

Wolcott Area Community Plan



Valley Floor



Bellyache Ridge



Ute Creek



Reservoir



Lands North

Wolcott Area

Wolcott Area Community Plan

Community Plan

Prepared For:

Eagle County, Colorado

Written and Prepared By:

Eagle County Community Development Department

Eagle, CO

Shapins Belt Collins

Boulder, CO

June, 2009

Contents

Contents

EXECUTIVE SUMMARY.....	ES-1
CHAPTER 1 - INTRODUCTION	1
User Guide	2
The Planning Process.....	3
Plan Exceptions	7
Plan Amendments and Updates.....	8
Definitions	9
Wolcott: Past and Present (History of the Wolcott Area).....	12
CHAPTER 2 - VISION, GOALS AND POLICIES	15
Community Vision.....	16
General Goals and Policies.....	17
CHAPTER 3 - CHARACTER AREA ANALYSIS AND STRATEGIES	27
The Valley Floor Character Area.....	28
The Bellyache Ridge Character Area.....	60
The Ute Creek Character Area.....	70
The Reservoir Area Character Area.....	78
The Lands North Character Area	88
ACKNOWLEDGEMENTS.....	94
APPENDICES.....	95
Appendix A – Valley Floor Viewshed Analysis	
Appendix B – Resource Maps	
Appendix C – Community Input	
Appendix D – Outline for a Form Based Code	

Executive Executive Summary Summary

The Wolcott Vision

Wolcott is a place of natural beauty comprised of expansive open spaces, outstanding views, a beautiful river corridor and high quality, well planned and appropriately located development. There is a full range of housing options for local workers, and residents speak with pride about their community. The natural environment is an integral part of everyday life, with opportunity to enjoy clean water, clean air, healthy wildlife, and mountain oriented activities and recreation. Developed areas in Wolcott serve the needs of a rural western community, incorporating an appropriate scale, architecture and small town feel. Walkable streets and sunny gathering areas promote social interaction and support public events and activities. Wolcott's shops and businesses provide basic services for local residents and contribute positively to the diversity of Eagle County's economy. A system of trails and transportation options interconnect all internal destinations, and provide efficient access to surrounding lands and communities.

INTRODUCTION

This Wolcott Area Community Plan is an update of the 1992 Wolcott Plan, and fully supersedes that document. The plan is community based and utilizes extensive input from service providers, land managers and Eagle County citizens to provide a detailed evaluation of constraints and opportunities on lands within its boundaries, including the most current description of conditions and the desired direction for land use, development design and development character in the area. The Plan is a chapter of the 2005 Eagle County Comprehensive Plan, and is intended to be consistent with all goals, policies and provisions of that Plan. It also incorporates either directly or by inference the goals, policies and objectives of other currently adopted or approved County master plans and guiding documents.

This new Plan is both similar to and different from the original. Many policies of the 1992 document were found relevant, and have been carried forward. The new plan, however, covers a much larger land area. All of Bellyache Ridge is included, as well as large acreages to the north of the I-70 corridor. The Ute Creek and Cache Creek drainages are now within the plan boundaries, as is Horse Mountain Ranch and the site of a possible reservoir on Alkali Creek. Another change is the use of a "character area" format, which provides information and implementation strategies specific to smaller geographical areas within the plan boundary.

THE PLANNING PROCESS

The new Wolcott Area Community Plan is intended to direct development and land use activities in the Wolcott area for the next 10 to 15 years. The process utilized for updating the Plan followed five basic steps:

- 1) **Pre-Planning and Coordination.** Pre-planning began in the fall of 2006, and included a number of meetings with planning consultant Shapins Belt Collins to develop an approach and schedule. A Technical Advisory Committee, made up of local service providers, land agency representatives and owners of significant property or businesses was also formed in the early stages to supply accurate baseline data, provide initial input regarding issues and opportunities and to oversee and insure the integrity of the planning process.

- 2) **Inventory and Analysis, and the Establishment of Character Areas.** With the help of the Technical Advisory Committee, Shapins and County staff collected relevant background data for the update, determined the boundaries for each character area, and developed schedules and agendas for public meetings. The character areas determined appropriate for the Wolcott planning area are as follows:

- The Valley Floor Character Area
- The Bellyache Ridge Character Area
- The Ute Creek Character Area
- The Reservoir Character Area
- The Lands North Character Area

- 3) **Development of Vision, Goals and Overall Policies.** Based on public input, guidance from other master plan documents, and direction from the Eagle County Planning Commission and the Eagle County Board of County Commissioners, a Vision and a set of general Goals and Policies were created for the Wolcott Planning Area. Goals and policies were organized to address the following topics: Planning and Administration, Natural Resources and Environmental Quality, Character and Appearance, Infrastructure, Facilities and Services, Land Use, Housing, Economic Development, Access and Circulation and Open Space and Recreation.
- 4) **Character Area Strategies.** Using the vision and goals and policies as a foundation, specific implementation strategies were developed for each of the five (5) character areas. The Eagle County Planning Commission reviewed and adjusted these strategies in a series of public workshop meetings.
- 5) **Draft and Final Document.** County staff and Shapins Belt Collins then developed a draft of the document for referral and adoption purposes, and a final copy for publication and incorporation into the County Comprehensive Plan.

TRENDS

Early work on the plan update included the identification of significant local and regional trends that would likely influence land use decisions within the boundaries of the document. Trends identified include:

- ★ Rapid growth brings many new faces, and the demographic mix in Eagle County is changing. The 2000 census indicated that 41% of residents living in

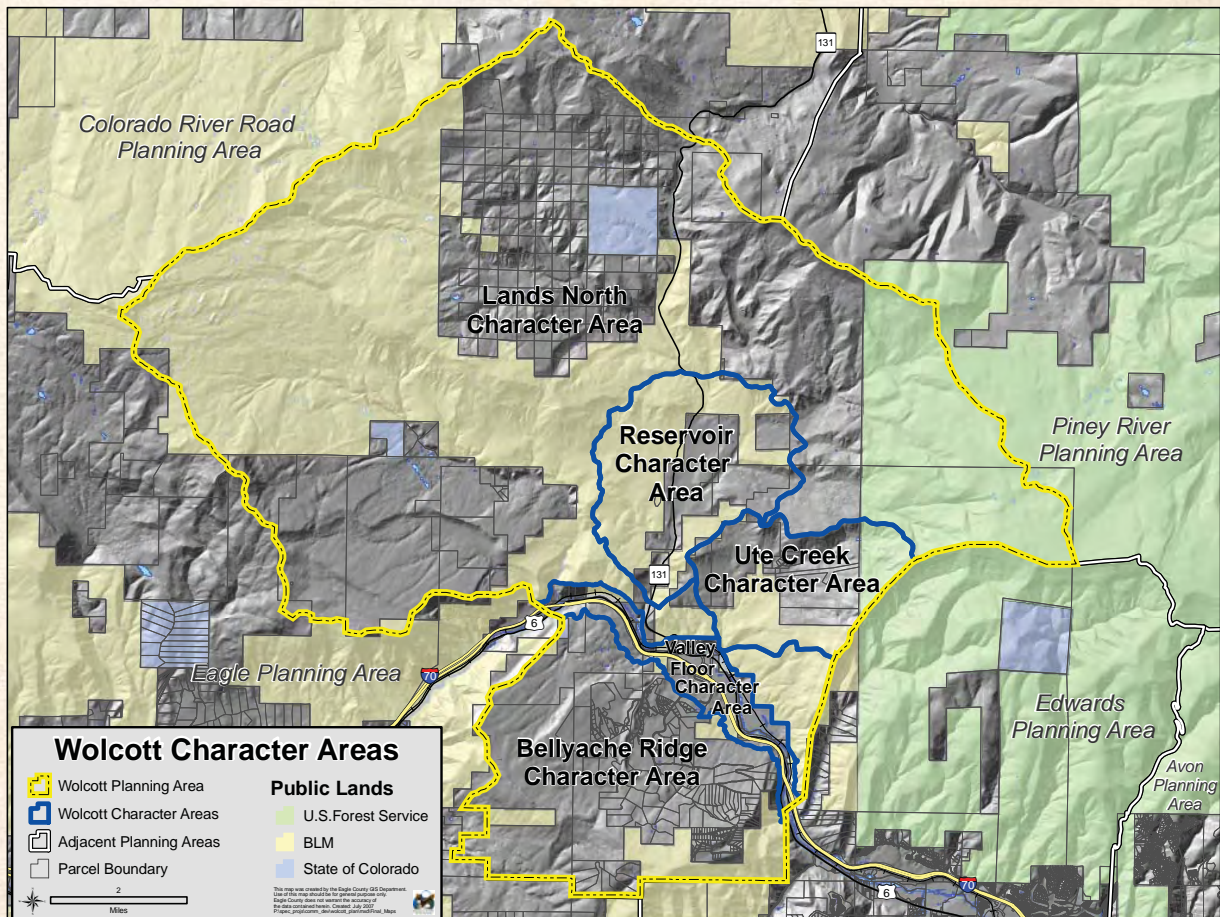
the county at that time had been here less than five years. While newer residents appreciate and desire the attributes of a mountain environment, they may not fully understand the sensitive nature of related natural habitats and ecosystems. They may also bring different expectations for service and convenience, and a greater tolerance for living in communities of more urban character.

- ★ The population in Eagle County is also aging. Services for retired and elderly residents will be increasingly in demand.
- ★ Growth pressure remains high in the area, influenced by the beauty and livability of the area, resort amenities and a wealthy, soon-to-retire baby-boomer age cohort who will increasingly seek places like Eagle County to recreate, invest and live.
- ★ With growth comes traffic, which is already a tangible problem in some areas of Eagle County. There is a

need for walkable communities, and alternative transit options.

- ★ Resort and second home economies create a disproportionate number of service level jobs while driving up real estate prices. Recent studies have identified a shortfall of over 3,500 affordable housing units, as further defined in Eagle County’s 2008 Housing Assessment and the County’s Housing Guidelines. The lack of free market incentives to construct more, and the continued loss of existing inventory to second home owners and retirees could exacerbate the workforce housing shortage in coming years.
- ★ Open spaces, scenic views, agricultural lands and elements of local history and heritage are being lost as development continues to fill the valley floors in Eagle County. The area’s mountain oriented, rural and/or small town “quality of life” continues to be desirable, but is increasingly in jeopardy.

WOLCOTT PLANNING AREA AND CHARACTER AREA BOUNDARIES





Discussion at public open house

COMMUNITY INPUT

Public participation was key to the successful completion of the plan update. Two community meetings were held, both well attended. Over 70 locals attended the first “Issues and Opportunities” meeting, held at Red Sky Ranch in February of 2007, and almost the same number attended a second “Development Alternatives” meeting, held at 4 Eagle Ranch later that summer. In addition, over 100 individuals responded to a web based survey regarding future land use options in each of the five Wolcott character areas. The public was also welcomed to attend numerous Planning Commission workshops, which were held through the spring of 2008. A thirty day referral period was provided for public review and input before the final draft was completed, and Planning Commission adoption hearings were also open to the public.

SUMMARY OF PUBLIC DESIRES

The desires of stakeholders emerged early in the planning process, and remained true and consistent throughout the formative development phase of the plan. A brief summary of community expressed desires is listed below.

- ★ Do it right, make Wolcott a great place to live
- ★ Retain high quality views

- ★ Keep as much open space as possible. Allow development on only 2/3 of the property between the interstate corridor and the Highway 6 right-of-way
- ★ Preserve the small town, rural feel
- ★ Maximize opportunities to create affordable workforce housing within the development footprint
- ★ Limit commercial/retail development to that required to serve local needs
- ★ Minimize truck stop activities at the Wolcott interchange
- ★ Protect the condition of the river corridor, with some public access
- ★ Protect and preserve wildlife habitat
- ★ No new golf courses, please
- ★ Plan for the possibility of a reservoir on Alkali Creek
- ★ Keep Bellyache the same
- ★ Keep Ute Creek the same
- ★ Keep other outlying areas undeveloped and rural in character

CHARACTER AREA STRATEGIES

Considerable scrutiny was afforded each of the five (5) character areas of the plan. Issues, concerns and opportunities were identified through expert testimony and public input, and a detailed list of implementation strategies was developed. The following is a summary of key considerations and recommendations for each character area.



THE VALLEY FLOOR CHARACTER AREA

THE VALLEY FLOOR - KEY CONSIDERATIONS

- ★ The history and heritage provided by the existing open lands and rural center has significant value.
- ★ The community has accepted as inevitable that additional development on the Valley Floor is likely.
- ★ Public transit options are readily available.
- ★ The area is visible to thousands of daily commuters on I-70, US Highway 6 and Highway 131.
- ★ There is good access and flat terrain north of the interstate platform.
- ★ Affordable housing units are needed to support Eagle County’s economic base.



Wolcott Valley Floor, looking east from Highway 131

- ★ The amount of land that can be developed outside the existing rural center is not extensive.
- ★ Development of any significant nature would require a school site and room for other public facilities and amenities.
- ★ Domestic water and wastewater service is not currently available, and would be expensive to provide.
- ★ The County landfill is accessed by US Highway 6 and State Highway 131, which intersect on the Valley Floor.
- ★ Interstate traffic as well as traffic on Highway 6 and Highway 131 are projected to increase over time.
- ★ The river corridor is in excellent natural condition, and is integral to views, wildlife habitats and recreation in the area.
- ★ The Vines at Vail is a mixed use development that has been approved north of the Hamlet. Development may or may not occur on this property as currently planned.
- ★ Non-conforming uses exist on the Valley Floor that are inconsistent with the community vision for the area.
- ★ The viability of development on the hillside south of the interstate interchange has not been fully assessed. Issues may exist related to access, wildlife, visual quality, infrastructure and geology
- ★ The Eagle Springs Golf Course is an established land use, and provides an attractive backdrop.

- ★ Some commercial development could be found to be appropriate near the interstate interchange.
- ★ The scale of development in the Wolcott area will influence equipment and manpower needs of local service providers.

THE VALLEY FLOOR - RECOMMENDATIONS

- ★ This Plan embraces modern planning and design principles, and represents the majority of desires expressed by Wolcott residents and the citizens of Eagle County. It should serve as a template for future development regardless of jurisdictional changes that might occur in the area.
- ★ The unique community character of Wolcott should be maintained or enhanced.
- ★ The history of the area should be showcased, and a small town feel should be preserved.
- ★ International Dark Sky Association approved strategies and fixtures should be utilized to enhance nighttime character and preserve the quality of the dark night sky.
- ★ The Historic Hamlet should be appropriately incorporated into any new development.
- ★ The architecture of new development should be compatible and unique, drawing on the attributes and history of the Wolcott community, the natural landscape and the realities of modern building materials and energy efficient design.

- ★ The river corridor should be protected and appropriately managed. With the exception of a public river park, development should be limited to areas south and west of the Highway 6 right-of-way, and north of the railroad right-of-way. The river corridor should not be subdivided into separate private ownership tracts.
- ★ Two distinctly different development scenarios for the Valley Floor are recognized and supported by this Plan
- ★ Scenario A. The preservation of the existing Rural Center at the intersection of US Highway 6 and State Highway 131 would continue to provide tangible public benefit to the people of Wolcott and the residents of Eagle County.
- ★ Scenario B. A new Residential Community, if properly designed and implemented, could also be a suitable outcome providing considerable public benefit to the people of Wolcott and the residents of Eagle County.
- ★ In the event that Wolcott remains a Rural Center:
 - Development should be limited to the existing footprint, which includes the Vines at Vail PUD.
 - Growth of a type and scale that maintains Wolcott's present-day sense of place, character and level of service should be encouraged within the existing footprint
 - A mix of uses that serve local residents, traveling guests and the surrounding rural community should be encouraged
 - Some level of commercial/retail service might be found to be appropriate around the interstate interchange.
- ★ In the event that a Residential Community is contemplated:
 - A unique opportunity would exist to master plan development for an entire community in advance of construction.
 - The commercial/retail mix should be managed to insure a focus on local services.
 - Regional box stores/facilities should not be allowed.
 - Wolcott should not provide the type and scale of facilities and services that would attract truckers on I-70.
 - Development should be compact, pedestrian oriented, transit friendly, walkable.
 - Existing views should be protected, and new views created from within developed areas.

- Space should be allocated for civic, administrative and other public uses and facilities within developed areas
- Recreational facilities should be provided on the Valley Floor to enhance lifestyles and to protect surrounding sensitive lands.
- The scale, appearance and pattern of development on the landscape should be conscientiously managed to preserve visual quality. Structures should be a variety of heights, with taller buildings located in a mixed use village center.
- The village center should be located around and west of the interchange, where taller structures would be backed by hillsides and ridge forms, and where infrastructure efficiency could be maximized.
- Highway 6 should be realigned to border the southern edge of development.
- Development should be planned with the understanding that if five (5) or more buildings in the area are constructed to a height of 35 feet or greater, a ladder truck and related facilities will be needed by the local fire authority.
- Potential financing issues should be considered when approving mixed use buildings.



Red Sky Ranch, Bellyache Ridge Character Area



Industrial Park, Ute Creek Character Area



THE BELLYACHE RIDGE CHARACTER AREA

BELLYACHE RIDGE - KEY CONSIDERATIONS

- ★ Access is restricted (one way in, one way out), availability of infrastructure and service is mixed.
- ★ Critical wildlife habitat exists in many areas.

- ★ There are slope stability issues and wildfire hazards in many areas.
- ★ Some areas are highly visible from the interstate corridor, and from Highway 131
- ★ Local residents are satisfied with current conditions, and advocate no change

BELLYACHE RIDGE - RECOMMENDATIONS

- ★ The development pattern and intensity of use that currently exists on Bellyache Ridge is essentially established. Restrictions limit growth in the area and, under current conditions, new development is not anticipated or endorsed by this plan.



THE UTE CREEK CHARACTER AREA

UTE CREEK - KEY CONSIDERATIONS

- ★ Land fill and light industrial operations present potential compatibility issues in some areas.
- ★ Access is limited. The nature of the road and type of traffic that uses the road present potential safety concerns.
- ★ The area is somewhat remote and generally “off line” in terms of connectivity, infrastructure and services.
- ★ There are critical wildlife habitats in some areas.
- ★ Archeological sites are known to exist in some areas.
- ★ Threatened and endangered plants are known to exist in some areas.



Historic Ranch, Reservoir Character Area

UTE CREEK - RECOMMENDATIONS

- ★ Under current conditions, development should be limited to that compatible with landfill and light industrial/contractor storage uses.
- ★ Land uses that could generate significant traffic on the Ute Creek access road should be required to submit a detailed traffic analysis and traffic impact mitigation plan.
- ★ Uses compatible with landfill and light industrial/contractor storage operations should be positioned and operated in a manner that avoids impacts to visual quality, sensitive lands and other natural resources.
- ★ Residential development should be considered only if issues related to wildlife, archeology, sensitive lands, access, infrastructure, service, connectivity, compatibility and visual quality are satisfactorily addressed.



THE RESERVOIR CHARACTER AREA

THE RESERVOIR SITE - KEY CONSIDERATIONS

- ★ The area is beautiful, and considered one of the rural “jewels” of the County.
- ★ Visual quality and rural character in the area should be preserved.

- ★ 4-Eagle Ranch is a significant destination and character element that enhances both local lifestyles and visitor experiences.
- ★ The area is somewhat remote and presently “off line” in terms of connectivity, infrastructure and services.
- ★ A reservoir could be built, and would provide both opportunities and impacts.

THE RESERVOIR SITE - RECOMMENDATIONS

- ★ The construction of a reservoir north of Wolcott should be approved only if issues related to water rights, optimum stream flows (in the Eagle and Colorado Rivers), water quality, wildlife, archeology, wetlands, traffic, infrastructure, public services, recreation impacts, off-site impacts, connectivity and visual quality are satisfactorily addressed.
- ★ The Wolcott Area Community Plan should be amended in the event that a reservoir is approved in order to provide analysis, community input and site specific planning relevant to that point in time.
- ★ New permanent development within the reservoir footprint should not be allowed in the interim.
- ★ Operations like those conducted by 4-Eagle Ranch should be promoted at that location. In the event a reservoir is approved, encourage the relocation of operations like those conducted by 4-Eagle Ranch to a site nearby.



Highway 131, Lands North Character Area

- ★ In the event a reservoir is contemplated, all possible routes for a new alignment of Highway 131 through the area should be investigated.



THE LANDS NORTH CHARACTER AREA

LANDS NORTH - KEY CONSIDERATIONS

- ★ This area is one of the “jewels” of Eagle County in terms of views, rural character, and natural resource quality.
- ★ The Lands North area is remote and generally “off line” in terms of connectivity, infrastructure and services.
- ★ Horse Mountain Ranch is an established 35 acre subdivision.

LANDS NORTH - RECOMMENDATIONS

- ★ New golf courses should not be allowed.
- ★ New development should be limited to areas outside of view corridors, retaining visual quality and the area’s rural, undeveloped character.
- ★ Issues related to wildlife, archeology, wetlands, traffic, infrastructure, public services, recreation impacts, off-

site impacts, connectivity, water quality and visual quality should be satisfactorily addressed prior to the approval of any new land use.

COMMUNITY BASED PLANNING

To the greatest degree practicable, the desires of the people of Eagle County have been integrated into the goals, policies and implementation strategies of this Plan. Instances where stated desires appear conflicting should not be viewed as deficiencies, but should instead be seen as opportunities for further collaboration between residents, business owners, property owners and other stakeholder groups. The overarching goal is that Wolcott weathers the test of time well, retaining and enhancing its identity as a truly unique place in Eagle County, a place where pressures for change and economic success are carefully balanced with desires for the preservation of history, of character, of the environment, and of small town livability.

The Wolcott Area Community Plan was adopted by the Eagle County Planning Commission on June 17, 2009.



Eagle River corridor and the “Wolcott Escarpment”

Chapter I:

Introduction

Introduction



USER GUIDE

The Wolcott Area Community Plan is a sub-area plan within the 2005 Eagle County Comprehensive Plan. As a chapter of the larger plan, it provides a more detailed evaluation of constraints and opportunities on lands within its boundaries, which covers more than 90 square miles in central Eagle County. While the primary focus of the Community Plan is future land use options on developable land near and around the Wolcott interchange, it also covers all of Bellyache Ridge to the south. Following ridgelines, Plan boundaries also extend north all the way to the Wolcott divide, and include the Ute Creek drainage, the site of a possible reservoir on Alkali Creek and the Horse Mountain Ranch subdivision.

This document represents an update of the 1992 Wolcott Area Community Plan, and fully supersedes that document. It is different from the 1992 plan in many respects. For one, the extent of the area covered (described above) has been expanded considerably. Also new is the character area format, which provides a new and different approach to

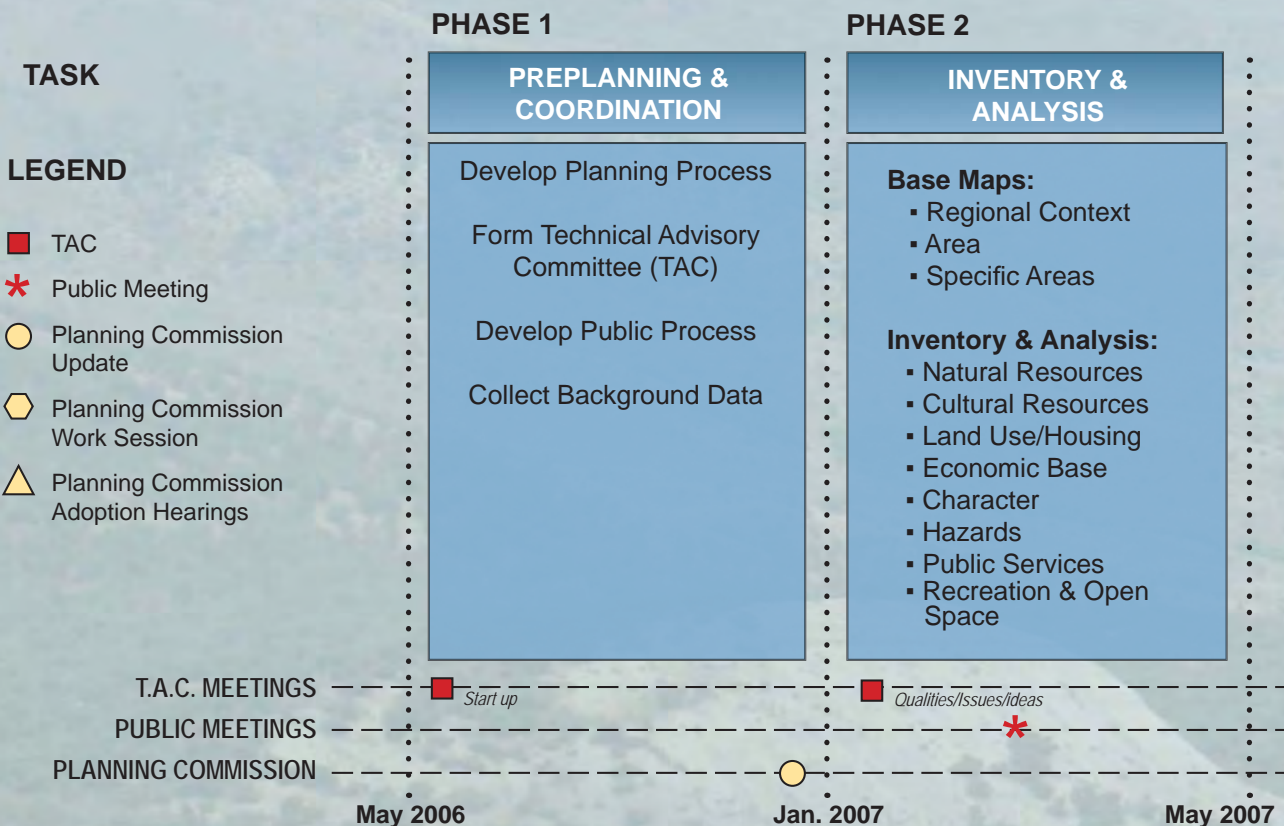
the discussion of planning topics and related goals, policies and implementation strategies. This has resulted in a table of contents for the updated plan that is very different from the 1992 plan. The character areas determined appropriate for the 2009 Wolcott Plan are as follows:

- ★ The Valley Floor Character Area
- ★ The Bellyache Ridge Character Area
- ★ The Ute Creek Character Area
- ★ The Reservoir Character Area
- ★ The Lands North Character Area

The updated plan is also similar to the 1992 plan. Many policies of the original document are still relevant in today's planning environment, and are still very strongly supported by the community. As such, many policies and goals from the 1992 plan have been carried forward to the new document.

The information contained herein is the result of two years of research, analysis and public participation. It provides the most current description of conditions in the Wolcott area and outlines the most desirous alternatives for land

PLANNING PROCESS & TIMELINE



use, development design and development character in the area for the next 10 to 15 years. The Community Plan is intended to be consistent with all goals, policies and provisions of the County's Comprehensive Plan as well as the goals, policies and objectives of other currently adopted or approved master plans and guiding documents in the County. Those interested in development in Wolcott are strongly encouraged to familiarize themselves with the Comprehensive Plan, and with other planning documents applicable to the area, including but not limited to:

- ★ The Eagle River Watershed Plan
- ★ The Eagle County Regional Trails Plan
- ★ The Eagle County Open Space Plan
- ★ Eagle County Housing Guidelines

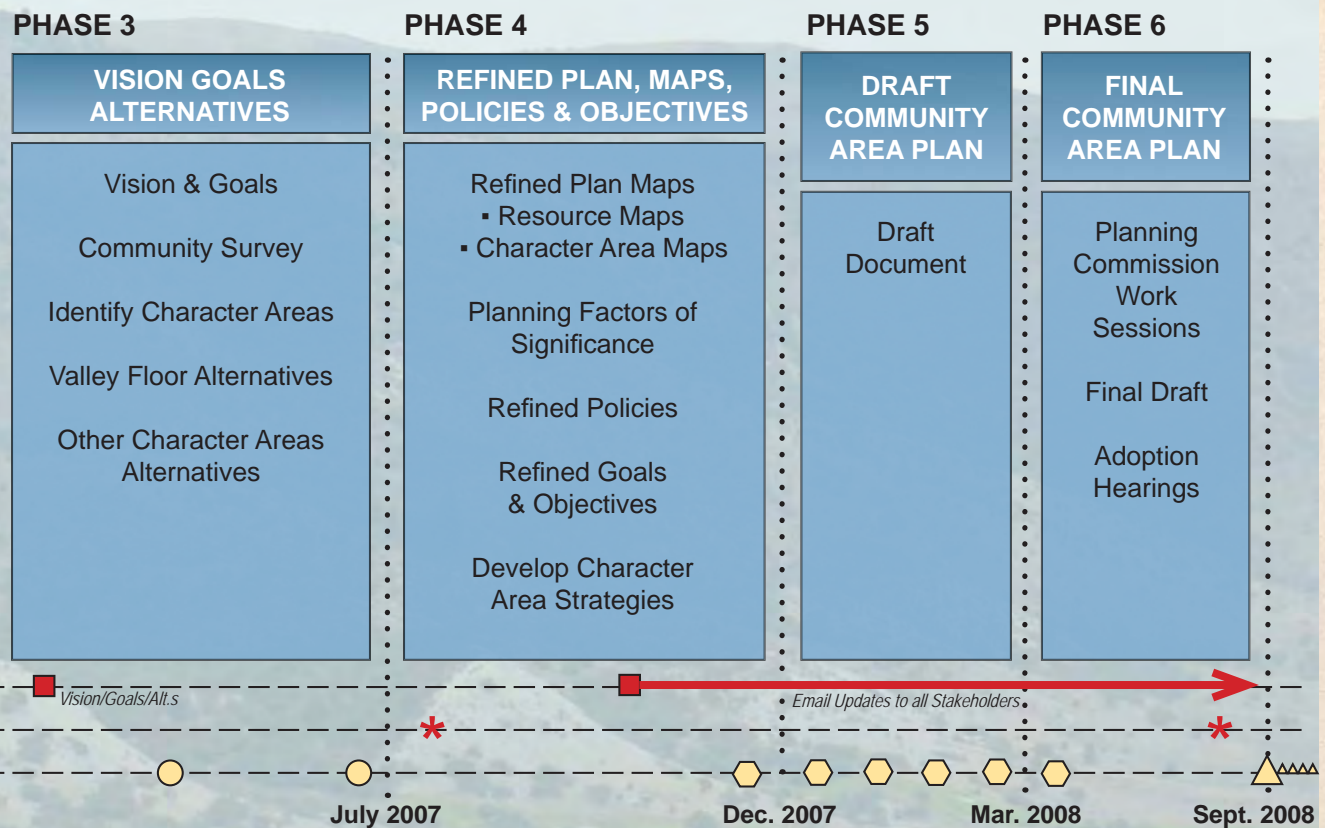
While this Community Plan is not regulatory, it does carry significant weight as it is based on current technical information and on the concerns and desires of residents, service providers and land management agencies in the area. Eagle County Land Use Regulations provide a standard entitled "Consistency with Comprehensive Plan" which applies to all significant land use applications in

Eagle County. As such, all applications for land use in the Wolcott planning area should strive to conform to the goals, policies and implementation strategies of this Area Community Plan. In the event that Wolcott becomes incorporated as a town, this plan should continue to serve as a template for future development.

All chapters of this plan provide relevant reading, but the true strength of the plan as a guiding document is contained in Chapter 3, where detailed implementation strategies are provided for each character area. It is the intent of the Eagle County Planning Commission that a determination of "consistency" with this sub-area master plan be based on the conformity of a given land use proposal to the character area strategies, as applicable.

THE PLANNING PROCESS

Eagle County partnered with its planning consultant Shapins Belt Collins to implement the production of this updated plan. Significant input and help was also received from a variety of technical experts, property owners, and





Site visits are an important part of the planning process

community representatives, as well as the residents of Wolcott and the citizens of Eagle County.

An initial step in the process was the formation of a Technical Advisory Committee. Staff from various county departments and representatives from public services, public land management agencies, owners of significant properties, homeowner associations, local businesses, professional planners, and officials from adjacent communities were invited to take part. While the committee's primary purpose was to oversee and insure the integrity of the planning

process, the group was also tasked with supplying accurate baseline data, and with providing initial input regarding issues and opportunities in the Wolcott area. The Technical Advisory Committee met frequently during the formative stages of the plan to guide the planning process, to discuss issues and alternatives and to review agendas and formats for community meetings.

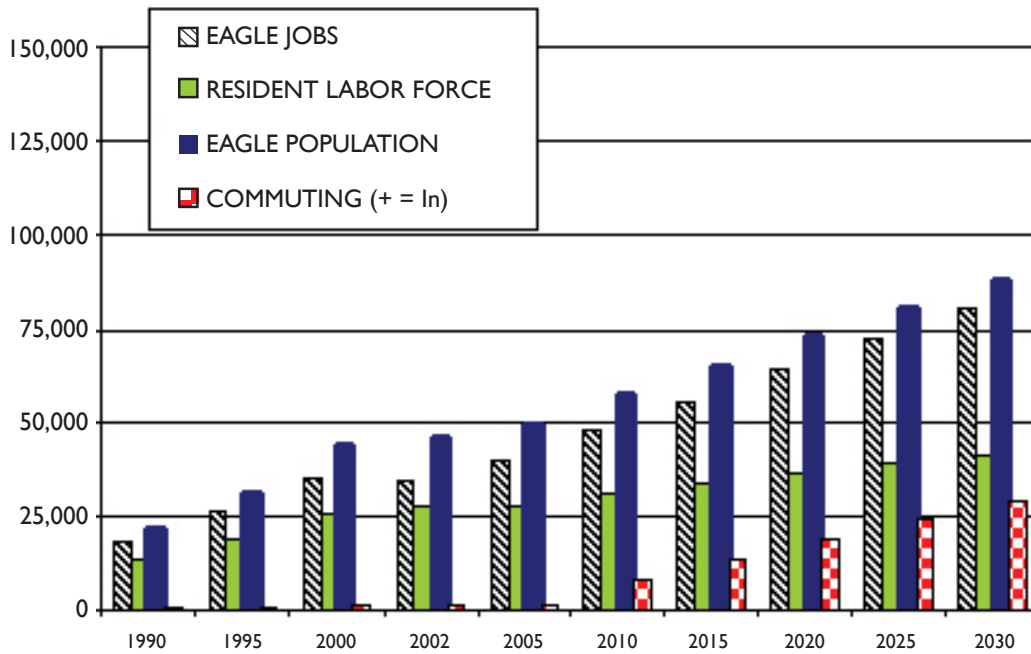
A "character area approach" was determined to be an appropriate format for the Wolcott Plan, with five (5) separate areas selected for individual analysis and development strategies. Over 70 people attended the first of two community meetings, held at Red Sky Ranch, which was devoted to identifying issues, opportunities and ideas for the future of Wolcott. A draft Vision for the area resulted, as did a set of general goals and policies. Work was then initiated to create three different "character" development alternatives for the valley floor, ranging from minimal development (alternative 1) to residential and commercial development that would fill the entire valley floor area (alternative 3).

These alternatives were the focus of a second community open house, held at 4 Eagle Ranch. As a part of the second meeting, a web-based public survey was launched which solicited input regarding the three alternatives, as well as ideas for development in the other four character areas of the Plan. Over 100 individuals completed the survey,



Wolcott Open House

POPULATION FORECASTING CHART



providing a great deal of valuable input (please note survey instrument and summary of results in Appendix C)

As a final step, implementation strategies were drafted for each of the character areas. The strategies are an extension of the general goals and policies that had been developed earlier, as well as community input gathered from meetings and the public survey. They provide the most detailed and specific direction regarding future land use in the Wolcott Planning Area. A number of workshops were held with both the Eagle County Planning Commission and the Board of County Commissioners during this phase to assure consistency of the purpose and intent of the Plan with the visions and desires of elected and appointed officials.

TRENDS OF PLANNING SIGNIFICANCE

There are many local, regional and even state and national trends and directions which will affect future decisions within the Wolcott area planning boundary. Locally, there is a need for housing, for natural resource and environmental preservation, for economic diversification, for infrastructure improvements and for expanded childcare and senior care services. As incorporated towns struggle

financially, there are issues regarding the appropriateness of retail and commercial development on unincorporated lands in Eagle County. On a larger scale there are resource shortages which increasingly drive the need for energy efficient, walkable, transit oriented communities. And there are water shortage concerns in the west, which may eventually result in a reservoir on Highway 131. Specific to Wolcott, the topics of changing demographics, growth, housing and quality of life seem especially relevant.

A CHANGING POPULATION

The demographic make up of the residential population in Eagle County is changing. While there are still many long time locals, a tribute to the beauty of the area and the life style it provides, the proportion of the population that has more recently arrived is growing quickly. The 2000 census found that 41 percent of those living in Eagle County had been in the county less than five years. This is to be expected in an area that is growing so rapidly.

It is safe to assume that the majority of people who move to Eagle County do so to enjoy the amenities and lifestyles of mountain living. Many come from urban areas, however, and bring expectations for services and conveniences that

are different than those of long-time locals. A growing portion of Eagle County's population, for example, may expect services and response times similar to those found in larger towns and cities. They may be more accepting of higher density urban/suburban living environments, and more willing to utilize mass transit systems to get around. They may also have a preference for shopping at large regional malls and shopping centers. Unfortunately, while they cherish the immediate connection to beauty and nature provided by mountain living, many newer residents may not fully understand the sensitive nature of the natural environments and ecosystems that are so important to the lifestyle they now enjoy.

This plan envisions Wolcott as a place where service needs are adequately met within the context of mountain living. It promotes Wolcott as a place where the preservation of open space, views and the quality of the natural environment is given a high priority, and where compact development can be used to provide a vibrant, functional development footprint. Wolcott should also be a place where experiences that foster increased awareness and understanding of local history and the natural environment are readily available.

Another demographic trend in Eagle County is an aging population. As locals retire in place, and as additional retirees take up residency, new demands will be created, and new programs and support services will be necessary. Wolcott provides a desirable elevation and climate, and future development in the Wolcott area should both recognize and work to accommodate this demographic shift.

GROWTH PRESSURE

Since the arrival of the ski industry in Eagle County in the 1960's, the I-70 corridor through the Eagle River Valley has been witness to a level of growth and development that few could have anticipated. Vail's quick rise to popularity as one of the best ski resorts in the world resulted in homes and businesses rapidly filling the Gore Creek Valley, and development spilled west. The Town of Avon was incorporated in 1974, and in 1979 ground was broken at Beaver Creek, soon to become the second world class ski area in the County. The popularity of outdoor recreation, combined with easy access, favorable tax laws, and a wonderful climate set the stage for explosive growth in Eagle County that continues today.

Growth activity has moved steadily west. The Town of Avon now boasts a population of 8000, and the

unincorporated area of Edwards has grown to become the largest community center in the County, with over 10,000 residents. Ten miles west of Wolcott is the once sleepy agricultural community of Eagle, where growth rates have hit double digit figures since the late 1990's. Even further west, the Town of Gypsum is expanding rapidly, with a new Costco center and a number of new residential and mixed use developments.

The Colorado State Demographer projects continued strong growth rates in Eagle County, bolstered by a wealthy "baby boomer" age cohort that will increasingly target desirable places like Eagle County to purchase second homes or to retire (please note discussion on growth in Part II of the 2006 Eagle County Comprehensive Plan). Centrally located on the I-70 corridor, Wolcott stands in the crosshairs of the County's growth phenomenon.

HOUSING

Growth in a place like Eagle County can create issues related to workforce housing. Modern resort economies generate many service level jobs, but the free market in a highly desirable place like Eagle County favors the development of more profitable second homes over the construction of affordable units. Through the years, this has created a situation where there are now many more jobs than there are housing units that workers can afford to rent or buy.

A study conducted by an Advisory Services Panel of the Urban Land Institute in 2006 concluded that 3500 new affordable units were needed in at that time in Eagle County. The more recent housing needs assessment conducted by the Eagle County Housing Department in 2008 confirms this conclusion.

Over the foreseeable future, the disparity between jobs and affordable housing in the County is expected to worsen considerably. Resort communities are very expensive places to live, and local businesses find it difficult to attract and keep good employees.

In the event that a new residential community is found to be a viable option, Wolcott's valley floor could provide a unique opportunity to play some catch up, easing the regional workforce housing dilemma. In that event, and consistent with provisions of the Eagle County Housing Guidelines, this Plan envisions Wolcott as a local's community, where a variety of housing sizes and types will be available for purchase or rent to local workers.

OPEN SPACE, QUALITY OF LIFE AND CHARACTER OF PLACE

Another potential outcome from rapid growth in a mountain setting is the loss of a sense of openness, and the perception that visual quality, environmental quality and the “quality of place” within local communities is declining. The areas where development is prone to spread on the valley floors support remnants of the area’s agricultural history, and provide the foreground for many beautiful views. Valley floor properties abut sensitive streams and rivers and contain some the area’s most critical wildlife habitat. Linear development “sprawl” blurs the distinction between separate communities in Eagle County, increases infrastructure and service costs, fragments wildlife habitat, diminishes visual quality, and overloads local roads with traffic.

Eagle County residents are clearly concerned about the loss of open space, voting in 2002 to tax themselves to create an open space fund that would be used to preserve scenic landscapes, working ranches, wildlife habitat and sensitive lands, and also to create community buffers and enhance access to streams, rivers and public lands.

This concern was also evidenced in the Quality of Place Survey that was conducted by Eagle County Community Development in November of 2007. Survey results indicated two primary concerns for Eagle County residents: 1) growth and 2) affordability. Residents cited transportation (86% responded positively), the preservation of natural beauty



Sheep graze near the Joufflas Ranch House

(85%), the maintenance of air and water quality (83%), the protection of wildlife (81%), the needs of working families (81%), affordability (80%), the management of growth (80%), and the preservation of open space (78%) as most important to their quality of lives. Additionally, three-quarters of respondents identified affordable housing (76%) and preserving a “small town sense of community” (74%) as areas where local governments should focus their efforts.

