient system of mail and package delivery within the project.

6.10. Requested Variances from Improvement Standards

The applicant is requesting two Variances from Improvement Standards as discussed below. In accordance with Article 5-260.G, the Board of County Commissioners shall have the authority to approve, approve with conditions, or disapprove variances from Article 4, Division 6, Improvement Standards.

6.10.1. Backing onto Roads

This variance request is now omitted. The current site plan includes two pods of (8) 90-degree parking spaces for use as guest parking along Waverly Street. Prior to Final Plat, these sixteen spaces will be re-designed as parallel parking spaces; therefore, this variance is no longer required.

6.10.2. On-Street Parking

This requested variance is also related to the two pods of 8 parking spaces for use as guest parking along Waverly Street. Table 4-620 J of the ECLUR identifies that no On-Street Parking is allowed for Suburban Residential Roads. Since these sixteen proposed guest parking spaces will be used less frequently than residential spaces and the applicant is proposing a 15-mph speed limit on Waverly Street, we believe that the provision of these parking spaces will have no adverse impact on the health, safety, and welfare of persons or lands affected.

6.11. Parking Management Plan

A Parking Management Plan (PMP) will be developed and recorded as part of the Covenants of the Master Association at the time of recording Final Plat. The PMP will be prepared in consultation with County Engineering, and will incorporate the following regulatory provisions:

- Identify the entity responsible for administering the PMP (likely the Master HOA).
- Required signage for sixteen guest parking spaces, including time limitations and restrictions on residential use.
- Required signage and security for overflow/amenity parking lot.
- Required permits for overflow/amenity parking lot.
 - These permits are intended to be issued on a fee basis for residents of The Fields.
- Parking violations, including warnings, booting, and/or towing.

6.12. Phasing and Build-Out

Infrastructure construction is expected to commence in 2022. This schedule anticipates a Final Plat approval in early 2022. The infrastructure phase of the project is expected to be completed in a single phase within the 2022 and 2023 construction seasons including all deep utilities, shallow utilities, stormwater facilities, roads, trails, and overall site grading. Common area landscaping for streetscapes and open space areas will likely be completed the following year, during the 2023 growing season. Vertical buildout of the residential units will commence in 2023, after the subdivision improvements have been installed and approved by the County. Buildout will likely occur on a lot-by-lot basis with an average of 22-27 dwelling units constructed per year over a five to six-year period, as market absorption dictates.

6.13. Prior Sketch Plan Conditions of Approval

The 2016 Sketch Plan for The Fields was approved with seven conditions of approval via Resolution No. 2018-051. While the applicant acknowledges that the prior Sketch Plan approval has since expired, we understand that similar Conditions may resurface as part of the current review. This section details those prior conditions of approval and outlines the actions that have been undertaken by the applicant to address them. The numbered conditions of the prior Sketch Plan approval are displayed in **bold** text, and Applicant responses are displayed in regular text.

1. **Except as otherwise modified by this development permit, all material representations made by the Applicant in this application and in public meeting shall be adhered to and considered conditions of approval.**

Response: Acknowledged.

2. **The Applicant shall meet the Eagle County Affordable Housing Guidelines and provide affordable housing units as recommended by the Guidelines within the subdivision.**

Response: The Preliminary Plan far exceeds the 2020 Eagle County Affordable Housing Guidelines with a minimum of 40% Affordable Housing Equivalency as determined by Chapter 4 of the 2021 Affordable Housing Guidelines. All the Affordable Housing Units will be price-capped within specified AMI ranges for rentals and for-sale units. A minimum of 33% of the units will be placed in the County lottery for purchase by Eligible Households.

3. **Applicant shall continue to work with staff to incorporate a diversity of housing types, clustering of uses, and a transition to lower density rural character properties to the west.**

Response: In preparing the Preliminary Plan, the applicant conducted web-based review sessions with County staff on March 20 and again on June 11, 2020. During those meetings, the applicant presented conceptual plans and alternatives, to which staff provided valuable responses and direction. The result of these collaborations with staff is a plan which incorporates a far greater degree of clustering, diversity of housing types, and better transitions to adjacent properties than the prior Sketch Plan.

4. **A site specific geotechnical assessment shall be completed for each building site at the time of building permit application.**

Response: This statement has been included as a "Plat Note" on the Preliminary Plan (**Appendix H**) and will be carried forward to Final Plat.

5. **All street, sidewalk and trail improvements within the subdivision shall be constructed to County standards and in accordance with the Subdivision Improvement Agreement and shall be dedicated to the public. The Applicant or its successor or assigns are responsible for**

construction, maintenance, repair and improvement of all streets, sidewalks and trails within the subdivision.

Response: All streets and trails within the subdivision have been designed to County standards. The loop road (Waverly Street) is designed as a Suburban Residential Road per Table 4-620.J of the ECLUR. The clear width of the road is 24', and where the road is adjacent to buildings that could be taller than 30', the width is increased to 26' to comply with fire access code. The road will be in a 50' platted access & utility easement, with a proper Plat Note allowing access for utility providers and emergency services. This Plat Note may be reviewed on the Preliminary Plan in **Appendix H**. The multi-use trail has been designed to a width of 10', will be a hard all-weather surface and will be located within permanent open space easements. The future Master Association will assume the responsibility for maintenance and repair of all streets, trails, and potential sidewalks within the subdivision.

6. Applicant shall provide an updated traffic study congruent with the Applicant's revised layout #2. depicting the subdivision's accesses onto Valley Road.

Response: A new Transportation Impact Study has been included in **Appendix L** which discusses of the compliance of the proposed dual access layout onto Valley Road.

7. The Applicant or its successor or assigns shall construct and maintain a ten (10') foot paved sidewalk/trail for use by the public along Valley Road to Valley Court to provide safe pedestrian access to local amenities.

Response: This trail segment is 600' in length along Valley Road. Recent off-site surveys and investigations in the Valley Road Right of Way (ROW) have identified significant constraints that prevent the fulfillment of this condition. Specifically, a) the ROW is not of sufficient width to accommodate a 10' wide trail, and b) grade changes between Valley Road and the ROW boundary would necessitate the construction of lengthy retaining walls and guardrails, further reducing the width of the trail. These constraints were presented and discussed with the County Engineer during a web-meeting on September 22, 2020. Based on these physical constraints, the County Engineer suggested that the applicant consider a commitment to an alternate means of trail connection through the Forest Service property to the south of The Fields. As a result of these studies and conversations, the applicant is proposing to provide a much more substantial public trail connection to Crown Mountain Park, which far exceeds the prior Condition with more than 4X the trail length.

We understand that Eagle County is moving closer to a potential purchase of the Forest Service property, and that the USFS is now preparing an Environmental Analysis (EA) of the potential alternatives including sale of the property. This recent information gives the Applicant confidence that the current Forest Service property could ultimately be owned by the County and allows for the Applicant to make a robust commitment to a public trail on that property.

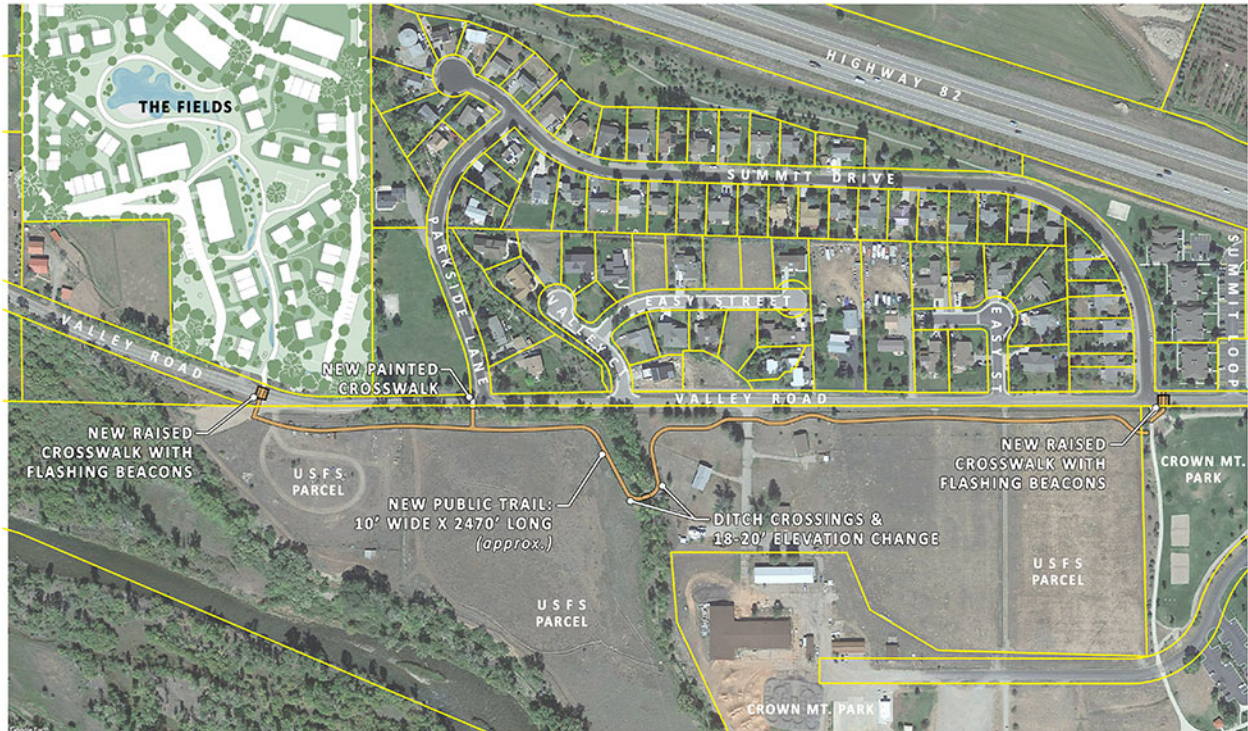
Further reinforcing what is being proposed by the Applicant is our belief that any trail option within the Valley Road right-of-way would result in a compromised trail and user experience. There is no right-of-way on the south side of Valley Road, as the Forest Service property boundary is close to the centerline of the road. Additionally, any trail development on the northern right-of-way would be restricted in width by numerous physical constraints such as existing utilities, stormwater systems, mailboxes, fences, steep grades, retaining walls and more, which would result in a “trail” that may only be 6’ wide.

For these combined reasons, the Applicant is proposing that when Eagle County acquires the Forest Service property, they will construct a 10’ wide public trail on that property from The Fields to the existing trail in Crown Mountain Park near Summit Drive. This trail would be approximately 2470’ in length and generally parallel the alignment of Valley Road, with pedestrian crosswalks at Summit Drive, Parkside Lane and The Fields. The proposed alignment as shown below would remain somewhat flexible to accommodate future site planning of that property.

We consider the development of this proposed trail to be a much-needed improvement to the Valley Road corridor as well as our project, and we enthusiastically support its construction. It not only resolves current deficiencies to what exists today but will benefit all the current and future residents adjacent to this section of Valley Road. To that end we will use our best efforts to make it a reality. However, if Eagle County does not acquire the Forest Service property, the Applicant will provide a fee-in-lieu of the trail to Eagle County subject to the following conditions:

1. The fee-in-lieu amount will be based on an Engineer’s Opinion of Probable Cost (EOPC) of the proposed trail.
2. The County shall attempt to construct the trail as shown on the (current) Forest Service property including acquiring any necessary approvals from the then-owner of the property.
3. If the County determines that construction of the trail on the (current) Forest Service property is not possible, the County shall use the fee-in-lieu funds for other pedestrian or trail improvements in unincorporated El Jebel.

Proposed Public Trail to/from Crown Mountain Park



7. Conformance with County Master Plans

This request for a Zone District Map Amendment and Preliminary Plan for The Fields conforms with the Eagle County Comprehensive Plan and the Mid-Valley Area Community Plan. The following sections address this application's responses to the specific goals and policies of these guiding documents.

7.1. Eagle County Comprehensive Plan

The 2005 Eagle County Comprehensive Plan includes general goals and policies that apply to all areas of the County. Certain goals and policies that relate specifically to The Fields Zone District Map Amendment and Preliminary Plan are addressed in this section. Selections from the Comprehensive Plan are displayed in **bold** text, and The Fields responses are displayed in regular text.