Similar public sentiment was heard at public meetings held during the planning process for Wolcott. While most in attendance acknowledged that the valley floor area of Wolcott was destined for some level of development, they were quick to add that a “no change” alternative would be very nice as well. There were concerns for traffic, for wildlife in the area, for affordability, and for protection of the Eagle River. Discussions of valley floor alternatives were frequently qualified with statements regarding the need to “maintain views and the sense of openness”, and the desire for “creating a place that retains a small town, rural feel”. As a result of this input and the questions that remain regarding the viability of a larger residential community on the valley floor, this plan also supports the preservation of Wolcott as a historic Rural Center located at the intersection of US Highway 6 and State Highway 131, maintaining, in essence, the development footprint and character that presently exists.

There are conflicting interests and goals that could be in play as Wolcott moves to the future. Balancing the needs and desires of the community against the economic realities and pressures of development in Eagle County will be a challenge, requiring careful, conscientious and on-going evaluation and planning.

PLAN EXCEPTIONS

Proposals for land uses or activities which are inconsistent with the stated intents and purposes of this Plan may still be considered by the Planning Commission, and may subsequently be recommended for approval as an “Exception to the Plan”, if the following criteria are met:

1. The proposal is the result of a unique or extraordinary situation or opportunity that was not anticipated when the Plan was adopted.
2. The proposed land use or activity does not require significant analysis or community wide involvement

over and above that originally provided through the public planning process (see Plan Amendments and Updates below)

3. The proposed land use is clearly in the public interest, and addresses a viable public need.
4. The location and design of related improvements have been made to conform to the goals, policies and strategies of the Plan to the greatest degree possible.
5. All potential impacts to infrastructure and natural resources have been avoided or satisfactorily mitigated
6. Adequate public notice has been provided, and the applicant has demonstrated that all potentially impacted neighborhoods, businesses, service providers and agencies are fully aware of the proposal

PLAN AMENDMENTS AND UPDATES

The Wolcott Area Community Plan reflects conditions, desires and expectations that existed at the time of its adoption. In the event that conditions change to a significant degree, or in the event that a proposal is made that requires significant analysis or community wide involvement over and above that previously provided, a Plan Amendment should be initiated.

This Plan should otherwise be reviewed periodically by County Staff, the Planning Commission, and affected stakeholders to assure the continued applicability of goals, policies and implementation strategies, and should be updated every 10 to 15 years, or sooner should needs or community attitudes change.

Application for an Amendment to the Plan may be initiated by the Board of County Commissioners, the Eagle County Planning Commission, the Eagle County Department of Community Development, or by a registered voter, property owner, or representative of a property owner in Eagle County. A written request addressed to the Eagle County Director of Community Development is required.

Minor modifications to the plan are also allowed, and are defined as changes to the document which would not require significant analysis or community wide involvement over and above that previously provided by the planning process, as determined by the Planning Commission on a case by case basis. Minor modifications shall require a 30 day public notice and referral period and approval by the Eagle County Planning Commission at a properly noticed public hearing.

Major modifications, including periodic Area Community Plan updates, shall require the implementation of a full planning process for amendment or update as outlined herein.



Historic agricultural structures on the eastern edge of the Wolcott Hamlet

DEFINITIONS FOR THE WOLCOTT PLAN

COMMUNITY CHARACTER is defined as the image of a community or area created by its combination of natural and built features, including open areas, river and stream corridors, vegetation, views, the architectural style(s) and types of buildings, the quality and type of public spaces and events, the availability and quality of infrastructure, facilities and services, and the nature of the people who live and interact within the community (see also Sense of Place).

COTTAGE INDUSTRIES Small scale, low impact light industrial or manufacturing operation involving a limited number of employees. Examples would include computer software design, assembly of mechanical or electronic devices, a knitting operation, a ceramic potter or other artisan workshop, printing shop, sign shop, or cobbler/shoe shop.

CRITICAL WILDLIFE HABITAT Lands lived on or used by wildlife that have been identified by the Colorado Division of Wildlife as necessary to buffer and preserve in a natural state in order to ensure the well-being of the wildlife population. At the time of this writing, critical wildlife habitat is specifically defined as elk production areas, elk migration corridors, elk severe winter range, deer migration corridors, deer winter range, deer severe winter range, elk and deer highway crossing areas, sage grouse leks, blue heron rookeries, raptor nesting areas, riparian areas and areas critical to the support of rare or endangered species, as determined on a case-by-case basis by the Colorado Division of Wildlife.

FUGITIVE LIGHT Direct or reflected light that falls across property lines or into the night sky in a manner that distracts or offends the senses, interferes with the comfortable enjoyment of place, or diminishes the quality of character or natural settings and resources.

HISTORIC BUILDING, AREA OR LANDMARK An individual structure, group of structures or site having special or unique historical, archeological, cultural or aesthetic value in the context of the history of Eagle County. May or may not be eligible for designation on the National Register of Historic Places.

HISTORIC CHARACTER implies an area or place where elements that represent a previous time, activity or condition have been preserved to the degree that they are the distinguishing features of the area.

LANDS OF HIGH CONSERVATION VALUE lands that contain one or more of the following characteristics

- ★ Wildlife habitat
- ★ Stream, river and drainage corridors
- ★ Wetland or riparian ecosystems
- ★ Agricultural lands
- ★ Unique or visually significant geologic formations or stands of vegetation
- ★ Sensitive lands as defined herein
- ★ Lands of high scenic quality
- ★ Lands of significant historic, archeological or cultural value
- ★ Lands that buffer lands of high conservation value from potential negative development impacts

LEVEL OF SERVICE (LOS) refers to transportation facilities. LOS A describes a free flowing situation, where vehicles are almost completely unimpeded in their ability to move and maneuver within the traffic system, affording the operator with a high level of physical and physiological comfort. Large gaps in flow are present, and standing cues rarely form in the event of traffic disruptions. LOS B also represents a free flowing system, but the density of cars on the road is increased and the ability to maneuver is slightly restricted. Travel is still comfortable, and minor incidents are still easily absorbed. LOS C provides stable operations, but traffic flows are at the point where small increases in flow can cause significant impacts to service. There are few gaps in the traffic stream, and freedom to maneuver is noticeably restricted. Queues may be expected to form behind any significant incident or blockage. Drivers must be vigilant, and experience noticeable increases in tension. LOS D is analogous to a capacity situation, and borders on unstable flow. Any small incident results in significant delays, and driving is not a pleasant experience.

OPEN CHARACTER Implies a place where open spaces and natural vistas are predominant. Lands rural in character are generally open in character. Development that retains, enhances, highlights or creates significant open areas and/or view corridors can also be “open” in character.

PEDESTRIAN ORIENTED DEVELOPMENT A developed area designed to encourage walking, where the experience of the pedestrian is emphasized (in contrast to development that emphasizes parking and automobile access). Pedestrian oriented development provides an environment of full connectivity where people can walk or ride a bike comfortably from one destination to another on sidewalks and paths within spaces populated with visually interesting and useful amenities such as benches, public art, fountains, textured surfaces and landscaping, retail frontages and display cases, arcades, awnings and outdoor cafes, information kiosks, public restrooms, bike racks, and light fixtures and signs positioned no more than 12 feet off the ground (see also “Pedestrian Scale” and “Walkability”)

PEDESTRIAN SCALE the proportional relationship between the dimensions of a building front, street, sidewalk or other outdoor space or activity and the average dimensions, perceptions, and walking speed of the human body. Buildings generally front sidewalks. Elements of “pedestrian scale” imbue feelings of intimacy, comfort and security (see listing under “pedestrian oriented development”), and are smaller than those designed to accommodate auto-oriented development. Large trucks and service vehicles are precluded; traffic speeds are slow. Buildings fronts are a maximum of two to three stories tall or, if taller, are landscaped in such manner as to visually separate the upper stories from the ground level pedestrian experience.

PUBLIC INFRASTRUCTURE Facilities and services needed to sustain community and land use activities, including water delivery systems, wastewater disposal systems, solid waste disposal, roads, bridges, power and communications, fire, ambulance and police stations, schools, libraries, churches, parks, trails, drainage systems and transit stops, as deemed appropriate for the level and intensity of activity.

RURAL CHARACTER embodies a pattern of land use and quality of life based on traditional rural landscapes, activities, lifestyles and aesthetic values. In Eagle County, rural character implies an area or place where most if not all of the following predominate and/or are present:

- ★ Expansive natural views and undeveloped lands
- ★ Agricultural uses, pastures, structures, fencing, livestock
- ★ Small rural centers (post office, church, meeting hall)
- ★ Excepting small rural centers, a lack of structures or developed areas other than those related to agricultural uses
- ★ Elements of local history, heritage, culture
- ★ Free flowing streams and rivers
- ★ Wildlife and wildlife habitat
- ★ Publicly owned lands
- ★ Dispersed recreation
- ★ Lack of urban infrastructure and services
- ★ A dark night sky
- ★ Roads with low traffic volumes

SENSE OF PLACE refers to the characteristics of a location that make it readily recognizable as being unique and different and “special” from other places. A strong “sense of place” evokes feelings of pride for locals, of being strongly attracted to, belonging to or identifying with a particular area for visitors.

SENSITIVE LANDS are lands that are steep, highly erosive, frequently flooded or that support fragile habitats, ecosystems or rare or endangered species. Sensitive lands and the plants and animals that utilize them are susceptible to damage from natural or man made disturbances, or by the disruption of natural processes.

SCENIC CORRIDOR The area visible from a highway, waterway, railway or major hiking, biking or equestrian trail of special scenic quality (see definition below) that requires protective measures to ensure perpetuation of its scenic value. Elements of the built environment that are attractive and compatible in appearance with the quality of the natural setting can be located within scenic corridors.

SCENIC QUALITY The degree to which a viewshed provides some or all of the following:

- ★ Mountain vistas including meadows, stream and river corridors, wetlands, slopes, ridgelines, stands of native vegetation and mountain peaks
- ★ Well kept agricultural features and facilities including fenced pastures, irrigated fields, farm structures, farming implements and livestock
- ★ Built environments with attractive or historic architecture that work with and compliment the

natural landscape including roads, bridges, parks, residential neighborhoods and community centers, but not large surface parking areas

- ★ A dark night sky

SMALL TOWN FEEL pertains to the user experience within a town setting. In Eagle County, “small town feel” is characterized by the presence of most of the following:

- ★ A pedestrian scale, as further defined in this document
- ★ A walkable community, as further defined in this document
- ★ A downtown main street, with retail frontages and a variety of small shops, offices and restaurants, where residents gather and do business
- ★ A lack of large surface parking areas
- ★ Friendly, familiar people. Limited choices for goods and services brings people frequently together
- ★ A safe, secure, trusting environment
- ★ A traditional grid pattern of core development, with service via back street alleys
- ★ Buildings no taller than mature trees, of which there are many
- ★ Pedestrian and bike connectivity to all internal destinations
- ★ A predominance of locally owned businesses
- ★ A park with shade trees in close proximity to the downtown core area
- ★ A local school or schools
- ★ Extensive open and undeveloped areas in immediate proximity to the town boundary
- ★ Buildings that frame internal views of surrounding rural areas

- ★ A variety of housing types and sizes. Structures are generally of a scale that is (or will be) dwarfed by mature trees, of which there are (or will be) many

SUSTAINABLE DEVELOPMENT refers to development or economic activity that maintains or enhances community well-being while protecting the natural, social and economic resources upon which the community depends.

VIEWSHED refers to the entire area seen from a single point or a series of points along a travel route.

WALKABILITY A standard integral to “pedestrian oriented development” that establishes the extent or “footprint” of development on the land based on a comfortable walking distance measured from the center of the service area. Generally established in literature as falling between a five minute walk (1325 feet) and a 10 minute walk (2650 feet), the walkability standard for a village on the Wolcott valley floor has been set at approximately 2000 feet. This implies a distance of 4000 feet from one edge of a developed area to the opposite edge of the developed area. Characteristics of a “walkable community” also include:

- ★ A pedestrian scale for buildings and public spaces
- ★ Development oriented toward the use of mass transit systems
- ★ Minimal pedestrian/traffic conflicts
- ★ Parking organized to enhance pedestrian movement and access
- ★ Numerous gathering areas and spaces for social interaction and public events



Valley Floor



Bellyache Ridge



Ute Creek



Reservoir



Lands North

A BRIEF HISTORY OF WOLCOTT



Historic Wolcott 1890, Courtesy of Eagle County Historical Society

Most Eagle County residents know Wolcott as a small rural community on Highway 6 consisting of broad pastures, a handful of residences, a restaurant, a post office, a landscaping operation and a few light industrial-type businesses located immediately north of the Eagle River on Highway 131. Surrounded by magnificent willow and spruce trees, some of the structures in the Wolcott Hamlet date back to the turn of the century. There is a strong sense of history about the place.

Wolcott emerged as a small rural center sometime in the 1880's. Initially, the community was called "Russell" named after an early settler. In 1889, the name was change to Wolcott, honoring United States Senator Edward O. Wolcott who lobbied successfully to establish a post office for residents and businesses in the area.

Transportation was the key to economic success in the early days of Wolcott. In 1886 local workers used horse drawn wagons and slip scrapers to carve a road from Wolcott to Steamboat Springs through the State Bridge area. Highway 131 remains to this day one of the few routes north from the I-70 corridor on Colorado's Western Slope. The following year, in 1887, Denver and Rio Grande Railroad laid tracks along the Eagle River past the Wolcott Community.

It was a time when agriculture was the center piece of Colorado's economy, and the ample irrigation



Stagecoach 1900, Courtesy of Eagle County Historical Society

water and numerous

flat pastures of the Eagle River Valley provided excellent grazing opportunities. Eagle County soon boasted an annual production of over 10,000 head of cattle, and Wolcott became one of the largest shipping points in the region. Cattle herds came from as far as Wyoming and Utah, and extensive stock yards were built to hold the cattle awaiting shipment. At the height of this activity more than 2,000 rail carloads of cattle were shipped out of Wolcott each year, representing hundreds of thousands of dollars worth of livestock.



Leonard Horn Ranch, Courtesy of Eagle County Historical Society



Wolcott Depot 1890, Courtesy of Eagle County Historical Society

Steamboat Springs and other communities in northwestern Colorado also relied on Wolcott as their source for mail and supplies. For 20 years a concord stage drawn by six horses traveled between Wolcott and Steamboat Springs each day, and freight wagons were common on the road that was to one day become Highway 131.

Local residents made their living catering to the needs of travelers, ranchers, and the men in the transport business. Reports of the community's population range from "hundreds" to a figure of 2,500. At its peak, the Wolcott business community

included three livery barns, two hotels, a number of saloons, a train depot, a blacksmith shop, and two schools. A traveling preacher held services periodically in private homes.

Just as the railroad brought prosperity to the Wolcott community; it was the railroad that caused the community's business to decline. Shortly after the turn of the century, the Moffat Railroad extended lines into northern Colorado, signaling the end of Wolcott's heyday as a transportation and business center of Colorado's western slope.

Kathleen Heicher



Wolcott Yacht Club, 2008



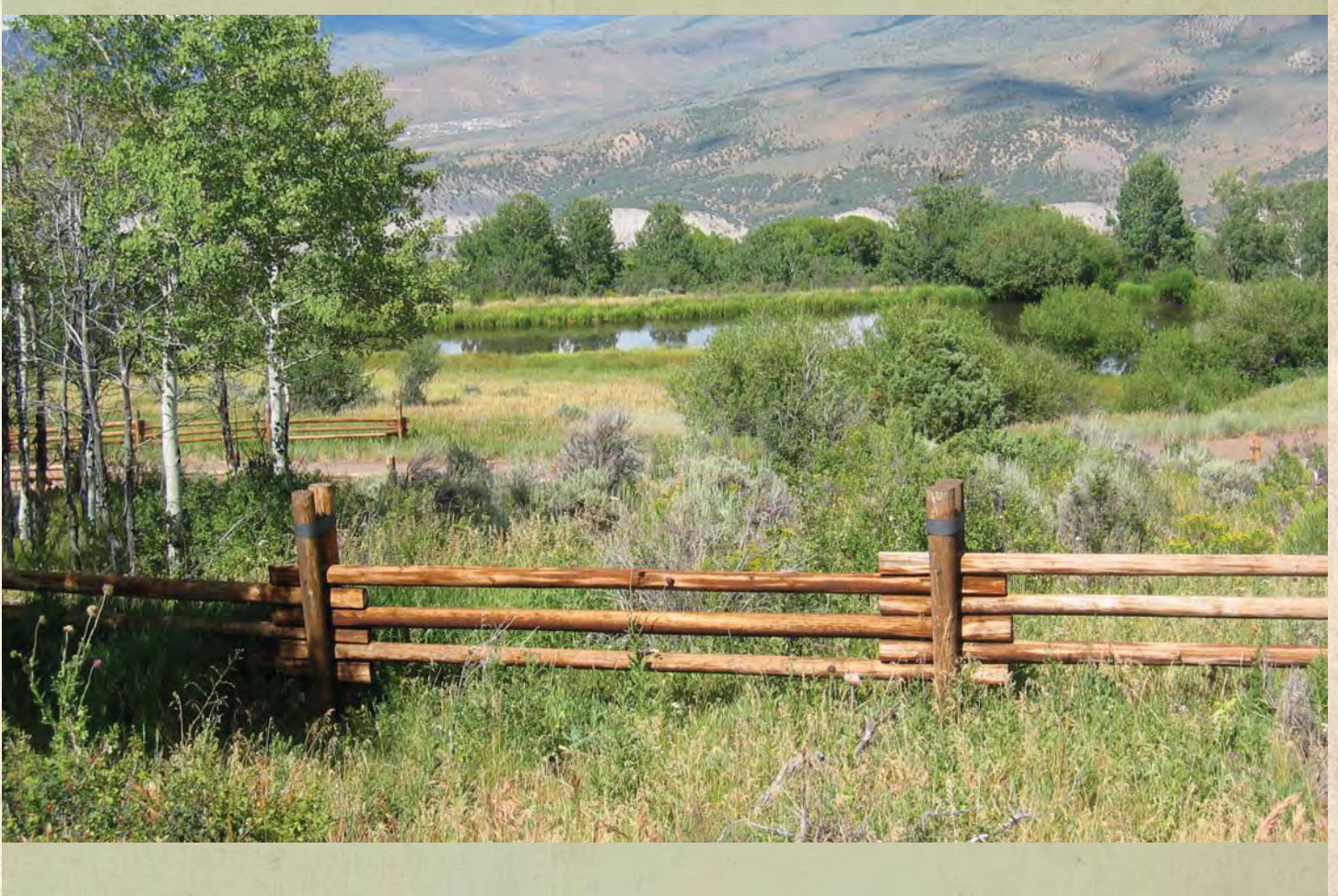
Wolcott Hotel building, 2006

Chapter 2:

Vision, Goals

Vision, Goals and Policies

and Policies



The Wolcott

The Wolcott Vision

Vision

Wolcott is a place of natural beauty comprised of expansive open spaces, outstanding views, a beautiful river corridor and high quality, well planned and appropriately located development.

There is a full range of housing options for local workers, and residents speak with pride about their community. The natural environment is an integral part of everyday life, with opportunity to enjoy clean water, clean air, healthy wildlife, and mountain oriented activities and recreation. Developed areas in Wolcott serve the needs of a rural western community, incorporating an appropriate scale, architecture and small town feel. Walkable streets and sunny gathering areas promote social interaction and support public events and activities. Wolcott's shops and businesses provide basic services for local residents and contribute positively to the diversity of Eagle County's economy. A system of trails and transportation options interconnect all internal destinations, and provide efficient access to surrounding lands and communities.

GOALS AND POLICIES FOR THE WOLCOTT AREA COMMUNITY PLAN

I. PLANNING AND ADMINISTRATION

GOAL 1.1	Master Plan Conformance Development in Wolcott is consistent with the goals, policies and intent of relevant master plans and guiding documents.
POLICY 1.1.1	Guide development to be consistent with the intent of this plan, and with applicable goals, policies and objectives of other relevant Eagle County, public lands and service district master plan documents and guidelines.
GOAL 1.2	Regional Considerations Development in Wolcott reflects consideration of county-wide attributes, constraints, needs, and impacts.
POLICY 1.2.1	Promote collaboration between affected Eagle County departments, agencies, municipalities and service districts in the planning and development of Wolcott.
POLICY 1.2.2	Preclude development that unduly impacts the welfare of municipal or service district jurisdictions within or outside the planning area boundary, or that diminishes the quality of life or quality of experience enjoyed by the residents and visitors of Eagle County.
GOAL 1.3	Public Input, Local Control The vision, values, needs and lifestyles of Wolcott residents are reflected in the structure of community services and in the quality of Wolcott's natural and built environment.
POLICY 1.3.1	Ensure adequate opportunity for public participation and input in the planning and decision making process for all development proposals and Area Plan updates.
POLICY 1.3.2	Promote the formation of homeowners associations to foster local control of neighborhood issues.
POLICY 1.3.3	Structure the creation of special districts and other managing entities in the Wolcott area in a manner that accommodates the potential (whether it happens or not) for incorporation.

2. NATURAL RESOURCES AND ENVIRONMENTAL QUALITY.

GOAL 2.1	Visual Resources The quality of views, scenic corridors and the night sky in the Wolcott Planning Area is preserved and/or enhanced.
POLICY 2.1.1	Preserve/enhance vistas, view corridors and natural features that contribute to the scenic quality of the area.
POLICY 2.1.2	Guide new development to frame, enhance and otherwise work with view corridors and scenic quality.
POLICY 2.1.3	Protect the quality and clarity of the local air shed.

POLICY 2.1.4	Promote a uniform quality of lighting in Wolcott and minimize fugitive light to enhance character and preserve a dark night sky.
GOAL 2.2	Rivers and Wetlands The quality of streams, rivers, wetlands and related environments within the Wolcott Planning Area is preserved and/or enhanced.
POLICY 2.2.1	Protect and/or improve the quality and quantity of water in wetlands, rivers, streams and drainages.
POLICY 2.2.2	Balance the desire for access to natural waterways with the need to protect sensitive lands habitats and ecosystems.
POLICY 2.2.3	Conserve water and/or limit consumptive uses to enhance flows in the Eagle River.
POLICY 2.2.4	Protect and enhance the quality, capacity, stability and function of natural drainage features, wetlands and riparian areas.
POLICY 2.2.5	Maintain or enhance the quantity, quality and recharge capabilities of ground water systems.
GOAL 2.3	Wildlife Resources The quality of wildlife habitat and the vitality of wildlife populations in the Wolcott Planning Area is preserved and/or enhanced toward a sustainable future.
POLICY 2.3.1	Avoid and/or adequately mitigate impacts to wildlife that result from development patterns, land uses and/or human activity in the Wolcott area. Preclude development in areas deemed critical to the well being of wildlife populations.
POLICY 2.3.2	Promote and work to assure the continued health and integrity of wildlife populations and related ecosystems on a regional scale.
GOAL 2.4	Air Quality Air quality in the Wolcott Planning Area exceeds applicable health standards and meets the expectation of local residents.
POLICY 2.4.1	Recognize the unique air shed dynamics of the Wolcott area, and appropriately manage threats to local air quality.
GOAL 2.5	Hazards and Sensitive Lands Areas of natural hazard and lands harboring unique or sensitive types of vegetation are preserved.
POLICY 2.5.1	Preserve areas subject to flooding, avalanche or debris flow hazards, instability, subsidence or expansive soils as open space
POLICY 2.5.2	Require dual points of access, an adequate and reliable fire fighting water supply and appropriate hazard reduction in areas of moderate, high and extreme wildfire hazard
POLICY 2.5.3	Preserve, enhance, buffer and otherwise avoid development on ecologically sensitive lands and in areas harboring rare, threatened, endangered or unique plant communities
POLICY 2.5.4	Manage the handling, storage and transport of hazardous materials above and beyond applicable federal, state and local regulations to guarantee protection of environmental quality in the Wolcott area

GOAL 2.6	Public Lands Preservation The quality, integrity and contribution of public lands in the Wolcott Planning Area is preserved.
POLICY 2.6.1	Consider and support the goals and policies of current Public Lands Management Plans
POLICY 2.6.2	Limit public land sales and/or exchanges to those where benefits to the public significantly outweigh negative consequences or impacts
POLICY 2.6.3	Disallow the use of public lands by private development to satisfy development requirements or to mitigate development impacts
GOAL 2.7	Energy and Resource Sustainability Development in the Wolcott Planning Area is energy and resource efficient, supporting a sustainable future
POLICY 2.7.1	Design streets, buildings and other public spaces to maximize efficient solar orientation
POLICY 2.7.2	Encourage the utilization of appropriately scaled renewable energy systems based on wind, solar, geothermal, hydroelectric and biomass sources
POLICY 2.7.3	Promote energy and resource efficient strategies in the design and construction of all residential, commercial, institutional and civic buildings
POLICY 2.7.4	Support development and designs that provide opportunities for small scale food crop production
POLICY 2.7.5	Require measures to assure the efficient use of water
POLICY 2.7.6	Encourage and incorporate mass transit systems and the principles of transit oriented development

3. CHARACTER AND APPEARANCE

GOAL 3.1	Pedestrian Scale, Pedestrian Experience Development in the Wolcott Planning Area is scaled and designed to promote walking and to create comfortable, inviting pedestrian environments
POLICY 3.1.1	Design population centers to be compact and walkable, providing safe and comfortable pedestrian access to all destinations
POLICY 3.1.2	Consolidate retail and commercial development within population centers, and carefully design parking areas to promote pedestrian travel and one stop shopping
POLICY 3.1.3	Require open areas within population centers that are appropriately sized and sited to support social gathering, public events, and the display of public art
POLICY 3.1.4	Require an orientation of buildings, roads, parking lots and other cultural amenities within population centers and residential neighborhoods that focuses on pedestrian access and an enhanced pedestrian experience

GOAL 3.2	Openness The open character of the Wolcott Planning Area is preserved.
POLICY 3.2.1	Promote higher density layouts in community and rural centers to preserve the undeveloped open character of adjoining lands
POLICY 3.2.2	Adequately address all policies listed in Section 9.1, Open Space
GOAL 3.3	Aesthetics The scale, architecture, and design of development in the Wolcott Planning Area is aesthetically appealing and compatible with the natural and cultural setting.
POLICY 3.3.1	Fit development to the natural landscape, utilizing flatter areas for buildings and roads. Avoid development on ridge tops, steep slopes, drainages and areas of natural hazard. Development should preserve or enhance view corridors, wildlife habitat and significant stands of vegetation
POLICY 3.3.2	Require a unified architectural design theme that embraces local history and heritage
POLICY 3.3.3	Strongly encourage underground parking to enhance the aesthetic quality of above ground amenities and features
POLICY 3.3.4	Address the design of signs, fences, art displays, landscape improvements, exterior lighting and other physical features in a manner that enhances the unified appearance and quality of place in Wolcott
GOAL 3.4	Social and Cultural Amenities Social and cultural programs and amenities enrich local lifestyles and contribute positively to the character of the area.
POLICY 3.4.1	Require the creation of adequate space and attractive settings for both indoor and outdoor social, cultural, civic, religious and educational facilities and events within population centers
POLICY 3.4.2	Preserve elements of historical, cultural and archeological significance in a manner that enhances the quality of development and the experience of residents and visitors to Wolcott

4 . INFRASTRUCTURE , FACILITIES AND SERVICES

GOAL 4.1	Adequate Service Development in the Wolcott Planning Area has adequate public infrastructure, facilities and services.
POLICY 4.1.1	Provide water service, waste water service, power, phone, fire and police protection, ambulance and other necessary services and supporting infrastructure at levels appropriate to the scale and character of development.
POLICY 4.1.2	Require adequate infrastructure, facilities and services to be in place prior to or concurrent with any proposed development.
POLICY 4.1.3	Utilize comprehensive regional planning to understand and anticipate the need for services and supporting infrastructure.
POLICY 4.1.4	Provide the infrastructure necessary to support long term economic viability in the area.

GOAL 4.2	Efficient Delivery Development patterns maximize the efficient, cost effective delivery of infrastructure and services.
POLICY 4.2.1	Promote compact and/or clustered development as a means to minimize requirements for and the physical extent of infrastructure.
POLICY 4.2.2	Discourage redundancy and encourage the consolidation of services and facilities as warranted and practicable.
POLICY 4.2.3	Design sites to accommodate the sharing of public spaces and facilities wherever and whenever practicable.
POLICY 4.2.4	Provide services in a manner that ensures protection of natural resources and the quality of the natural environment
GOAL 4.3	Funding The cost of installing and maintaining infrastructure, services and public facilities shall be equitably shared between affected stakeholders
POLICY 4.3.1	Development entities will contribute to the installation of public infrastructure, facilities and services at an appropriate level
POLICY 4.3.2	End users will contribute to the funding of long term maintenance costs of infrastructure, facilities and services at an appropriate level
POLICY 4.3.3	Service districts should plan for and manage the timely installation and maintenance of public infrastructure in an appropriate manner

5. LAND USE

GOAL 5.1	Balancing Community Needs Land uses in the Wolcott planning area respect the natural setting and environment, enhance quality of life, and benefit residents and visitors by providing necessary goods and services <i>* For Open Space and Recreational Uses, please see Section 9, Open Space and Recreation</i>
-----------------	--

COMMERCIAL/ RETAIL USES

POLICY 5.1.1	Promote commercial and retail development which provides basic services for local residents and visitors with provision for additional businesses and retail entities that directly enhance local lifestyles, and/or contribute to the unique character of the Wolcott community
POLICY 5.1.2	Promote an appropriate range and diversity of retail and commercial uses
POLICY 5.1.3	Encourage small scale commercial and retail spaces to promote local ownership of businesses and to broaden the diversity of commercial and retail services
POLICY 5.1.4	Require pedestrian oriented site designs that provide one-stop shopping access to all commercial and retail uses located within population centers. Adequately address traffic, community character, physical appearances and user conflicts when planning retail and commercial frontages and facilities
POLICY 5.1.5	Preclude retail operations or retail frontages that require large surface parking lots

POLICY 5.1.6 Encourage efforts to keep commercial and retail spaces affordable to local business owners

RESIDENTIAL USES

POLICY 5.1.7 Maximize mixed use, live-work arrangements within commercial and retail areas

POLICY 5.1.8 Residential units should be within walking distance of businesses, public transportation hubs and other local amenities and services

POLICY 5.1.9 Adequately address impacts from the traffic, parking and night-time lighting associated with residential uses

POLICY 5.1.10 Emphasize an appropriate, diverse mix of household types and sizes for permanent residents and employees of Eagle County

POLICY 5.1.11 Require adequate parks and playgrounds within residential neighborhoods

POLICY 5.1.12 Direct clustering of residential uses in outlying areas in a manner that minimizes infrastructure and service needs, and preserves and protects the quality of natural resources and the environment

LODGING USES

POLICY 5.1.13 Locate lodging facilities within walking distance of local services

POLICY 5.1.14 Adequately address impacts from the traffic, parking and night-time lighting associated with lodging uses

POLICY 5.1.15 Encourage meeting rooms, workout rooms, pools and other spaces within lodges that could be shared to supplement community needs

INDUSTRIAL USES

POLICY 5.1.16 Consider industrial uses that have minimal negative impact on the quality of natural resources, the environment, traffic and the quality of the night sky

POLICY 5.1.17 Locate industrial uses to avoid non-conformities or non-compatibilities

CIVIC AND INSTITUTIONAL USES

POLICY 5.1.18 Require adequate physical space within developed areas for churches, libraries, childcare centers, community meeting halls, transit centers, schools and other desired public facilities

POLICY 5.1.19 Maximize opportunities for shared space for civic, institutional and cultural uses

POLICY 5.1.20 Site civic and institutional uses to be within comfortable walking distance of residential neighborhoods and local businesses, lodging, etc.

POLICY 5.1.21 Design civic and institutional use facilities to be compatible with the scale and architecture of adjacent developments

POLICY 5.1.22 Adequately address impacts from the traffic, parking and night-time lighting associated with civic and institutional uses

AGRICULTURAL USES

- POLICY 5.1.23 Encourage traditional agricultural uses in community buffer zones and other outlying locations
- POLICY 5.1.24 Adequately address the impacts of agricultural activities on adjacent land uses, and conversely, the impacts of new land uses on agricultural activities
- POLICY 5.1.25 Promote the use of Best Management Practices (BMP's) on agricultural lands to protect the quality of natural resources and the environment

GOAL 5.2 **Land Use Compatibility** People, property and the “quality of place” in Wolcott are adequately protected from uses that are unsightly, out of scale, or that constitute a nuisance

- POLICY 5.2.1 Preclude land uses that produce unpleasant noise or odors within or near commercial, retail, recreational, educational, residential or civic use areas
- POLICY 5.2.2 Require the creation of appropriate buffers along major transportation corridors, around agricultural and industrial use areas and between other uses of non-compatible nature
- POLICY 5.2.3 Discourage uses which generate intensive automobile and/or truck traffic for extended periods of time in rural areas

6. HOUSING

GOAL 6.1 **Workforce Housing** The Wolcott planning area contains a variety of housing types, sizes and values that are available to Eagle County workers

- POLICY 6.1.1 Provide a combination of rental and for-sale affordable housing units for local permanent residents that exceeds the minimum requirements of Eagle County's Housing Guidelines
- POLICY 6.1.2 Guide new development to include a mix of for-sale and rental housing units consistent with the 2007 Eagle County Housing Needs Assessment
- POLICY 6.1.3 Integrate and coordinate plans for creating workforce housing in Wolcott with related regional housing efforts
- POLICY 6.1.4 Limit the approval of new free market homes to those associated with projects that create new workforce housing units
- POLICY 6.1.5 Where adequate infrastructure exists, require Accessory Dwelling Units with all single family homes

7. ECONOMIC DEVELOPMENT

GOAL 7.1 **Services for Locals** Economic development in the Wolcott Planning Area focuses on providing goods and services for local residents in the Wolcott Planning Area.

- POLICY 7.1.1 Promote development that provides quality goods and services for local residents
- POLICY 7.1.2 Consider connectivity to and the services provided by the communities of Avon, Edwards, Eagle and Gypsum (now and in the foreseeable future) when planning for economic development in Wolcott

GOAL 7.2	Sustainability Economic development in the Wolcott planning area is sustainable
POLICY 7.2.1	Phase economic development based on the ability of the local and surrounding communities to support new businesses and retail shops
POLICY 7.2.2	Encourage businesses that reflect or draw from the unique attributes of the Wolcott area
POLICY 7.2.3	Strongly encourage economic development that improves and enhances the quality of infrastructure, natural resources, the environment and/or the character of the Wolcott area
GOAL 7.3	Improved Diversity Economic development in the Wolcott planning area contributes to the diversity of the economy in Eagle County
POLICY 7.3.1	Encourage and support sustainable new business ventures that would contribute to the area's economic diversity and character

8. ACCESS AND CIRCULATION

GOAL 8.1	Transit Oriented Design Development in Wolcott promotes a sustainable future by encouraging the use of mass transit and personal modes of transportation other than the automobile.
POLICY 8.1.1	Require compact and/or clustered development to promote walking, biking and the use of public transportation systems
POLICY 8.1.2	Require efficient connectivity between all destinations by a multi-purpose sidewalk, trail and street system
POLICY 8.1.3	Require that adequate parking be provided within walking distance of all destinations
POLICY 8.1.4	Strongly encourage the development and operation of regional and local feeder public transportation systems that are appropriately designed and easily accessible to all residents and visitors.
POLICY 8.1.5	Provide an appropriate location for the Eagle Valley Regional Trail to and through the Wolcott area. Require efficient connection to the Regional Trail system by all development
GOAL 8.2	Community Oriented Design Transportation systems and facilities are designed to accommodate local needs, enhance the quality of life of local residents and minimize negative impacts to the quality of natural resources and the environment
POLICY 8.2.1	Promote a comprehensive approach to transportation design. Coordinate planning with local, State, and Federal transportation agencies and departments to provide consistency with existing access and travel management plans
POLICY 8.2.2	Require road, transit and pedestrian access systems in Wolcott to be designed to anticipate future needs and traffic volumes. Guide development to assure operation at Level of Service (LOS) C or better at all road intersections
POLICY 8.2.3	Require a safe interface between pedestrian, bike and vehicular modes of transportation
POLICY 8.2.4	Site and design roads, parking areas and trails to enhance sense of place and community character

- POLICY 8.2.5 Strongly encourage clustering in rural areas to reduce the extent of transportation related infrastructure
- POLICY 8.2.6 Adequately address impacts to visual quality, wildlife, water quality and sensitive lands when planning trails, bridges, roads and parking lots

9 . OPEN SPACE AND RECREATION

GOAL 9.1

Open Space Undeveloped lands are strategically preserved to protect the quality of natural resources and natural ecosystems, to provide dispersed recreational experiences, and to enhance the open character, visual quality and historic beauty of the Wolcott Planning Area

POLICY 9.1.1

Preserve Lands of High Conservation Value and lands in Community Buffer Zones as permanent open space

POLICY 9.1.2

Create an interconnected network of open lands, incorporating views, agricultural lands, public lands, wildlife habitat, riparian habitats and other sensitive lands, hazard areas, community buffer areas, stands of significant vegetation, parks and trail and transportation corridors.

POLICY 9.1.3

Preserve the extent and open character of lands owned by the Bureau of Land Management, the Unites States Forest Service and the Colorado State Land Board

POLICY 9.1.4

Preserve the quality and conservation values of private and public open lands by precluding potentially damaging uses and activities, and by requiring appropriate management systems and strategies

GOAL 9.2

Recreational Opportunities Residents and visitors to Wolcott have access to and enjoy high quality recreational activities and facilities consistent with mountain living and local lifestyles

POLICY 9.2.1

Provide an appropriate and adequate mix of active and passive recreational opportunities in close proximity to population centers

POLICY 9.2.2

Require public access to all recreational facilities.

POLICY 9.2.3

Adequately address impacts from the traffic, parking, noise and night-time lighting associated with recreational uses

POLICY 9.2.4

Locate areas for motorized sports where impacts to natural resources, environmental quality, adjacent uses, and the character of the area can be minimized.

POLICY 9.2.5

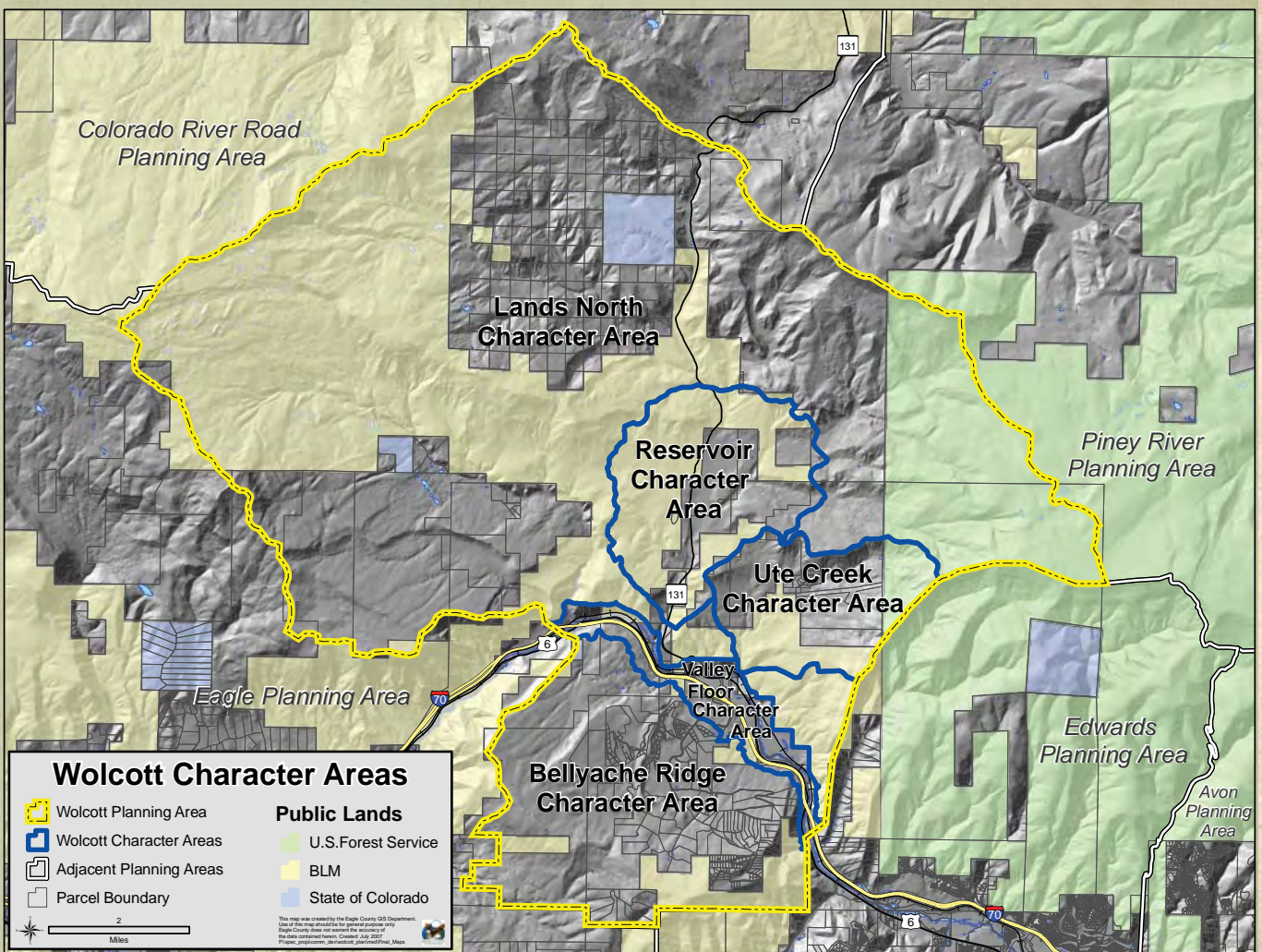
Require the appropriate management of recreational uses to enhance user experiences while protecting the quality of natural resources and the environment

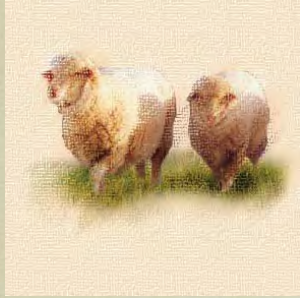
Character Area

Chapter 3:

Analysis and

Character Area Analysis and Strategies





The Valley Floor Character Area

INVENTORY AND ANALYSIS

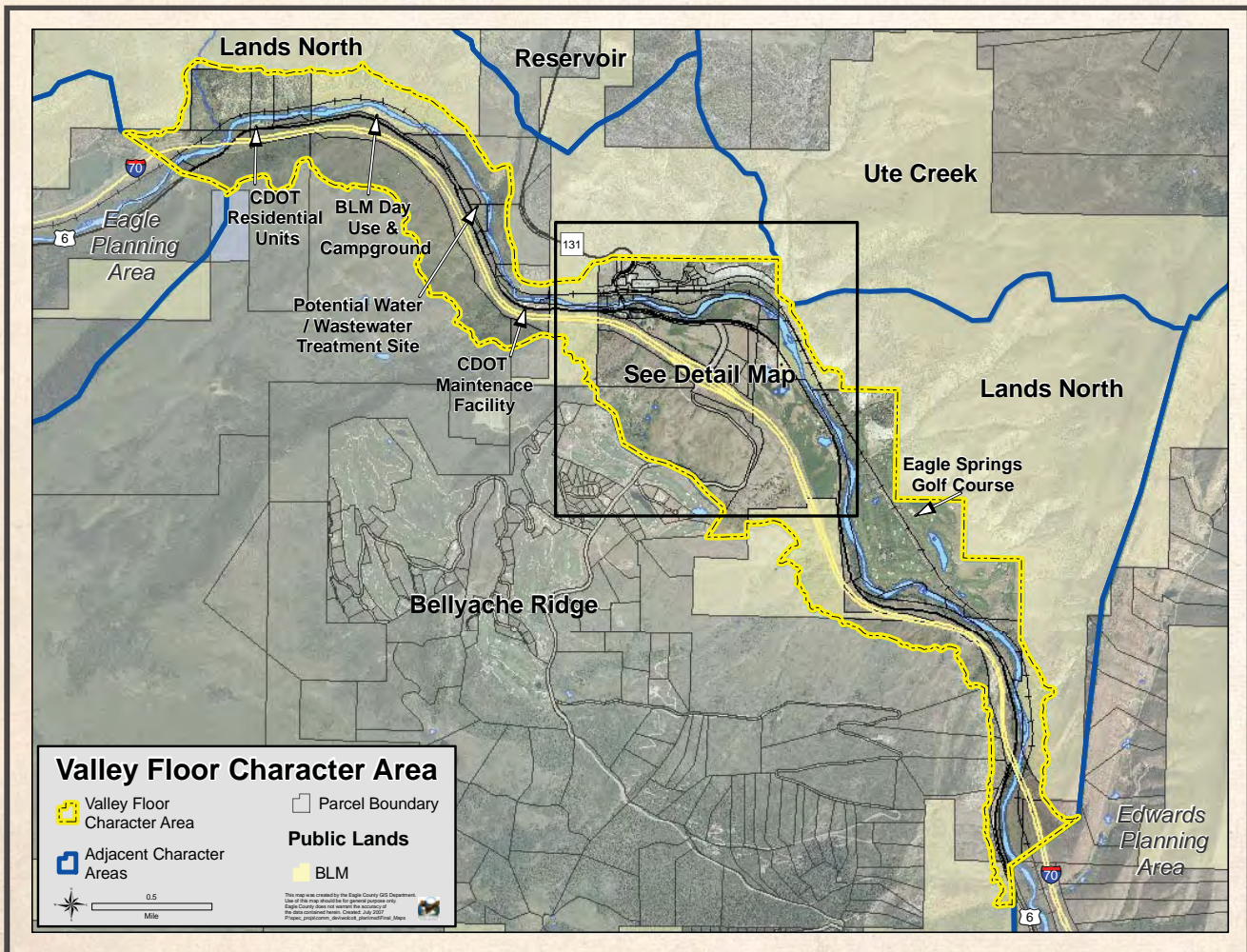
PHYSICAL EXTENT

The Valley Floor Character Area covers approximately 1,660 acres (see map) and captures the entire Eagle River corridor, the I-70 platform and Wolcott interchange, the flat pasture lands between I-70 and the river corridor and the developed areas around the Wolcott Yacht Club (commonly referred to

as the “Hamlet”). The Eagle Springs Golf Course property and a portion of the hillside above and south of the I-70 interchange are also included.

ACCESS, INFRASTRUCTURE AND SERVICE

Interstate 70 provides high capacity vehicular access to Wolcott from points east and west via a full diamond interchange. The area is also served by US Highway



6, which parallels the Eagle River, and State Highway 131, which originates at the Wolcott Hamlet and travels north to State Bridge and then on to Routt County and Steamboat Springs. US Highway 6 is connected to the I-70 interchange by a short “spur road” that crosses the valley floor in a north south alignment. Bellyache Ridge Road and Shooting Clay Road (a private drive) provide access to the hillside south of the interchange.

There are no pedestrian trails or paths on the Valley Floor. The Eagle County Regional Trail is proposed through the area, but has not yet been constructed. The bridge that was constructed in 2005 across the Eagle River at the Hamlet was not designed with pedestrian amenities, and will require modification in the event that pedestrian movement is desirable at that location.

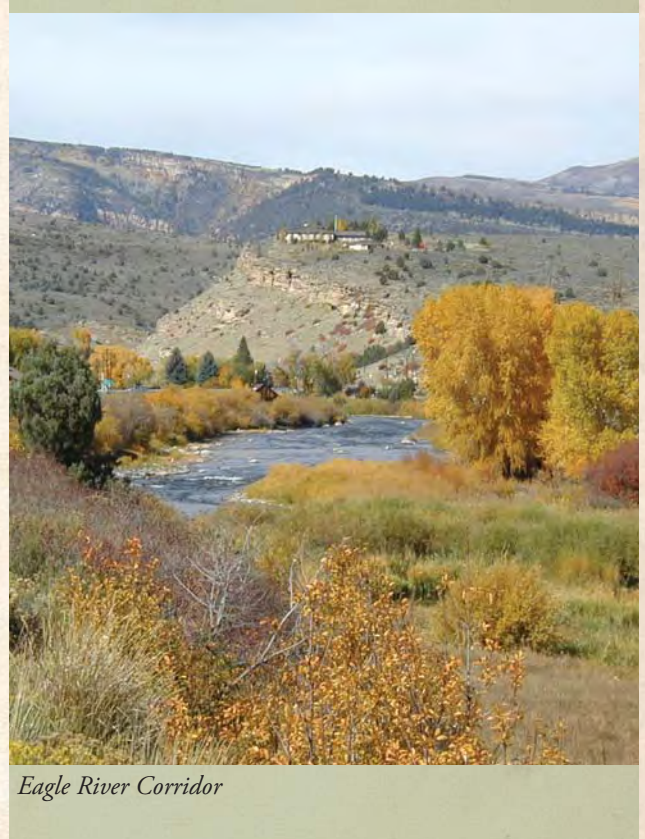
Railroad tracks owned and operated by Union Pacific parallel the Eagle River through the area on its northern bank. They are most accessible just north of the Hamlet, where a future light rail station could connect destinations east and west.

Phone and electricity in the area is provided by Century Tel and Holy Cross Electric. Source Gas lines serve the Red Sky Ranch development on the south side of the interstate, but have not yet been extended to the Valley Floor area. Much of the area is within the Eagle River Water and Sanitation District boundary, although no centralized community facilities or service lines for water or waste water delivery have been constructed. At the writing of this plan, ambulance, fire and police services originate from the communities of Eagle or Edwards.

Private property currently limits public access to the Eagle River on much of the valley floor. Upstream from the Hamlet there are two short reaches available – one across from the post office (on BLM land) and another further upstream at the bridge where I-70 crosses the river. These areas are supported by small parking pull-off areas on the shoulder of US Highway 6. Longer reaches of the river and better parking areas are available downstream from the Hamlet. Fences and signs help distinguish between public and private property throughout the area.

NATURAL RESOURCES

Vegetation on the valley floor includes open meadows and irrigated pastures, riparian species along the river and sage and scattered pockets of pinion, juniper and Douglas Fir on adjacent hillsides. The large stand of mature willow and



Eagle River Corridor

spruce trees that surround the historic Hamlet represent a distinctive vegetative feature in the area. These large specimens add considerable charm and shade to the quality and character of the Hamlet. Studies to determine the presence of other rare or endangered plant species on the valley floor have not been conducted.

While certain land uses distract from the visual quality of the area, the scenery provided by the valley floor is high quality and picturesque. The irrigated pastures that surround the original Joufflas Ranch House east of the interchange are in good condition, the quaint architecture and beautiful trees of the Hamlet represent a piece of local history, and the Eagle River corridor through the area is beautiful and generally undisturbed. The mountain backdrops that frame the valley floor significantly enhance local scenery. Castle Peak rises to the west, and portions of the Sawatch Range can be seen to the east. Of particular note, the steep escarpment that rises from the river due north of the I-70 interchange is unique, and adds considerably to the visual character of the area. The Eagle Springs Golf Course also provides interest and greenery to a backdrop of rolling hills, ridgelines and semi-arid vegetation along the eastern border of the character area. The quality of the night sky in Wolcott is excellent.



Valley Floor from Highway 131

The Valley Floor Character Area is viewed by thousands of commuters each day who travel on Interstate 70, US Highway 6, Highway 131 and Bellyache Ridge Road. Much of the I-70 travel corridor that is within the character area lies within “Community Buffer Zones”, which are areas intended to remain largely undeveloped for the purpose of preserving open character, scenic views and wildlife habitat between communities along the route (please reference page 172 of the Eagle County Comprehensive Plan). The eastern two miles and western two miles of the Valley Floor Character Area are within a community buffer zone, as depicted on the attendant Valley Floor Viewshed Map. The remaining 1.5 miles of Interstate 70 pass through that portion of the Valley Floor where additional development, if approved, would occur.

Due to topography and bends in the valley, not all of the valley floor can be seen from any one point by commuters. This provides an opportunity to break the travel corridor into separate “viewshed sections” for the purpose of analysis. Four separate sections have been created, as depicted by the circled numbers on the Viewshed Map (please see Appendix A, “Valley Floor Viewshed Analysis”). A detailed inventory of visual elements within each viewshed seen by both westbound travelers and by east bound travelers on I-70, as well as a description of views witnessed from

other travel routes on the Valley Floor, is also provided in Appendix A.

While Division of Wildlife maps indicate no critical habitat for large game on the valley floor, lands immediately surrounding are used extensively by both deer and elk. These animals travel through the valley floor, and vehicle/animal collisions are common in certain seasons, especially at the east end of pasture lands (across from the Eagle Springs Golf Course). Game fences currently being installed along I-70 will alter movement patterns in the area, and should help to reduce these incidences. Wildlife use patterns in the area may change, as they are influenced by weather, vegetation, development and human activities.

As indicated earlier, the condition of the river corridor and riparian ecosystem through the Valley Floor Character Area is considered very good, providing valuable habitat for birds and small mammals, and likely serving as a travel corridor for many wildlife species. Bald eagles are commonly observed in the large cottonwoods that grow along the river banks in the winter months. Significant wetlands are found within the floodplain, especially where it widens near the intersection of the Spur Road and Highway 6. Ponds and wetlands are also found in pockets on the hillside south of the I-70 interchange.

Hazards in the area include flooding along the river and potentially unstable soils on the hillside south of the interstate intersection. Wildfire hazards are generally low.

CURRENT LAND USE AND ZONING

The majority of lands within this character area are privately owned, and most are zoned Resource (R). Exceptions to this include an 8 acre parcel near the I-70 interchange and the small lot where the Yacht Club operates, both of which are zoned Commercial Limited (CL). Across the river to the north of the Hamlet is a small area of Rural Center (RC) zoning. Adjacent to this, the 39 acre Vines at Vail has been approved as a mixed use development including residential units, commercial space and lodging. When constructed, the project's commercial winery and pavilion will serve as a destination and community focal point.

Current land use includes grazing and agricultural uses on the irrigated pastures between the interstate and the river. The Yacht Club restaurant, a clustering of residential units and several light industrial operations have operated for many years in the historic Hamlet area. West and downstream from the Yacht Club is a CDOT maintenance facility, and further west (below the famous Trestle Rapid on the Eagle River) is a BLM campground and day use picnic area. CDOT also owns several residential units located between US Highway 6 and the river at the far western end of the character area.



Eagle Springs Golf Course Clubhouse

Upstream from the Hamlet, a landscaping operation, the Wolcott Post Office and the Joufflas Ranch House are located on Highway 6 east of the Spur Road intersection. Further east is the entrance to the private Eagle Springs Golf Course.

Hidden from view on the hill south and west of the Wolcott interchange is the historic Vail Rod and Gun Club where a collection of buildings support sport clay shooting, fishing, horseback riding and other private group activities and events in the summer.



Horses graze on valley floor pastures



SIGNIFICANT PLANNING FACTORS FOR THE VALLEY FLOOR CHARACTER AREA

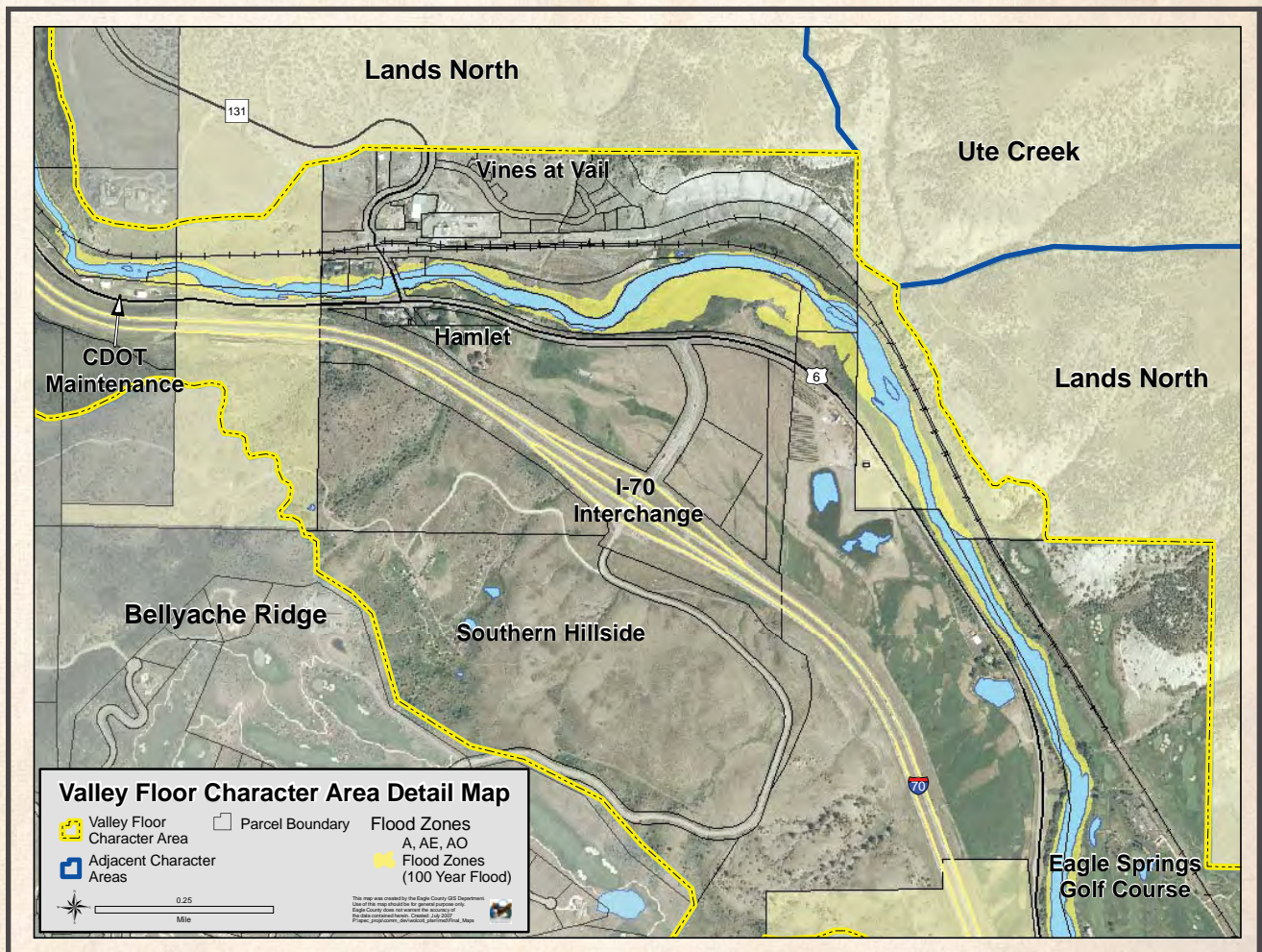
1. The Valley Floor is visible to thousands of travelers every day.
2. Present day road alignments and current and anticipated traffic volumes moving through the Valley Floor area are not conducive to safe, pedestrian oriented development.
3. The Valley Floor contains special attributes worthy of preservation, including high quality viewsheds, the sensitive lands of the Eagle River corridor and the historic Wolcott Hamlet.
4. Adequate power, communication services and access are available in the Wolcott Rural Center. The area is within the boundaries of the Eagle River Water and Sanitation District, but no domestic facilities have been constructed. At the writing of this plan, regional transit services are available only at the I-70 intersection. Also at the writing of this plan the area is not adequately served by fire and life safety services, which must respond from the communities of Edwards or Eagle.
5. **This plan provides guidance for two distinctly different development scenarios which might occur on the Wolcott Valley Floor:**
 - a. **The preservation of the existing Rural Center** at the intersection of US Highway 6 and State Highway 131 would continue to provide tangible public benefit to the people of Wolcott and the residents of Eagle County. Factors supporting this outcome include:
 - Businesses and activities that exist or could be located within the existing development footprint are or would be capable of adequately serving the needs of the surrounding community.
 - A Rural Center land use pattern at the intersection of US Highway 6 and State Highway 131 is a part of Eagle County's history and heritage.
 - The rural character and open meadows and pastures currently found on the Valley Floor in Wolcott are increasingly rare along the Interstate 70 corridor in Eagle County.
 - The area which could be developed outside the existing Rural Center footprint is limited, especially when one considers the natural and cultural resources that should be protected for future generations, and the considerable space that would be needed for roads, schools, parks, community buildings and other public amenities that would be needed to support an appropriately amenitized residential community.
 - b. **A new Residential Community**, if properly designed and implemented, could also be a suitable outcome providing considerable public benefit to the people of Wolcott and the residents of Eagle County. Development of a larger residential community would create opportunities to:
 - Master plan related improvements in advance of construction, avoiding the potential negative outcomes of piecemeal development.
 - Re-position roads to lessen traffic impacts and provide for safer pedestrian access and circulation.
 - Create a local's community, with dwelling units primarily designed for local resident ownership or rent, and with amenities designed to support and enhance local lifestyles.
 - Provide additional services to visitors and the greater Wolcott community
 - Help to diversify the County's economic base.
 - Establish a state-of-the art model community in Eagle County in terms of character, functionality, livability, affordability, connectivity and energy efficiency.
6. Interstate 70 provides great highway access to the area but also impacts the Valley Floor with noise

and traffic. Development should be considerate of interstate impacts.

7. Development of any nature on the Valley Floor should be transit oriented, with bus service facilities appropriately located, and should anticipate connection to future rail service facilities across the river (north) from the Hamlet.
8. Development of any nature in Wolcott should exemplify the benefits of a compact development form.
9. Development of any nature in Wolcott should exemplify the benefits of energy efficient design.
10. Development on the Valley Floor could negatively impact wildlife on surrounding lands. Providing adequate recreational amenities and facilities, to include facilities for the care and control of

domestic pets, within developed areas will help lessen impacts to sensitive lands and resources.

11. The architecture employed within a Wolcott Rural Center or a Wolcott Residential Community should work to enhance Wolcott's sense of place, and should be of genuine origin, unique unto itself, and should not be an attempt to replicate something from somewhere else.
12. A road alignment that would extend the Spur Road across the Eagle River north of the I-70 interchange to connect the Spur Road directly to Highway 131 north of the Hamlet (through the Vines at Vail property) is not viable at this time.
13. Operations at the Eagle Springs Golf Course are expected to remain unchanged.





STRATEGIES SPECIFIC TO THE VALLEY FLOOR CHARACTER AREA

VF 1. ADMINISTRATION AND PROCESS

VF 1.1 COMPREHENSIVE PLANNING

Approach development on the valley floor in a comprehensive manner with a desired build-out scenario in mind, incorporating the following strategies:

A. MASTER PLAN CONFORMANCE

- 1) All land use proposals should conform to the vision, goals, policies, objectives and intents of this plan and all other master plans, service plans, or land management plans applicable to unincorporated Eagle County lands.

B. DEVELOPMENT ALTERNATIVES

- 1) **Two development alternatives are recognized by this plan:**
 - **Alternative 1 - Rural Center.** Under this alternative, Wolcott remains a rural center within the existing development footprint located at the intersection of US Highway 6 and Highway 131, as further defined and guided by the goals, policies and strategies of this Area Community Plan.
 - **Alternative 2 - Residential Community.** Under this alternative, Wolcott becomes a larger residential community, as further defined and guided by the goals, policies and strategies of this Area Community Plan.

C. VIABILITY AND SUSTAINABILITY

- 1) All development proposals should be accompanied by a detailed energy and environmental impact analysis, demonstrating the short and long term energy and environmental sustainability of the proposal.
- 2) All development proposals should demonstrate the short and long term economic viability and sustainability of the proposal.
- 3) New development under the Wolcott Rural Center alternative should consider the design and infrastructure needs of a possible future Wolcott Residential Community on the Valley Floor. At a minimum, probable alignments for utility and service

lines should be preserved, and plans should consider the possible re-alignment of US Highway 6 and the use of roundabouts to move and distribute traffic at the highway interchange off ramps and at other main intersections. Note additional strategies listed under VF 4.2.g.1)

D. APPROVAL PROCESSES

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Proposals on the valley floor should be reviewed under the Special Use Permit process or the Planned Unit Development process.
- 2) Encourage a holistic and comprehensive approach to development on the valley floor, avoiding piecemeal development approvals.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 3) Plans for a Residential Community development should be submitted as a single Planned Unit Development (PUD), herein after referred to as the Primary Valley Floor PUD.
- 4) All lands that would be utilized or impacted by a larger residential community on the Valley Floor should be incorporated into a Primary Valley Floor PUD to the greatest extent possible.
- 5) In the event that a Primary Valley Floor PUD is approved, subsequent applications for land use on properties within the Valley Floor Character Area that are not within the Primary Valley Floor PUD should conform to the intents and purposes of the approved Primary Valley Floor PUD Guide and this Area Community Plan to the greatest degree practicable.

VF 2. NATURAL AND CULTURAL RESOURCES

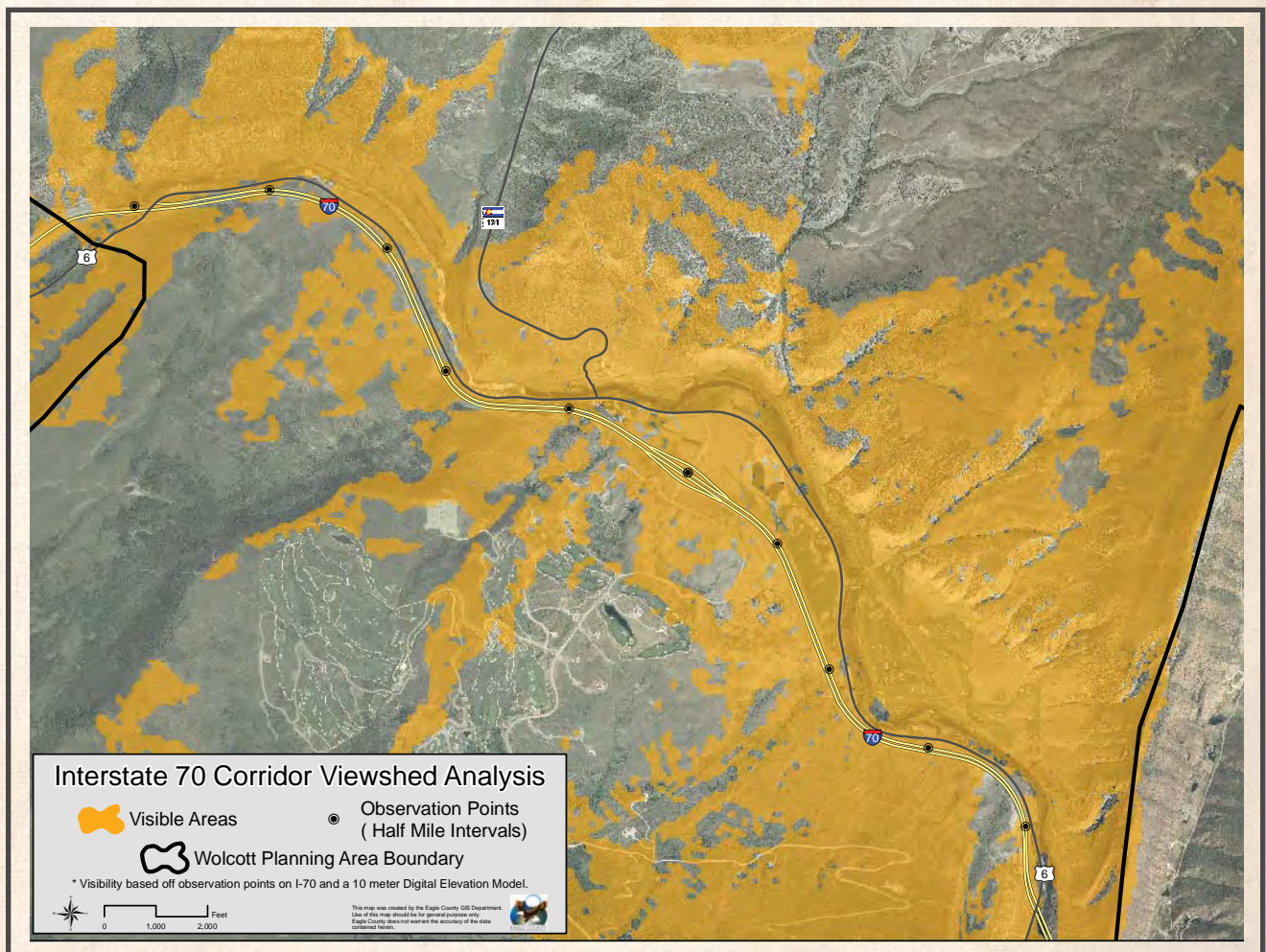
VF 2.1 VISUAL QUALITY

Ensure that proposed development and land uses on the valley floor will be visually compatible with the natural setting by incorporating the following strategies:

A. VISUALLY INTEGRATED LAND USE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Minimize grading, and avoid large cut and fill sections or other topographic adjustments that do not transition smoothly to existing contours.
- 2) Require compact development and establish clear development boundaries on the Valley Floor to minimize visual impacts.
- 3) Strategically position buildings, roads, trails, parks and landscaped areas to create a community form that is visually compatible with and complimentary of the natural landscape when viewed from surrounding areas.
- 4) Position buildings, roads and parks to frame and enhance internal views of surrounding lands.
- 5) Pursue an architectural theme within the built environment that is unique to Wolcott; one that considers its purpose, its history, the influences of a mountain climate and the beauty of the surrounding landscape.
- 6) Promote 3600 degree architecture, ensuring an attractive outward facing façade on all sides of building visible to the public. Vary building footprints, shapes, colors and roof forms, and provide adequate landscaping to enrich and soften internal spaces and development edges.
- 7) Encourage nighttime lighting that minimizes fugitive light, enhances nighttime character and protects the quality of the night sky.
- 8) Encourage parking plans that minimize impacts to the visual quality of the area.





Historic agricultural buildings in Wolcott.

- 9) Avoid development on primary and intermediate ridgelines visible from travel routes on the Valley Floor (see also Bellyache Ridge Character Area and Ute Creek Character Area strategies)
- 10) Position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.

- 11) Use photo simulation and similar graphic analysis tools during application review to demonstrate how the various key visual components of development (architecture, massing, scale, parking, open space, landscaping, etc.) will work together to create an attractive and visually integrated community form.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 12) Require a comprehensive Signage and Nighttime Lighting Plan that supports a coherent community character. Incorporate applicable International Dark Sky Association (IDA, as amended) approved strategies into the Primary Valley floor PUD guide to protect the quality of the night sky.
- 13) Require a comprehensive Traffic and Parking Plan for development that minimizes negative impacts to the visual quality of the natural and built environment.
- 14) Position, design and screen a future water and wastewater treatment facility at the confluence of Alkali Creek and the Eagle River in a manner that minimizes impacts to visual quality.

B. EXISTING DEVELOPED AREAS

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Mitigate the impact of or eliminate structures and/or land uses that distract from the visual quality of the area.



Developed properties in the Wolcott Hamlet area.



View of South Pasture Character Preservation Area from west bound I-70.

- 2) Preserve the visual quality and character of structures associated with Wolcott's history and heritage.
- 3) Preserve quality visual elements of the Eagle Springs Golf Course, including the covered bridge, the historic barn, and the well kept fairways, buildings and landscaped areas. Require an update to the Wolcott Area Community Plan prior to allowing changes in use that would alter the visual character of the golf course property.
- 4) Encourage appropriate management of the mature trees that surround the Joufflas Ranch House and the Wolcott Hamlet to retain them as significant viewshed elements.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 5) Encourage architectural and site treatment modifications on all existing developed properties that integrate and transition previously developed areas into the visual character described and desired by an approved Primary Valley Floor PUD.
- 6) Encourage the relocation of the Colorado Department of Transportation maintenance facility located downstream from the Hamlet. Work to reclaim that site to provide appropriate river front open space or recreational uses.
- 7) Eliminate, shield or replace existing fugitive light sources to conform to International Dark Sky Association approved strategies.
- 8) Reclaim and revegetate existing disturbed areas on the valley floor.

C. OPEN LAND PRESERVATION

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Limit disturbances to and preserve the quality of the Eagle River corridor and associated riparian habitats and vegetation. Buffer the River Corridor from new development with adequate setbacks to preserve views internal to the corridor.
- 2) Provide space for the Eagle County Regional Trail adjacent to the Eagle River corridor to assure the continued enjoyment of related views and environments by the public. Require an alignment of the trail that protects wetlands, riparian habitats and other sensitive lands to the greatest degree possible.
- 3) Preclude development on open lands viewed from travel corridor sections 1, 2 and 4 (please reference Wolcott Viewshed Map) that would negatively impact the perceived open character of the valley or diminish the quality of existing views. (see also Bellyache Ridge Character Area strategies)
- 4) Discourage additional development of or disturbance to lands in the Ute Creek Drainage that are visible from the Valley Floor Character Area (see also Ute Creek Character Area strategies).
- 5) Encourage continued customary agricultural uses on lands suitable for those uses that are located outside development boundaries. Promote Best Land Use Management strategies on all agricultural lands.
- 6) Encourage the preservation of the pastures in proximity to the Joufflas Ranch House as prominent viewshed elements.

- 7) Maintain Resource (R) zoning on lands within identified community buffer zones.
- 8) Utilize a transfer of development rights program, PUD processes, open space acquisition programs or other means to secure open space areas in perpetuity.
- 9) Preserve flood plains, wildlife habitat areas, geologic hazard areas, steep slopes or ridgelines, areas supporting unique or endangered plant communities, and lands of archeological or cultural significance within the character area as open space.
- 10) Retain existing public land configurations on the valley floor, except and unless the benefits gained by the people of Eagle County through a public land exchange significantly outweigh any negative impacts.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 11) Incorporate into the Primary Valley Floor PUD Guide a comprehensive Open Space and Viewshed Preservation Plan for the Valley Floor.
- 12) Ensure the long term management of open lands within the Valley Floor Character Area by a qualified public or quasi public entity or entities.

VF 2.2 WATER QUALITY AND QUANTITY

Ensure that development on the valley floor avoids impacts to the quality and quantity of surface and ground water systems by incorporating the following strategies:

A. DOMESTIC WATER AND WASTEWATER SERVICE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Encourage the provision of high quality water and wastewater service to all developed areas on the Valley Floor.
- 2) Consolidate water and wastewater services under the management of a tax supported service district.
- 3) Ensure adequate water for fire suppression in developed areas.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 4) Serve all developed areas with a centralized water and wastewater service system.

B. GROUND WATER PROTECTION AND ENHANCEMENT

- 1) Identify and map ground water aquifers and recharge areas prior to development.
- 2) Emphasize storm water drainage systems that maximize opportunities for the infiltration of surface run off.
- 3) Monitor and manage diversions of ground water to insure long term health of local aquifers.
- 4) Install/position wells in the area to monitor ground water quantity and quality.
- 5) Recognize that shallow water tables may limit options for subsurface development on the valley floor.

C. SURFACE WATER PROTECTION AND ENHANCEMENT

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Ensure that water utilization and wastewater disposal systems maintain or enhance stream flow dynamics and high quality water in the Eagle River.
- 2) Protect temperature regimes in the Eagle River by requiring energy recovery/heat exchange systems that work to cool effluent from wastewater treatment facilities.
- 3) Preserve and/or work to restore the integrity and function of natural drainages and drainage features.
- 4) Maintain wetlands and riparian areas in a natural and undisturbed condition.
- 5) Revegetate all disturbed areas with approved seed mixes in a manner and within a timeframe that best assures success. Require responsibility for the successful reclamation of disturbed areas for a period of two full growing seasons, or until such time that sufficient ground cover has been successfully established, upon completion of the project.
- 6) Encourage water conservation. Mandate water metering combined with an aggressively tiered water use rate structure in developed areas.
- 7) Establish landscaping standards that emphasize low water use (xeriscape) strategies.
- 8) Utilize raw water for surface irrigation. Incorporate latest technologies and best management practices to assure the efficient irrigation of agricultural lands, recreational fields and public parks.
- 9) Incorporate the recommended actions of the Eagle River Watershed Plan (1996, as amended) and the

Recommended Restoration Strategies of the Eagle River Inventory and Assessment (2005, as amended) in development plans.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 10) Require a comprehensive and fully integrated storm water management system that collects and treats storm water runoff originating from a new Residential Community.

D. MONITORING AND COMPLIANCE

- 1) Support local water quality studies and monitoring efforts, and assure conformance with applicable provisions of NWCCOG Regional 208 Plan.

VF 2.3 AIR QUALITY

Ensure that development on the valley floor minimizes impacts to the quality of the local air shed by incorporating the following strategies:

A. EMISSIONS FROM VEHICLES, HOMES AND BUSINESSES

- 1) Preclude truck stop as a use on the valley floor.
- 2) Prohibit wood burning devices in developed areas.

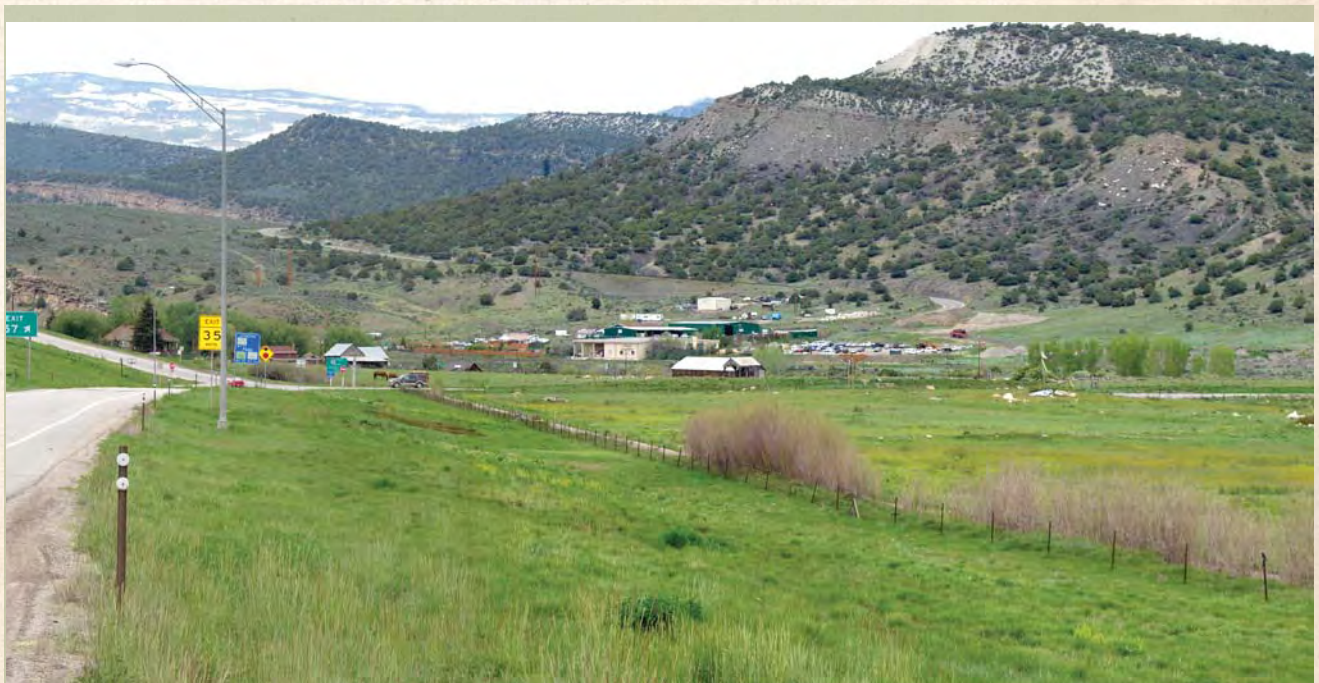
- 3) Promote green building and the use of non-polluting energy alternatives.
- 4) Preclude land uses that would deteriorate air quality below current levels, or state and/or local standards, whichever are more restrictive.
- 5) Apply transit oriented development design criteria, requiring facilities for local and regional mass transit systems and full multi-modal connectivity to all community destinations.

B. DUST CONTROL

- 1) Limit ground disturbances and require prompt reclamation and maintenance of disturbed areas for at least two growing seasons or until such time that sufficient ground cover has been successfully established.
- 2) Require submittal of and adherence to dust control management plans and revegetation/site restoration plans during and following construction projects.
- 3) Pave and/or treat all road and parking lot surfaces to minimize dust.

C. MONITORING AND COMPLIANCE

- 1) Work with local and state officials to establish a long term air quality monitoring program in the Wolcott area.



Developed properties including the Wolcott Hamlet at the west end of the Valley Floor



Eagle River and related wetland and riparian areas

VF 2.4 SENSITIVE LANDS, HAZARDS AND HABITATS

Avoid hazard areas and impacts to sensitive lands and habitats on the Wolcott valley floor by incorporating the following strategies:

A. AVOIDANCE, PROTECTION AND PRESERVATION

- 1) Require the identification and mapping of natural hazards, habitats and ecosystems as part of any development proposal. Identify rare, endangered or unique plant species.
- 2) Utilize maps and input from the Colorado Division of Wildlife to identify lands critical to the wellbeing of wildlife, including wildlife crossing areas.
- 3) Avoid alterations to natural landforms and disturbances to natural drainages, floodplains, riparian areas, wetlands, steep slopes, areas of significant geologic hazard and areas harboring unique or endangered vegetation.
- 4) Preclude development and manage or avoid human activity in critical wildlife habitats and movement corridors.
- 5) Prohibit the subdivision of the Eagle River corridor and related riparian and wetland areas into multiple private ownership tracks.

- 6) Prohibit the alteration of vegetation within the Eagle River corridor area. Provide adequate setback of structures from the river to avoid the manipulation of riverside vegetation for the purpose of wildfire mitigation.
- 7) Develop a comprehensive River Corridor Management Plan designed to balance public access and use of the river with the need to preserve and protect sensitive environments, habitats and ecosystems.
- 8) Require the management of the entire river corridor by a public or quasi-public management agency.
- 9) Assure long term monitoring and management of other sensitive lands identified within the Valley Floor character area by a qualified management entity.
- 10) Provide undeveloped buffers between sensitive lands and developed areas.

B. DOMESTIC PETS.

- 1) Limit pet ownership through PUD guidelines, rental agreements or other means.
- 2) Require dogs to be leashed at all times in public spaces, unless they are in established dog run areas.
- 3) Require fenced runs, and/or provide adequate space within developed areas where dogs can be exercised.

C. MONITORING AND COMPLIANCE

- 1) Incorporate recommendations of the Colorado Division of Wildlife and other land and resource management agencies into development plans.
- 2) Support local and regional efforts by land management agencies to manage and monitor the condition of sensitive lands and habitats.
- 3) Utilize wildlife mitigation plans, design guidelines and written materials associated with public notices and lodging and real estate transactions to educate residents and visitors to Wolcott regarding the nature and care of sensitive lands and habitats.