General Development – Section 3.2

Goal: The impacts of development in Eagle County are carefully monitored, and future development occurs in a manner that preserves a high quality of life, a diverse and sustainable economy, the area's scenic beauty, a healthy natural environment and a vibrant, well designed community.

Relevant policies:

- a. Those attributes that support quality of life options unique to Eagle County today should be preserved for future generations.**
- c. Growth should be managed toward future sustainability - a healthy balance between economic success, quality of life and the preservation of the environment.**
- e. Urban and suburban type growth should be appropriately designed and should be located within or immediately contiguous to existing towns and community centers.**
- g. Redevelopment and/or revitalization of currently underdeveloped, outdated, rundown, or otherwise dysfunctional areas should be encouraged.**
- i. A cluster style of development should be encouraged, especially in areas where cultural, environmental or scenic resources are at risk.**
- j. Development should be fully responsible for the mitigation of development related impacts upon both the natural and built environment.**

Response:

Responsible Location: This proposal is predicated on responsible growth that ensures quality of life for future residents. This project brings additional residential development adjacent to the existing Summit Vista Subdivision and across the highway from the Blue Lake Subdivision, all in proximity to the Willits Town Center and other nearby services. The re-zoning of the property provides the ability to add vitality to the area via a well-designed, clustered development that adds to housing diversity

and housing choice. Adding housing near other developed areas provides more opportunities for efficient mass transit and could help protect other open lands.

Vibrant Community: The Fields will provide a physical environment that supports a strong quality of life through diverse housing types, provision of ample open space, and the village concept. The village concept promotes opportunities for social interactions through clusters of housing and tiered open spaces. The Fields also ensures environmental preservation, recreation, and unique features like preservation of a historic foundation and an amenities parking area.

Community Benefits: Current uses of this property include a few residences and pastureland. The proposal will add vitality to the area, provide additional housing for the nearby job centers, and utilize established infrastructure like the RFTA station and commercial service centers. The Fields will use existing water rights for irrigation, provide a berm to screen the view of the development from the highway, and landscaping to screen from neighboring properties. Further, The Fields will be maintained by a master HOA that will ensure proper maintenance and upkeep of open spaces and amenities.

Economic Resources – Section 3.3

Goal: Eagle County is home to a resilient, sustainable economy that is based on local attributes and provides its residents and visitors with healthy lifestyles and a comfortable standard of living.

Relevant policies:

- c. Those qualities that make Eagle County a world class tourist destination and a great place to live, work and play should be identified, promoted and protected.**
- d. The potential impacts of second-home ownership and an aging resident population in Eagle County should be identified and incorporated into the decision-making process.**
- j. Agricultural land uses should be retained to preserve Eagle County’s historical heritage and scenic quality for the benefit of future generations.**

Response:

This request does not include commercial land uses; however, there are a few policies within this Section 3.3 that are addressed below.

The Fields offers an inspiring and forward-thinking place to live. With diverse housing options, internal systems of open space and trails, access to nearby recreation, and a focus on energy efficiency and natural landscapes, this development embodies much of what makes Eagle County a great place to live. The Fields is designed to be attractive to locals. The location is central to the Roaring Fork Valley and job centers and is just off Highway 82. The internal design creates smaller villages within the larger development promoting a real sense of community. A minimum of 40% Affordable Housing Equivalency will be provided for the local workforce which will be required to serve as primary residences. This community is meant to be attractive to a variety of residents, including those that are aging. Features that may entice seniors include common and open space areas maintained by the HOA, proximity to services and commercial centers like Willits Town Center, and access to recreation like Crown Mountain Park and the Rio Grande Trail. This compact

development will provide 135 dwelling units in 19.39 acres that will safeguard the preservation of outlying valuable tracts of agricultural land in the County. The subject property is surrounded by Highway 82 to the north, residential and commercial uses along Valley Road, and protected open space to the south.

Housing – Section 3.4

Goals:

- 1) Housing is available and affordable for no less than 70% of Eagle County’s workforce.**
- 2) Housing needs are clearly identified, and housing types are appropriately balanced to meet all community needs, appropriately located to reduce long distance commutes, and appropriately managed to assure long term affordability for Eagle County’s workforce.**

Relevant policies:

- a. Affordable workforce housing should be located near job centers.**
- e. Adequate housing options for Senior Citizens should be available.**
- i. Workforce housing projects should incorporate quality design standards and programs for long term maintenance.**
- n. Development should share responsibility for fulfilling Eagle County’s workforce housing needs.**

Response:

Housing Variety: The re-zoning of The Fields allows for many additional housing units than under current zoning, which will increase the availability of market rate and affordable housing for Eagle County’s workforce. The Fields will consist of 135 total dwelling units delivered in a well-balanced mix of sizes, types, and price points. Dwelling unit sizes will range from 450 to 3400 square feet, with an average size of 1675 square feet. This will include single family homes, duplexes, townhomes, and multifamily units. This diversity of units along with other amenities, such as access to recreation and commercial centers, will attract a diverse mix of residents and household types - seniors, young families, singles, and working professional households.

Workforce Housing: The affordable housing plan for the Fields far exceeds the County’s Affordable Housing Guidelines with 40% Affordable Housing Equivalency and will directly and significantly benefit lower and middle-income households by reducing cost burden and improve the jobs-to-housing balance. These units will be comparable in design quality and finishes as all other units and will help address the significant undersupply of missing-middle housing for those households earning 80% to 140% AMI.

Central Location: Additional mid-valley units immediately adjacent to Highway 82 will also reduce the number of long-distance commutes within the region’s commute shed. Residents of The Fields will be less than one mile from the RTFA El Jebel Park & Ride station and within about 20 miles of all employment centers in the valley, including the “up valley” job hubs of Aspen and Snowmass.

Infrastructure and Services – Section 3.5

Goal: Eagle County’s infrastructure and community services support all present and future community needs and encourage efficient travel, healthy lifestyles, a stable economy and the preservation of environmental quality.