VF 2.5 CULTURAL RESOURCES

Preserve the rich history of the area and work to maintain or enhance the cultural identity of Wolcott by incorporating the following strategies:

A. INVENTORY, PRESERVE AND INTEGRATE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Inventory historic sites and structures on the valley floor.
- 2) Integrate historical, cultural and archeological structures and sites on the valley floor into new development to the greatest degree practicable.
- 3) Consider the Wolcott Hamlet area and pastures associated with the Joufflas Ranch House as historic cultural resources on the Valley Floor.
- 4) Preserve the barn on the Eagle Springs Golf Course as an element of local historic significance.
- 5) Consider Wolcott's history and other relevant cultural influences of the region when establishing architectural designs for the valley floor.
- 6) Recognize the cultural significance of the mature trees that surround the Yacht Club site and the Joufflas Ranch House, and work to preserve a similar vegetative cover in these areas in perpetuity.
- 7) Preserve the old juniper tree and rock site that is adjacent to US Highway 6 south of the Joufflas Ranch House as a historic Wolcott identity feature.
- 8) Consider an interpretive walking program or outdoor museum that highlights local and regional history in Wolcott
- 9) Preserve and maintain the quality of natural areas, golf course lands and agricultural lands located outside development boundaries as cultural amenities.
- 10) Encourage appropriately scaled cultural events involving arts, crafts, music, theater, festivals, etc. in Wolcott.
- 11) When new facilities, features or roads are named, promote the use of names, words and phrases related to Wolcott.



Unique juniper and rock outcrop in the South Pasture Character Preservation Area.



Wolcott Hamlet Character Preservation area.

- 12) Promote the distribution of written material to help educate residents and visitors of the region's history and heritage.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 13) Incorporate a comprehensive Cultural and Historic Site Preservation Plan into the Primary Valley Floor PUD guide.

VF 2.6 RESOURCE EXTRACTION

If practicable, the removal and processing of rock and gravel resources before construction is encouraged, incorporating the following strategies:

A. MINIMIZE IMPACTS

- 1) In areas designated for development, allow active mining in short term increments (3 to 4 years) only, with yearly review.
- 2) Limit hours of mining operation, require dust and storm water control programs and require temporary and long term reclamation.

- 3) Ensure safe and adequate access, avoiding conflicts with/impacts to local traffic.
- 4) To the greatest degree possible, reduce the extent of off-site trucking by utilizing processed materials in the immediate Wolcott area.

VF 3. LAND USE

VF3.1 INFRASTRUCTURE AND EMERGENCY SERVICES

Ensure appropriate and adequate infrastructure and services are provided to development on the Valley Floor.

A. SERVICE INFRASTRUCTURE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Provide adequate roads, trails and infrastructure to all developed areas
- 2) Implement a concurrency standard, requiring necessary infrastructure be in place prior to occupancy of new development.
- 3) Accommodate road, trail and infrastructure maintenance facilities as determined necessary

- 4) Insure that development under the Rural Center option does not preclude or negatively influence desirable design options for a future residential community on the Valley Floor.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 5) Consider moving roads on the Valley Floor to minimize the impact of vehicular traffic on community character and pedestrian circulation.
- 6) Encourage enhanced pedestrian connection via a separate bridge across the Eagle River east of the Highway 131 bridge.
- 7) Absent incorporation, utilize public improvement districts, real estate transfer assessments, voluntary sales assessments or a combination of these or other appropriate means to assure dedicated revenues for future road, trail, recreation and utility maintenance and/or enhancements.
- 8) Require a detailed phasing plan for the development of a Residential Community to assure provision of adequate roads, trails and infrastructure.

B. EMERGENCY SERVICES

- 1) Provide adequate emergency services including fire, police, ambulance and medical services and related support facilities.
- 2) Implement a concurrency standard, requiring necessary emergency services be available prior to occupancy of new development.

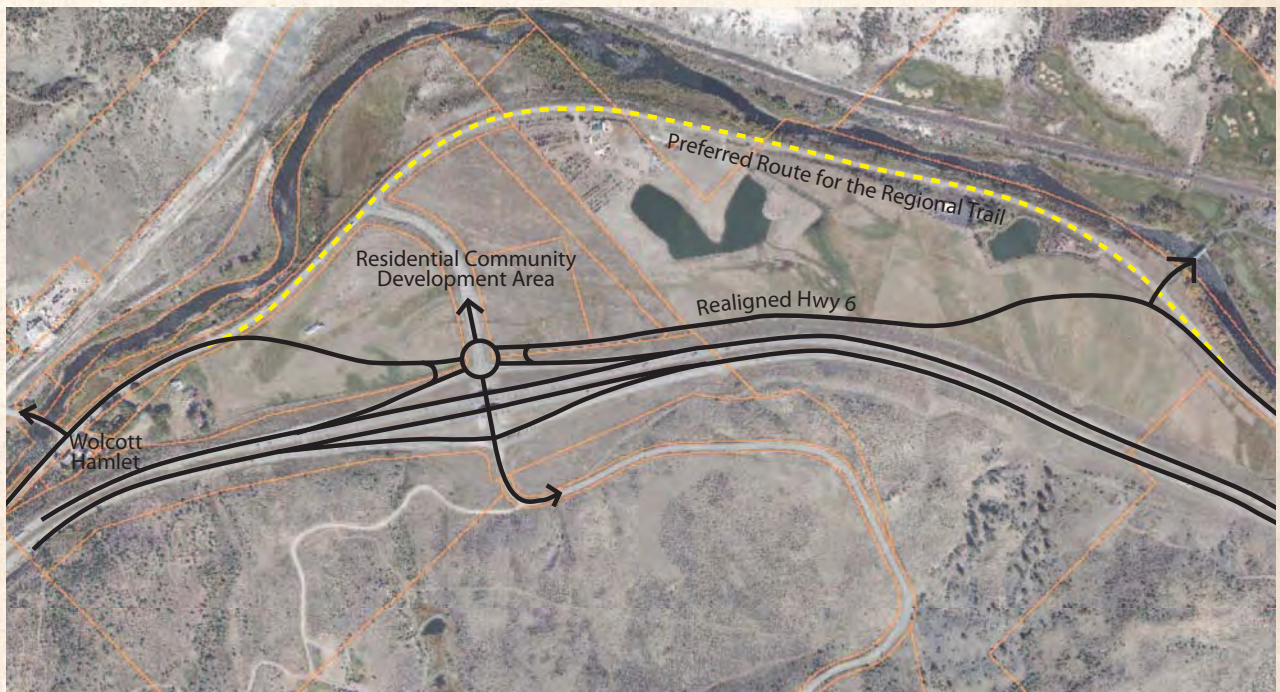
VF 3.2 LAND USE MIX

Provide an appropriate and desirable mix of land uses on the valley floor based on demonstrated need, public benefit, economic viability and overall sustainability by incorporating the following strategies:

A. RETAIL AND COMMERCIAL USES

- 1) Promote retail and commercial uses that serve Wolcott residents as the primary goal.
- 2) Consider the need for economic success of local businesses by promoting additional retail and commercial uses, so long as they are appropriate to the area, contribute to local needs and enhance local community character. Examples of these types

DESIGN PROTOTYPE: RECOMMENDED ROAD RE-ALIGNMENT
In the event of a residential community



of businesses might include small inns or bed and breakfast operations, recreational equipment stores, arts and crafts studios, a hardware store, a mini storage facility, additional eating and drinking establishments, a feed store, etc.

- 3) Consider the relatively short travel distance from the Wolcott Valley Floor area to the established retail and commercial centers of Edwards and Eagle when determining an appropriate mix of retail and commercial uses.
- 4) Incorporate horizontal zoning or other mechanisms to enhance retail shopping experiences and better ensure the vitality of retail businesses.
- 5) Promote live-work arrangements within structures where practicable.
- 6) Allow home occupations and home businesses where practicable.

B. NON-COMPATIBLE RETAIL AND COMMERCIAL USES

- 1) The following would not be compatible with the character and/or nature of retail and commercial use envisioned by this Plan on the Wolcott Valley Floor:
 - Regional shopping centers or malls
 - Truck stop facilities
 - Large scale lodging facilities
 - Businesses that generate significant noise or night-time lighting
 - Businesses that require large areas of outdoor storage like lumber yards, pipe companies, landscaping companies, equipment rental, rafting outfitters, taxi or trucking services, boat sales, auto sales, etc.

C. RESIDENTIAL USES

- 1) Maximize housing opportunities for year-round residents providing a full range of workforce housing sizes and types. Incorporate appropriate price appreciation control measures.
- 2) Promote a size and arrangement of residential units consistent with the goal of creating an energy efficient, high density compact development.
- 3) Promote mixing residential uses with commercial uses in Wolcott's destination center.
- 4) Encourage home occupations, home businesses and live-work arrangements where practicable.

- 5) Provide accessory dwelling units where practicable.

D. NON-COMPATIBLE RESIDENTIAL USES

- 1) The following would not be compatible with the character and/or nature of residential uses envisioned by this Plan on the Wolcott Valley Floor:
 - Gated neighborhoods
 - A traditionally configured mobile home park
 - Time share or short term rental facilities or units

E. CIVIC, SERVICE AND INSTITUTIONAL USES

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Provide those civic, institutional and life safety services determined appropriate for the scale of development on the Valley Floor.
- 2) Provide adequate outdoor space for social gathering, the display of public art, and the holding of public events and festivals.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 3) Provide space for one or more public schools
- 4) Consider additional community needs including fire and life safety, a medical facility, a child care and/or senior care center, public land management offices, an information center, a community center, etc.

F. RECREATION, AGRICULTURE AND OPEN SPACE USES

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Encourage the creation of a riverside park, positioned and designed in a manner that allows access to the Eagle River while protecting the sensitive nature of related environments.
- 2) Incorporate, maintain and provide public access to areas harboring opportunities for relaxation, solitude and connection to nature.
- 3) Limit uses on lands designated as open space to those that would not diminish visual quality and/or the functional integrity of the land and related ecosystems.
- 4) Encourage customary agricultural uses on lands that are suitable for these uses located outside development boundaries.

- 5) Encourage community gardens within and adjacent to residential areas.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 6) Provide space and facilities for indoor and outdoor recreation designed primarily for local resident use to include workout facilities, sports fields, running paths, hiking and equestrian trails, dog run areas, and parks and playgrounds.

G. NON-COMPATIBLE AGRICULTURAL OR RECREATIONAL USES

- 1) The following would not be compatible with the character and/or nature of recreational or agricultural uses envisioned by this Plan on the Wolcott Valley Floor.
 - Feed lot or livestock sales yard
 - motor sport track or events

H. LIGHT INDUSTRIAL /SERVICE COMMERCIAL USES

- 1) Given the desire for an improved community character and the close proximity of the Valley Floor to approved light industrial use areas in Ute Creek, industrial and service commercial uses are generally discouraged on the Wolcott Valley Floor. In the event an industrial or service commercial use is determined appropriate, the following criteria should apply:
 - The use is appropriate for Wolcott's location and mountain setting.
 - The use and associated structures, appurtenances and activities work to maintain or enhance the character and unique sense of place of the Wolcott community, incorporating an appropriate scale, form and architecture.
 - The use and associated structures, appurtenances and activities are compatible with uses on adjacent properties.
- 2) Light industrial and service commercial uses that produce excessive noise, smells, smoke or traffic, or that require large parking areas or the outdoor storage of materials, should not be allowed.

VF 4. COMMUNITY CHARACTER AND DESIGN

VF4.1 CHARACTER AND SENSE OF PLACE

Work to make Wolcott a special place in Eagle County by incorporating the following strategies:

A. PLACE MAKING

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Conscientiously plan development on the valley floor to maintain Wolcott's reputation as a unique "place" in Eagle County, exemplified by tangible evidence of its history and its service to the surrounding rural community.
- 2) Phase out existing land uses and structures that are not consistent with the intentions of this Plan related to "character" and "sense of place".
- 3) Implement strategies for the preservation of cultural resources unique to the Wolcott area (see also VF 2.5 above). Design and scale new development to work with and compliment existing elements of desirable character as well as the surrounding natural landscape.
- 4) Maintain pedestrian oriented spaces and opportunities for quality pedestrian experiences. Implement form-based codes and design guidelines to assure pedestrian oriented building features, setbacks and public space relationships
- 5) Establish a rich and colorful architectural theme for Wolcott that strengthens its uniqueness and sense of place.
- 6) Encourage personal expression and creative designs within the confines of established design standards.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 7) Design and position new development to minimize negative impacts from traffic on I-70 and other roads.
- 8) Consider character and sense of place in the design and positioning of residential neighborhoods, parks, recreational fields and civic and institutional buildings.

B. SMALL TOWN CHARACTER

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Insure development that is consistent with the definition for “small town feel” provided in the definitions section of this Area Community Plan.
- 2) Provide space for people to gather, socialize and host community events.
- 3) Consider elements of small town feel in the development of form based codes and design guidelines.
- 4) Incorporate horizontal zoning or other mechanisms to maintain a viable small town shopping environment.
- 5) Preclude large wholesale or retail establishments (big boxes) that require significant sales volumes and occupy structures with high parking lot area to building footprint ratios.
- 6) Preclude truck stop operations, and work to discourage interstate transport truck parking at the I-70 interchange.
- 7) Maintain agricultural or dispersed recreational uses on lands located outside development boundaries.
- 8) Emphasize quality landscaping and the use of large shade trees as an important element of small town character.
- 9) Maximize and maintain opportunities for local resident and local workforce housing, providing a

diversity of types and price points for housing and rental units.

- 10) Adopt a maximum Level of Service (LOS) C standard for vehicular travel routes and intersections in the Wolcott area.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 11) Insure that the design of civic and institutional facilities necessary to support a residential community conforms to the goal of maintaining a small town feel.

VF4.2 DESIGN AND LAYOUT

Ensure an efficient, functional and attractive layout and positioning of amenities on the valley floor by incorporating the following strategies:

A. COMPACT FORM

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Promote a compact transit oriented development form.
- 2) Maintain a single service center destination, within which the preponderance of retail and commercial services would be located.
- 3) Maintain a walkable development footprint with convenient pedestrian crossings of Hwy 6 and the Eagle River.



Large willow trees provide shade in the Wolcott Hamlet

- 4) Integrate new development into existing improvements at the western end of the Valley Floor, minimizing the extent of new infrastructure required to serve the area.
- 5) Limit higher density development and taller structures to the western end of the Valley Floor where suitable backdrop exists and visual impacts would be minimized.
- 6) Provide dimensions for roads, sidewalks, courtyards, streets, service alleys, trails, playgrounds, parks and other public spaces that are consistent with the objective for a compact community form.
- 7) Provide adequate but not excessive space for emergency access, maintenance activities and snow storage around roads, trails, buildings and parking lots
- 8) Encourage shared use of parking lots and building spaces wherever possible.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 9) Ensure that design guidelines attendant to development applications include provision for an efficient and compact layout and site design.

- 10) Encourage a compact school site, incorporating a multi-story structure with shared use parking and shared use recreational fields.

B. ENERGY EFFICIENT DESIGN

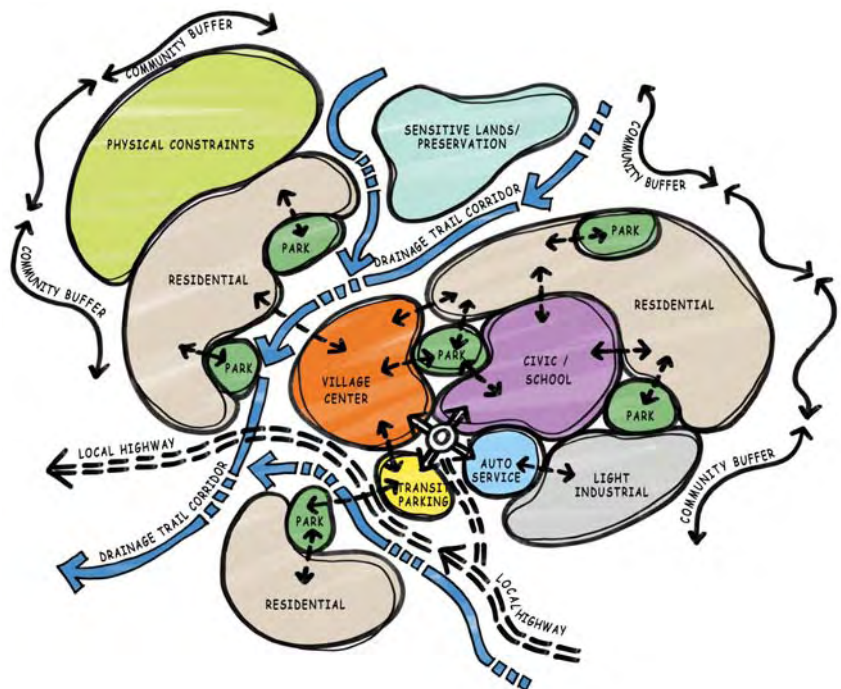
IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Orient travel routes, parking lots, buildings and public spaces to, maximize opportunities for solar gain and the use of efficient alternative energy sources.
- 2) Orient development to minimize cooling loads during the summer months.
- 3) Utilize a sustainable community index to insure an energy efficient community layout and design.
- 4) Incorporate elements of current LEED and other environmentally sensitive design guidelines to maximize energy efficiency in all structures.
- 5) Utilize innovative inspection and commissioning methods such as HERS (Home Energy Rating System) to test and insure high performance construction and operating systems.

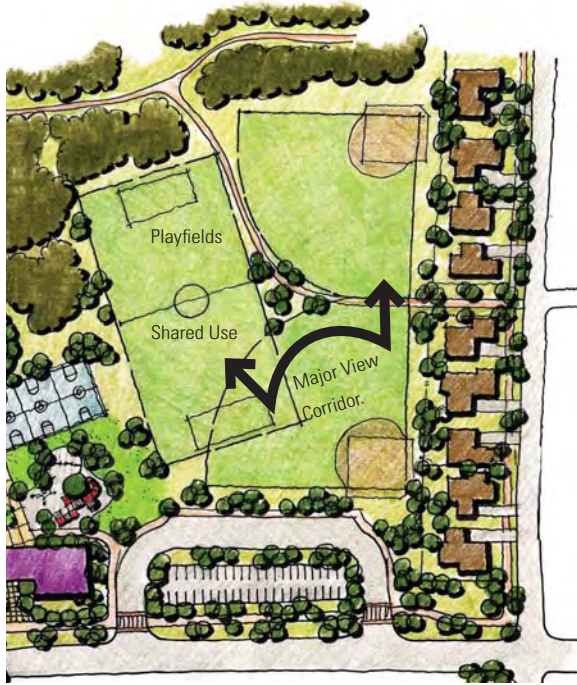
RESIDENTIAL COMMUNITY LAYOUT CONCEPTS *for a Hypothetical Site*

DESIGN PRINCIPLES

- ★ Compact form
- ★ Single retail destination
- ★ Multimodal connectivity
- ★ Walkable footprint
- ★ Provide neighborhood parks
- ★ Avoid sensitive lands
- ★ Buffer residential areas



DESIGN PROTOTYPE: COMPACT DEVELOPMENT REQUIRES CREATIVE LAYOUTS AND SHARED SPACE



C. APPROPRIATE SCALE

- 1) Use cross sectional analysis, graphic studies, photo simulation, three dimensional modeling and other available tools and technologies to determine an appropriate building height standard for separate “zones” on the Valley Floor. Consider community character and compatibility with the surrounding landscape as part of the analysis.
- 2) Provide courtyards, furnishings, signs, lighting, artwork and landscaping to enhance pedestrian experiences, promote social interaction and accommodate public events.
- 3) Incorporate elements of pedestrian scale on any new or redeveloped structures and facilities on the Valley Floor. Implement form based codes and design standards to assure appropriate building mass, scale, articulation, fenestration, setbacks and the general relationship of building frontages to adjacent pedestrian spaces.
- 4) Consider the preservation and integration of the Hamlet into future development as a quality pedestrian scaled amenity (see also VF 2.5, Cultural Resources)

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 5) Incorporate standards for appropriate scale into the Primary Valley Floor PUD design guideline document.

D. ACCESS, MOBILITY AND CONNECTIVITY

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Incorporate Transit Oriented Design (TOD) characteristics. Provide adequate road, path, parking and public transit systems to serve all destinations on the Valley Floor.
- 2) Set aside adequate space in appropriate locations for bus and rail transit facilities.
- 3) Maintain a single commercial destination area that encourages one-stop shopping and pedestrian circulation.

DESIGN PROTOTYPE: COMPACT NEIGHBORHOOD

in the event of a residential community



DESIGN PROTOTYPE: NEIGHBORHOOD PARK

in the event of a residential community



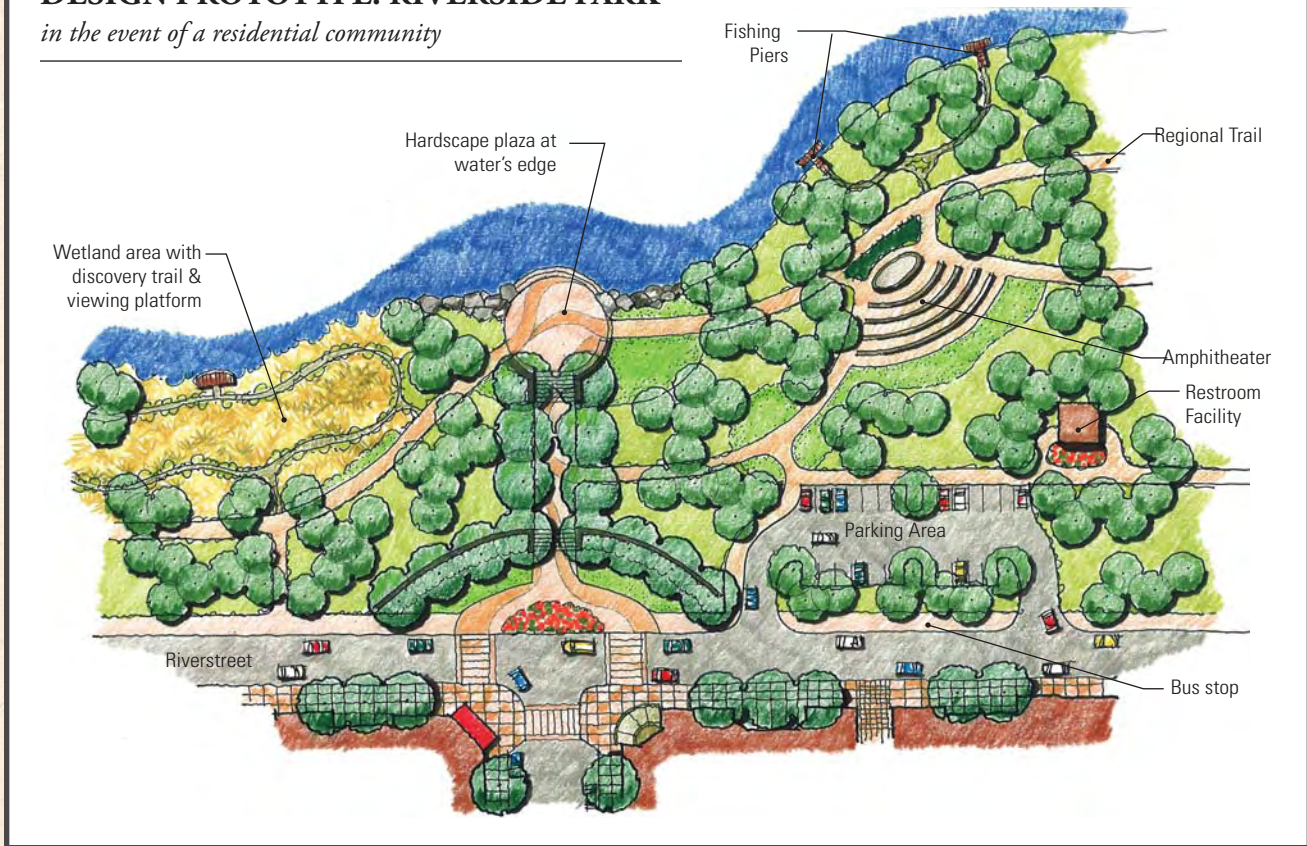
- 4) Provide highly visible and safe pedestrian and bike crossing facilities where ever paths cross roads on the Valley Floor.
- 5) Provide space for and incorporate the Eagle County Regional Trail into development plans providing full pedestrian and bike connectivity to all valley floor destinations.
- 6) Consider a pedestrian bridge across the Eagle River south of the Vines at Vail to enhance pedestrian connectivity in that area.
- 7) Encourage underground parking, parking structures or other creative parking schemes to accommodate automotive access while minimizing parking footprints and visual impacts.
- 8) Position parking lots to ensure safe, efficient pedestrian access and circulation.
- 9) Assure a layout that provides efficient service delivery in a manner that minimizes impacts to traffic flow and pedestrian experiences.
- 10) Adopt a maximum Level of Service (LOS) C design standard for vehicular travel routes and intersections in the Wolcott area.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 11) Encourage the relocation of US Highway 6 and the Spur Road such that regional through-traffic is directed around the perimeter of retail and residential development.
- 12) Position internal roads to assure efficient automotive access while minimizing impacts to parks, trails and pedestrian areas.
- 13) Encourage roundabouts at traffic intersections where pedestrian traffic is anticipated to be low. Encourage 4-way stops or signaled intersections where pedestrian traffic is anticipated to be high.
- 14) Include a comprehensive service and delivery plan in an associated PUD guide.

DESIGN PROTOTYPE: RIVERSIDE PARK

in the event of a residential community



E. OPEN SPACE (see also VF 2.1 VISUAL QUALITY)

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Maintain existing public land configurations to preserve open space and enhance community design and layout.
- 2) Consider a Transfer of Development Rights program for the Wolcott Planning Area that would fairly and equitably transfer development rights from parcels of high conservation value to areas on the Valley Floor where additional density would be more appropriate.
- 3) Encourage a design that preserves lands located outside developed areas as permanent open space.
- 4) Evaluate the visual impact of development on the quality of adjacent open space areas. Consider additional setbacks from the river corridor. Transition and “feather” development edges, avoiding dense development “fronts” alongside undeveloped lands.
- 5) With the exception of one riverside public park and a new pedestrian bridge, design new development to preserve the environments and views of the Eagle River corridor.
- 6) Incorporate existing view corridors into the design and layout of new development. Design buildings, travel corridors and open areas to frame significant natural features and landmarks that surround the Valley Floor.
- 7) Preserve significant stands of vegetation and utilize new landscaping to further enhance community design
- 8) Encourage local food production and community gardens on the Valley Floor.
- 9) Limit land uses and activities to those that currently exist on lands within identified community buffer zones with the following exceptions:
 - A new water and wastewater treatment plant can be constructed at the confluence of the Eagle River and Alkali Creek. The plant should be designed to minimize visual impacts.
 - Facilities and improvements associated with passive recreation opportunities and public access along the Eagle River. Plans for these facilities should include provision for the protection of sensitive

lands through the long term management of the river corridor by a qualified entity.

- Buildings and land improvements related to customary agricultural uses
- 10) Negotiate the relocation of the Colorado Department of Transportation maintenance facility located on the river edge below the Hamlet. Failing that endeavor, negotiate for site improvements/screening to reduce visual impacts of the existing facility and to assure that storm water runoff from the site is appropriately treated prior to release to the Eagle River. In the event that the CDOT facility is moved, improve and restore the riverside site for public recreational use, including a boat ramp.
 - 11) Modifications to uses on the Eagle Springs Golf Course property should be considered only upon amendment to this Community Plan.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 12) Require as part of the development application a comprehensive open space and view corridor preservation, enhancement and management plan for the Valley Floor Character Area.

F. APPROPRIATE SITING OF USES, VALLEY FLOOR

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Utilize best planning design principles and strategies to assure a compatible, functional and attractive distribution of land uses on the Valley Floor. Consider the following factors:
 - The integration of existing development

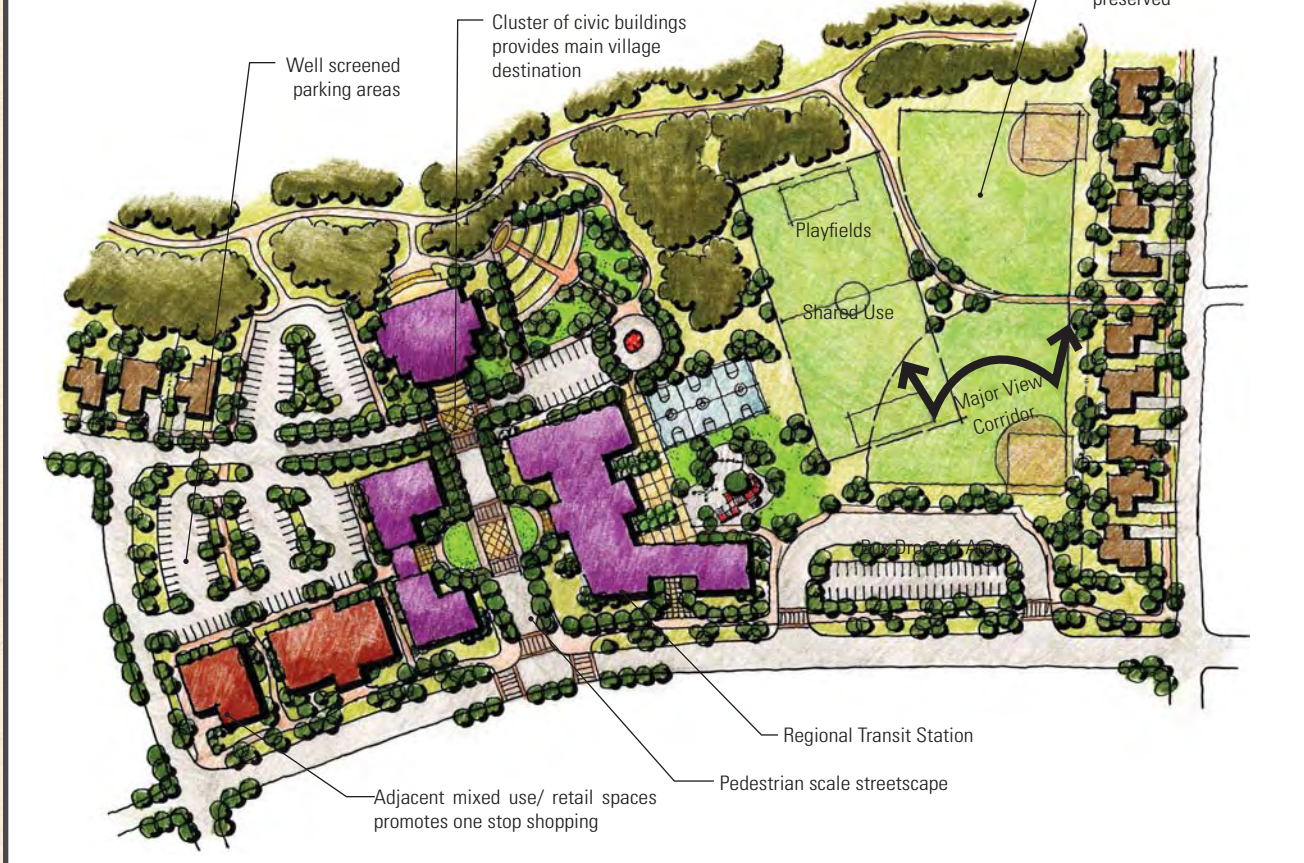
DESIGN PROTOTYPE: CENTRAL PARK VILLAGE CENTER CONCEPT

in the event of a residential community



DESIGN PROTOTYPE: CIVIC CENTER CONCEPT

in the event of a residential community



- Walkability
 - Community gathering places
 - Visual form and overall character of development
 - Compatibility of uses
 - Traffic and noise
 - Infrastructure efficiency
 - Transportation, access and circulation (bus, rail, auto, and pedestrian)
 - Parking needs, locations and impacts
 - Service and delivery needs and efficiency
 - Internal and external views
 - Maintenance of community buffers
 - Historic and cultural preservation
 - Preservation of environmental quality
- 2) Industrial and service commercial uses are generally discouraged on the Valley Floor, and should instead be directed to more appropriate locations in the Ute Creek Character Area. See additional considerations/exceptions listed under VF 3.2.h. and VF 4.2.g.

IN THE EVENT OF A RESIDENTIAL COMMUNITY, THE FOLLOWING SHOULD ALSO APPLY:

- 3) Concentrate development at the west end of the valley floor, incorporating existing developed areas into the overall plan.
- 4) Group commercial and community service uses to promote pedestrian access and one-stop shopping.
- 5) Site public transit stations, including a possible rail service transit station, within walking distance of all developed areas
- 6) Isolate development from noise and traffic impacts to the greatest degree practicable.
- 7) Group auto-centric uses (laundry, bank, service station, post office) in a manner that minimizes impacts to residential neighborhoods and pedestrian circulation.
- 8) Include a downtown park in the commercial destination center

- 9) Locate a school within walking distance of all residential neighborhoods.
- 10) Anticipate home mail delivery to residential areas, and provide locations on roads for pull-outs for mail box clusters
- 11) Locate higher density multi-unit housing within and around a primary destination center.
- 12) Provide one (1) riverside park within walking distance of the village center. Design and position the park and related amenities in a manner that avoids impacts to wetlands, riparian areas and other sensitive lands and vegetative communities from human presence and activities. Incorporate as applicable the Strategies and Recommended Best Management Practices detailed in the 2006 Eagle River Recreation Enhancement Plan, as amended, into river access/river recreation plans.
- 13) Position travel corridors, parks and recreational fields in a manner that provides full connectivity to all internal destinations, as well as the Eagle County Regional Trail.
- 14) Position travel corridors, parks and recreational fields to buffer the river corridor, soften development edges and preserve or enhance the quality of open space and views.

G. APPROPRIATE SITING OF USES, INTERSTATE INTERCHANGE

- 1) Some level of commercial and retail development with limited attendant residential uses may be determined appropriate in immediate proximity to the I-70 interchange, even in the absence of plans for a larger residential community. The following criteria should apply to the siting of commercial and retail uses in the I-70 interchange area:
 - Reference strategies VF1.1.c.3), VF3.1.a.4) and VF3.1.a.5), improvements should be located with consideration for the possibility that US Highway 6 and the Spur Road would be re-aligned (note graphic on page), and that roundabouts would be installed at the bottom of the interchange ramps. Service and utility lines should be placed with similar consideration.
 - Ensure that adequate space is provided at the interchange for a regional transit station
 - Position residential units associated with on-site employment needs to minimize impacts from noise and traffic.

- 2) Other strategies and criteria related to layout, design and character provided by this Plan should be incorporated, as determined applicable.

H. APPROPRIATE SITING OF USES, SOUTHERN HILLSIDE

- 1) Consider development on the hillside south of the interstate interchange only if concerns for development impacts can be fully addressed and/or mitigated.
- 2) Position improvements to facilitate adequate access and infrastructure services.
- 3) Avoid development within wildlife movement corridors or in areas that provide good wildlife cover as determined by Division of Wildlife officials (see wildlife maps in Appendix B).
- 4) Position development to avoid highly visible areas, steep slopes, natural drainage features, or areas of geologic instability.
- 5) Avoid development that silhouettes buildings against the sky when viewed from the Interstate 70 corridor or developed areas of the Valley Floor.
- 6) Avoid excessive grading, and prohibit improvements that necessitate large cut and/or fill sections, or large retaining walls.

DESIGN PRTOTYPE: MAIN STREET CENTER *in the event of a residential community*

Highly articulated building facades create interest and opportunities for seating, landscaping and outdoor cafes

Attractive landscaping throughout

Parking structure with retail and commercial on street level perimeter



VALLEY FLOOR FUTURE LAND USE MAPS (FLUMS)

The Wolcott Valley Floor Future Land Use Maps (FLUMs) support the two development alternatives that are outlined for the Valley Floor Character Area of the Wolcott Area Community Plan. There is a separate map for each alternative (located at the end of this section), each indicating development and preservation areas on the valley floor. It is important to note that the land use designations shown do not depict existing or desired zoning, and they are not meant to substitute or supersede the property's underlying

zone district standards. Rather, the designations and the accompanying text are intended to depict where various land uses and densities would be appropriate, based on and consistent with the goals, policies and strategies listed in the Wolcott Area Community Plan. Zoning and zone district standards, as approved by the Eagle County Board of County Commissioners, will continue to control the type and intensity of use or development a given property on the Wolcott Valley floor may accommodate.

WOLCOTT FLUM LAND USE DESIGNATION DESCRIPTIONS

RURAL CENTER FOOTPRINT Consistent with the “Rural Center” development alternative presented by this plan, this designation is applied to that area within which improvements appropriate to the maintenance and enhancement of an unincorporated “rural center” could be provided. The Eagle County Comprehensive Plan provides the following definition for “Rural Center”, which is consistent with the intents and purposes of this Wolcott Area Community Plan:

“The Rural Center designation includes those lands within unincorporated Eagle County which have become established as small commercial service centers supporting surrounding agricultural and low density residential community needs. The character of these lands is that of a small rural village or a crossroads development, surrounded by agricultural and resource-oriented uses.

Rural Centers are typically located at or near transportation interchanges or along major or secondary transportation routes. Community facilities such as schools, restaurants, grocery outlets, fire stations and transit centers may be located within Rural Centers if the residential density so warrants, or if the Rural Center is a logical service hub for surrounding Rural Lands. Development in a Rural Center will likely be served by private wells and individual sewage disposal systems (ISDS), although the development of small scale community water service and sewer service systems is encouraged.

Rural Centers are places where a mix of residential and non-residential activities takes place, and are intended to serve the population within the Rural Center, the population in the immediate surrounding area and recreation enthusiasts passing through. Rural Centers are not appropriate locations for regional commercial facilities or other commercial activities intended to draw persons from a broad geographic area on a frequent basis.”

This designation is specific to the Rural Center FLUM only. Rural Center and Planned Unit Development (PUD) are the preferred zone districts for properties in areas identified as Rural Center Footprint.

RESIDENTIAL COMMUNITY FOOTPRINT Consistent with the goals and objectives of this Plan, and specific to the Residential Community FLUM only, this designation has been applied to lands that could be developed in the event that a “Residential Community” is planned for the Valley Floor. Should a larger residential community be approved, the Rural Center Footprint area would be captured by this designation. Provisions related to the preservation of the character of the Wolcott Hamlet would continue to be strongly encouraged.

Uses appropriate to this FLUM designation include those typical to a small, mostly self sufficient town, including but not limited to commercial, retail, residential, civic spaces, institutional facilities, service facilities and recreational amenities,

designed and positioned in a manner consistent with the purposes and intents detailed by this plan. A small area south of the I-70 interchange is included in this footprint, and would be a location where transit and/or commuter services would be logically placed.

Residential densities within a new Wolcott community would be determined as a function of design, with an emphasis on creating an affordable, transit oriented community. Consistent with the intent of this Plan, the highest densities should be located within and around a compact mixed use Village Center.

Comprehensive master planning in advance of development should be mandatory, with Planned Unit Development (PUD) the preferred zone district. A community water and waste water service system would be a requirement for the residential community contemplated by this designation.

RESOURCE PRESERVATION This designation is assigned to areas supporting significant and/or sensitive natural resources of high conservation value. On both the Rural Center and Residential Community FLUMs, the Eagle River corridor, which is generally defined as lands located between the present platform for US Highway 6 and the Union Pacific railroad tracks is provided this designation.

Improvements on Resource Preservation lands are limited to small parking lots and trails to support fishing, nature viewing and resource management activities. One riverside park in proximity to the present day Wolcott Spur Road is envisioned. The park may include improvements and uses customary to such facilities including parking, picnic shelters, boat ramps, sidewalks, lawn areas, playgrounds and an amphitheater, scaled and designed appropriately for the site and the intensity of use anticipated. Structures should be clustered together, and should be located outside the 100 year flood plain. Disturbances to wetlands and riparian habitats are to be avoided, although improvements to allow public viewing of such areas from appropriate distances are encouraged.

Resource Preservation areas should be zoned either Resource (R) or Planned Unit Development (PUD). Subdivision of these lands and/or ownership by multiple parties should be avoided.

CHARACTER PRESERVATION This designation is given to those lands that in their present condition contribute significantly to a desired character or feel on the Valley Floor. On both the Rural Center and Residential Community FLUMs, the Wolcott Hamlet is identified as such a location for its historical, cultural and viewshed value. On both maps, the pasture south of the Joufflas Ranch House is also included as an element that represents the pastoral views provided by the valley's agricultural heritage. Specific to the Rural Center Map, the fields and meadows between the Hamlet and the Joufflas Ranch House also contribute to the open agricultural character of Wolcott as a historic rural center.

Uses on lands with this designation should be limited to those that do not significantly diminish or alter the established "character" of the area. Within the Hamlet, large trees should be managed and preserved to the greatest degree practicable, and new or remodeled buildings should be designed to maintain the historical character and feel of the place. Lands with this designation that are outside the Hamlet could support large lot (35+acres) residential uses, clustered residential uses (as provided by existing zoning), and customary agricultural uses. Non-conforming uses that currently exist should be phased out as opportunities allow.

It is acknowledged that some level of commercial activity and the development of a regional transit stop may be determined appropriate in immediate proximity to the I-70 interchange. It has been determined that a truck stop facility would not be appropriate for the Wolcott area. Development on lands with this designation should be served by private wells and individual sewage disposal systems (ISDS).

TRANSITIONAL DEVELOPMENT AREA This area represents that portion of the Residential Community Footprint that is within an identified viewshed on the Valley Floor. Specific to the Residential Community map, it is intended to accommodate development that is visually attractive and that contributes positively to the visual quality of the viewshed (please note additional information in Appendix A, Valley Floor Viewshed Analysis). It is also intended that development in this area would serve to transition the more intensively developed portions of the Valley Floor

(to the west) to areas of less intensive use and open space (to the east and south), with a soft development edge and an appropriate backdrop to the south pasture Character Preservation area. Uses that may be considered appropriate include single family or duplex residential, agricultural, recreational and institutional (a school). Improvements should be strategically clustered, with final densities a function of conscientious site design. Preferred zoning would be PUD.

SOUTHERN HILLSIDE (CONSTRAINED AREA) Located above and south of I-70 east and west of the Wolcott interchange, this is steeper terrain, some of which is located within an identified landslide complex. Common to both the Rural Center and the Residential Community Maps, the suitability of the Southern Hillside area for development has not been fully evaluated as a function of this plan. Soil conditions, topography, wildlife concerns, infrastructure needs and high visibility are factors that may be significant and determinant to any development proposal. Please note related viewshed information in Appendix A, related wildlife information in Appendix B, and additional criteria for the Southern Hillside listed in Section VF 4.2.h.

Development in this area should be considered only in the event that a larger residential community is constructed on the Valley Floor. Uses should be limited to residential, with structures clustered on flatter terrain and/or stepped to follow underlying topography. A majority of the hillside should be preserved as open space. Domestic water and wastewater service should be provided. A fire and life safety facility, designed to avoid, address and/or mitigate the constraints and concerns listed above, may be determined appropriate on lower Bellyache Ridge Road in advance of the development of a larger residential community.

The preferred zoning in this area should be PUD, incorporated into a larger Primary Valley Floor PUD (see VF 1.1.d).

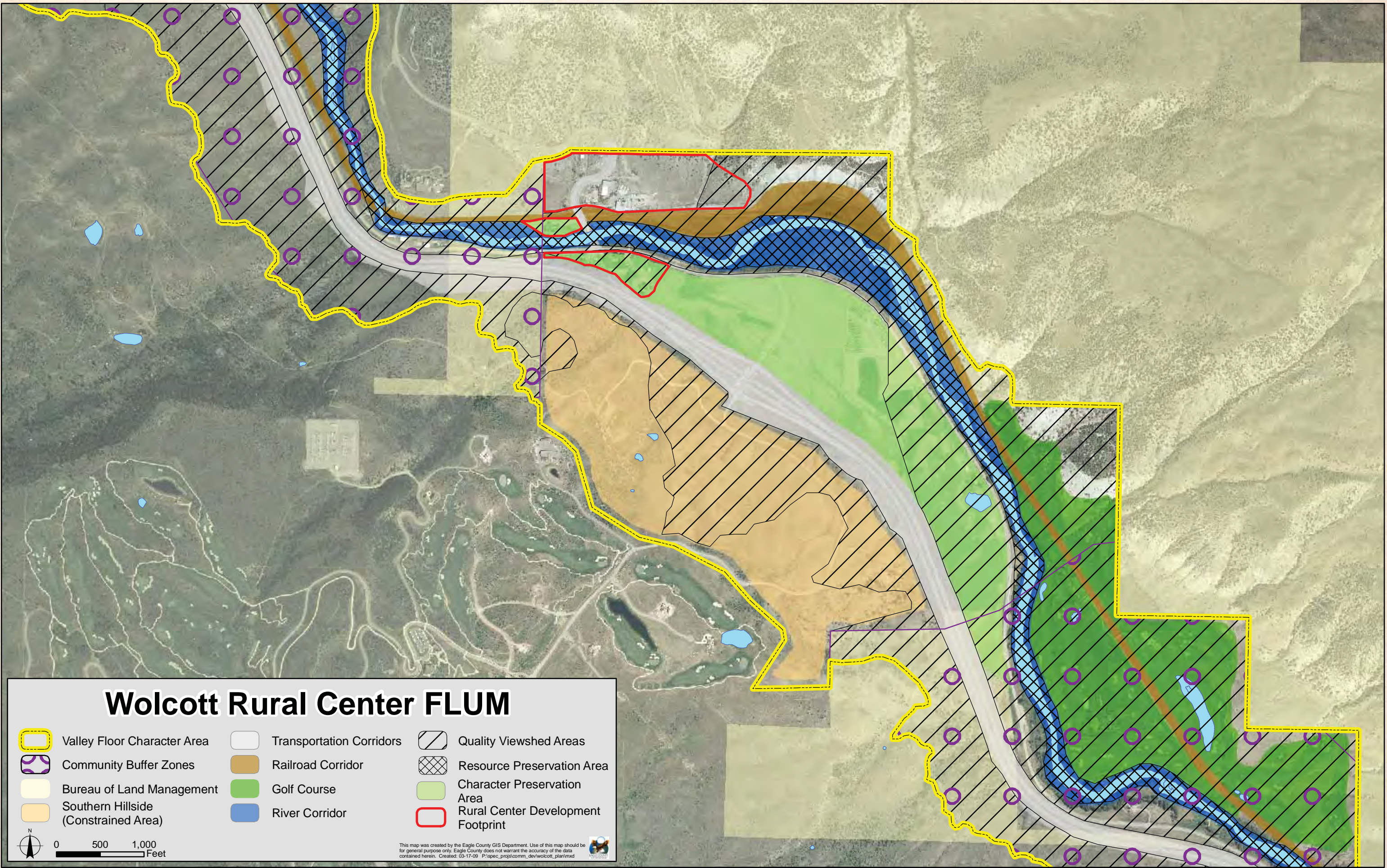
COMMUNITY BUFFER ZONE These are lands designated to provide a break between communities along the I-70 corridor. On the Wolcott Valley Floor, they are located downstream (west) of the Hamlet and upstream (east) of the southern most Valley Floor pasture. Much of the Eagle Springs Golf Course is within the eastern community buffer zone. Residential densities within this designation should be limited to one primary residence and one accessory dwelling unit per 35 acres, although smaller previously approved residential lots do exist. Lands supporting significant natural resources are prevalent and should be protected. Commercial, retail or service industry uses are not considered appropriate within the community buffer designation.

Dispersed, low impact recreational uses are encouraged, so long as sensitive lands and ecosystems are protected. Access points to the Eagle River currently exist, including a BLM campground and day use area that is located in the western community buffer zone. Appropriate maintenance of access points, campgrounds and day use areas should be a high priority. In the event that a residential community is constructed near the Wolcott interchange, this Plan recognizes the need for a water and waste water treatment facility that would be built at the mouth of Alkali Creek within the western community buffer zone.

GOLF COURSE DESIGNATION This designation is applied to lands and land uses governed by the Eagle Springs Golf Course Special Use Permit. Much of this property is located in the eastern community buffer zone. It is the intent of this plan that recreational and maintenance uses related to golf play and golf clubhouse functions, as currently supported by this property, be continued.

RAIL CORRIDOR DESIGNATION This is the narrow corridor of land that contains rail amenities owned, operated and maintained by the Union Pacific Railroad. Anticipated uses include freight and passenger rail operations and related maintenance activities. Portions of a future rail transit station may be constructed on lands with this designation in proximity to the Wolcott Rural Center.

QUALITY VIEWSHED OVERLAY This is not a FLUM land use designation, but is instead an overlay that depicts lands that contain natural and/or man made elements that contribute significantly to high quality views on the Valley Floor. Development on these lands should be limited, and should be considerate of the contribution these areas make to the visual and cultural quality of Wolcott. This overlay is common to both Valley Floor FLUMs.

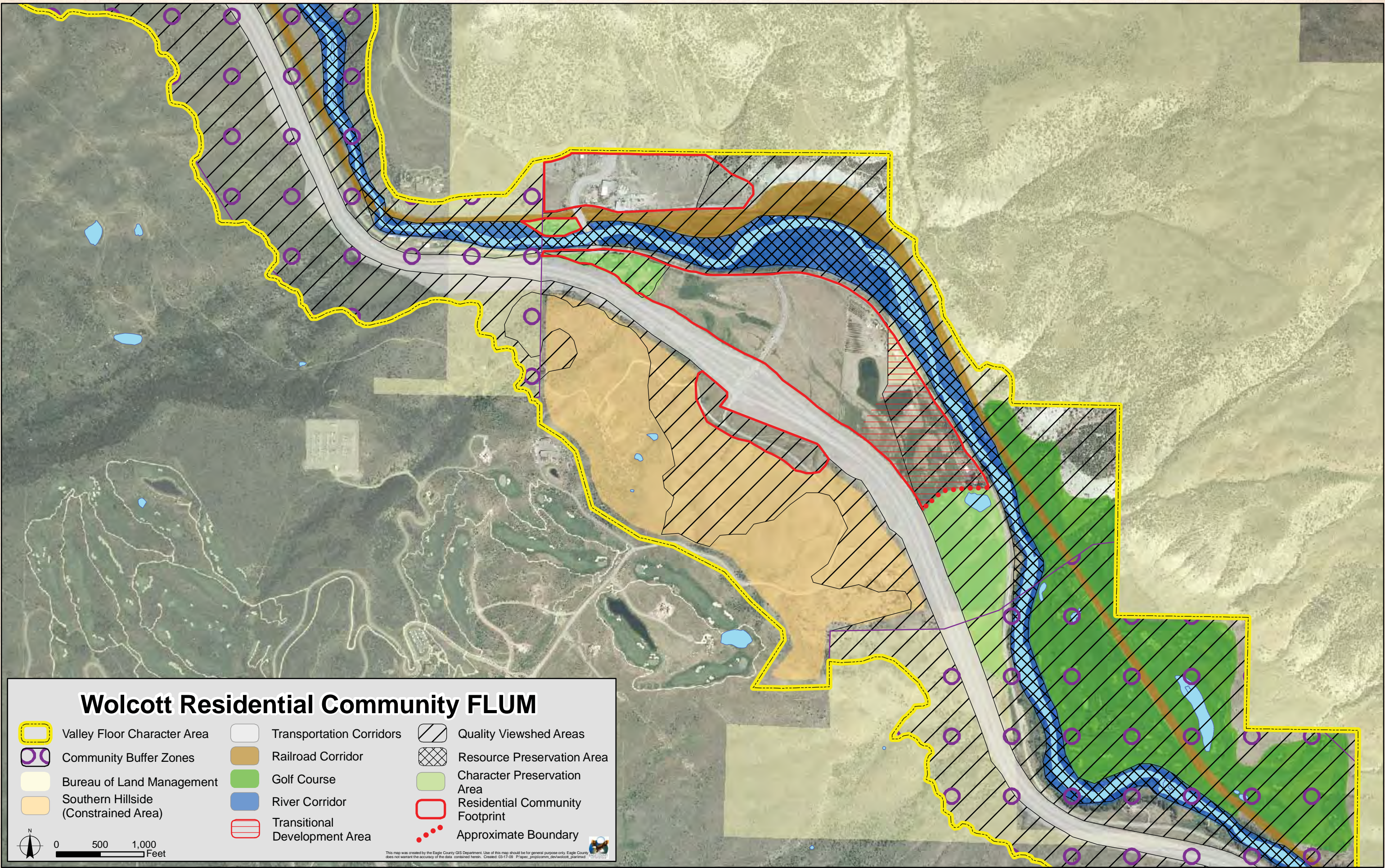


Wolcott Rural Center FLUM

- | | | |
|--------------------------------------|--------------------------|------------------------------------|
| Valley Floor Character Area | Transportation Corridors | Quality Viewshed Areas |
| Community Buffer Zones | Railroad Corridor | Resource Preservation Area |
| Bureau of Land Management | Golf Course | Character Preservation Area |
| Southern Hillside (Constrained Area) | River Corridor | Rural Center Development Footprint |



This map was created by the Eagle County GIS Department. Use of this map should be for general purpose only. Eagle County does not warrant the accuracy of the data contained herein. Created: 03-17-09 P:\spec_proj\comm_dev\wolcott_plan\mxd

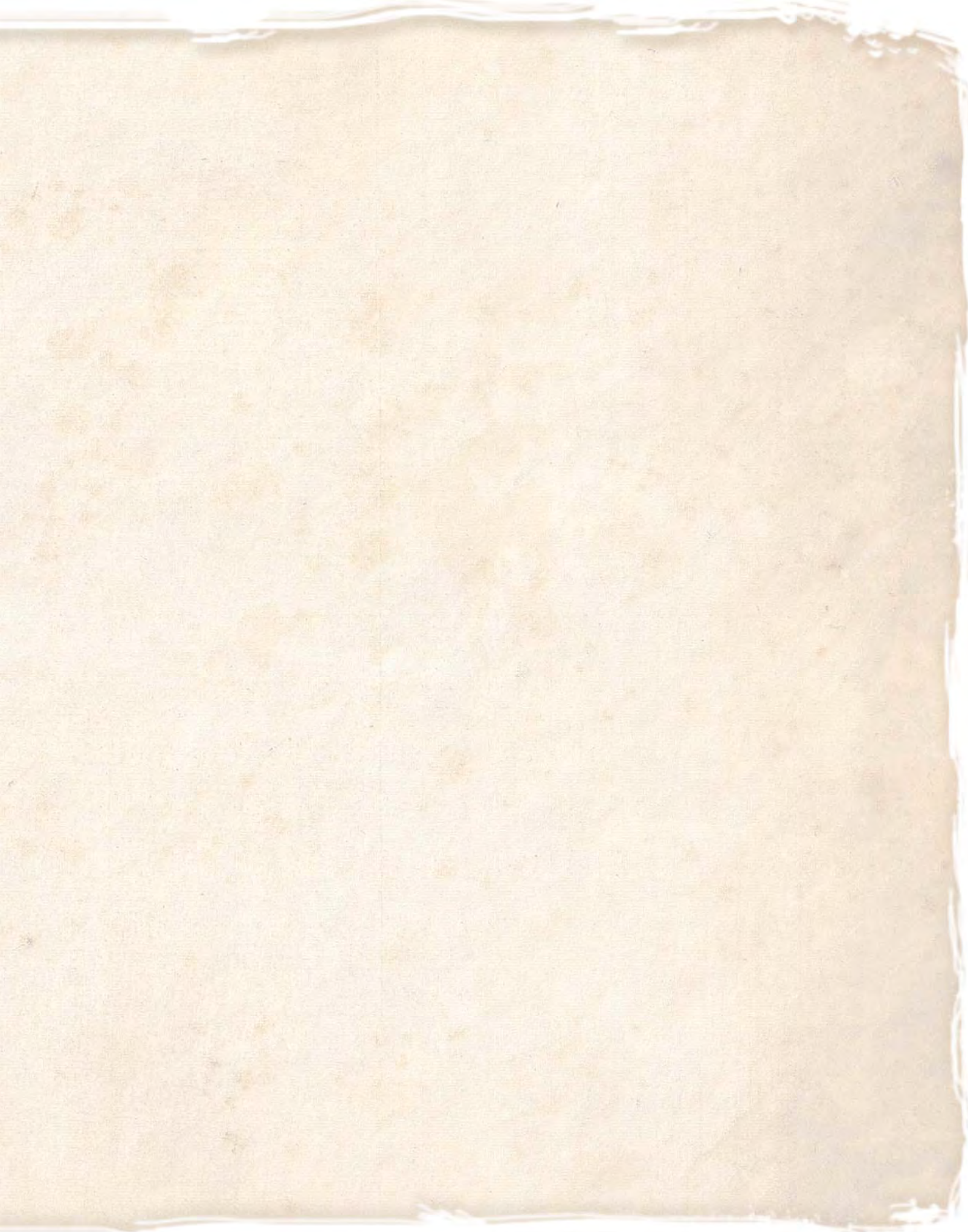


Wolcott Residential Community FLUM

- | | | |
|--------------------------------------|-------------------------------|---------------------------------|
| Valley Floor Character Area | Transportation Corridors | Quality Viewshed Areas |
| Community Buffer Zones | Railroad Corridor | Resource Preservation Area |
| Bureau of Land Management | Golf Course | Character Preservation Area |
| Southern Hillside (Constrained Area) | River Corridor | Residential Community Footprint |
| | Transitional Development Area | Approximate Boundary |

0 500 1,000 Feet

This map was created by the Eagle County GIS Department. Use of this map should be for general purpose only. Eagle County does not warrant the accuracy of the data contained herein. Created: 05-17-09 P:\spec_prog\comm_dev\wolcott_plan\mxd





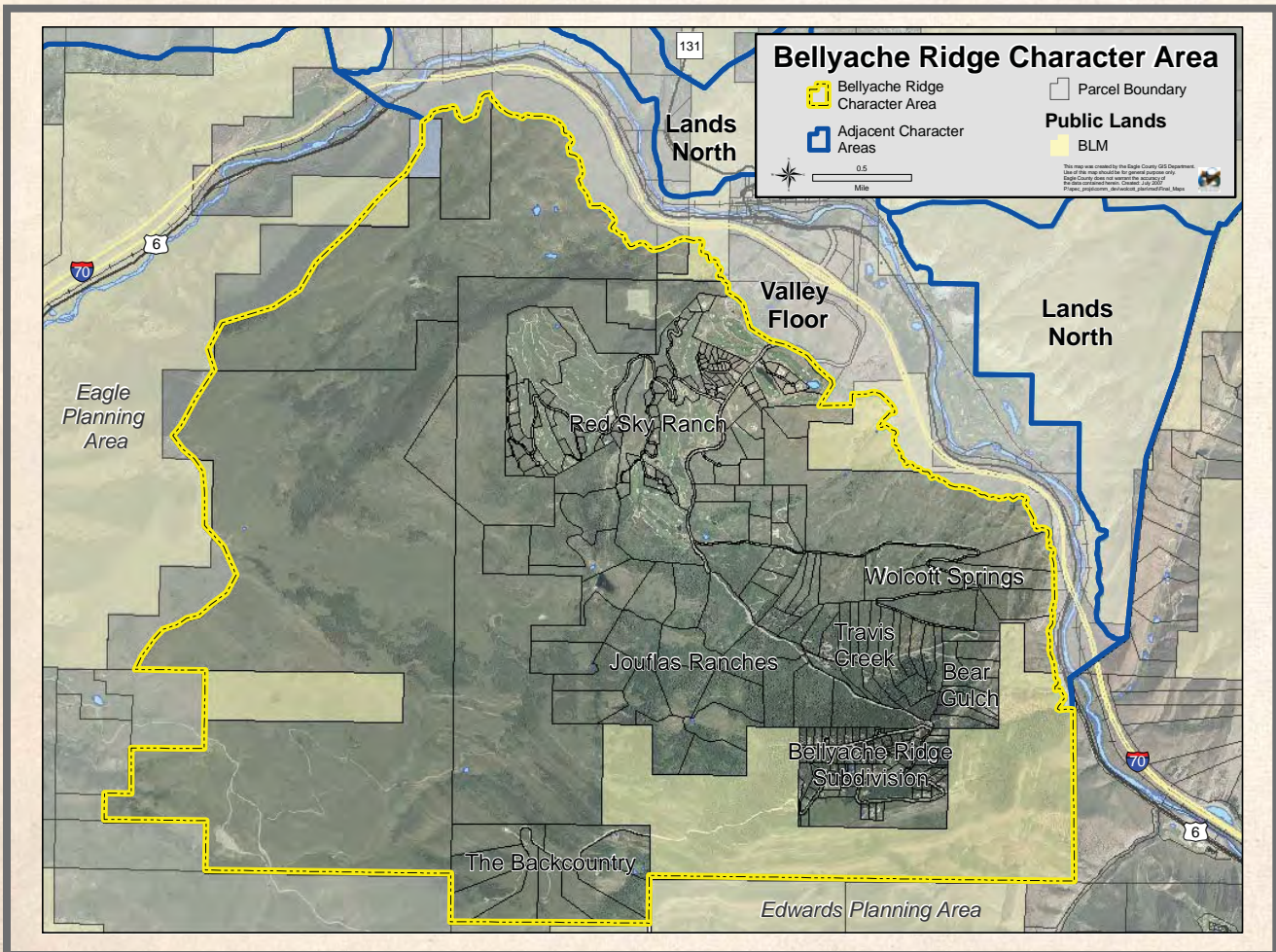
The Bellyache Ridge Character Area

INVENTORY AND ANALYSIS

PHYSICAL EXTENT

The Bellyache Ridge Character Area encompasses all lands with the Wolcott Area Community Plan boundary that lie south of Interstate 70, excepting those lands immediately south of the interstate that are within the Valley Floor Character Area. Approximately 8,450 acres in size,

Bellyache Ridge ranges in elevation from 7,200 on the “lower bench” (the east side of the Red Sky Ranch PUD) to approximately 9,200 feet at the top of the ridge. Within the character area 3100 acres have already been platted, and 1200 acres are public lands administered by the Bureau of Land Management. Some of the platted lots date back to the early 1970’s. Terrain slopes generally north, but portions of south-facing Warren Gulch are included on the backside of





Mountain shrub habitat on lower Bellyache Ridge

the ridge. Topography is rolling, with flatter areas low and toward the north and steeper areas high and towards the south. The area bounds the Eagle Area Community Plan to the west and the Edwards Area Community Plan to the south and east.

ACCESS, INFRASTRUCTURE AND SERVICE

Bellyache Ridge Road leaves the I-70 interchange and travels south up the hill, providing the single paved point of ingress and egress to the area. Numerous side roads branch from this main stem, serving the gated neighborhoods of Red Sky Ranch, and pockets of both small and large residential lots in higher areas. Electricity and phone lines enter the Bellyache Ridge area on overhead poles from the east and the west.

The Red Sky Ranch development located on the lower bench areas has both natural gas and a domestic water distribution system. Water pumped from the Eagle River is treated on site for distribution within this Planned Unit Development. Residential lots above Red Sky Ranch were approved in the '70's and 80's, and rely on a combination of individual wells and small well-sourced community distribution systems.

On-site waste water disposal systems are utilized throughout the area. Red Sky Ranch groups waste water systems and

provides management through a special district. At the writing of this plan, fire, police and ambulance services for the area originate from the towns of Eagle or Edwards.

NATURAL RESOURCES

Bellyache Ridge is a beautiful part of Eagle County, and visual quality is generally excellent. Red Sky Ranch caters





Road sign on upper Bellyache

to high-end clientele, and improvements are tastefully designed and well managed. Distant vistas from lower portions of the area are generally north, and include both foreground hills and distant ridges that march along Highway 131. The County Landfill and the Ute Creek Industrial Park are visible from a number of vantage points further up on Bellyache, and there is considerable sensitivity among residents to the visual impacts of both.

One of the most dramatic views in the county is available from an overlook on upper Bellyache Ridge road. The entire eastern Eagle River valley, all of the Squaw Creek drainage, the Sawatch Range to the south and the Red and White Mountain area to the north can all be seen from this single point.

The vegetation on Bellyache ridge varies considerably. Large areas of sage and woody mountain shrubs mix with isolated stands of pinion and juniper on the lower bench, while upper elevations are dominated by aspens and dense stands of lodge pole pine, the later currently under siege by the pine bark beetle.



SIGNIFICANT PLANNING FACTORS FOR THE BELLYACHE RIDGE CHARACTER AREA

1. Much of Bellyache Ridge is privately owned.
2. A number of 35 acre lots could be developed on private lands in the area.
3. Clustering can help preserve lands of high conservation value, but can also result in densities greater than 1 dwelling unit per 35 acres. Increased densities, even when clustered, can diminish the rural character of an area.
4. In its current configuration, developed areas on Bellyache Ridge are served by a one-way-in one-way-out road system.
5. Red Sky Ranch has established a strong character and use theme on the lower bench.
6. Public infrastructure and services are limited above Red Sky Ranch.
7. Some portions of the area are not visible from the Interstate 70 corridor, other areas are very visible.
8. There is important wildlife habitat on Bellyache Ridge.
9. There are significant viewsheds that should be preserved on Bellyache Ridge. The impacts of ridgeline development are of particular concern.
10. Wildfire hazards range from moderate to extreme on Bellyache Ridge.
11. Pine beetle management practices could significantly alter historic vegetation patterns on Bellyache Ridge.
12. Soil stability is a potential hazard in certain areas.
13. The Bellyache Ridge area may contain unmapped sensitive lands, rare or endangered plants, and/or historical, cultural or archeological sites.

The area also supports significant wildlife. There are large swaths designated as mule deer winter range and severe winter range, and elk utilize portions of the entire area for summer range, winter range, severe winter range, migration, and production (calving). Mountain shrubs create excellent fall feeding habitat for bear, and potential bear human conflict areas have been mapped. Mountain lions are also common on Bellyache Ridge. Wildlife use patterns in the area may change over time, as they are influenced by weather, vegetation, development and human activities.

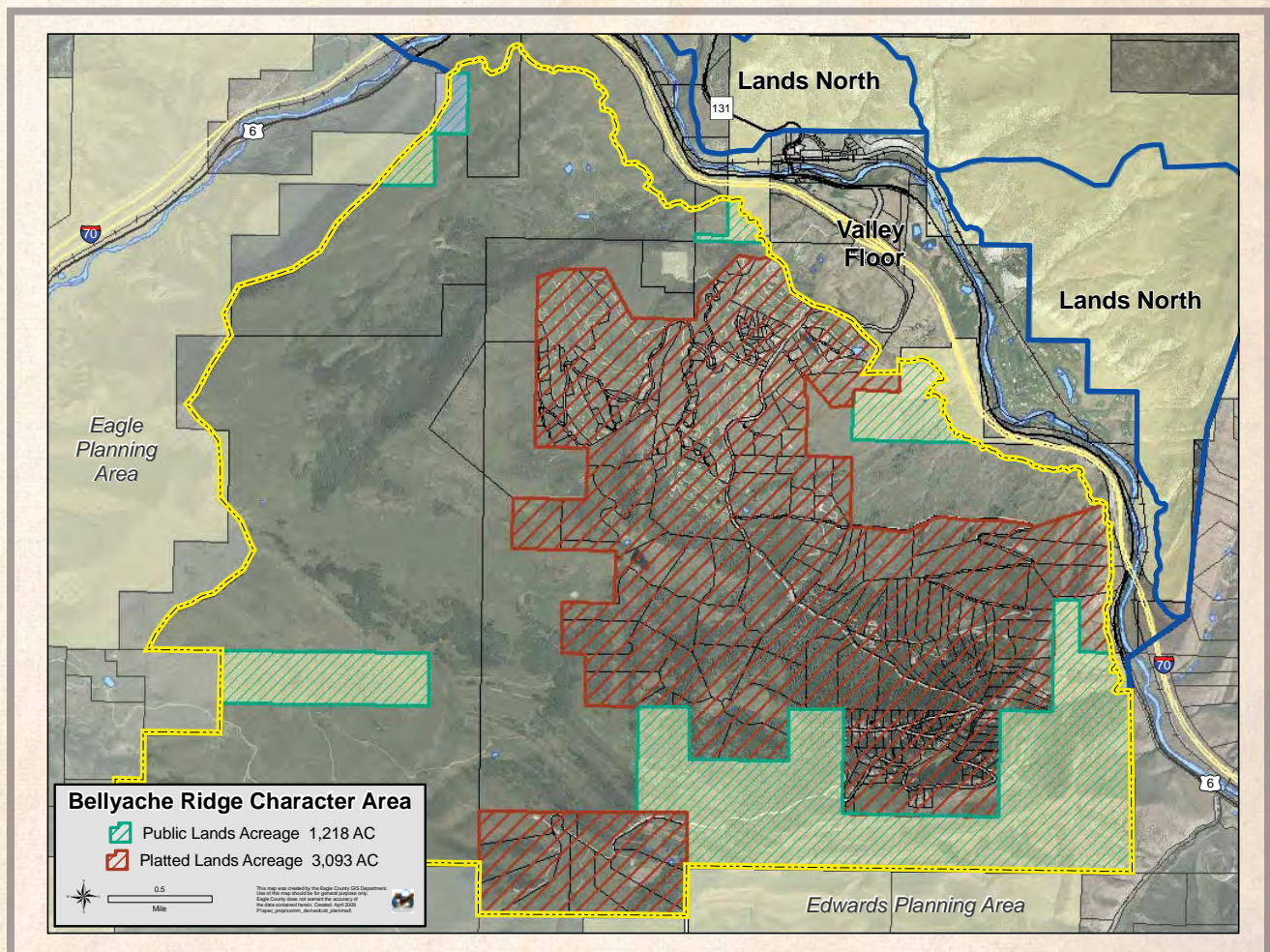
Travis Creek is the only named stream on Bellyache Ridge, but there are many smaller creeks and springs. Given its extent and range in elevation, there is little doubt that snowmelt and runoff from Bellyache Ridge contributes significantly to local water resources.

Hazards include steep slopes and unstable soils, including a landslide complex mapped just south of Interstate 70 and east of the Wolcott interchange. Wildfire hazard is rated high through most of the area, with some pockets of extreme.

LAND USE AND ZONING

Bellyache Ridge is home to development both old and new. The Bellyache Ridge subdivision includes 76 residential lots and was platted in the early 1970's. The lots are located in heavy timber areas high on the ridge, and are zoned Rural Residential (RR). Other development includes the medium to large size lots of the Joufflas Ranches (zoned Agricultural Residential), and the Backcountry at Bellyache (Bellyache Ridge II), a cluster of nine (9) Resource zoned 35 acre sites located on the south side of the ridge.

In 2002 the golf and residential facilities of Red Sky Ranch were approved on the flatter areas of the lower bench. Two 18 hole courses and 80 clustered home sites are offered within this 800 acre development, which is zoned as a Planned Unit Development (PUD). The balance of private lands on Bellyache ridge are zoned Resource. Lands administered by the Bureau of Land Management within the character area are zoned Resource Preservation, and are generally located at higher elevations to the south.





SIGNIFICANT PLANNING FACTORS FOR THE BELLYACHE RIDGE CHARACTER AREA

BR 1. ADMINISTRATION AND PROCESS

BR 1.1 LAND USE APPROVALS

Ensure detailed and comprehensive analysis of land use proposals by incorporating the following strategies:

A. APPROVAL PROCESS

- 1) Development proposals for the Bellyache Ridge area should be reviewed under the Special Use Permit (SUP) or Planned Unit Development (PUD) process.

B. MASTER PLAN CONFORMANCE

- 1) All land use proposal should conform to the goals, policies, objectives and intents of this plan and all other applicable master plans, service plans, or land management plans, as periodically amended.

BR 2. NATURAL AND CULTURAL RESOURCES

BR 2.1 VISUAL QUALITY

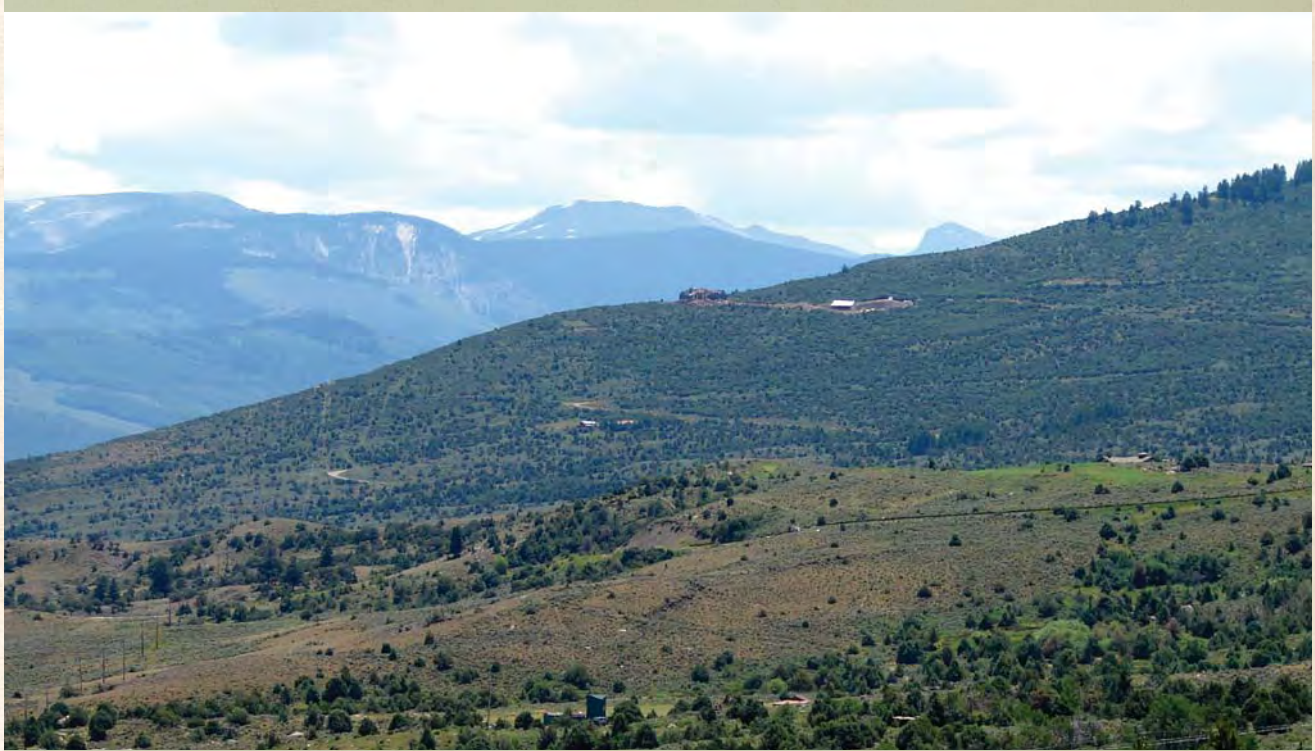
Preserve the existing visual quality and view corridors of Bellyache Ridge by incorporating the following strategies:

A. VIEWSHED PROTECTION

- 1) Preserve unplatted Bellyache Ridge lands that can be seen from the I-70 corridor as undeveloped open space.
- 2) Require demonstration that proposed or expanded development will not unreasonably impact internal views, or views of the area from distant vantage points.
- 3) Cluster development to preserve open lands and quality vistas.



Views are expansive from upper Bellyache Ridge. Note impacts from the mountain pine beetle.



Ridgeline development is a concern on Bellyache Ridge

- 4) Preserve wildlife habitat, geologic hazard areas, areas supporting unique or endangered plant communities and other sensitive lands as open space.
- 5) Preserve steep slopes and ridgelines in an undeveloped condition.
- 6) Maintain large lot zoning on private lands outside developed areas.
- 7) Support Red Sky Ranch architectural design standards.
- 8) Implement Dark Sky Best Management Practices to preserve the quality of the dark night sky.
- 9) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.
- 10) Avoid unnecessary grading and/or other land disturbances. Position roads and structures to minimize cut and fill sections, and blend new contours into existing grades. Where final grades have been established, revegetate disturbed areas with approved seed mixes that are beneficial to wildlife in a manner and within a timeframe that best assures reclamation success. Require responsibility for the successful reclamation of disturbed areas upon completion of the project.

BR 2.2 WATER QUALITY

Ensure that activities and development avoids impacts to the quality of surface and ground water in the area by incorporating the following strategies:

A. WATER AND WASTEWATER SERVICE

- 1) Utilize Best Management Practices to ensure that developed areas receive high quality water and wastewater service.
- 2) Wherever practicable, consolidate water and wastewater services, and place related systems under the management of a special service district.
- 3) Ensure adequate water is provided for fire suppression in developed areas.

B. SURFACE AND GROUND WATER PROTECTION

- 1) Avoid unnecessary disturbances to natural drainages, riparian areas, wetlands and other sensitive lands.
- 2) Manage and monitor diversions of ground water to insure long term health of local aquifers.
- 3) Ensure development and resource management practices maximize opportunities for the infiltration of precipitation in aquifer recharge areas



One of many ponds and wetlands located on Bellyache Ridge

- 4) Periodically maintain all roadside ditches and culverts.
- 5) Allow beaver activity to occur on local streams wherever practicable.
- 6) Install/position wells in the area to monitor ground water quantity and quality.
- 7) Utilize and manage onsite sewage disposal systems in a manner that protects the quality of local ground water aquifers.
- 8) Utilize raw water for landscape irrigation wherever practicable, and establish landscaping standards that emphasize low water use (xeriscape) strategies.

BR 2.3 AIR QUALITY

Avoid impacts to the quality of the local air shed by incorporating the following strategies:

A. EMISSIONS

- 1) Preclude new or expanded uses that generate high traffic volumes.
- 2) Maintain and/or expand the multi-modal trail system, encourage the operation of a local transit system, and employ other means to reduce reliance on personal automobiles in the area.
- 3) Limit wood burning devices in the area to those that currently exist.

- 4) Promote green building and the use of non-polluting energy alternatives.

B. DUST CONTROL

- 1) Pave and/or treat all roads, travel routes and parking lot surfaces to minimize dust.
- 2) Require the prompt reclamation of disturbed areas.
- 3) Require submittal of and adherence to dust control management plans and site restoration plans.

C. MONITORING AND COMPLIANCE

- 1) Preclude land uses that would deteriorate air quality in the area below state and/or local standards.

BR 2.4 SENSITIVE LANDS, HAZARDS AND HABITATS

Hazards and Habitats Avoid hazard areas and impacts to sensitive lands, wildlife habitat and ecosystem integrity on Bellyache Ridge by incorporating the following strategies:

A. AVOIDANCE, PROTECTION AND PRESERVATION

- 1) Identify and map sensitive lands, habitats and ecosystems, including rare, endangered or unique plant species. Map wetlands and riparian habitat areas. Utilize maps and input from the Colorado



Homes on upper Bellyache Ridge

Division of Wildlife to identify lands critical to the well being of wildlife.

- 2) Avoid disturbances to and development in or on natural drainages, flood plains, riparian areas, wetlands, landslide areas, alluvial fans, areas of swelling or unstable soils, and areas harboring unique or endangered vegetation.
- 3) Avoid development in or appropriately mitigate areas of high wildfire hazards.
- 4) Preclude development in critical wildlife habitats and movement corridors.
- 5) Provide open space buffers between critical wildlife habitats and developed areas.
- 6) Require dogs to be leashed at all times and encourage fenced runs where dogs can be exercised.
- 7) Require trash containers consistent with current Eagle County Wildlife Regulations.

B. MONITORING AND COMPLIANCE

- 1) Support local and regional efforts by land management agencies to monitor and manage wildfire hazard areas, areas of unstable soils, and wildlife habitat and wildlife populations in the Bellyache Ridge area.

BR 2.5 CULTURAL RESOURCES

Preserve cultural and archeological sites on Bellyache Ridge, incorporating the following strategies:

A. IDENTIFICATION AND PROTECTION

- 1) Require an inventory of cultural and archeological sites be submitted with application for development approval.
- 2) Preclude development in areas where significant cultural and archeological sites have been identified.

BR 3. DESIGN AND CHARACTER

BR 3.1 CHARACTER

Preserve and/or enhance the existing character of the Bellyache Ridge area by incorporating the following strategies:

A. CHARACTER OF THE LOWER BENCH AREA

- 1) Within the Red Sky Ranch PUD maintain the perception of a well kept, high-end, low density golf/residential resort complex. Support the clustering of home sites, and the continued implementation of Red Sky Ranch architectural design standards in the area.



Too many berries?



Home site nestled in trees

- 2) Retain Resource (R) zoning, and otherwise preserve the large lot and generally undeveloped rural character of the lands on the lower bench outside the Red Sky Ranch PUD.

B. CHARACTER OF THE UPPER BELLYACHE RIDGE ROAD AREA

- 1) Preserve the rural and rural residential character of platted lands in the upper elevations of Bellyache Ridge.
- 2) Preserve the large lot and generally undeveloped character of lands surrounding platted properties in the upper elevations of Bellyache Ridge.

BR 3.2 DEVELOPMENT PATTERN

Ensure an efficient, functional layout of developed areas that maintains existing character while avoiding negative impacts to natural resources by incorporating the following strategies:

A. SITING OF LAND USES AND INFRASTRUCTURE

- 1) Continue to position land uses in a rationale and orderly fashion, ensuring a “best fit to the land” on Bellyache Ridge.

- 2) Encourage the clustering of uses to promote the efficient delivery of infrastructure and services and the preservation of rural character.
- 3) Position and design new roads and parking areas in a manner that assures safe, efficient access to all destinations, while minimizing impacts to natural resources.
- 4) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.

B. PRESERVATION AND OPEN SPACE

- 1) Support efforts to purchase and/or otherwise preserve private lands on Bellyache Ridge as open space.
- 2) Position open spaces within developed areas in a manner that preserves and enhances internal views and ecosystem contiguity.
- 3) Retain existing public land configurations on Bellyache Ridge, except and unless the benefits gained by the people of Eagle County through a public land trade significantly outweigh any negative impacts.
- 4) Require as part of any development application a management plan that addresses how private open space lands will be maintained in perpetuity.

BR 4. LAND USE

BR 4.1 AN ESTABLISHED MIX

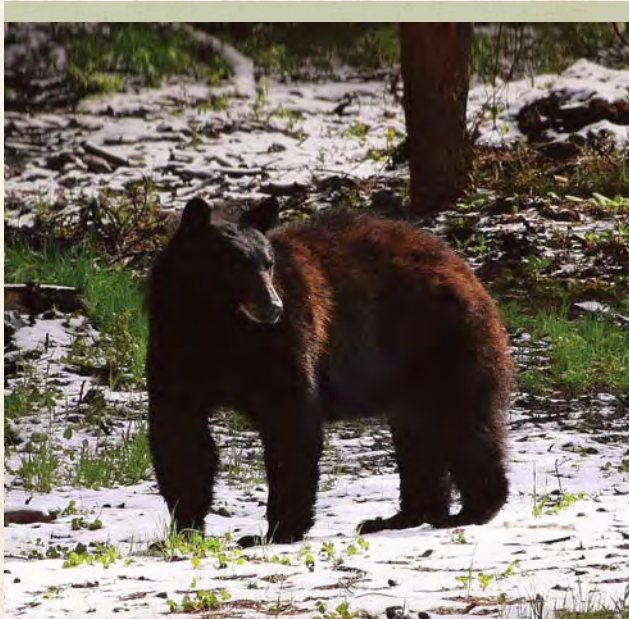
Maintain and/or enhance the existing mix of land uses on Bellyache Ridge by incorporating the following strategies:

A. PUBLIC SAFETY AND SERVICES

- 1) Proposals that would increase residential density or traffic on Bellyache Ridge Road should be discouraged until such time that a second point of access can be established into the area.
- 2) Support the establishment of public and emergency service facilities in the area and otherwise ensure adequate infrastructure, water, and fire and life safety services are available for any new or expanded uses in the area.
- 3) Enforce a concurrency standard, requiring necessary infrastructure and services be in place prior to occupancy of a new or expanded use.
- 4) Proactively manage vegetation to reduce wildfire hazards.