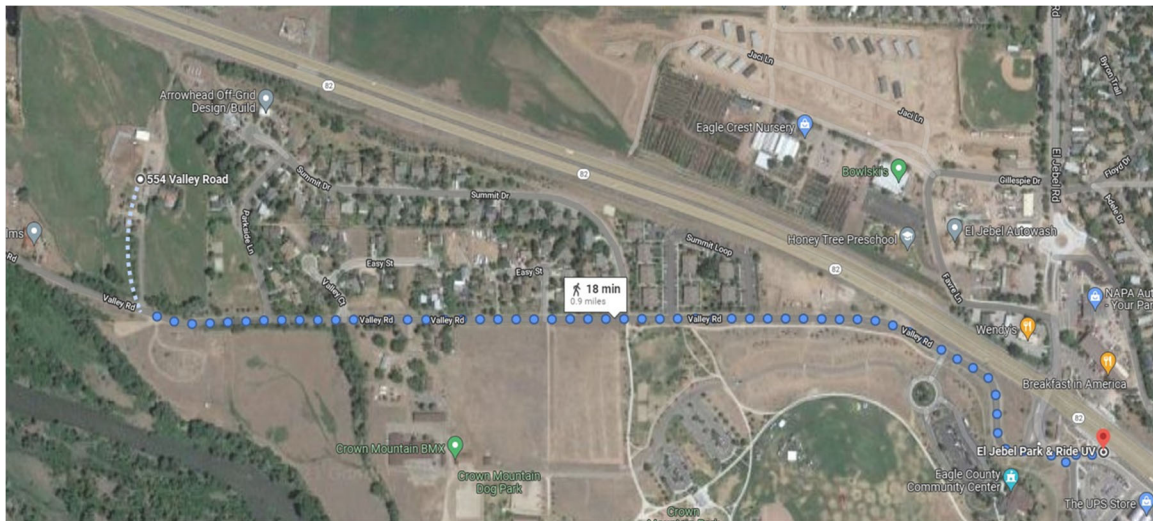
Relevant policies:

- a. Developed areas in Eagle County should be served by multiple modes of transportation.**
- b. Pedestrian paths should be safe, well-designed, well maintained and appropriately networked within and between communities.**
- d. Bike paths should be safe, well designed, well maintained and appropriately connected within and between communities.**

Response:

The Fields will be served by multiple modes of transportation and its location will inherently reduce the need for personal vehicle use and encourage walking and biking. The Roaring Fork Transportation Authority (RFTA) El Jebel Park & Ride is within less than 1 mile. According to Google Maps, the up-valley station is 0.9 miles from The Fields - an 18-minute walk, 4-minute bike ride, or 2-minute drive.

Google Maps walking directions map



The nearest grocery and dining options are about one mile away in Orchard Plaza, with additional services in the Willits Town Center, all accessible by non-motorized modes. Much of the route consists of the off-street paths of Crown Mountain Park, minimizing the use of Valley Road. The Fields will provide bike parking to facilitate travel by bike. The Fields includes internal multi-use paths. Recreational facilities are also in close proximity, including Crown Mountain Park, the Rio Grande Trail, and the Roaring Fork River. The internal paths are designed to connect to potential future trails on the northeast corner and southern end of the property. The proposal will also

enhance socioeconomic diversity by increasing housing variety through a mix of home types, sizes, and price points.

Water Resources – Section 3.6

Goals:

- 1) Source water in Eagle County is protected, and contributors of surface and ground water pollution are identified and eliminated to the fullest extent possible.**
- 2) Sufficient domestic water is available to all developed areas so long as requirements for maintaining healthy natural riparian and aquatic ecosystems are being met.**

Relevant policies:

- a. The long term viability of both ground and surface water sources should be protected.**
- c. Water conservation efforts by all water users in Eagle County should be implemented.**
- h. Aquatic and riparian habitats should be protected from agricultural, industrial and development related impacts.**

Response:

The Fields' compact development allows for significant pervious surfaces and ample stormwater detention in the form of resident amenities (a pond and stormwater basin) that will benefit groundwater recharge and protect water quality. The native and drought tolerant landscaping will be irrigated with an efficient system using raw water through existing Arlian Ranch Ditch water rights. The residences will be equipped with water efficient fixtures. The property is not within the riparian zone. The Mid Valley Metropolitan District has confirmed that the property is within the District's service area and that it can and will serve the property with 135 EQRs (see SGM letter dated October 8, 2020, in **Appendix P**).

Wildlife Resources – Section 3.7

Goal: Preserve and/or enhance the quality of wildlife habitat, and the vitality of wildlife populations in Eagle County.

Relevant policies:

- a. The integrity, quality and interconnected nature of critical wildlife habitat in Eagle County should be preserved.**
- g. Wildlife friendly measures should be incorporated into the design of individual home sites and neighborhoods.**
- h. Measures designed to protect wildlife from contact with human activities and disturbances should be implemented and enforced.**

Response:

The conversion of the property to the Residential Multi Family District and proposed residential development will not detract from the quality of wildlife habitat or the vitality of wildlife populations because the property's current condition is of poor habitat for local wildlife species and existing nearby development has already cut off wildlife movement corridors. The property is also not within the riparian zone and no known federally listed, proposed, or candidate species are present on the site. Moreover, the property is outside big game ranges and calving/fawning areas. Use of the property by mule deer is anticipated to be minimal and use by elk very unlikely. Although the property is within a CPW-mapped area of bald eagle winter range, it is not immediately adjacent to the Roaring Fork River and lacks suitable trees for roosting and perching. Bald eagle use of the parcel is not anticipated. Most of the Roaring Fork Valley is within the CPW-mapped black bear Fall Concentration Area, including this property, but it is not good black bear habitat. The use of animal-proof containers and planting of native and wildlife compatible landscaping will minimize the potential for human wildlife interaction and conflict. Lastly, fencing will be wildlife friendly and the designated dog park will reduce the potential for resident dogs chasing or harassing wildlife.

Sensitive Lands – Section 3.8

Goal: Development in Eagle County avoids or fully mitigates impacts to sensitive lands. Open space is preserved to the greatest degree possible, and scenic quality and cultural resources are protected.