B. COMPATIBILITY WITH NATURAL RESOURCES

- 1) Evaluate land use proposals to avoid impacts to sensitive lands, vegetation, wildlife, viewsheds, air quality and water quality.



Black bears are common on Bellyache Ridge

- 2) Encourage clustering as an alternative to traditional 35 acre subdivision to set aside and protect lands of high conservation value.
- 3) Support efforts by land use agencies, resource professionals and local interest groups to continuously monitor the quality of natural resources as a function of land use types and intensities.
- 4) Position and manage public access points/trail heads to provide high quality experiences while preserving the quality of public lands.

C. SENDING AREA FOR A TDR PROGRAM

- 1) Consider private undeveloped lands on Bellyache Ridge as sending parcels in a regional Transfer of Development Rights (TDR) program.



The Ute Creek Character Area

INVENTORY AND ANALYSIS

PHYSICAL EXTENT

Defined by its drainage boundary, the Ute Creek Character Area is a small basin of approximately 3,000 acres located east of Highway 131 and north of the Wolcott Valley Floor. Terrain varies from steeper upland areas to shallower slopes that descend east, west and south, terminating in an area of steep sided gullies just upstream from the confluence of Ute Creek with the Eagle River.

ACCESS, INFRASTRUCTURE AND SERVICE

The area is accessed by a two lane paved road that leaves Highway 131 approximately 2 miles north of the Wolcott valley floor. The road is relatively steep as it climbs east through a series of turns before entering the basin, and provides the only access into the area. There are no pedestrian paths or facilities. Electricity and phone lines enter the area on overhead poles from the west. Potable water is delivered by truck and wastewater disposal is by on-site systems. At

present, fire, police and ambulance services to Ute Creek originate from the towns of Eagle or Edwards.

NATURAL AND CULTURAL RESOURCES

Visual quality in the area is mixed. Landfill and light industrial operations have disturbed significant acreages in the northern portion of the basin. The balance of the area remains undeveloped and natural. Views from within the character area looking south across Bellyache Ridge and the Sawatch Range are superb, and there are outstanding internal views as well, with many areas from which the landfill and light industrial sites cannot at this time be seen. The basin itself is largely out of site from travelers on Interstate 70, but much of the area is within the distant viewshed of dwellings and roads in Red Sky Ranch and on upper Bellyache Ridge.

Vegetation in Ute Creek is predominantly sage, mountain shrub and meadow grasses. There are sparse scatterings of pinion and juniper to the east, denser stands of pinion to the west, and aspens, lodgepole and spruce in higher

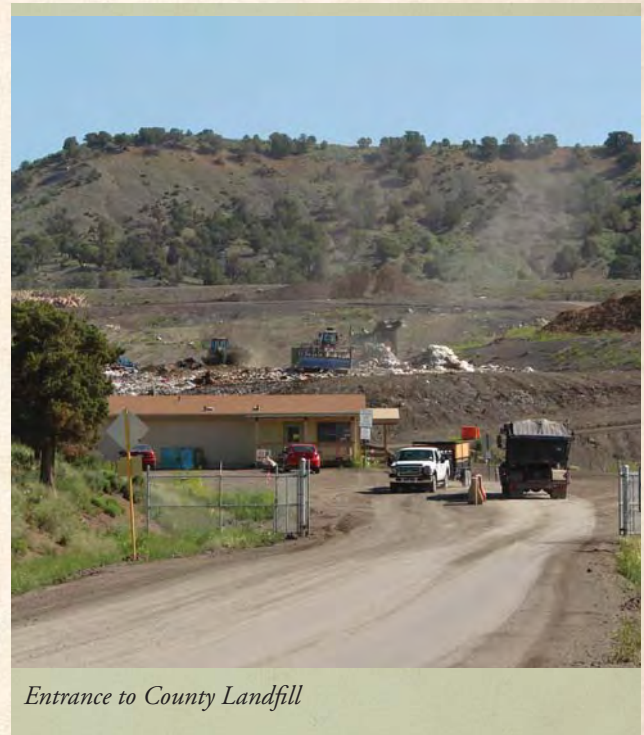


Ute Creek drainage sits north of the Wolcott Valley Floor

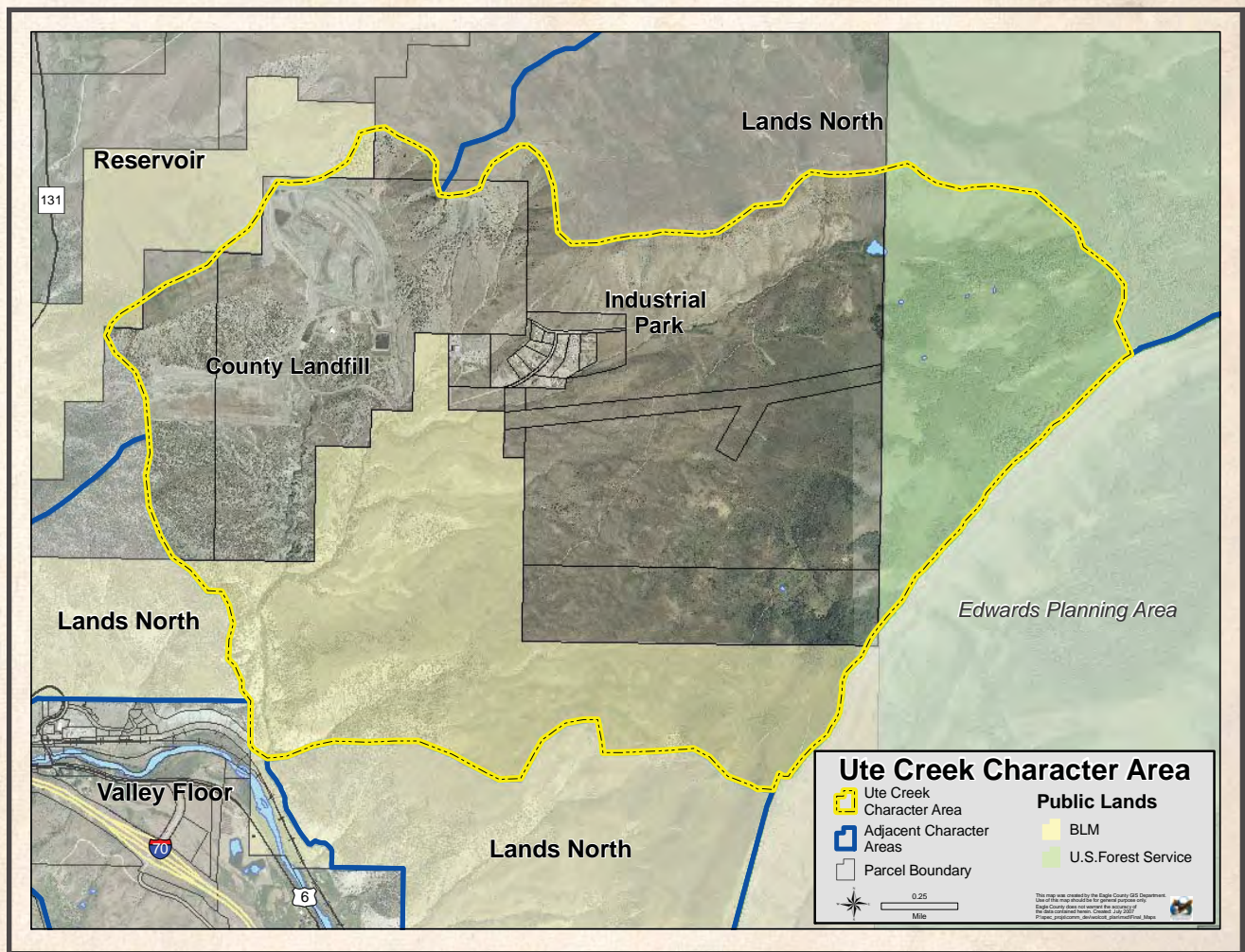
elevations to the east. Some areas in the lower sections of the drainage are poorly vegetated, presumably due to aspect and poor soil conditions.

The area supports significant wildlife habitat. Large areas of winter habitat for sage grouse have been mapped, and migration routes and winter habitat for both deer and elk exist, primarily in the southern and eastern areas of the drainage. With the exception of developed areas, the entire drainage is designated as a “lynx linkage” zone, and “potential lynx habitat” is mapped in the far eastern uplands. More recently, moose have been sited, and both overall range and winter ranges are now mapped in the area for this large ungulate (see wildlife maps in Appendix B). It is important to note that wildlife use patterns in the area may change over time, as they are influenced by weather, vegetation, development and human activities.

Ute Creek the stream is intermittent in nature, with flows limited to spring snow melt and short bursts initiated by summer storms. Given the geology of the area, surface flows



Entrance to County Landfill



typically carry high sediment loads, occasionally impacting the quality of water in the Eagle River. The potential for extractable resources of economic significance in the Ute Creek drainage (gravel or timber) has not been determined, but is considered to be low.

As part of the federal patent process which transferred ownership of the Landfill property from the BLM to Eagle County (work was initiated on this transfer in 1995), an extensive cultural, archeological and biological survey was conducted in the area. Numerous cultural/ archeological sites were identified, as were a number of threatened and endangered plants. These areas were excluded from the initial request for 1500 acres, resulting in 730 acres being transferred to the County for landfill operations. The patent agreement also included requirements for wildlife impact mitigation in the area, which continue to be implemented.

Hazards in the basin have for the most part not been mapped, but potentially include steep slopes, floodplains, and poor soils. Wildfire hazards range from moderate to high.

LAND USE AND ZONING

As mentioned above, Ute Creek contains property that was acquired by Eagle County from the Bureau of Land Management through a land patent agreement for use as the County Landfill. The landfill has a life expectancy of at least 50 additional years, and is expected to migrate to the east within the basin as it grows. Ute Creek is also home of the Ute Creek Industrial Park PUD which provides contractor storage and staging on 72 acres of land southeast of the landfill site. Vail Honeywagon, a local refuse collection company, is headquartered within the industrial park. A construction materials recycling and re-sale center opened in 2006 on the road leading to the landfill, and a household hazardous materials plant opened in 2008. A recycled materials recovery facility is expected to come on line in the fall of 2009. With the exception of lands within the Ute Creek Industrial PUD, all private lands in Ute Creek are zoned Resource.



SIGNIFICANT PLANNING FACTORS FOR THE UTE CREEK CHARACTER AREA

1. There are private land holdings in the central and eastern portion of the drainage.
2. The county landfill is the dominant developed land use in the area, which creates compatibility issues for other potential land uses.
3. Contractor storage and light industrial uses have been determined to be compatible with county landfill operations.
4. There is no direct access to the Interstate 70 corridor from the Ute Creek drainage. The single point of access from Highway 131 is suitable for present day uses and activities, but may limit the potential for additional or expanded uses.
5. Public infrastructure and services are generally limited in the Ute Creek area.
6. The area is largely out of site from the Interstate 70 corridor, but is visible from the Red Sky Ranch and Bellyache Ridge area.
7. There is important wildlife habitat in the Ute Creek drainage. Please refer to the most current Division of Wildlife maps for additional information.
8. The quality of water leaving the Ute Creek drainage carries high sediment loads, and occasionally influences the quality of water in the Eagle River.
9. The Ute Creek basin may contain unmapped hazards, and is known to contain rare and endangered plants, as well as cultural/archeological sites.
10. A land patent agreement governs (and restricts) the types of uses that can occur on the 730 acres of County-owned lands in the Ute Creek basin.



PLANNING STRATEGIES SPECIFIC TO THE UTE CREEK CHARACTER AREA

UC 1. ADMINISTRATION AND PROCESS

UC 1.1 LAND USE APPROVALS

Ensure detailed and comprehensive analysis of land use proposals to ensure adequate service, public safety and minimal impacts to natural resources by incorporating the following strategies:

A. APPROVAL PROCESS

- 1) Development proposals for the Ute Creek basin should be reviewed under the Special Use Permit (SUP) or Planned Unit Development (PUD) process.

B. MASTER PLAN CONFORMANCE

- 1) All land use proposal should conform to the goals, policies, objectives and intents of this plan and all other applicable master plans, service plans, or land management plans.

UC 2. NATURAL AND CULTURAL RESOURCES

UC 2.1 VISUAL QUALITY

Ensure that impacts to existing visual quality are avoided by incorporating the following strategies:

A. VIEWSHED PROTECTION

- 1) Require demonstration that proposed or expanded development in Ute Creek will not unreasonably impact views of the Ute Creek drainage from distant view points on Bellyache Ridge and the I-70/US Highway 6 corridor.
- 2) Avoid the use of unnatural colors or reflective materials on structures, fences and stored materials.
- 3) Avoid unshielded lights, and implement Dark Sky Best Management Practices to preserve the quality of the dark night sky.
- 4) Avoid unnecessary grading and/or other land disturbances. Minimize cut and fill sections and blend new contours into existing grades. Where final grades have been established, revegetate disturbed areas

with approved seed mixes in a manner and within a timeframe that best assures germination and growth. Require and assign responsibility for the successful reclamation of disturbed areas upon completion of a grading project.

- 5) Avoid storage of junk, construction wastes or other materials or items in a manner that degrades the visual quality below that expected of well managed landfill and contractor storage operations. Mandate the organization and cleanup of unsightly areas prior to approval of new or expanded uses.
- 6) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.

UC 2.2 WATER QUALITY

Ensure that activities and development in Ute Creek avoids impacts to the quality of surface and ground water in the area by incorporating the following strategies:

A. WATER SERVICE

- 1) Ensure that development and businesses in the areas are provided with adequate, legal, high quality drinking water.
- 2) Ensure that development and business operations adequately addresses water needed for fire suppression.



Recycling and resource recovery are allowed uses in Ute Creek

B. SURFACE AND GROUND WATER PROTECTION

- 1) Preserve and/or work to restore the integrity and function of natural drainages and drainage features.
- 2) Maintain wetlands and riparian areas in a natural and undisturbed condition.
- 3) Apply Best Landfill Management Practices to avoid negative impacts to ground and surface water from landfill operations.
- 4) Utilize on-site sewage disposal systems in a manner that protects the quality of local ground water.
- 5) Require the installation and maintenance of storm water run off and sediment control systems, and otherwise support efforts to reduce the impacts of siltation to the Eagle River from Ute Creek.
- 6) Ensure that hazardous materials are handled, stored and/or disposed of in a manner consistent with applicable Federal, State and local laws and regulations, and in a manner that protects the quality of local water systems.
- 7) Consistent with permitting requirements, monitor ground water quality below the landfill area during landfill operations and for 30 years after land fill operations cease to identify potential ground water quality problems.

UC 2.3 AIR QUALITY

Avoid impacts to the quality of the local air shed by incorporating the following strategies:

A. EMISSIONS

- 1) Encourage car pooling by employees to the area to reduce daily vehicle trips.
- 2) Promote green building and the use of non-polluting energy alternatives.
- 3) Ensure state-of-the-art emission controls on resource/energy recovery systems and hazardous material disposal systems.

B. DUST CONTROL

- 1) As practicable, pave and/or treat all roads, travel routes and parking lot surfaces to minimize dust.
- 2) Require the prompt reclamation of disturbed areas.
- 3) Require submittal of and adherence to dust control management plans and site restoration plans.

C. MONITORING AND COMPLIANCE

- 1) Preclude land uses that would deteriorate air quality in the area below state and/or local standards.



Landfill activities

UC 2.4 SENSITIVE LANDS, HAZARDS AND HABITAT

Avoid hazard areas, and avoid impacts to sensitive lands, wildlife habitat and ecosystem integrity in the Ute Creek drainage by incorporating the following strategies:

A. MAPPING AND PROTECTION

- 1) Identify and map sensitive lands, habitats and ecosystems prior to new development. Identify rare, endangered or unique plant species. Map wetlands and riparian habitat areas. Utilize maps and input from the Colorado Division of Wildlife to identify lands critical to the well being of wildlife.
- 2) Avoid disturbances to natural drainages, flood plains, riparian areas, wetlands, steep slopes, areas of swelling or unstable soils, and areas harboring unique or endangered vegetation.
- 3) Preclude development on steep slopes and in areas subject to natural hazards.
- 4) Preclude development and human activity in critical wildlife habitats or movement corridors.
- 5) Wherever possible, and as otherwise determined necessary by the Colorado Division of Wildlife, provide open space buffers between critical wildlife habitats and developed areas.
- 6) Restrict the keeping of domestic dogs in the area, and enforce County leash laws.

B. MONITORING AND COMPLIANCE

- 1) Support local and regional efforts by land management agencies to monitor and manage the condition of wildlife habitat and wildlife populations in the area.

UC 2.5 CULTURAL RESOURCES

Preserve cultural and archeological sites in the Ute Creek Basin, incorporating the following strategies:

A. INVENTORY AND PROTECT

- 1) Require an inventory of cultural and archeological sites be submitted with application for development or special use approval.
- 2) Preclude development and minimize human activity in areas where significant cultural and archeological sites have been identified.

UC 3. DESIGN AND CHARACTER

UC 3.1 CHARACTER

Preserve and/or enhance the existing character of the Ute Creek basin by incorporating the following strategies:

A. CHARACTER OF DEVELOPED AREAS

- 1) In the north central portions of the basin, maintain the perception of a well-kept and well-managed landfill, contractor storage and light industrial operations.

B. CHARACTER OF UNDEVELOPED AREAS

- 1) Until such time as they might be developed, maintain and/or work to enhance the quality and open character of undeveloped private lands in the Ute Creek basin.
- 2) Work with the Bureau of Land Management and the US Forest Service to assure the application of best management practices on public lands in the basin, assuring their continued contribution to the overall character of the area.

UC 3.2 DEVELOPMENT PATTERN

Ensure an efficient, functional layout of developed areas by incorporating the following strategies:

A. EFFICIENCY AND VISUAL IMPACTS

- 1) Cluster and position land uses in a rationale and orderly fashion, ensuring the efficient delivery of services and avoiding negative impacts to visual quality, sensitive lands and habitats, and cultural resources.
- 2) Position and design roads in a manner that assures safe, efficient access to all destinations, while avoiding impacts to visual quality, sensitive lands and cultural resources.
- 3) Provide adequate parking for approved land use activities. Avoid large or unscreened parking lots or vehicle storage areas within the view shed of Bellyache Ridge.
- 4) Ensure that lighting plans avoid fugitive light, protecting the quality of views from Bellyache Ridge and the quality of the dark night sky.

B. PRESERVATION AND OPEN SPACE

- 1) Preserve critical wildlife habitat and ridgeline areas as undeveloped open space.
- 2) Retain existing public land configurations in Ute Creek, except and unless the benefits gained by the people of Eagle County through a public land trade significantly outweigh any negative impacts.
- 3) Support efforts to purchase and/or otherwise preserve other private lands located in Ute Creek as open space.
- 4) Require as part of any development application a management plan that addresses how private open space lands will be maintained in perpetuity.
- 5) Adhere to applicable provisions of public land use agency management plans.



Ute Creek is accessed by a winding two lane road

UC 4. LAND USE

UC 4.1 A COMPATIBLE MIX

Maintain an appropriate mix of land uses based on demonstrated need that are compatible with landfill operations and the natural resources in the area by incorporating the following strategies:

A. ADEQUATE INFRASTRUCTURE AND SERVICES

- 1) Ensure adequate access, infrastructure and fire and life safety services are available for the types and intensities of use in the area.
- 2) Enforce a concurrency standard, requiring necessary access and services be in place prior to the occupation of a new or expanded use.
- 3) Proposals that would increase traffic on the landfill access road should be accompanied by a full traffic study that addresses both on-site and off-site impacts.

B. COMPATIBILITY WITH LANDFILL AND LIGHT INDUSTRIAL OPERATIONS

- 1) Abide by provision of the Land Patent Agreement that limits the type of land uses that may be conducted on County owned lands in the area.
- 2) Avoid development on lands that will one day be utilized by landfill operations.
- 3) Ensure that new land uses will be compatible with landfill operations. Uses considered compatible include but are not limited to:
 - Recycling (sorting, processing, packaging, shipping)
 - Resource recovery
 - Alternative energy facilities
 - Hazardous materials processing
 - Contractor storage
 - No emission, low traffic producing light industrial
 - Other non-polluting low impact service industries
 - Open space and open lands management activities
- 4) At the writing of this Plan, the following uses are considered non-compatible with landfill and light industrial operations:

- Residential uses, except those approved for the purpose of on-site management and/or security.
 - Recreational uses or trail head parking areas.
 - Commercial businesses other than those described in # 3 above.
- 5) Land uses that could generate significant traffic on the Ute Creek access road should be required to submit a detailed traffic analysis and traffic impact mitigation plan.
 - 6) Land uses that negatively impact the quality or sustainability of natural and/or cultural attributes in the area should not be allowed.
 - 7) On-site sales activities or land uses that require or encourage visitation by the public for reasons other than landfill, haz-mat and recycling related drop-offs should be limited given the restricted nature of access to the site.

C. LAND USE IN THE EVENT OF A LAND TRADE

- 1) Consider the public benefits of residential development in the lower portion of the Ute Creek drainage under the following conditions:
 - A land trade provides development opportunity on lands presently administered by the Bureau of Land Management.
 - Issues related to wildlife, archeology, sensitive lands, access, infrastructure, service, connectivity and visibility are fully and satisfactorily addressed.

D. SENDING AREA FOR A TDR PROGRAM

- 1) Consider private undeveloped lands in Ute Creek as sending parcels in a regional Transfer of Development Rights (TDR) program.



Ute Creek Industrial Park



The Reservoir The Reservoir Character Area Character Area

INVENTORY AND ANALYSIS

PHYSICAL EXTENT

The Reservoir Character Area includes the footprint of a future reservoir on Highway 131 north of Wolcott as described and depicted in the Wolcott Reservoir Feasibility Assessment, Phase I Investigation, June 2004. As planned, a medium sized reservoir would inundate approximately 1600 acres, and would flood the Alkali Creek valley floor where the present day 4-Eagle Ranch operates. The character area is also intended to encompass lands surrounding the reservoir footprint that would be influenced by the presence of a reservoir and a realigned Highway 131. As defined, the margins of this character area are indistinct, but would include impacted lands on Alkali Creek, Muddy Creek, Cache Creek and any lands, public or private, used for reservoir related recreation. Terrain varies from flat to gently rolling hillsides, with steeper slopes to the north and south and along the edge of the bottom lands to the east.

Drainage and aspect is generally to the south, although both Muddy and Cache Creeks have lands that face north.

ACCESS, INFRASTRUCTURE AND SERVICE

The area is accessed by Highway 131, which travels through the center of the proposed reservoir footprint. Electricity (single phase) and phone lines enter the area on overhead poles from the south. Water is by well and wastewater disposal is by on-site systems. Fire, police and ambulance services to the area originate from the towns of Eagle or Edwards.

NATURAL AND CULTURAL RESOURCES

Visual quality in the area is outstanding. The well-kept pastures, structures and grazing livestock of the 4 Eagle Ranch operation provide a picturesque and historically significant foreground, backed by untrammled rolling hills and ridges. Those traveling south on Highway 131 enjoy pastures back-dropped by Bellyache Ridge, with the Sawatch Range in the distance.



Historic ranch within the footprint of a possible reservoir

Alkali, Muddy and Cache Creeks are the only named streams in the area. Given the geology and soils within their respective drainages, these streams often carry high sediment loads, impacting water quality in the Eagle River below its confluence with Alkali Creek.

Vegetation within the character area is predominantly sage and meadow grasses to the north, east and west, with pinion, juniper and mountain shrubs on steeper slopes to the south where the reservoir dam is proposed. The riparian habitats along Alkali Creek, Muddy Creek, Cache Creek and other drainages in the area host willows, alders, cottonwoods and other wetland species.

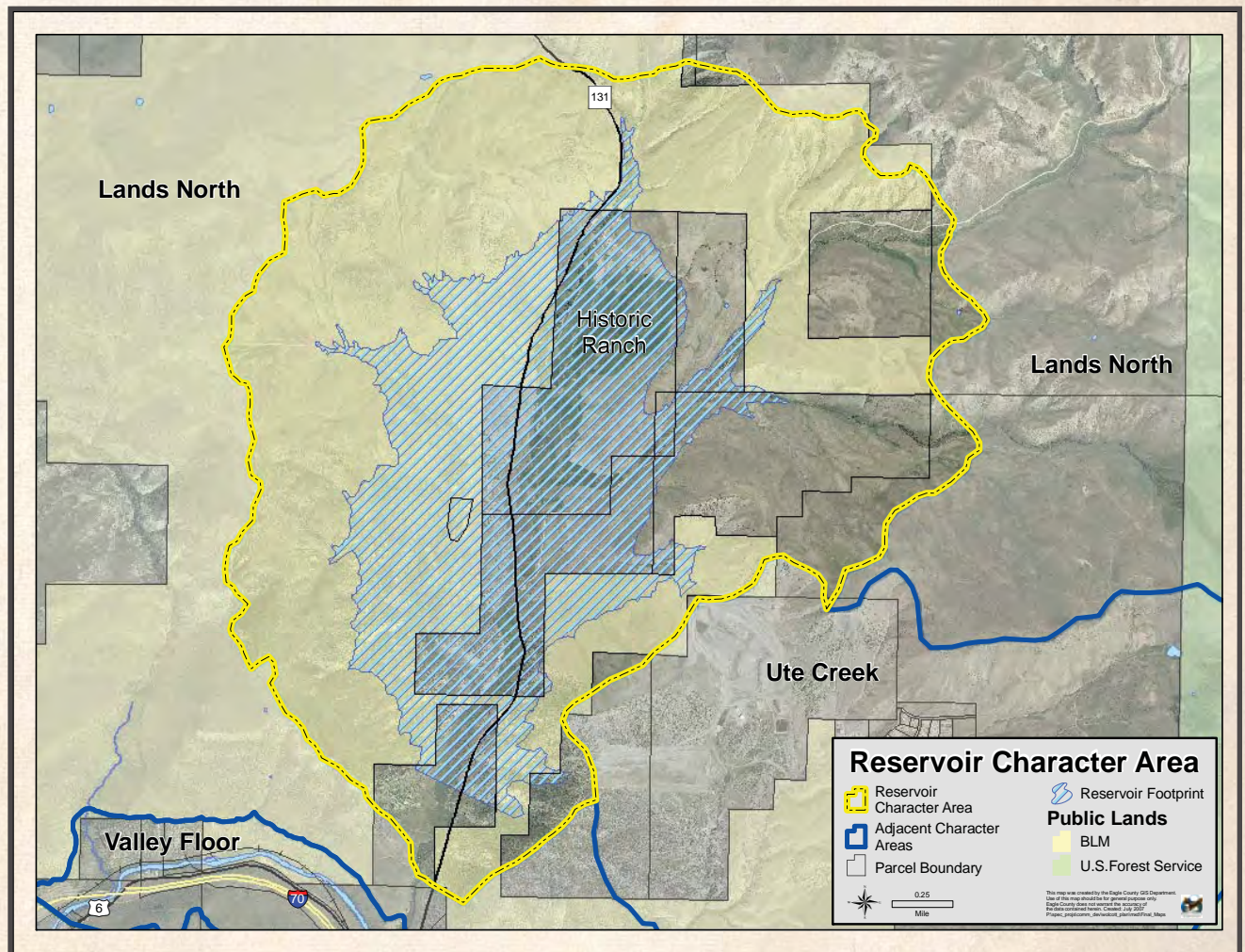
Wildlife is common, and the area that would be inundated and/or influenced by a future reservoir contains important habitat for deer, elk and sage grouse. Eagles utilize the area in the winter. Wildlife use patterns in the area may change over time, as they are influenced by weather, vegetation, development and human activities. Of particular sensitivity is the east-west migration route for mule deer through

the area which would be significantly impacted by the development of a reservoir.

Hazards in the area have for the most part not been mapped, but potentially include steep slopes, floodplains and poor soils. Wildfire hazards have been mapped, and range from moderate to high.



Looking north from future dam site at the area that would be flooded by a reservoir



LAND USE AND ZONING

All private lands in the reservoir character area are zoned Resource. Four Eagle Ranch operates a western style dude ranch and special events venue on the bottomlands where the reservoir is proposed, and is the primary land use in the area. It includes one residential structure, a commercial kitchen, meeting and dining rooms and a large number of outbuildings, corrals and fenced pastures. Local law enforcement operates a private shooting range which is

hidden from public view west of Alkali Creek. A zip line was installed in 2007 and crisscrosses the shallow canyon just below the site of the proposed reservoir dam. The only other uses of note occur on Muddy Creek Road and Horse Mountain Road, which support dispersed recreation, mountain biking and dirt biking. Horse Mountain Road also provides connection to Milk Creek road (outside this planning area to the west) which serves a 4 lot residential subdivision called Vail Ranch.



Old buildings and irrigated fields within the footprint of a possible reservoir



SIGNIFICANT PLANNING FACTORS FOR THE RESERVOIR CHARACTER AREA

1. The construction of a reservoir on Alkali Creek, if it should happen, is many years away.
2. A reservoir on Alkali Creek could be a significant regional attraction.
3. There is limited private land in immediate proximity to the shoreline of a future reservoir.
4. If a reservoir is approved, speculation would create development pressure on nearby private lands many years in advance of reservoir completion.
5. Public infrastructure and service is limited in the reservoir area.
6. The construction of a reservoir will require a realignment of Highway 131, potentially exposing county landfill operations to travelers.
7. A reservoir will introduce a new character and sense of place to the region, ending the rural and historic scenery and character provided by the pastures, structures and activities of 4 Eagle Ranch.
8. The construction of a reservoir on Alkali Creek will impact wildlife habitat and historic wildlife migration routes through the area.
9. The operation of an augmentation reservoir north of Wolcott would change flow patterns in the Eagle River below Alkali Creek, and would also impact flows in the Colorado River above Dotsero.
10. The development of a reservoir on Alkali Creek will change traffic intensities and use patterns on Highway 131 and on roads that access Highway 131 on the Wolcott Valley Floor. Access to Muddy Pass, the Ute Creek basin and the Milk Creek area from Highway 131 will also be impacted, and will need to be addressed.



PLANNING STRATEGIES SPECIFIC TO THE RESERVOIR CHARACTER AREA

R 1. ADMINISTRATION AND PROCESS

R 1.1 LAND USE APPROVALS

Anticipate the construction of a reservoir, requiring comprehensive analysis of land use proposals and conformance to current master plan goals and objectives by incorporating the following strategies:

A. APPROVAL PROCESS

- 1) Development proposals for the area where a future Reservoir would be constructed should be temporary in nature, and reviewed under the Special Use Permit (SUP) process.
- 2) Application for a reservoir facility north of Wolcott would be reviewed under the County's 1041 and Special Use Permit processes.
- 3) The application for a reservoir on Alkali Creek should be accompanied by the following:
 - A reservoir construction plan, with time frames and strategies that avoid or adequately mitigate on and off-site impacts from construction.
 - A reservoir operations plan, addressing regional and local implications and impacts of managing the reservoir pool.

- A reservoir recreation plan, identifying recreational uses, facilities, impacts and associated management strategies.
- A Highway 131 travel management plan, addressing access, connectivity, safety, natural resource protection and aesthetics.
- Other management plans deemed necessary to address identified environmental, economic or social/cultural concerns.

- 4) Development on lands materially influenced by but not directly associated with the reservoir should be approved under a Planned Unit Development (PUD) process or Special Use Permit (SUP) process.

B. MASTER PLAN CONFORMANCE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) All land use proposals should conform to the goals, policies, objectives and intents of this Plan and any other applicable master plan, guideline, service plan, or land management plan, in effect and as periodically updated.



Historic ranch house

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 2) Require an amendment to the Wolcott Area Community Plan to consider the implications of an augmentation reservoir on Alkali Creek in the context of the conditions and public sentiment that exists at that time. Associated goals, policies and strategies should be updated accordingly.

R 2. NATURAL AND CULTURAL RESOURCES

R 2.1 VISUAL QUALITY

Ensure that impacts to existing visual quality are avoided by incorporating the following strategies:

A. VIEWSHED PROTECTION

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Until such time that a reservoir is constructed, preserve the visual quality and character provided by the agricultural uses in the area.



Alkali Creek

- 2) Until such time that a reservoir is constructed, ensure that ranch activities, resource management activities and/or new land uses in the area will not adversely impact views from public roads and lands.
- 3) Adhere to Dark Sky Best Management Practices to preserve the quality of the dark night sky.
- 4) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.
- 5) Avoid unnecessary grading and/or other land disturbances. Position roads and structures to minimize cut and fill sections, and blend new contours into existing grades. Revegetate disturbed areas with approved seed mixes that are beneficial to wildlife in a manner and within a timeframe that best assures reclamation success. Require responsibility for the successful reclamation of disturbed areas.

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 6) Encourage the relocation of the historic ranch facility that currently operates in the area to a fully functional and visually prominent site.
- 7) Realign Highway 131 in a manner that minimizes public views of the County landfill area. Mitigate undesirable views created with natural berms and landscaping.
- 8) Define and develop a plan to showcase new viewsheds made available by a realigned Highway 131 that overlooks a new reservoir. Provide turnouts, picnic areas and trails along the road to enhance public viewing and enjoyment.

R 2.2 WATER QUALITY

Ensure that activities and development avoid impacts to the quality of surface and ground water in the area by incorporating the following strategies:

A. WATER SERVICE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Service by wells and on-site waste water disposal systems within the character area is appropriate.
- 2) Ensure that new land uses provide adequate water for the purpose of structural fire suppression.



View north from Bellyache Ridge. A reservoir would fill the valley in the middle of the photo

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 3) Ensure that developed areas adjacent to the reservoir are provided high quality drinking water delivery and waste water disposal systems. Depending on the scale of development, a centralized water and waste water system managed by a single service entity may be appropriate.

B. SURFACE AND GROUND WATER QUALITY

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Avoid unnecessary disturbances to natural drainages, riparian areas, wetlands and other sensitive lands.
- 2) Apply best management practices to avoid negative impacts to surface water from ranching operations and any new land uses.
- 3) Support efforts to reduce the impacts of siltation to the Eagle River from Alkali Creek

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 4) Ensure that waste water from developed areas around the reservoir is treated and/or disposed of in a manner

that protects the quality of ground and surface water.

- 5) Ensure the reservoir is designed and operated in a manner that preserves or enhances stream flow dynamics, water quality, aquatic biology, and river corridor wildlife in and along the Eagle River.
- 6) Ensure the reservoir is designed and operated in a manner that preserves or enhances stream flow dynamics, water quality, aquatic biology, and river corridor wildlife in and along the Eagle County reach of the Colorado River.
- 7) Implement strategies to prevent the movement of ground water into the County landfill area.
- 8) Avoid unnecessary grading and promptly revegetate land disturbances to minimize erosion and sediment transport.

R 2.3 AIR QUALITY

Avoid impacts to the quality of the local air shed by incorporating the following strategies:

A. EMISSIONS

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Prohibit wood burning devices in new development.
- 2) Promote green building and the use of non-polluting energy alternatives.
- 3) Promote car pooling and van transport to business destinations in the area.



Dry-land sage surrounds irrigated pastures

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 4) Provide on-site housing adequate for all persons employed in reservoir related activities to reduce daily commuter trips.

B. DUST CONTROL

- ★ Pave and/or treat all major roads and parking lot surfaces to minimize dust.
- ★ Minimize ground disturbances and require the prompt reclamation of disturbed areas.

R 2.4 SENSITIVE LANDS, HAZARDS AND HABITAT

Avoid hazard areas and impacts to sensitive lands and wildlife habitat in the reservoir area by incorporating the following strategies:

A. AVOIDANCE, PROTECTION AND/OR REPLACEMENT

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Avoid unnecessary disturbances to natural drainages, floodplains, riparian areas, wetlands, steep slopes, areas of swelling or unstable soils, and areas harboring unique or endangered vegetation.
- 2) Avoid development and human activity in critical wildlife habitats or movement corridors.

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 3) Ensure that piping and pumping systems ancillary to the operations of a reservoir on Alkali Creek are installed and operated in a manner that avoids or fully mitigates impacts to natural resources and the environment.
- 4) Wetlands inundated by the reservoir and related facilities should be replaced, with new wetlands strategically located to benefit wildlife and ecosystem diversity in close proximity to the area of loss.
- 5) Design the reservoir and related facilities to be as wildlife friendly as possible. Create a dam profile that allows wildlife to comfortably cross its face. Identify and preclude development in new migration routes around the reservoir and in any other lands that become critical to the wellbeing of wildlife as a result of reservoir operations.
- 6) Keep development and high use recreational areas compact to reduce impacts on sensitive lands and habitats.
- 7) Consider the cumulative impacts of recreational activities around the reservoir on the quality and sustainability of sensitive lands and habitats.
- 8) Provide open space buffers between critical wildlife habitats and developed areas.
- 9) Enact strict dog control provisions within developed areas.

B. MONITORING AND COMPLIANCE

- 1) Support local and regional efforts by land management agencies to monitor and manage the condition of wildlife habitat, wildlife populations and sensitive lands in the area.

R 2.5 CULTURAL RESOURCES

Preserve cultural and archeological sites in and around the reservoir site, incorporating the following strategies:

A. INVENTORY AND PROTECT

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) To the greatest degree practicable, preserve the historic structures, fences and outbuildings of the existing ranching operation in the area.

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 2) Encourage the relocation of the historic ranch buildings and related character elements to a suitable site in proximity to the new reservoir.
- 3) Require an inventory of cultural and archeological sites be submitted with any application for development approval.
- 4) Relocate or appropriately inventory and preserve culturally significant sites found within the footprint of the reservoir prior to construction.
- 5) Preclude development in areas where significant cultural and archeological sites have been identified outside the reservoir footprint.

R 3. DESIGN AND CHARACTER

R 3.1 CHARACTER AND SENSE OF PLACE

Preserve and/or enhance the existing rural character of the reservoir area by incorporating the following strategies:

A. PRESERVATION

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Preserve both natural and manmade elements that contribute to the rural character of the area.
- 2) Retain existing public land configurations in the character area, except and unless the public benefits

gained by the people of Eagle County through a public land trade significantly outweigh any negative impacts.

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 3) Consider the rural character of the area (see definition) when determining the scale and intensity of development that might be appropriate to support reservoir uses.
- 4) Consider the impacts of motorized water craft to the character of the area when determining the type and intensity of recreational activity that should be allowed on the reservoir.

R 3.2 DEVELOPMENT PATTERN

Maintain a rural development pattern in the reservoir area by incorporating the following strategies:

A. SITING OF LAND USES AND INFRASTRUCTURE

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Prohibit new permanent development within the reservoir footprint.
- 2) Retain Resource (R) zoning, and encourage land uses and development patterns outside the reservoir footprint that exemplify the criteria for "rural character" (see definition for rural character)

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 3) Cluster land use on the perimeter of a new reservoir to retain a rural pattern of development, and to avoid impacts to visual quality, wildlife habitats, sensitive lands, and cultural resources.
- 4) Require design guidelines for architecture and site design consistent with the historic rural character of Eagle County for any new development.
- 5) Design improvements to minimize pedestrian/traffic conflicts.
- 6) Provide adequate parking for approved land use activities. Avoid large or unscreened parking lots or vehicle storage areas within public view.

- 7) Cluster and strategically position campgrounds and recreational facilities on the edge of the reservoir in a manner that maximizes opportunities for screening and isolation from vehicular travel routes, and minimizes the extent of related access roads and infrastructure.
- 8) Wherever possible, position campgrounds and recreational sites in coves and inlets where topography and natural vegetation provide screening and protection from the elements.

B. OPEN SPACE

- 1) Support efforts to purchase and/or otherwise preserve private lands located in Highway 131 viewshed as open space.
- 2) Encourage clustering as a means to set aside lands of high conservation value as open space.
- 3) Require as part of any development application a management plan that addresses how private open space lands will be maintained.
- 4) Adhere to applicable provisions of public land use agency management plans.

R 4. LAND USE

R 4.1 PRESERVATION OF THE PRESENT WITH VISION FOR THE FUTURE

Until such time that a reservoir is constructed, preserve the existing character of the area where a reservoir might be built. Consider a reservoir inevitable, however, and carefully plan for land uses that would be appropriate and suitable, incorporating the following strategies:

A. DEVELOPMENT, INFRASTRUCTURE AND SERVICES

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Retain agriculture and open space as the predominant land uses in the area. Limit land uses within the reservoir footprint to those that currently exist or to those that could temporarily exist and be adequately served without negatively impacting the rural and pastoral character of the area.
- 2) Consistent with public agency travel management plans, maintain or enhance access to public lands.

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 3) All possible routes for a new alignment of Highway 131 through the area should be investigated.
- 4) Ensure that road design and the selection of a new route for Highway 131 around the reservoir addresses the following:
 - Access to the County landfill, to Horse Mountain Ranch Road and to Muddy Creek Road
 - Multi-use and safety for all users
 - Access to reservoir amenities
 - Views and viewing opportunities to and from a new road platform
 - Wildlife impacts
- 5) Consider the isolated nature of the site relative to the I-70 corridor, limitations on access, service and infrastructure, and the need for self sufficiency when determining the scale and intensity of development that might be appropriate on the perimeter of the reservoir.
- 6) Enforce a concurrency standard, requiring necessary access and services to be in place prior to occupation of development on the perimeter of the reservoir.
- 7) Consider the opportunity for a small service center at an appropriate location near the shore of the reservoir, designed to serve reservoir related activities with a marina and a convenience store/tackle shop.
- 8) Consider the availability of land and topographic constraints when determining the scale and intensity of development that might be appropriate on the perimeter of the reservoir.
- 9) Maintain access to public lands by relocating public trailheads and access roads, as determined appropriate.
- 10) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.

B. CHARACTER, COMPATIBILITY AND ENJOYMENT

IN ALL INSTANCES, THE FOLLOWING APPLIES:

- 1) Preserve land uses, amenities and activities associated with the ranching operation that currently exists.

IN THE EVENT THAT THE DECISION IS MADE TO MOVE FORWARD WITH THE CONSTRUCTION OF A RESERVOIR ON ALKALI CREEK:

- 2) Balance the type and intensity of land uses and activities approved for the reservoir with the need to protect valuable natural resources such as visual quality, wildlife, and the dark night sky.
- 3) Ensure that land uses and activities on and around the reservoir work in harmony to establish a peaceful, attractive and inviting experience for users.
- 4) Work with reservoir operators to limit fluctuations in water levels in the reservoir during summer months, but otherwise anticipate the impacts of operations given the nature of “augmentation” facilities.
- 5) Provide recreational facilities and services appropriate to and compatible with reservoir amenities and the rural character of the area. Uses considered compatible include but are not limited to:
 - Facilities to support passive recreation like camping, hiking and fishing
 - Non-motorized boating and water sports
 - Facilities to support non-motorized boating and water sports
 - Outfitter guide/dude ranch operations
 - Fishing and tackle shop
 - Small grocery/convenience
 - Reservoir services employee housing
 - Open space

C. QUESTIONABLE USES

- 1) Certain uses may negatively impact the character of the area and quality of experience for users, but may also be determined appropriate given demonstrated need and/or the ability to adequately mitigate negative impacts. Uses which fall in this category at this time include, but are not limited to:
 - RV parks
 - Shooting sports
 - Motorized boating
 - Facilities to support motorized boating
 - Boat storage/sales facilities
 - Dirt biking and other motorized recreational vehicle activities

- Facilities to support dirt biking and motorized vehicle activities
- Residential units over and above those needed to support employees working at the reservoir.

D. NON-COMPATIBLE USES

- 1) Land uses that negatively impact rural character or the quality of natural and/or cultural attributes in the area should not be allowed. Land uses deemed not compatible at this time include, but are not necessarily limited to:
 - Gated communities
 - Golf courses
 - Sports fields
 - Resort/amusement parks
 - Open pit mining
 - Uses that generate significant nighttime lighting

E. SENDING AREA FOR A TDR PROGRAM

- 1) Consider private undeveloped lands in the area as sending parcels in a regional Transfer of Development Rights (TDR) program.



A reservoir would provide boating opportunities



The Lands North Character Area

The Lands North Character Area

INVENTORY AND ANALYSIS

PHYSICAL EXTENT

The North Wolcott Character Area includes all lands north of the Valley floor Character Area, excepting lands within the Ute Creek Character Area and the Reservoir Character Area. Terrain varies significantly across 41,000 acres, with a broad and diverse lattice of drainages, flats, hills and ridge forms. Elevation ranges from 7,000 feet on the valley floor to over 11,000 feet at Castle Peak. Generally, lands face and drain to the south.

Access, Infrastructure and Service Highway 131 is the only paved road through the area. Horse Mountain Road serves

a small residential pocket on Milk Creek. Horse Mountain Ranch Road accesses a large lot residential subdivision further north and west. Electricity (single phase) and phone lines enter the area from overhead poles. Infrastructure is otherwise very limited, with water service is by well and wastewater disposal by on-site systems. Fire, police and ambulance services to the area originate from the towns of Eagle or Edwards.

NATURAL RESOURCES

Visual quality along Highway 131 is outstanding, with sweeping vistas of undeveloped open range backed by hills, ridge lines and distant mountain peaks. Some of the most beautiful views in Eagle County of the Sawatch Range are witnessed as one descends south on 131 from the



View of the Sawatch Range from Highway 131

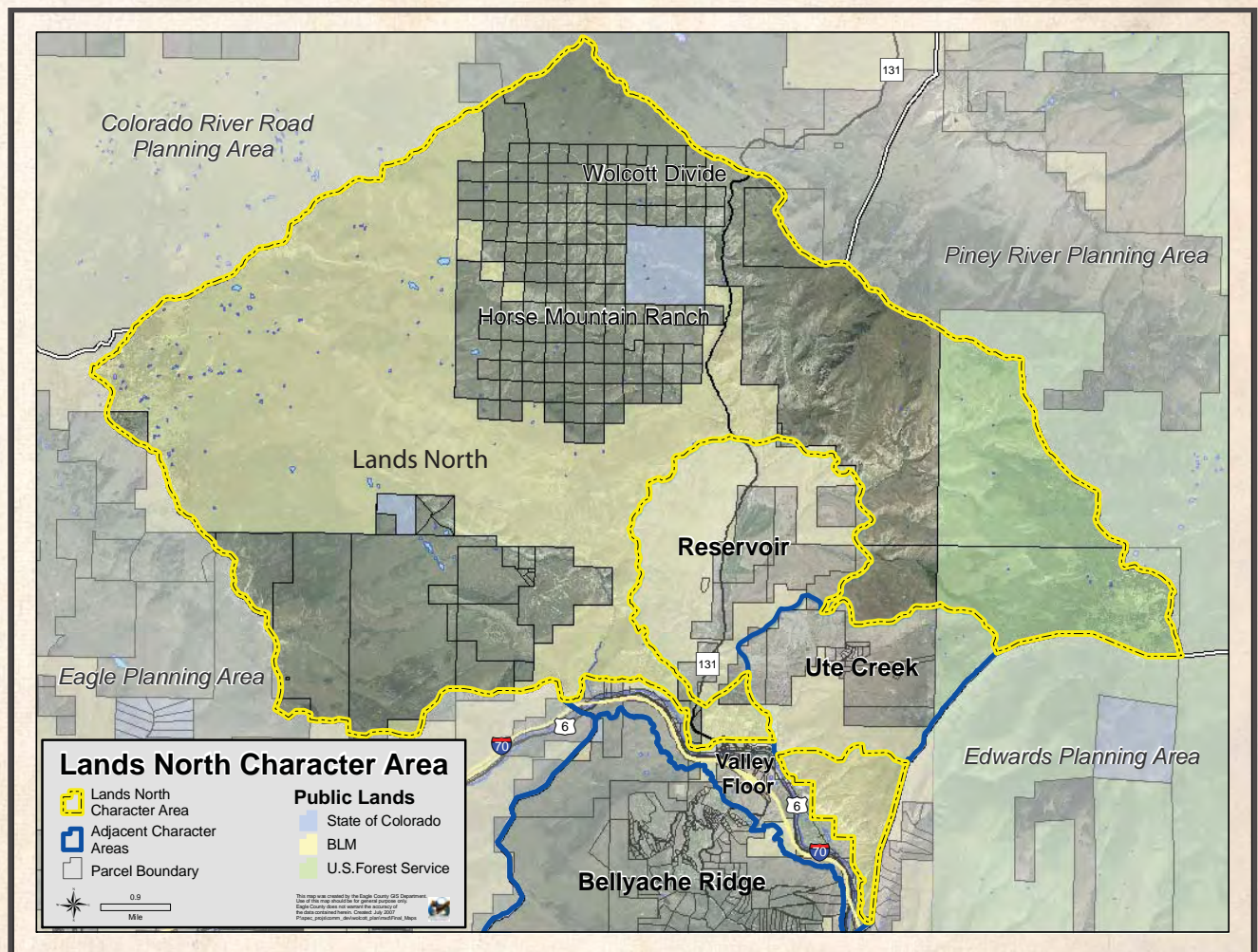
Wolcott Divide, a high point on the ridge between Alkali and Muddy Creeks and the Piney and Colorado River drainages. With exception of lands surrounding the Eagle Springs Golf Course, most of the North Wolcott character area is not visible from the I-70 corridor.

Upper Alkali Creek, Milk Creek, Cache Creek and Rube Creek are named streams in the area. Milk Creek is the furthest west drainage, and is notorious for changing the color of the water in the Eagle River below its confluence with frequent contributions of fine grey sediment. Further upstream, Alkali Creek also delivers considerable sediment loads, especially in the spring and after significant rainfall events.

Vegetation within the character area varies with elevation and aspect, but is predominantly sage and meadow grasses. There are pockets of juniper and pinion, riparian species line waterways, and northern exposures support groupings of mountain shrubs. Heavier forested areas of spruce, fir



The area north of the Valley Floor supports extensive wildlife habitat



and aspen are found in the upper elevations around Castle Peak and to the east in the Muddy Pass area.

Mapped wildlife habitat is extensive, and includes mule deer winter range, elk summer range, winter range and production areas, moose over-all range and winter range and sage grouse brood areas, production areas and overall range (see wildlife maps in Appendix B). The area also contains movement corridors for bear, lion, bobcat, moose and lynx. Wildlife use patterns in the area may change over time, as they are influenced by weather, vegetation, development and human activities.

Potential hazards in the area include steep slopes, floodplains and poor soils. Mapped wildfire hazards range from moderate to extreme hazard. The potential for extractable resources of economic significance (gravel or timber) has not been determined, but is considered to be low.

LAND USE AND ZONING

All lands in this character area are zoned Resource or Resource Preservation (public lands). Approximately 50% of the land is privately owned, with the balance administered by the Bureau of Land Management or the US Forest Service. There are two Colorado State Land Board parcels as well. Residential uses are scattered, with most occurring in Horse Mountain Ranch, a checkerboard

35 acre subdivision consisting of 125 lots in the north central part of the character area. A small subdivision of three lots called Vail Ranch is located on Milk Creek. The balance of privately held land supports grazing and open range uses on large ranches to the west and northeast.



Horse Mountain Ranch offers large residential lots east of Highway 131



SIGNIFICANT PLANNING FACTORS FOR THE LANDS NORTH CHARACTER AREA

1. Public infrastructure and services are limited in this area.
2. The quality of water leaving the Milk Creek and Alkali Creek drainage carries high sediment loads, and influences the quality of water in the Eagle River.
3. The North Wolcott character area may contain unmapped hazards, rare or endangered plants, or historical, cultural or archeological sites.
4. A significant number of 35 acre lots could be developed on private lands in the area.
5. Clustering can help preserve lands of high conservation value, but can also provide densities greater than 1 dwelling unit per 35 acres. Increased densities, even when clustered, can diminish the rural character of an area.
6. There is important wildlife habitat in this character area.
7. The area is largely out of site from the Interstate 70 corridor, but portions are visible from Red Sky Ranch and Bellyache Ridge. The outstanding views and rural, back road experience enjoyed by travelers on State Highway 131 rely on the quality of lands in this character area.



PLANNING STRATEGIES SPECIFIC TO THE NORTH CHARACTER AREA

LN 1. ADMINISTRATION AND PROCESS

LN 1.1 LAND USE APPROVALS

Ensure detailed and comprehensive analysis of land use proposals, avoiding impacts to the natural and scenic attributes of the North Wolcott Area by incorporating the following strategies:

A. APPROVAL PROCESS

- 1) Development proposals should be reviewed under the Planned Unit Development (PUD) or Special Use Permit (SUP) process.

B. MASTER PLAN CONFORMANCE

- 1) All land use proposals should conform to the goals, policies, objectives and intents of this plan and all other applicable master plans, service plans, or land management plans.

LN 2. NATURAL AND CULTURAL RESOURCES

LN 2.1 VISUAL QUALITY

Ensure that impacts to the existing visual quality of the North Wolcott Area are avoided by incorporating the following strategies:

A. VIEWSHED PROTECTION

- 1) Map visual quality and rural character attributes of the Highway 131 corridor.
- 2) Ensure that resource management activities and/or new land uses in the area will not adversely impact views from public roads and travel routes.
- 3) Adhere to Dark Sky Best Management Practices to preserve the quality of the dark night sky.
- 4) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.
- 5) Avoid unnecessary grading and/or other land disturbances. Position roads and structures to minimize cut and fill sections, and blend new contours into existing grades. Revegetate disturbed

areas with approved seed mixes that are beneficial to wildlife in a manner and within a timeframe that best assures reclamation success. Require responsibility for the successful reclamation of disturbed areas upon completion of the project. .

LN 2.2 WATER QUALITY

Ensure that activities and development avoid impacts to the quality of surface and ground water in the area by incorporating the following strategies:

A. WATER SERVICE

- 1) Require demonstration of adequate, high quality legal water for new land uses. Service should be by wells and on-site waste disposal systems.
- 2) Ensure that new land uses provide adequate water for the purpose of structural fire suppression.

B. SURFACE AND GROUND WATER PROTECTION

- 1) Avoid disturbances to natural drainages, riparian areas and wetlands.
- 2) Apply appropriate agricultural management practices to avoid negative impacts to surface and ground water from ranching operations.
- 3) Avoid unnecessary grading and promptly revegetate land disturbances to minimize erosion and sediment transport.
- 4) Periodically maintain all roadside ditches and culverts.
- 5) Allow beaver activity to occur on streams wherever practicable.
- 6) Support efforts to reduce the impacts of siltation to the Eagle River from Milk Creek and Alkali Creek.

LN 2.3 AIR QUALITY

Avoid impacts to the quality of the local air shed by incorporating the following strategies:

A. EMISSIONS

- 1) Limit wood burning devices in the area to those that currently exist.

- 2) Promote green building and the use of non-polluting energy alternatives

B. DUST CONTROL

- 1) Pave and/or periodically treat all major roads to minimize dust.
- 2) Minimize ground disturbances and require the prompt reclamation of disturbed areas.

LN 2.4 SENSITIVE LANDS, HAZARDS AND HABITATS

Avoid hazard areas and impacts to sensitive lands, wildlife habitat and ecosystem integrity in the North Wolcott area by incorporating the following strategies:

A. AVOIDANCE AND PROTECTION

- 1) Avoid disturbances and development within or on natural drainages, flood plains, riparian areas, wetlands, steep slopes, areas of swelling or unstable soils, alluvial fans, and areas harboring unique or endangered vegetation
- 2) Preclude development and limit human activity in critical wildlife habitats or movement corridors.

- 3) Consider the cumulative impacts of recreational activities on the quality and integrity of sensitive lands, habitats and ecosystems.

B. MONITORING AND COMPLIANCE

- 1) Support local and regional efforts by land management agencies to monitor and manage the condition of sensitive lands, wildlife habitat and wildlife populations in the area.

LN 2.5 CULTURAL RESOURCES

Preserve cultural and archeological sites in the North Wolcott Area by incorporating the following strategies:

A. IDENTIFICATION AND PROTECTION

- 1) Require an inventory of cultural and archeological sites be submitted with any application for development or land use.
- 2) Preclude development in areas where significant cultural and/or archeological sites have been identified.



The open, rural character of the Highway 131 corridor

LN 3. DESIGN AND CHARACTER

LN 3.1 CHARACTER AND SENSE OF PLACE

Preserve and/or enhance the existing rural character of the area by incorporating the following strategies:

A. PRESERVATION

- 1) Encourage Scenic Byway Preservation status for the Highway 131 corridor
- 2) Preclude uses or activities that would detract from or conflict with the open, undeveloped rural character of the lands in the North Wolcott Character Area.

LN 3.2 DEVELOPMENT PATTERN

Maintain a rural development pattern by incorporating the following strategies:

A. SITING OF LAND USES AND INFRASTRUCTURE

- 1) Retain Resource (R) zoning on private lands in the area.
- 2) Retain existing public land configurations in the character area, except and unless the benefits gained by the people of Eagle County through a public land trade significantly outweigh any negative impacts.
- 3) Encourage the reconfiguration of lots and the clustering of home sites in the Horse Mountain Ranch Subdivision to reduce infrastructure needs and to preserve rural character.
- 4) Avoid the siting of new land uses or disturbances within the Highway 131 viewshed.
- 5) Avoid creating or allowing building sites that would impact ridge lines, sensitive lands, significant vegetation, wildlife habitat, water quality or public viewsheds.
- 6) Strategically position, screen and/or camouflage transmission lines, cell towers, wind power systems and other utilities to minimize visual impacts.

B. OPEN SPACE

- 1) Support efforts to purchase and/or otherwise preserve private lands as open space.
- 2) Encourage clustering as an alternative to traditional 35 acre subdivision to set aside and protect lands of high conservation value.

- 3) Require as part of any development application a management plan that addresses how private open space lands will be maintained.
- 4) Adhere to applicable provisions of the most current public land use agency management plans.

LN 4. LAND USE

LN 4.1 ESTABLISHED USES

Maintain the level and type of existing land use within the North Wolcott area, ensuring continued compatibility with the area's rural character and natural resources by incorporating the following strategies:

A. COMPATIBILITY

- 1) Promote continued low intensity agricultural and open range uses on large ranch properties in the area
- 2) Maintain and appropriately manage dispersed recreational uses on public lands.
- 3) Approve additional land uses in the area only in the event of demonstrated public need, and only then if related structures or facilities can be sited in a manner that minimizes impacts to the quality of natural resources and established rural character.
- 4) Preclude intensive resort and/or residential development.
- 5) Support efforts by land use agencies, resource professionals and local interest groups to monitor the quality of natural resources in the area.

B. SENDING AREA FOR A TDR PROGRAM

- 1) Consider private undeveloped lands within the North Wolcott character area as sending parcels in a regional Transfer of Development Rights (TDR) program.

Acknowledgements

Acknowledgements

TECHNICAL ADVISORY COMMITTEE

The Wolcott Technical Advisory Committee was formed to identify issues of technical nature and to help guide the Wolcott planning process. Members of the Technical Advisory Committee who contributed time and ideas to the plan include:

Barry Smith, *Eagle County Emergency Services*
David Johnson, *Eagle County Transit*
Ellie Caryl, *Eagle County Trails*
Taylor Ryan, *Eagle County Engineering*
Linn Brooks, *Eagle River Water and Sanitation*
Tom Wagenlander, *Greater Eagle Fire Protection District*
Peter Kozinski, *Colorado Department of Transportation*
Jason Duetsch, *Colorado Division of Wildlife*
Bill Andre, *Colorado Division of Wildlife*
Craig Westcott, *Colorado Division of Wildlife*
Jeff Shreeve, *Kinder Morgan*
Lissa Tyler, *Slifer, Smith and Frampton*
Mike Larsen, *International Alpine Design*
Merv Lapin (and Eric Eves), *Land owner*
Neil Broderick, *Kum and Go Stores*
Mike Steiner, *Eagle Springs Golf Course*
Mary Anne Metternick, *Bellyache Ridge HOA*
The Joufflas Family (*Greg, Steve, James, Pete and Jan*)
Patrick Churchillo, *Kiwa Associates (Vines at Vail)*
Steve Coley, *Diamond Star Ranch*
Robert Gallegos, *Gallegos Masonry*
Sid Fox, *Fox and Associates*
Rick Pylman, *Pylman and Associates*
Tom Boni, *Knight Planning Services*

EAGLE COUNTY BOARD OF COUNTY COMMISSIONERS

The Eagle County Board of County Commissioners provided valuable input and ideas as the Wolcott Plan was assembled.

Peter Runyon, *District 1*
Arn Menconi, *District 2*
Jon Stavney, *District 2*
Sara Fisher, *District 3*

EAGLE COUNTY STAFF

Eagle County Staff coordinated all project activities for the update of the Wolcott Area Community Plan, and provided background data, public information, mapping, technical writing and the facilitation of all public adoption hearings with the Eagle County Planning Commission. The following County Staff members were involved:

Cliff Simonton, *Senior Planner*
Bob Narracci, *Planning Manager*
Kris Aoki, *Long Range Planner*
Keith Montag, *Director of Community Development*
Eva Wilson (and staff), *Eagle County Engineer*
Karen Sepp, *Administrative Assistant*
Scott Fleming, *GIS Specialist*
Amy Keeley, *GIS Manager*

EAGLE COUNTY PLANNING COMMISSION

The Eagle County Planning Commission stayed closely involved throughout the planning process, participated in the final editing of the Plan ultimately adopted it as the official sub-area master plan for the Wolcott Area.

Patricia Hammond	William Heicher
Michael Long	Tim Losa
James Dawkins	Dan Siebel
Greg Moffat	Garratt Hasenstab
Tori Franks	

SHAPINS BELT COLLINS

On behalf of the Eagle County Planning Commission, the Eagle County Planning Department extends special thanks to the planning firm Shapins Belt Collins for their research, facilitation of public meetings, guidance, editing, and expert graphics, design and layout throughout the planning process.

Ann Moss, *Principal, facilitation, project management and editing*
Mimi Mather, *President*
Justin Atherton-Wood, *research, editing and layout*
Ian Scott, *graphic design and layout*
Bonie Shupe, *graphic design and layout*
Sandy Brown, *site design*

Appendices

Appendices

- APPENDIX A VALLEY FLOOR VIEWSHED ANALYSIS
- APPENDIX B RESOURCE MAPS
- APPENDIX C COMMUNITY INPUT
- APPENDIX D GUIDELINES FOR A FORM BASED CODE



APPENDIX A

WOLCOTT VIEWSHED ANALYSIS AND MAP

VIEW SEQUENCE FOR WEST-BOUND I-70 TRAVELERS (see accompanying map)

West bound Section 1 (please refer to circled numbers on map) Westbound commuters on I-70 enter the Wolcott Planning Area near mile marker 159, a short distance west of Squaw Creek Road. For the next two miles, travelers are within the community buffer that separates the communities of Edwards and Wolcott. Prominent viewshed elements include the river and associated environs, uniquely vegetated steep valley walls, the railroad tracks and the travel lanes and road cuts associated with Highway 6. As the interstate swings west at mile marker 158, the manicured fairways of the Eagle Springs Golf Course come into view, framed by large cottonwoods along the river. Looking west at this point, the lower rolling benches of Bellyache Ridge provide an attractive foreground to more distant ridge forms.



Community buffer zone east of Wolcott Valley Floor

The beauty of natural ecosystems and plant communities combine with golf course features and interesting topography to provide many outstanding views through this 2 mile “community buffer” travel segment. Utility lines and associated disturbances crisscross the area in places, and diminish the quality of views to some degree.

West-bound Section 2 At mile marker 157, the road swings back to the northwest, offering the first view of the valley floor pastures and the Joufflas Family Ranch House. This viewshed perhaps best captures Wolcott’s agricultural history. Pastures and fences front the mature trees surrounding the Joufflas Ranch House and the river corridor. Behind and above the river the fairways of the Eagle Springs Golf Course cover the lower benches of steeper valley walls. Just right of center in the distance, the barren steep slopes of the unique Wolcott Escarpment rise above the post office and a mix of structures and greenhouses associated with a landscaping operation. To the left of the interstate platform, commuters witness the rolling topography of lower Bellyache Ridge, pocketed with pinions, junipers, Douglas firs, aspens, mountain shrubs and sage.

Natural beauty combines with agricultural features and the golf course to create unique, high quality valley floor views through this ½ mile section of Interstate 70.



View of South Pasture Character Preservation Area

West-bound Section 3 As the interstate turns again to the west, the broadest portion of the valley floor (the “central floor”) becomes prominent. While still largely open in character, a variety of existing land uses are now closer in, including the Wolcott post office and the landscaping business just east of the Spur Road on Highway 6. Near the Wolcott interchange off-ramp the structures and trees of the historic Wolcott Hamlet area come into view. Across the river to the north, the buildings and parking lots associated with businesses and light industrial uses along Highway 131 can be clearly seen. The Vines at Vail site covers much of the hillside above and to the right of these pre-existing developed areas. To the left the rolling topography and features of the “Southern Hillside” are clearly visible, with Bellyache Ridge behind. Castle Peak is the prominent high point to the west.



Wolcott Rural Center from the Interstate

There are many high quality view elements within this viewing area, including fenced pastures, the river corridor, the Wolcott escarpment, the eastern edge of the Hamlet and Castle Peak. There are a number of less attractive features and land disturbances as well, including highway signs, poorly screened contractor storage yards, parking lots and metal clad industrial buildings. Village development, were it to occur, would dominate foreground and middle-ground views through this travel section.

West-bound Section 4 The interstate swings further west, passing above the trees of the Hamlet, and enters the western “community buffer” zone. Approximately 2 miles in length, this is that portion of undeveloped lands within the Wolcott Planning Area that forms a break between Wolcott and the Town of Eagle. It is the eastern portal to the Red Canyon area, and views of natural features are again outstanding. A long horizontal band of sandstone cliffs begins directly across the valley from the Hamlet, and continues on the traveler’s right. A large single family home overlooks the valley from a prominence atop this cliff band. There is a beautiful shot of Castle Peak, now closer in, just east of the infamous Wolcott Curve. The CDOT maintenance facility located on the edge of the river is clearly visible. As the road turns sharply north through the curve, Alkali Creek Canyon descends to meet the Eagle River on the right. Were a reservoir to be constructed on Alkali Creek north of Wolcott, the downstream face of the dam would be visible for a short period of time. The Alkali Creek confluence is also the site where a future water and wastewater treatment plant could be built for Wolcott development. It would be visible to travelers through this reach. The road then swings west, past a BLM campground and day use area (difficult to see from the interstate, very visible from Highway 6) and then past a small cluster of manufactured homes on the Eagle River.



River corridor view in the community buffer area west of Wolcott

Again, the natural beauty of Eagle County’s rural lands is predominant in Section 4. Elements within this viewshed that are currently or potentially out of character with the community buffer designation include the CDOT maintenance facility west of the Yacht Club, the residential structure on top of the cliff, a future water and waste water treatment plant at Alkali Creek and the cluster of (CDOT) residential units located further west on the river. The poles and wires of several transmission lines also diminish viewshed quality through this travel section to some degree.

VIEW SEQUENCE FOR EAST-BOUND I-70 TRAVELERS

East-bound Section 4 Those traveling east enter Travel Section # 4 at mile marker 154. As previously described, the next two miles are designated a community buffer zone, and offer outstanding views of Eagle County open lands. The west bound lanes of the interstate block the view of the river corridor through much of this reach, but the cliff bands to the north and east of the river are prevalent to the left. Due the northerly angle of Alkali Creek Canyon, the reservoir dam would not be visible to east bound travelers, but the residential structure on top of the cliff band is prominent on the ridgeline. As one approaches the Wolcott curve, an outstanding view up the Eagle River toward the Hamlet area is available. The sheds, trailers, storage tanks and equipment yards of the CDOT maintenance facility are part of this view.

East-bound Section 3 The west bound lanes obscure the view of river and the Hamlet to east-bounders as they travel east past mile marker 156. Most prevalent ahead and to the left at this point are the developed areas along the first quarter mile of Highway 131, of which the Vines at Vail complex may one day be a part. As one approaches the Wolcott interchange

the central valley floor comes into view, framed by the Joufflas Ranch House at the far east end and the river corridor and the Wolcott escarpment along the its northern edge. The landscaped business site and the post office building are clearly visible. At the interchange, the varied topography of southern hillside dominates the view to the viewer's right. Village development would be prominent from this travel section of the road.

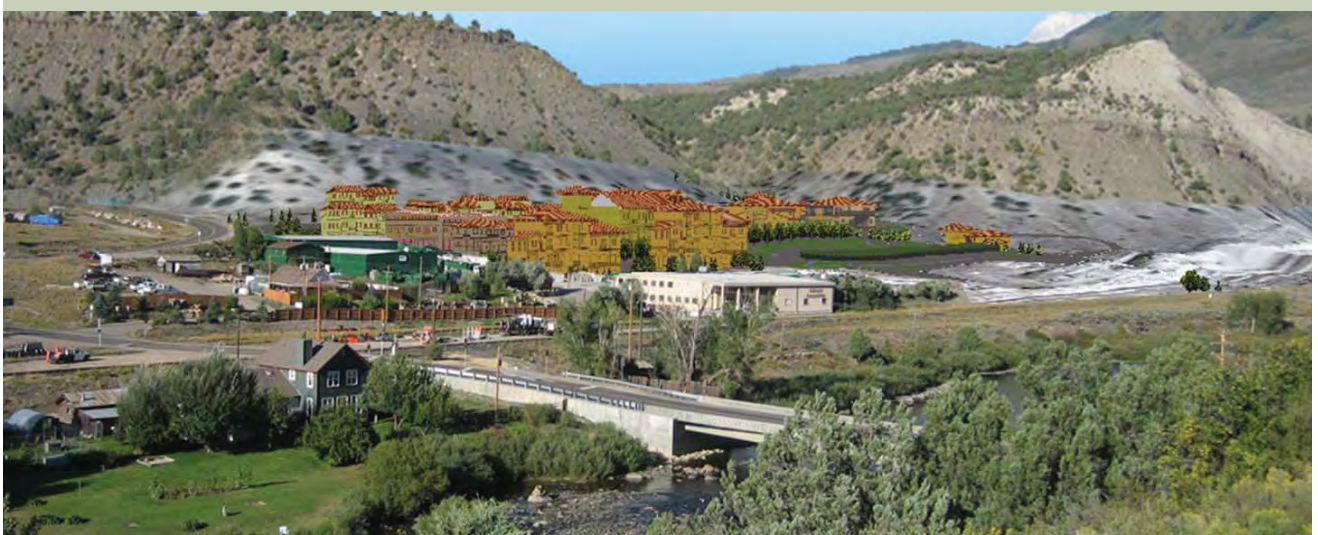
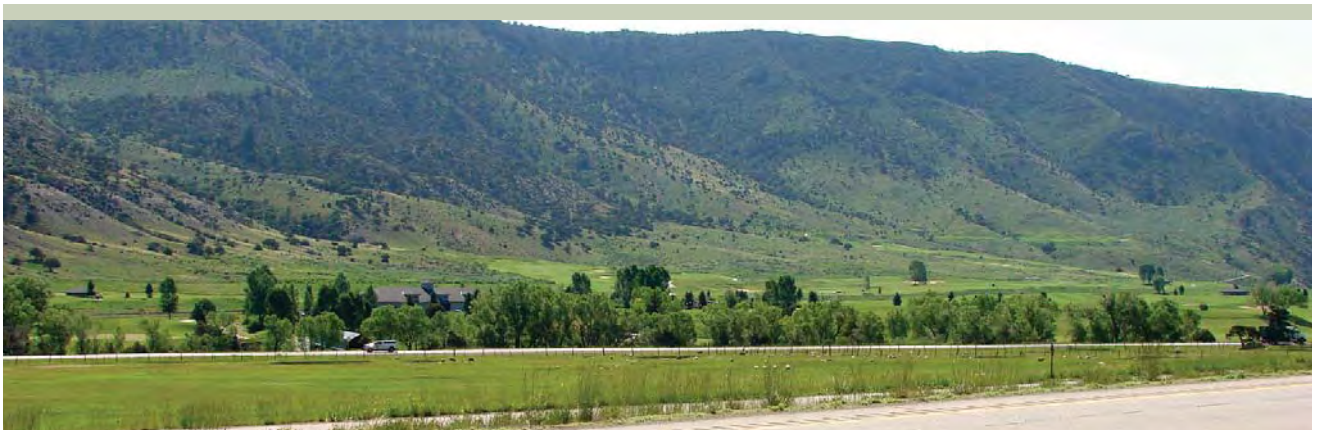


Photo simulation of the proposed Vines at Vail in the Wolcott Rural Center

East-bound Section 2 Views available to eastern bound commuters through this short section are of natural and man made features including the river corridor, the Joufflas Ranch House and pastures, and the golf course, which includes the covered bridge, a historic barn and the well landscaped clubhouse and golf course maintenance building. Straight ahead and to the right is the sage, shrub and tree covered slope of lower Bellyache Ridge, with the ridges and peaks of the distant Sawatch Range visible in the cleft of the valley. Several home sites have been developed on the upper slopes of Bellyache Ridge, including several that are prominent on the ridgeline.



View of Eagle Springs from east bound I-70

East-bound Section 1 The final two miles for east bound travelers is through a community buffer zone, as described earlier. Travelers enjoy many outstanding views of the Eagle River and Eagle County open lands. Several homes in the Cordillera PUD break the ridgeline straight ahead as one exits the Wolcott planning area.

Views from Highway 6. East and west bound travelers on US Highway 6 witness many views similar to those seen from the interstate, obviously from a different perspective. One significant difference is provided by the close proximity of the road to the Eagle River, allowing beautiful views of the water, wetlands and riparian ecosystems. The views upstream

and downstream from the road platform as it passes by the golf course, the Joufflas Ranch House and the intersection of Highway 6 and the Spur Road are especially noteworthy, as are the river views from Highway 6 in proximity to the Yacht Club.

Views from Highway 131 Travelers southbound on Highway 131 get an expansive view of Bellyache Ridge and the central valley floor as they turn the corner from the Alkali Creek drainage and descend toward the Hamlet and the Eagle River. One of the best views of the Yacht Club complex greets southbound travelers as they cross the new bridge over the Eagle River toward the stop sign on Highway 6. There are few noteworthy natural viewshed elements available to north bound Highway 131 travelers within the Valley Floor Character Area. The visual experience for both north and south bound travelers will be significantly impacted by man made improvements in the first quarter mile of the road.



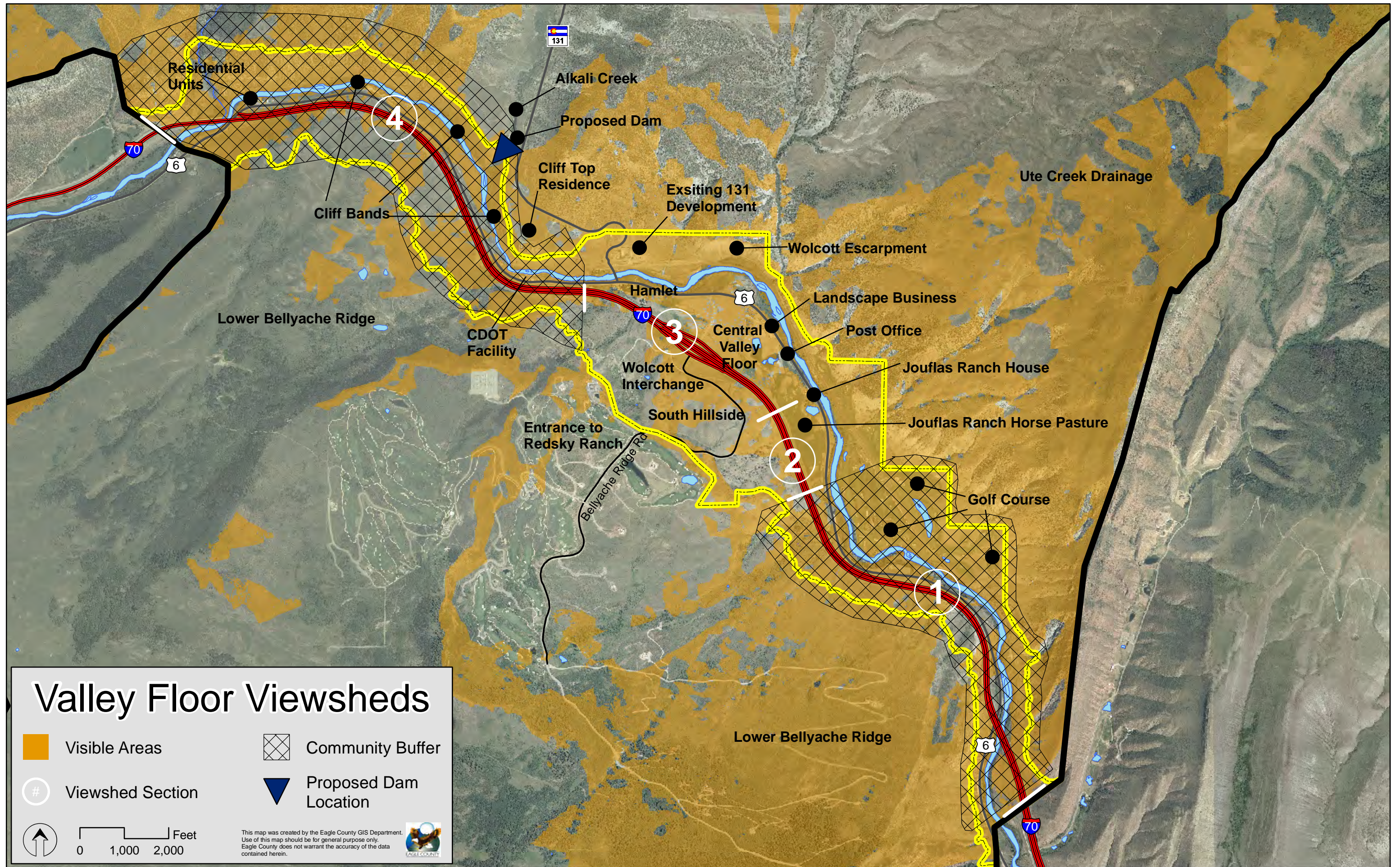
View of Wolcott Valley Floor from Highway 131

Views from Bellyache Ridge Road Below the entrance to Red Sky Ranch, Bellyache Ridge Road traverses a steep side hill, from which there is a sweeping view of the valley floor where village development might occur. Portions of the southern hillside above the interchange that are not visible from the interstate are visible to travelers on this road. Portions of the Ute Creek drainage are also visible in the distance.

(Potential) Views Internal to the Valley Floor Dependant on layout, there are many high quality views of surrounding areas that could be highlighted and framed from within a developed village community on the valley floor.



View of Valley Floor as seen from Bellyache Ridge Road



This map was created by the Eagle County GIS Department. Use of this map should be for general purpose only. Eagle County does not warrant the accuracy of the data contained herein.



Appendix B

Appendix B

The following maps represent conditions at the time of Plan adoption, and are subject to change. Please contact Eagle County, the Colorado Division of Wildlife, or the local service provider for the most current information.