Relevant policies:

- a. Development should avoid areas of significant natural hazard.**
- c. Development and development patterns should preserve landscapes that include visual, historic, and archeological value.**
- d. The continued evolution of Eagle County's present day culture should be considered integral to the high quality of life desired by residents and visitors.**
- e. A variety of approaches should be utilized to preserve land as open space.**
- f. Open space should be able to serve different needs in different applications.**

Response:

Sensitive Lands and Hazards: The subject property is not in an area subject to significant natural hazards. The nearest sensitive land to the property is the riparian zone, which is across Valley Road to the south, and FEMA identifies the parcel as having minimal probability of flooding (Zone X). The property is also dominated by low wildfire hazard conditions due to discontinuous fuels and being on relatively level ground. The development will not have shake shingle roofs and will comply with Eagle County wildfire hazard guidance regarding landscaping proximity to homes. The change of zoning and development of this property will not increase risk for or cause avalanches, landslides, siltation, settlement, floods, or other significant landform changes or hazard to health and safety.

Open Space: Open space is a prominent feature of The Fields comprising 6 acres, or 31% of the property. This is made possible by clustering units, which also provides for view corridors to the

mountain surroundings. The tiered open space system provides semi-private spaces for each village and then public spaces for the greater community. There are also paths within the development for recreational use. In addition, the pond within the open space will provide a resident amenity as well as stormwater management.

Nod to History: The Fields will retain the foundation of the existing 1944 ranch house and feature it as a resident amenity, “Foundation Park”, to memorialize the valley’s agricultural and ranching heritage.

Environmental Quality – Section 3.9

Goals:

- 1) Air quality, ambient noise levels and the quality of the night sky in Eagle County are preserved at levels appropriate to a modern mountain community.**
- 2) Eagle County is recognized as a leader in promoting energy efficiency and conservation.**

Relevant policies:

- b. Lighting plans that reduce nuisance glare and protect the quality of the night sky should be encouraged.**
- c. Noise should be minimized to meet the highest applicable safety standards, as well as the aesthetic expectations of local residents.**
- d. Energy efficiency and the reduction of overall energy consumption should be a primary goal for future operations and developments in Eagle County.**

Response:

Lighting: The Fields will include an outdoor lighting program that respects the valuable night sky resource with fully shielded light fixtures, a warmer and less intrusive color temperature, and just enough light to provide for safe use of the property. Adaptive controls like motion sensors and photocells will be utilized where practical.

Noise and Air: While this residential subdivision should not produce much noise, the landscaping buffer provided around the edges of the property will help filter noise between this development and neighboring properties. The natural landscaping program and ample open space will benefit air quality.

Energy: The attached and multifamily buildings offer inherent energy efficiency, and all buildings will be designed using energy efficient materials. In addition, the organic layout of the buildings promotes solar access and the use of native landscaping with raw irrigation water requires very little energy. The Fields’ location encourages non-motorized travel due to its proximity to multi-modal transportation and job centers. Given this access, personal vehicle trips and associated emissions are anticipated to be lower than other equivalently sized developments.

Future Land Use Map – Section 3.10

Goal: Future Land Use Maps are valuable tools, developed through community input, that help guide development in Eagle County.

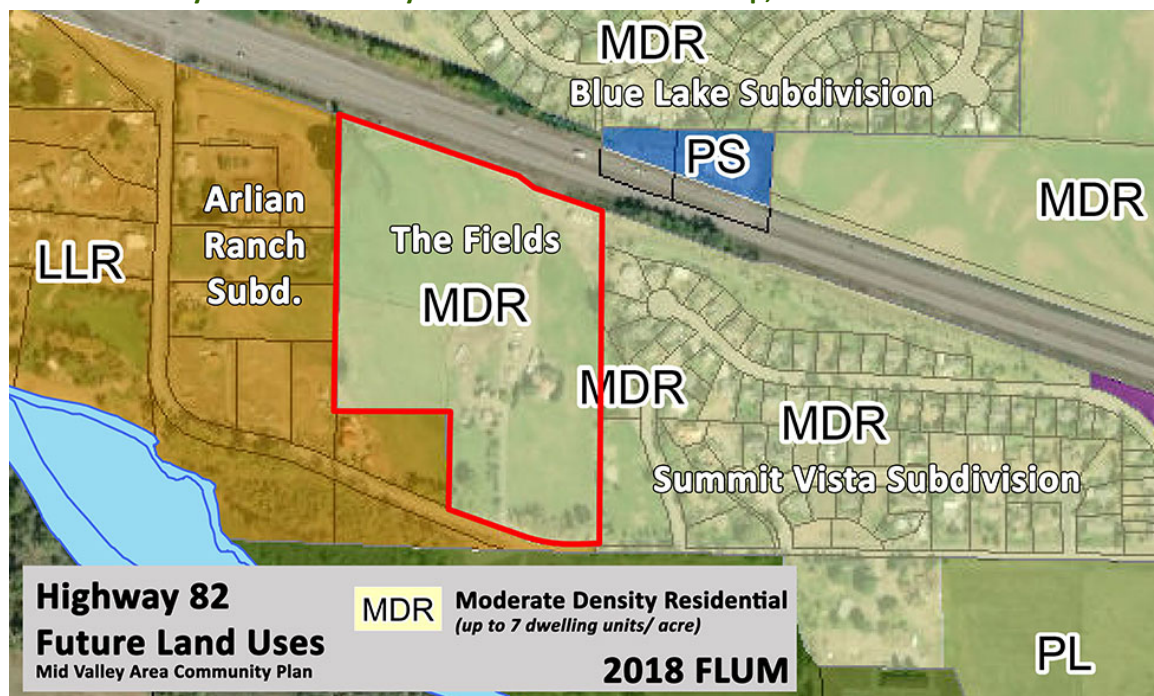
Policy:

a. Zone changes and site-specific land use proposals should reflect the written policies of this Comprehensive Plan, the land use designations of the Future Land Use Map and the goals and objectives set forth within Area Community Plans, as applicable.

Response:

The information provided above explains how this Zone District Map Amendment and Preliminary Plan application support the policies within the Eagle County Comprehensive Plan. The Future Land Use Map (FLUM) for this property is considered in the Mid-Valley Area Community Plan. On this map, the requested area of rezone is “Moderate Density Residential,” a classification applied to lands where moderately higher density residential neighborhoods would be appropriate. The Fields gross density of under seven dwelling units per acre complies with this classification and is consistent with the Future Land Use Map.

2018 Mid Valley Area Community Plan – Future Land Use Map, annotated.



7.2. Mid Valley Area Community Plan

Among the significant changes from the 1996 Master Plan is the way the Comp Plan incorporates the existing and proposed Eagle County Sub Area Plans. The subject property of this request for Zone District Map Amendment and Preliminary Plan falls within the jurisdiction of the Mid-Valley Area Community Plan (MVACP). The MVACP was originally adopted in 1991, amended in 2013, and further refined in 2018. The 2018 plan supersedes and replaces prior versions. The current Mid-Valley Area Community Plan contains four specific character areas. The subject property falls into the Highway 82 Corridor character area, which has its own specific goals as addressed below.

Land Use – Section 1

Goal 1.1 The type and distribution of land uses in the Highway 82 Character Area meet community needs, reflect community desires, and demonstrate effective multi-agency collaboration.

Policy 1.1.2 Accommodate an appropriate mix and density of residential uses.

Response: The Fields Preliminary Plan meets the general concepts of providing for higher density residential uses near commercial and transit service areas. The addition of 135 dwelling units at a density of 6.96 dwelling units per acre is within the range envisioned by the Mid-Valley Area Community Plan. The housing units vary by type, sizes, and price point and will be near commercial services in Orchard Plaza and the Willits Town Center, as well as within one mile of the RFTA El Jebel station. The housing mix is very diverse and includes single family homes, duplexes, fourplexes, and multifamily buildings, which creates housing choice to meet the needs of diverse household types (single-person households, couples with/without children, other family households). It also adds a minimum of 40% Affordable Housing Equivalency for the local workforce and the area's affordable housing supply.

Policy 1.1.8 Establish land use compatibility.

Response: The Fields Preliminary Plan would add additional residential development between the medium density Summit Vista Subdivision to the east, U.S. Forest Service land to the south, and a mix of low density residential, commercial, and light industrial uses to the west. The Fields impact to neighboring properties will be quite minimal in terms of noise, light, and other impacts through intentional and quality design.

Policy 1.1.9 Adhere to the purposes and intents of the Mid Valley Area Community Plan Future Land Use Map.

Response: The Mid-Valley Area Community Plan Future Land Use Map designates the subject property as Moderate Density Residential (MDR). This classification is applied to lands where moderately higher density residential neighborhoods exist or would be appropriate up to seven dwelling units per acre. The Preliminary Plan is for a residential density of 6.96 dwelling units per acre, within the density deemed appropriate.

Goal 1.2 Development and land use is sustainable.

Policy 1.2.1 Encourage land uses and businesses that effectively utilize the area’s natural, fiscal and human resources while assuring the availability and quality of those same resources for future generations.

Response: The Fields preliminary plan utilizes land adjacent to other developed properties and existing infrastructure like Valley Road, the RFTA El Jebel station, and open spaces. In addition, the “village” concept is compact and of a moderately high density where infrastructure exists and can be efficiently provided. The Fields’ developers will focus on building highly energy efficient homes and will utilize existing water rights for raw irrigation water.

Design, Character & Appearance – Section 2

Goal 2.1 Development is planned and designed to create the perception of a single integrated community.

Policy 2.1.1 Coordinate planning efforts to achieve design consistency and functionality between incorporated and unincorporated properties.

Response: The Fields has been designed to be compatible with adjacent land uses and densities, which will reinforce the perception of a single integrated community in the El Jebel area. The El Jebel area is unincorporated, and the project has been designed to achieve design consistency with other existing developments in the El Jebel area.

Goal 2.2 Development showcases an attractive and coordinated mix of building forms, architecture, landscaping, streetscape improvements, open spaces and natural backdrops.

Policy 2.2.1 Strive to preserve elements of local history.

Response: The Fields Preliminary Plan includes the creation of Foundation Park as a community amenity and a means to preserve the valley’s history of agricultural production and ranching. The foundation of the existing 1944 ranch house will be maintained to serve as a monument to local history.

Policy 2.2.2 Work to establish an eclectic, attractive blend of buildings, parking lots and streetscape enhancements in the El Jebel area.

Response: The Fields’ “village” concept clusters development and orients the buildings so that parking predominately faces the loop road. Parking is associated with each building rather than being clustered in a larger lot configuration. Parking deliberately oriented toward the road enhances viewsheds within the interior of the community along its pathways. Landscaping helps buffer the loop road and parking from neighboring properties. Conceptual renderings highlight the benefits of this design on views into and out of the community. The architecture will be of quality design with diversity throughout the community and will add to the eclectic character of the El Jebel area. Dark

sky friendly lighting will be incorporated, and open space along the Valley Road corridor will enhance the streetscape.

Policy 2.2.3 Maintain and protect elements of the natural landscape that enhance El Jebel's quality of place.

Response: The Fields Preliminary Plan will protect the existing Cottonwood trees along Valley Road and the Arlian Ranch Ditch. The small portion of the Harris & Reed Ditch in the northeast corner of the property and the Arlian Ranch Ditch along the southern property boundary will be preserved and unaltered. Modular or panelized construction will speed up the construction process and minimize dust, which will lessen any potential impact on neighboring properties. Landscaping will be natural and reflect the ecology of the area. It will also be managed by the HOA ensuring proper ongoing care and weed management.

Public Service & Infrastructure – Section 3

Goal 3.1 Land uses in the Highway 82 area are supported by adequate public services and infrastructure.

Policy 3.1.1 Develop a comprehensive and coordinated approach to meeting service and infrastructure needs.

Response: Service providers have committed to serving the 135 proposed residential units with water, sewer, electricity, natural gas, cable, telephone, internet, and home security services. Coordination with the fire district has also occurred to ensure accessibility and adequacy of emergency services. Landscaping irrigation will be provided by existing water rights on the property, stored in a central pond as an amenity for residents. Snow will be stored in the access easement with ample space to meet the needs of the property.

Policy 3.1.2 Assure safe and efficient vehicular and pedestrian transportation and parking systems.

Response: The Fields will include two points of ingress/egress from Valley Road at 90-degree angles and inclusive of clear sightlines. Vehicular travel within the property is a loop road, which is mostly aligned on the outer edge of the property. This alignment concentrates primary pedestrian pathways on the interior of the property away from the road. The spatial separation makes all modes of travel on the property very safe. In addition, parking is generally oriented to the loop road, which makes ingress/egress easy. Easements and trails will provide for regional trail connections, like the Rio Grande Trail seasonal bypass and other more local routes as called for in the Mid-Valley Trails Plan. Parking on-site will be mostly in garages or under buildings to minimize parking surfaces and the appearance of large parking areas.

Policy 3.1.3 Accommodate adequate law enforcement, fire and life safety services.

Response: The Fields has coordinated the project design with the fire district to ensure adequate and timely provision of life safety services should they ever be needed. This includes meeting fire flow requirements, ensuring adequate street widths, and installing an ample number of fire hydrants in proper locations.

Policy 3.1.4 Review concurrent demands for the delivery of high quality water and wastewater services.

Response: The Fields will utilize a pond and an overflow area for stormwater management, which will help protect the quality of any runoff. Existing water rights from the Arlian Ranch Ditch will be utilized for irrigation through storing water in a central pond and recirculating it through the native water-wise landscaping. The Mid Valley Metropolitan District has committed to serve the 135 residential dwelling units with water and sewer service.

Policy 3.1.5 Review concurrent demands for adequate power and telecommunication services.

Response: The Fields is within the certified service area of Holy Cross Energy and the company has stated that adequate power supply is available to provide electric power to the development. In addition, Comcast of Colorado has confirmed the ability to provide cable, telephone, and internet to the development.

Policy 3.1.7 Maintain the integrity and function of irrigation ditches that serve the area.

Response: There are two primary source ditches on the property, the Arlian Ranch Ditch and Harris & Reed Ditch. The Arlian Ranch Ditch runs east to west along the southern boundary of the property and the Harris & Reed Ditch crosses a small portion of the property in its northeast corner before being piped to the Blue Lake Subdivision under Highway 82. Raw water from the Arlian Ranch Ditch is currently used to irrigate the pasture through a system of laterals. These laterals will be graded and filled so the irrigation water can go to the central pond to be used for irrigation purposes. Details of the raw water irrigation system are included in the Engineering Plans in **Appendix J**.

Policy 3.1.8 Promote local control, and encourage local funding of public services and infrastructure.

Response: The Fields will be served by existing utility providers. The HOA will provide for ongoing maintenance of the roads, sidewalks, paths, community amenities, landscaping and associated raw water irrigation system.

Natural Resources & Environmental Quality – Section 4

Goal 4.1 The responsibility for overseeing the protection of natural resources is appropriately shared between affected stakeholders, management agencies and user groups.

Policy 4.1.1 Foster agency and stakeholder collaboration in efforts to preserve and manage natural resources and environmental quality.

Goal 4.2 The quality of the natural environment and the function of sensitive lands and natural ecosystems is preserved and protected.

Policy 4.2.1 Encourage the preservation of the natural environment that enhance the visual quality of the area.

Response: The Fields has been deliberately designed to ensure views of area mountains are preserved. The clustering of buildings consolidates open space in the interior of the property and in the corners nearest to Valley Road and Highway 82. This allows for expansive views from the pond and other interior pathways. In addition, smaller open spaces within each village creates unique and interesting views between buildings and through the trees. All utility service lines will be underground and will not impact the viewshed in any way.

Policy 4.2.2 Work to maintain and/or improve air quality.

Response: The project will preclude wood burning fireplaces. The development is situated in proximity to the RFTA El Jebel station and conveniently accessible on foot or bike, all reducing vehicle trips and encouraging the use of public transportation. The entire property will either be planted or paved, virtually eliminating dust and adding to the natural landscape with native plantings. By using modular or panelized construction, the construction period is greatly reduced from standard stick-built projects, minimizing soil exposure to wind and the elements.

Policy 4.2.3 Identify opportunities to preserve and/or enhance water quantities and water quality.

Response: The Fields Preliminary Plan includes adequate stormwater detention in the form of a pond and stormwater overflow to also serve as resident amenities. This coupled with ample open space and comprehensive natural landscaping will serve to filter rainwater and slow runoff, which will allow for groundwater replenishment. Landscaping will mostly consist of native, water efficient plantings and will be irrigated with raw water.

Policy 4.2.4 Strive to protect and preserve the quality of wildlife habitat.

Response: The property does not have good habitat for local wildlife species and this development will not change that. Although the property is within a CPW-mapped area of bald eagle winter range, it is not immediately adjacent to the Roaring Fork River and lacks suitable trees for roosting and perching. Bald eagle use of the parcel is not anticipated. Most of the Roaring Fork Valley is within the CPW-mapped black bear Fall Concentration Area, including this property, but it is not good black bear habitat. The use of animal-proof containers and planting of native and wildlife

compatible landscaping will minimize the potential for human wildlife interaction and conflict. Moreover, the project includes a fenced dog park which minimizes the potential for impacts to wildlife from domestic dogs. And finally, the re-zoning and additional density concentrates development adjacent to where it already exists, maintaining higher-quality habitat elsewhere in the valley.

Policy 4.2.5 Review development in natural hazard areas or areas that support rare, endangered or unique vegetative communities to align with established State plans, or other local plans/guidelines for best practices in such conditions.

Response: FEMA identifies the property as having a minimal probability of flooding (Zone X) and the geologic hazards evaluation found no hazards precluding development of the site. The potential for subsurface subsidence was noted, although of no greater risk than nearby development including the Willits Town Center and Tree Farm PUD. During development, appropriate engineering consultation will be retained to provide appropriate geotechnical design.

Goal 4.3 Development incorporates appropriate energy and resource efficiencies.

Policy 4.3.1 Promote programs and designs that improve energy efficiency.

Response: As previously noted, The Fields is served by public transportation and regional trails, minimizing personal vehicle trips and associated use of fossil fuels and emissions. The buildings will be built with energy use at top of mind and designed to accommodate future energy efficient technologies.

Policy 4.3.2 Promote energy efficient lifestyles.

Response: Recycling will be provided by local waste service companies. Open spaces within the community will contain several locations for community gardens, for residents to increase local food production and further reduce the community's carbon footprint. Existing transportation networks will provide efficient transportation options to nearby services and amenities.

7.3. Mid Valley Trails Plan

The Mid Valley Trails Plan (MVTP) was updated in 2020, and supports “*safe, environmentally friendly transportation facilities and quality of life-enhancing recreation opportunities*”. The geographic focus of the MVTP is the Mid-Valley area of Eagle County, within which it “*supports increasing opportunities for active transportation and recreation by underserved and underrepresented populations*”.

The MVTP includes recommendations and suggestions for future trail and shared roadway projects that are either already included in adopted local jurisdiction documents or were suggested through the referral agency and public comment process. The Plan identifies a list of “Proposed New or Expanded Projects”, and Section 10 of the MVTP beginning on page 81 identifies several potential future trail improvements in the Valley Road and State Highway 82 Frontage Road corridors related to The Fields subdivision. Those suggested improvements of the MVTP are copied below in bold text, followed by applicant responses.

- **(page 82) Adjacent to the west boundary of Summit Vista subdivision, residential units are proposed as the “Fields Subdivision”, on the north side of Valley Road. The Subdivision Sketch Plan Approval in 2018 included a condition of approval to “Construct and maintain a 10’ paved sidewalk/trail along Valley Road to Valley Court”, resulting in 1,000 feet of added trail route.**

Response: This trail segment is 600’ in length along Valley Road. Recent off-site surveys and investigations in the Valley Road Right of Way (ROW) have identified significant constraints that prevent the fulfillment of this condition. Specifically, a) the ROW is not of sufficient width to accommodate a 10’ wide trail, and b) grade changes between Valley Road and the ROW boundary would necessitate the construction of lengthy retaining walls and guardrails, further reducing the width of the trail. These constraints were presented and discussed with the County Engineer during a web-meeting on September 22, 2020. Based on these physical constraints, the County Engineer suggested that the applicant consider a commitment to an alternate means of trail connection through the Forest Service property to the south of The Fields. As a result of these studies and conversations, the applicant is proposing to provide a much more substantial public trail connection to Crown Mountain Park, which far exceeds the prior Condition with more than 4X the trail length.

We understand that Eagle County is moving closer to a potential purchase of the Forest Service property, and that the USFS is now preparing an Environmental Analysis (EA) of the potential alternatives including sale of the property. This recent information gives the Applicant confidence that the current Forest Service property could ultimately be owned by the County and allows for the Applicant to make a robust commitment to a public trail on that property. Further reinforcing what is being proposed by the Applicant is our belief that any trail option

within the Valley Road right-of-way would result in a compromised trail and user experience. There is no right-of-way on the south side of Valley Road, as the Forest Service property boundary is close to the centerline of the road. Additionally, any trail development on the northern right-of-way would be restricted in width by numerous physical constraints such as existing utilities, stormwater systems, mailboxes, fences, steep grades, retaining walls and more, which would result in a “trail” that may only be 6’ wide.

For these combined reasons, the Applicant is proposing that when Eagle County acquires the Forest Service property, they will construct a 10’ wide public trail on that property from The Fields to the existing trail in Crown Mountain Park near Summit Drive. This trail would be approximately 2470’ in length and generally parallel the alignment of Valley Road, with pedestrian crosswalks at Summit Drive, Parkside Lane and The Fields. The proposed alignment as shown below would remain somewhat flexible to accommodate future site planning of that property.

We consider the development of this proposed trail to be a much-needed improvement to the Valley Road corridor as well as our project, and we enthusiastically support its construction. It not only resolves current deficiencies to what exists today but will benefit all the current and future residents adjacent to this section of Valley Road. To that end we will use our best efforts to make it a reality. However, if Eagle County does not acquire the Forest Service property, the Applicant will provide a fee-in-lieu of the trail to Eagle County subject to the following conditions:

1. The fee-in-lieu amount will be based on an Engineer’s Opinion of Probable Cost (EOPC) of the proposed trail.
2. The County shall attempt to construct the trail as shown on the (current) Forest Service property including acquiring any necessary approvals from the then-owner of the property.
3. If the County determines that construction of the trail on the (current) Forest Service property is not possible, the County shall use the fee-in-lieu funds for other pedestrian or trail improvements in unincorporated El Jebel.

Proposed Public Trail to/from Crown Mountain Park



- (page 83) Additionally, the proposed Fields Subdivision, if approved, will include a dedicated easement to the public along the northside of the property line adjacent to SH 82 to allow for a possible future connection to the existing paved trail on the north boundary of the adjacent Summit Vista subdivision. This proposal would enable a future trail connection to the intersection of Valley Road, SH 82 and JW Drive and a link with the community of Blue Lake on the opposite side of SH 82, if CDOT and adjacent private property owners participate.

Response: As the MVTP acknowledges, the existing Summit Vista trail is private and was never dedicated to the public. For this reason, the current owners of the Fields have not included this segment of trail in their current plan. The Fields plan includes an internally looped trail system which can easily connect to the Summit Vista trail if that trail were to ever be made public. However, this is unlikely as the MVTP states and this Applicant agrees: (page 84) **“Summit Vista Homeowners Association does not support granting an easement to allow public use of their existing paved trail through their open space parcel and connecting to the proposed Fields Subdivision.”** The Applicant for The Fields is supportive of the Secondary Paved Trail within the SH 82 right of way as depicted on Map 3 (page 60) of the MVTP. If such a trail were to come to fruition, a connection could be made to the internal paved trails of The Fields, which are all located within Open Space tracts or easements.

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- (page 83) If connection to the Summit Vista trail is not possible, construction of a trail in the Valley Road right-of-way from the Fields Subdivision to SH 82 may be possible. Further study is required to determine if sufficient unimproved right-of-way exists on Valley Road to accommodate the width of a paved trail, or if it will be necessary to seek additional property from adjacent private property owners.

Response: As discussed above, the right-of-way for Valley Road is not of sufficient width for the construction of a paved trail. Both the north and south sides of the roadway are dimensionally constrained, and the corridor is further limited by the existence of physical constraints such as topography, irrigation ditches, utilities, and other improvements. Conversations with the County Engineer have indicated an alternative desire to connect the Fields to Crown Mountain Park through the Forest Service property, instead of utilizing the constrained Valley Road corridor. In support of that recommendation, the applicant has committed to the construction of a 10' wide by approximately 2470' long public trail on the Forest Service Property.