Valley Floor



Bellyache Ridge



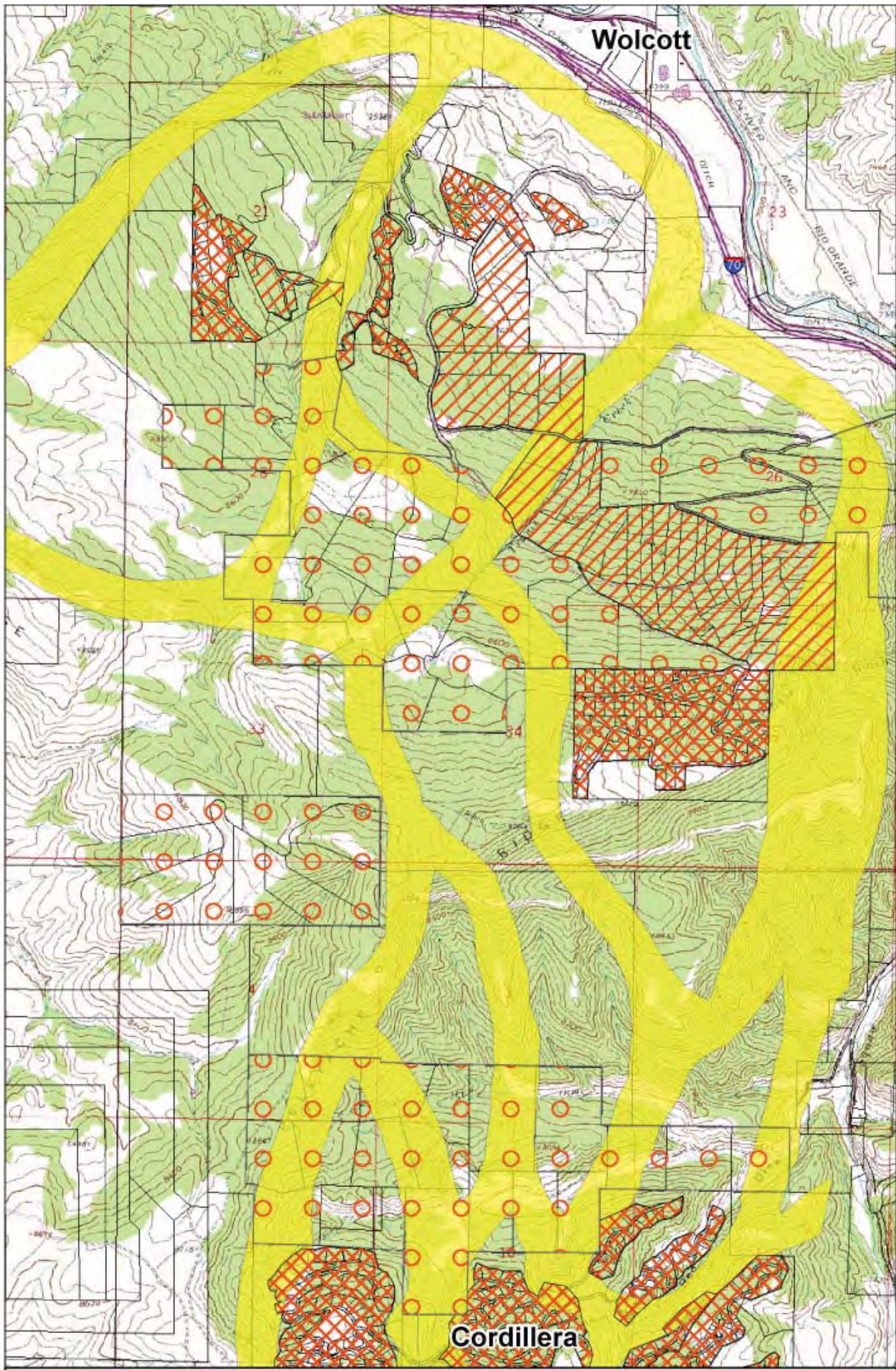
Ute Creek



Reservoir



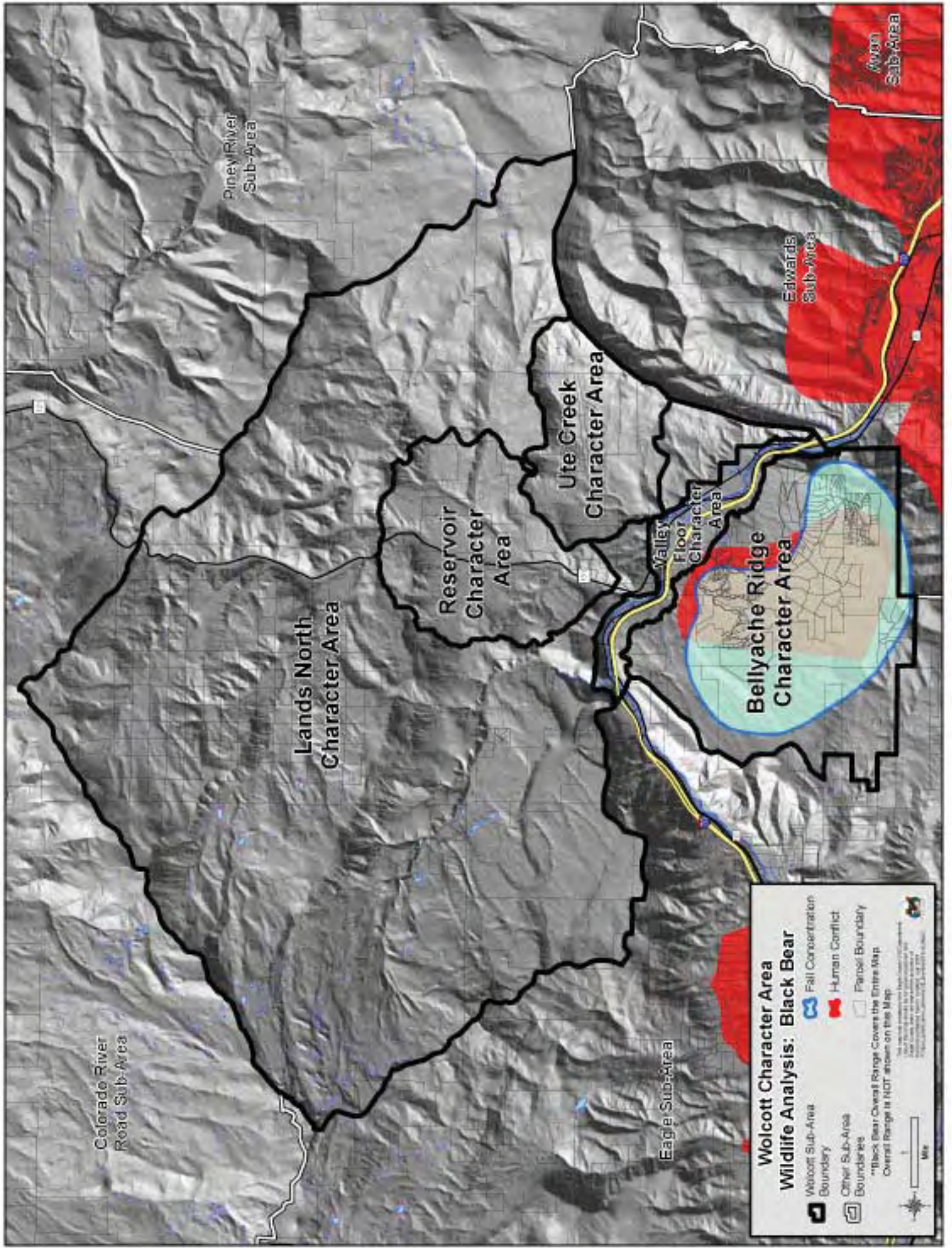
Lands North

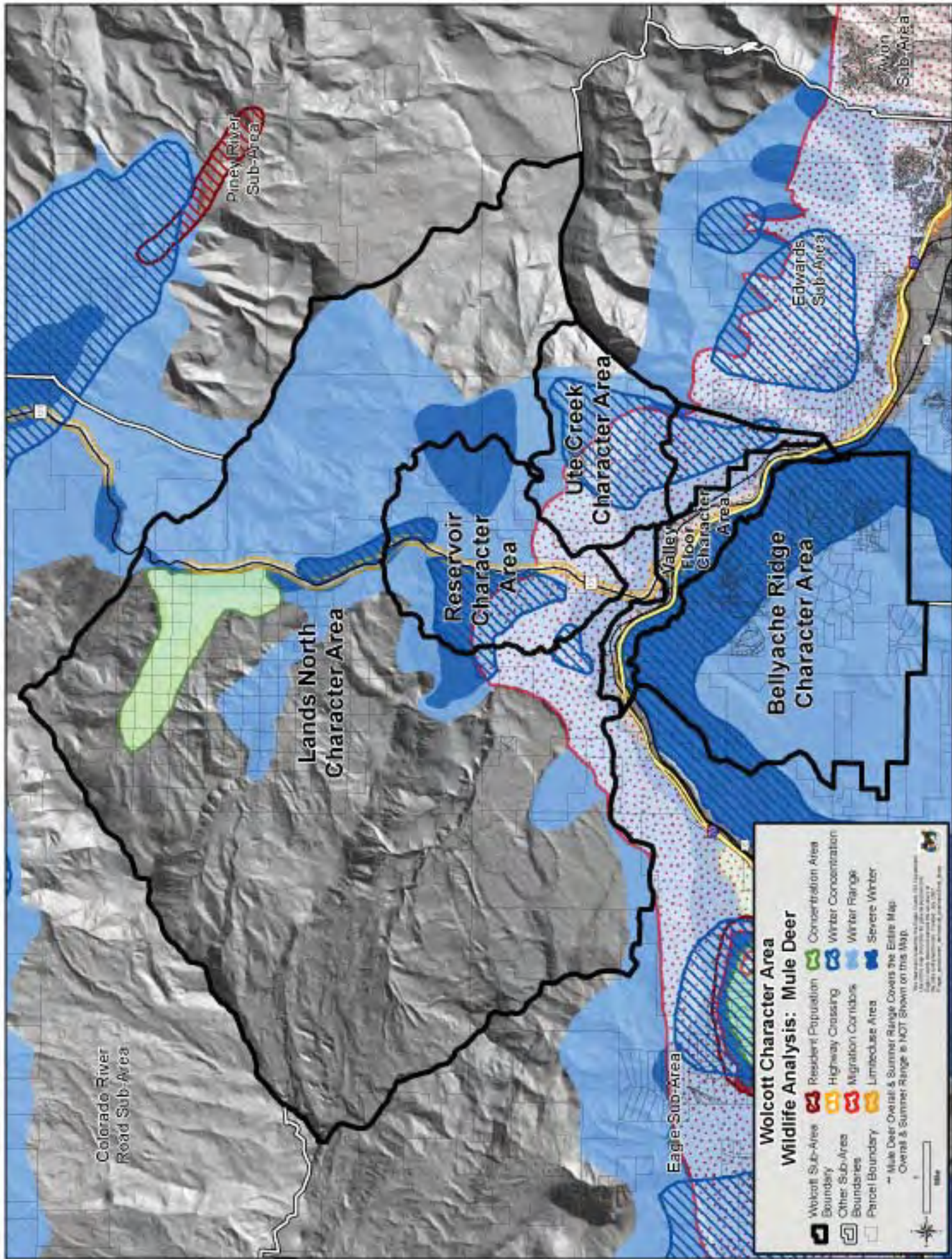


Wildlife Travel Corridors Residential Development Density

Wildlife Movement Corridors	Higher Density Areas	35 Acres Lots		
	Lower Density Areas		0.25 Miles	

The map was created by the Eagle Creek GIS Department. All rights reserved. No part of this map may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the GIS Department.





Colorado River Road Sub-Area

Piney River Sub-Area

Lands North Character Area

Reservoir Character Area

Ute Creek Character Area

Eagle Sub-Area

Valley Floor Character Area

Bellyache Ridge Character Area

Edwards Sub-Area

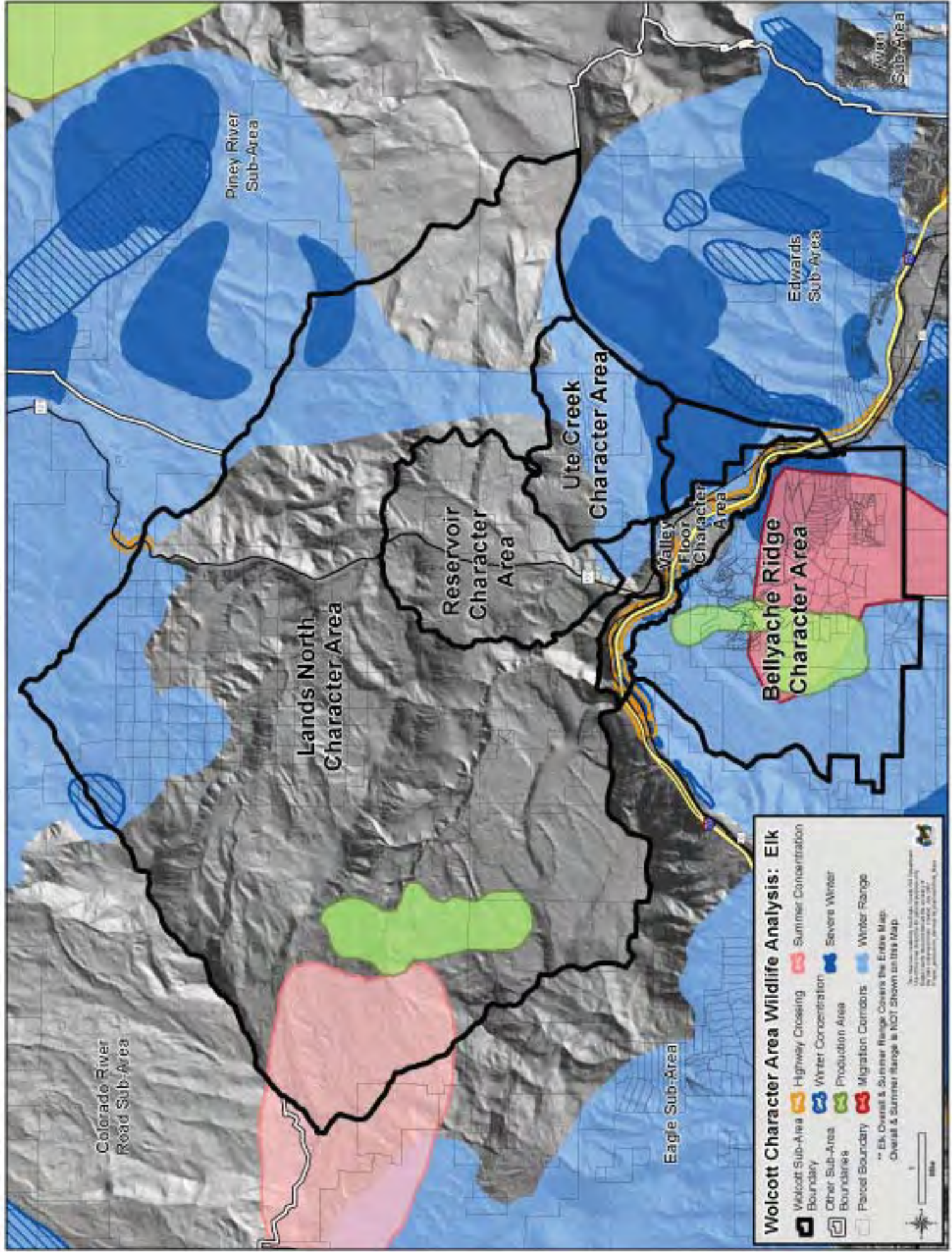
Wagon Sub-Area

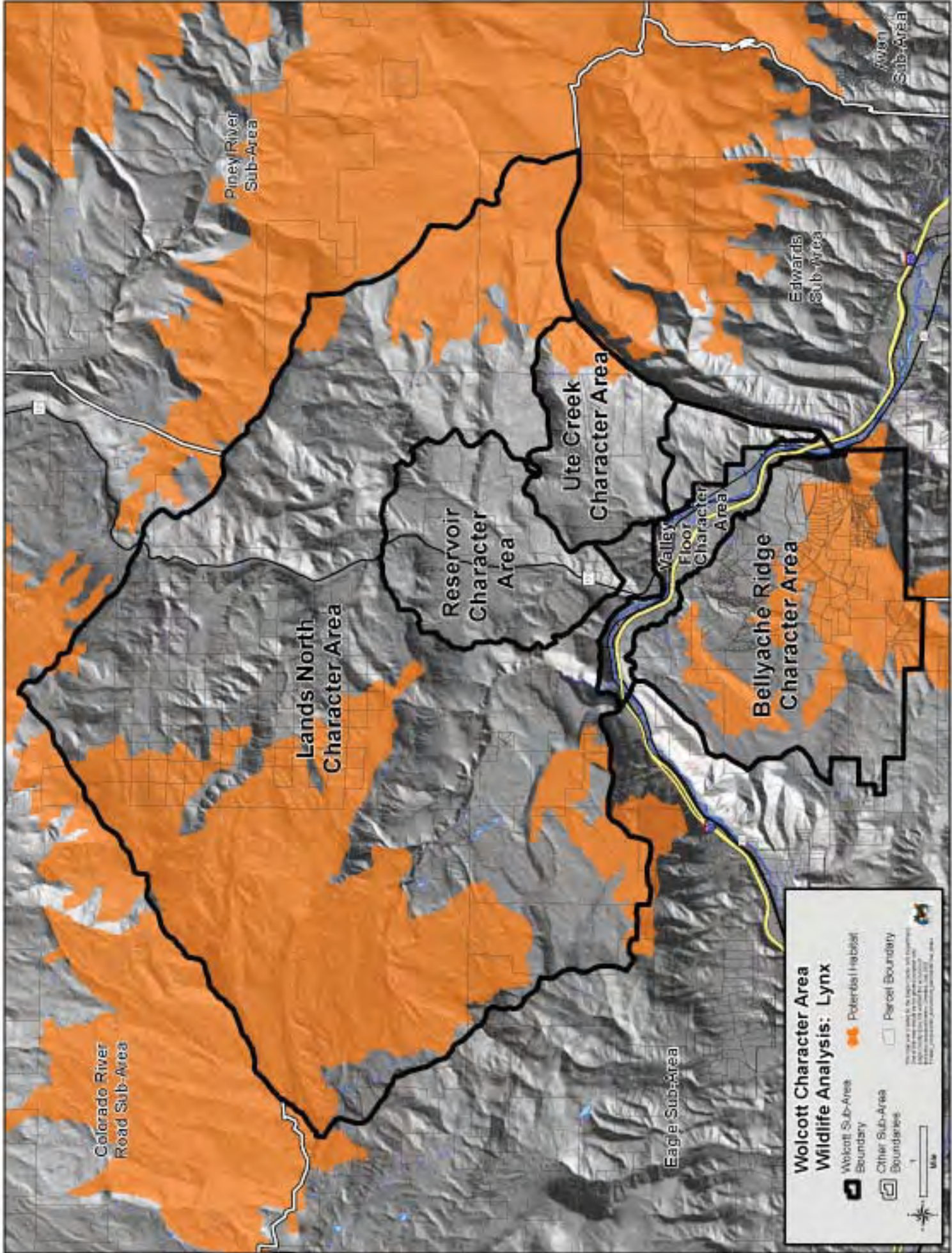
Wolcott Character Area
Wildlife Analysis: Mule Deer

- Wolcott Sub-Area Boundary
- Other Sub-Area Boundaries
- Parcel Boundary
- Resident Population Concentration Area
- Highway Crossing Migration Corridor
- Limited-use Area
- Winter Concentration
- Winter Range
- Severe Winter

~ Mule Deer Overall & Summer Range Covers the Entire Map
 Overall & Summer Range is NOT Shown on this Map.

No warranty is made by the State of Colorado, Department of Natural Resources, regarding the accuracy, reliability, or completeness of the information provided on this map. © 2017





Colorado River Road Sub-Area

Lands North Character Area

Reservoir Character Area

Ute Creek Character Area

Eagle Sub-Area

Valley Floor Character Area

Bellyache Ridge Character Area

Edwards Sub-Area

Pipey River Sub-Area

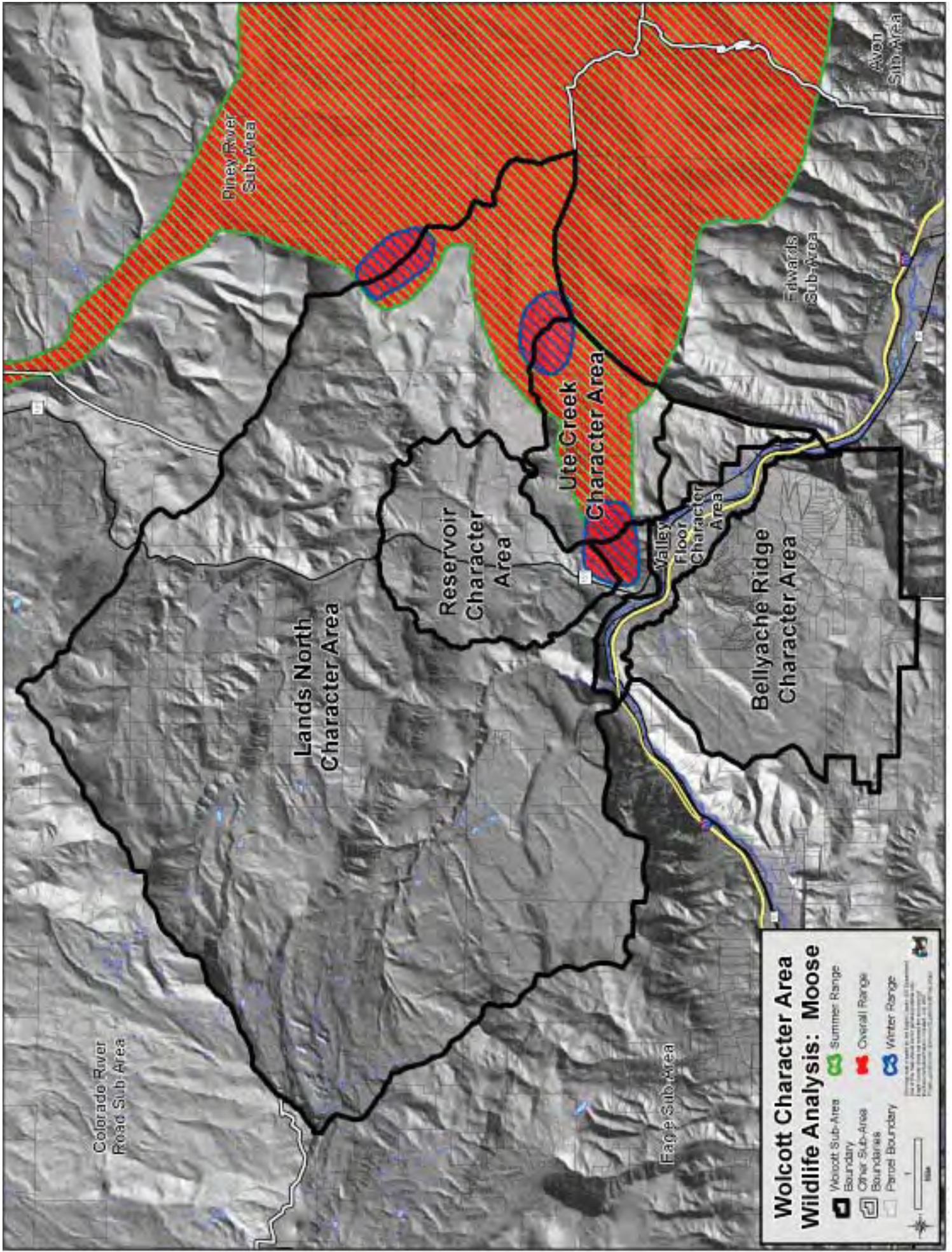
Wolcott Sub-Area

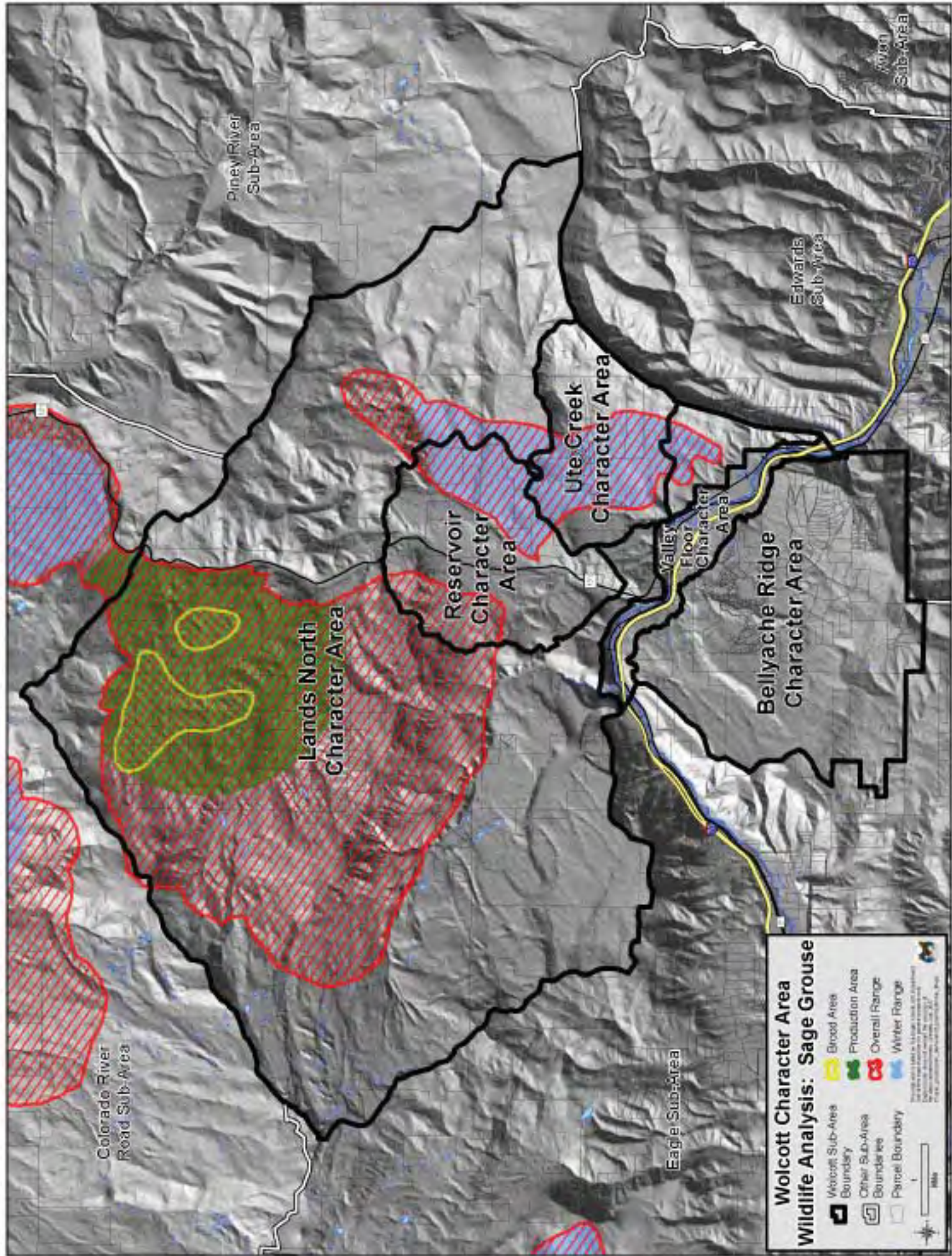
**Wolcott Character Area
Wildlife Analysis: Lynx**

-  Wolcott Sub-Area Boundary
-  Other Sub-Area Boundaries
-  Potential Habitat
-  Parcel Boundary

This map was prepared by the Department of Natural Resources and Environment for the purpose of providing information. It is not intended to be used for any other purpose. The Department of Natural Resources and Environment is not responsible for any errors or omissions on this map.









**Wolcott Character Area
Wildlife Analysis: Sage Grouse**

- Wolcott Sub-Area Boundary
- Other Sub-Area Boundary
- Parcel Boundary
- Brood Area
- Production Area
- Overall Range
- Winter Range

Map data provided by Esri, DeLorme, Garmin, IGN, Intermap, iPC, NITD, Swire, GEBCO, USGS, AeroGRID, IGN, Esri, and the GIS User Community.

Scale: 1 Mile

Wolcott Community Plan Wildfire Hazards

- Legend
-  Community Plan Boundary
 -  Property Boundaries

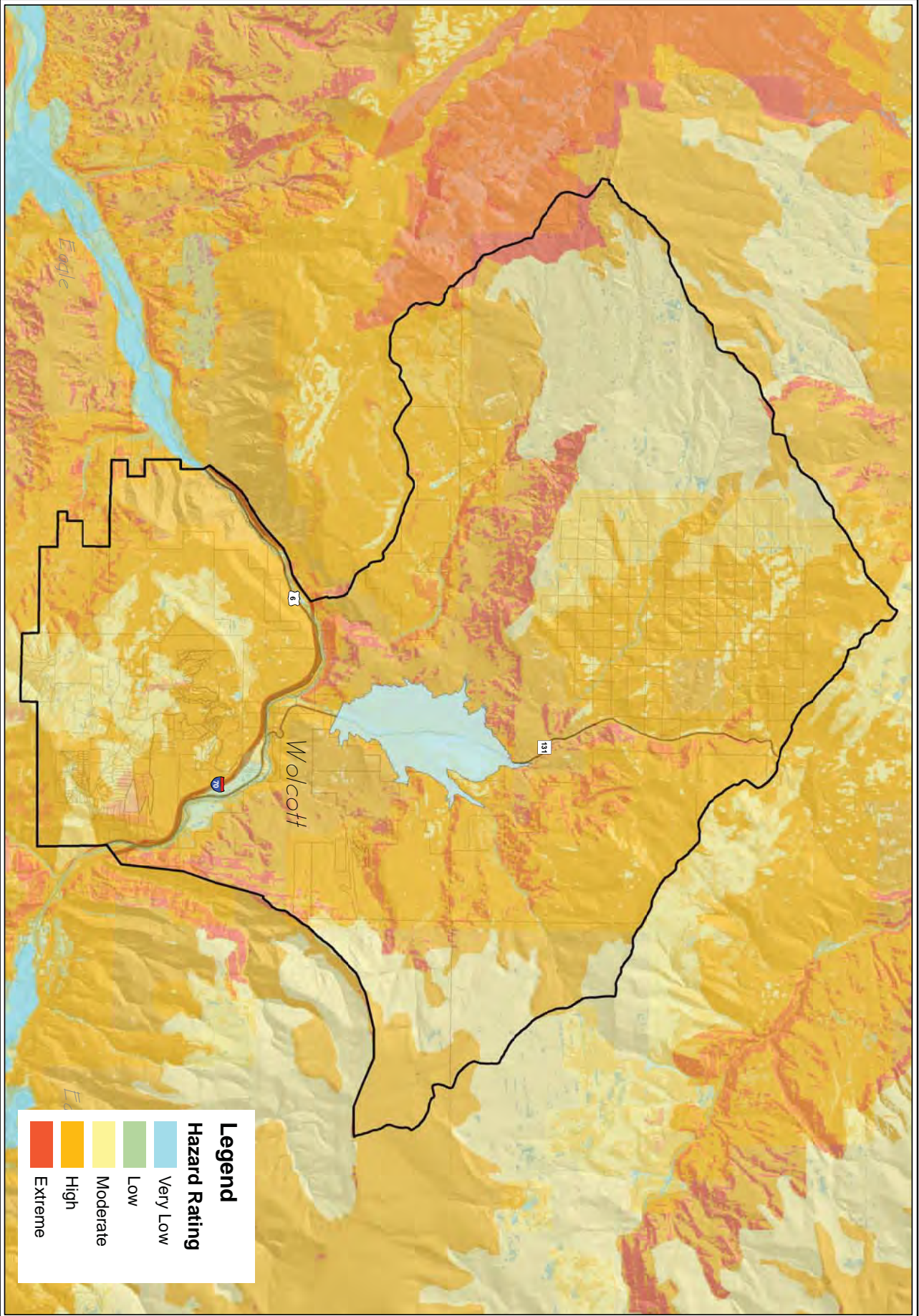


This map was created by Eagle County Environment. Eagle County Environment is not responsible for any errors or omissions on this map. Eagle County Environment is not liable for any damages resulting from the use of this map. Eagle County Environment is not responsible for any changes to this map after the date of publication. Eagle County Environment is not responsible for any changes to this map after the date of publication.

Legend


Hazard Rating

-  Very Low
-  Low
-  Moderate
-  High
-  Extreme



Fire & Water Districts With Wolcott Plan Area

- Eagle River-Water Sanitation District Boundary
- Fire Protection District Boundaries
- Wolcott Plan Area Boundary
- Parcel Boundary



0 0.5 1 Miles

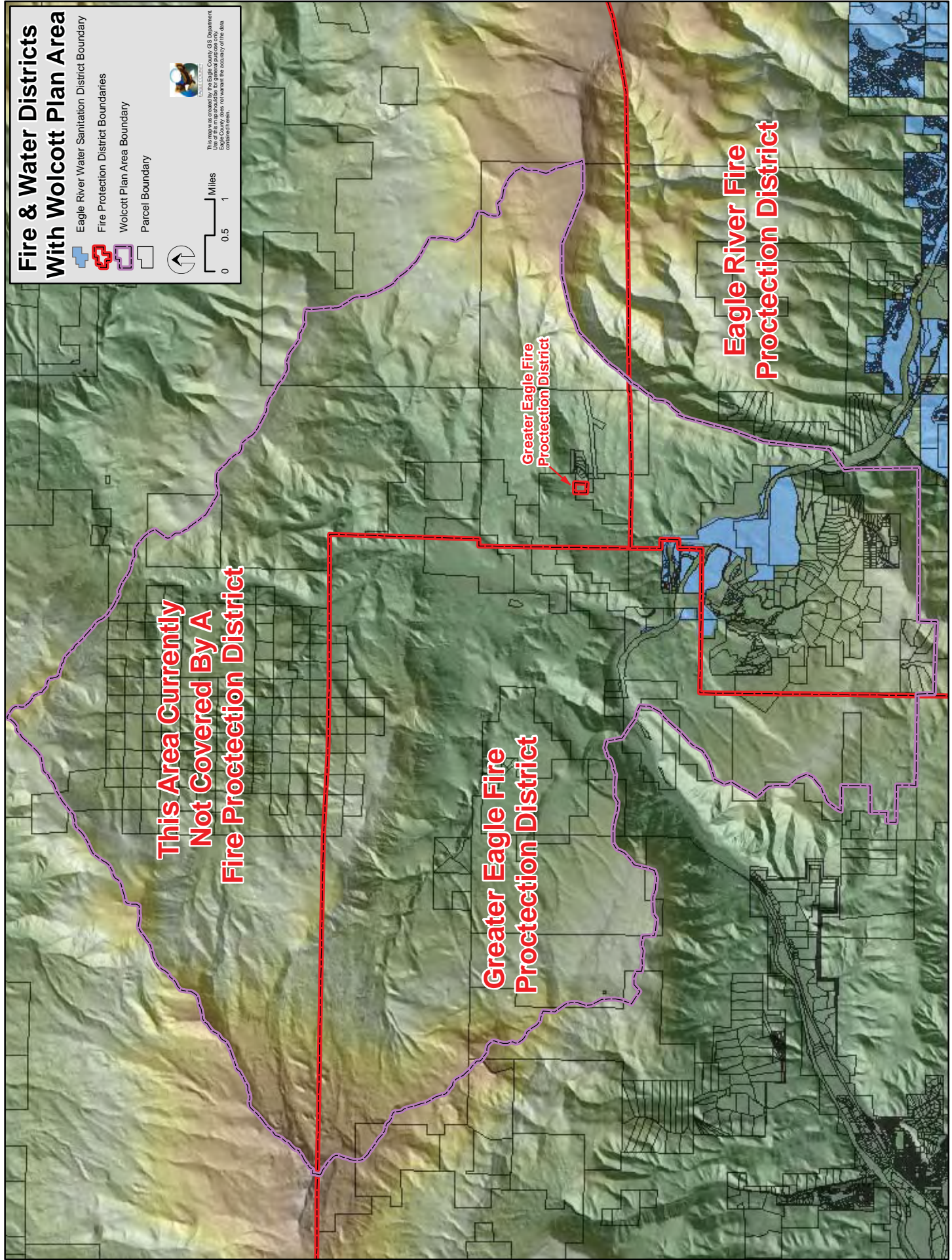
This map was created by the Eagle County GIS Department using data provided by the Eagle County GIS Department. Eagle County does not warrant the accuracy of the data contained herein.

**This Area Currently
Not Covered By A
Fire Protection District**

**Greater Eagle Fire
Protection District**

**Greater Eagle Fire
Protection District**

**Eagle River Fire
Protection District**



APPENDIX C COMMUNITY INPUT

PUBLIC MEETING # 1

QUALITIES/ISSUES/IDEAS FOR THE FUTURE

Logistics\Date: February 28, 2007
 Location: Red Sky Ranch Members Club House
 Time: 6:00 PM until 8:30 PM

MEETING PURPOSE/PRODUCTS

- Review the planning process/schedule for completion of the Wolcott Plan update
- Present technical information and maps developed by Eagle County
- Summarize the existing Area Plan and possible changes
- Introduce Conceptual Character Areas
- Introduce major land owners ideas and stewardship associated w/ the Plan update
- Develop and prioritize qualities and issues for the Wolcott area
- Brainstorm ideas that build upon qualities and resolve issues within each character area
- Next Steps and continued public involvement

PLANNING TOPIC AREAS FOR DISCUSSION

- Location within Eagle County
- Natural resources
- Regional needs addressed
- Transportation
- Public facilities and services (i.e. utilities)
- Housing mix and opportunities
- Commercial/retail mix and opportunities
- Open Space & Recreation
- Culture, history and community character Other

AGENDA

6:00 PM	Welcome Introductions, Meeting Purpose/Desired Outcomes,	that do or could make the Wolcott Area a great place?
6:10 PM	Where We Are Presentation Review Planning Process / Schedule Summarize Collected Technical Information and Maps Summarize Existing Wolcott Area Community Plan (1992) Summarize Conceptual Character Areas	Issues: What are the issues that may limit development options in the Wolcott area? Small Groups: Generate ideas based on the Character Areas Use the conceptual character areas to generate ideas for the Plan update. Brainstorm ideas you'd like to see considered for each character area. Ideas should be based on a specific area's assets and should work, where applicable, to resolve identified planning related issues.
6:30 PM	Long Term Landowners' Ideas & Stewardship Joufflas Family Presents	Consider same topics used to develop assets/constraints/issues.
6:45 PM	Wolcott Qualities and Issues Exercise Break into small groups w/ facilitator to define Qualities and Issues for the Wolcott Area. Organize the discussion around the planning topic areas. Qualities: What are the special qualities	8:00 PM Present Small Group Discussions Each small group leader summarizes their groups discussion related to the Wolcott

	Area's qualities, issues and ideas to consider in the plan.		how the public can remain informed and involved.
8:20 PM	Next Steps	8:30 PM	Adjourn
	Next steps in the planning process and	THANK YOU!	THANK YOU! THANK YOU!

DIRECTIONS TO RED SKY MEMBER GOLF CLUB

From the Wolcott I-70 interchange, travel approximately 1 mile up Bellyache Ridge Road to its intersection with Red Sky Road.

Turn right (west) and travel 1 mile up Red Sky Road. The Member Clubhouse will be on your right (you will pass the Guest Clubhouse on your left about ½ mile up)

Parking is available in front of and to the south of the Clubhouse.

PUBLIC MEETING/OPEN HOUSE # 2

ALTERNATIVES AND OPTIONS FOR WOLCOTT

Logistics/Date: July 26, 2007
 Location: 4 Eagle Ranch, Main Pavilion
 Open: 12:00 noon until 8:00 PM
 Presentations: 12:30PM and 6:30PM

MEETING PURPOSE/PRODUCTS

Gather public opinion on various alternatives that have been developed regarding future development in the Wolcott Planning Area

FORMAT FOR OPEN HOUSE

This is an open house. People can come when ever they want during the afternoon and evening, stay as long as they want, and get help while they are there. An information packet will be available, and pictures and graphics will be on display around the room. Participants will be asked to complete a survey of their preferences while they visit different stations.

In addition to the open house, there will be two informational presentations, one at 12:30 PM and one at 6:30 PM. While attendance at one of these presentations is encouraged, it is not mandatory. Staff will be present throughout the open house event to provide assistance and answer questions. The survey and associated information will also be available on the County's Web site beginning July 27th.

AGENDA

6:00 PM	Welcome	12:30 PM	Formal Presentation # 1
	Introductions, Meeting Purpose/Desired Outcomes,		A 30 minute presentation will provide interesting background information for those attending over the lunch hour
12:00 noon	Doors open	6:30 PM	Formal Presentation # 2
	Handouts, information, survey and maps available		A 30 minute presentation will provide interesting background information for those attending in the evening
12PM to 8PM	Open House	8:00 PM	Doors closed
	Staff is on hand to provide information and help attendees complete a personal opinion survey	THANK YOU!	THANK YOU! THANK YOU!

Wolcott Area Community Plan Update

Public Meeting 2 – Alternatives Questionnaire

Please use this pre-addressed form to tell us what you think about the alternative ideas for the Wolcott area. Your input will be instrumental in guiding the future direction of this area. If you need additional space for comments, use a separate sheet of paper and fold it inside the questionnaire. Thank you for your time and input!

Valley Floor

1. What character of development (scale, height, feel) do you believe is most appropriate for the community center area of Wolcott?
- Alternative 1: Rural Center: A small, rural village surrounded by medium density housing. Compact development would cover approximately one-third of the valley floor, with total development providing 500 to 800 dwelling units. Clustered residential development would be widely dispersed on surrounding lands. Open space would remain a dominant feature of the valley floor.
- Alternative 2: Community Center: A larger village surrounded by medium density housing. Compact development would cover approximately one-half of the valley floor, with total development providing 800 to 1200 dwelling units. Surrounding areas would support clustered housing, large open space tracts and developed parks.
- Alternative 3: Town Center: Create a medium sized, pedestrian scaled, mixed-use town center surrounded by medium density housing. Remaining lands would be devoted to public facilities and clustered housing with open spaces for relaxation, recreation and the preservation of views.
- Other

Please explain why you selected that alternative?

2. Please note elements from the different plans that you particularly like? You may pick and choose characteristics from any of the alternatives.
3. Reference Map #1: Where should the center of the village be located on the valley floor?
- Area A Area D
 Area B A combination of areas: _____
 Area C

Why do you feel the center should be in the location you have selected?

4. Consider Area B on Map #1: What types of services would you like to see in Wolcott?
- Basics like grocery, gas, liquor and restaurants
 All of the above plus space for a number of small retail shops and offices
 All of the above, only more, creating a regional shopping/business destination
 Other

Why do you feel the uses you selected are most appropriate?

5. Consider Area D on Map #1: What type of development would you prefer to see on the hillside south of the Wolcott interchange (between the interchange and Red Sky Ranch)?
- Mixed Use Development (e.g., housing, retail, a school, a fire station, with open space)
 Clustered residential with open space
 Mostly open space with some public services facilities
 Other, please explain.

Why do you feel the uses you selected are most appropriate?

6. Referencing Map #1: Do you believe the Eagle River in the Wolcott area should be:
- Preserved for wildlife, and generally not accessible to the general public
 - Accessible to the public only at one or two carefully controlled points
 - Highly accessible to the public with numerous access points
 - Other, please explain

Why did you make this selection?

Bellyache Ridge

7. Referencing Map #2: Which of the following would be appropriate for the private undeveloped lands that remain on Bellyache Ridge?
- Expanded resort development
 - Expanded housing and subdivision development on smaller lots
 - Large lot development, 1 unit per 35 acres
 - Clustered development, 1 unit per 17.5 acres, sensitive lands preserved
 - Minimal additional development
 - Other, please explain

Why did you make this selection?

Proposed Reservoir Area

8. Referencing Map #2: Which of the following amenities do you believe would be appropriate on private and/or public lands surrounding the proposed reservoir, should it become a reality?
- A small, self-contained community with housing and local retail services
 - Facilities to support a marina with motorized boating
 - A variety of types of campgrounds and picnic areas
 - A RV resort and related facilities
 - Dispersed, low impact recreation such as hiking, primitive camping and non-motorized boating
 - A golf course with related housing and services
 - Other, please explain

Please explain why you made that selection?

Ute Creek Area

9. Referencing Map #2: What uses do you believe would be appropriate for the Ute Creek area, which currently provides space for the county landfill and the Ute Creek Industrial Park?
- Expanded low impact industrial uses
 - Clustered low density housing, with sensitive lands preserved
 - Medium to high-density affordable housing
 - Recreation facilities such as sports fields and motor cross tracks
 - No development beyond what currently exists
 - Other, please explain

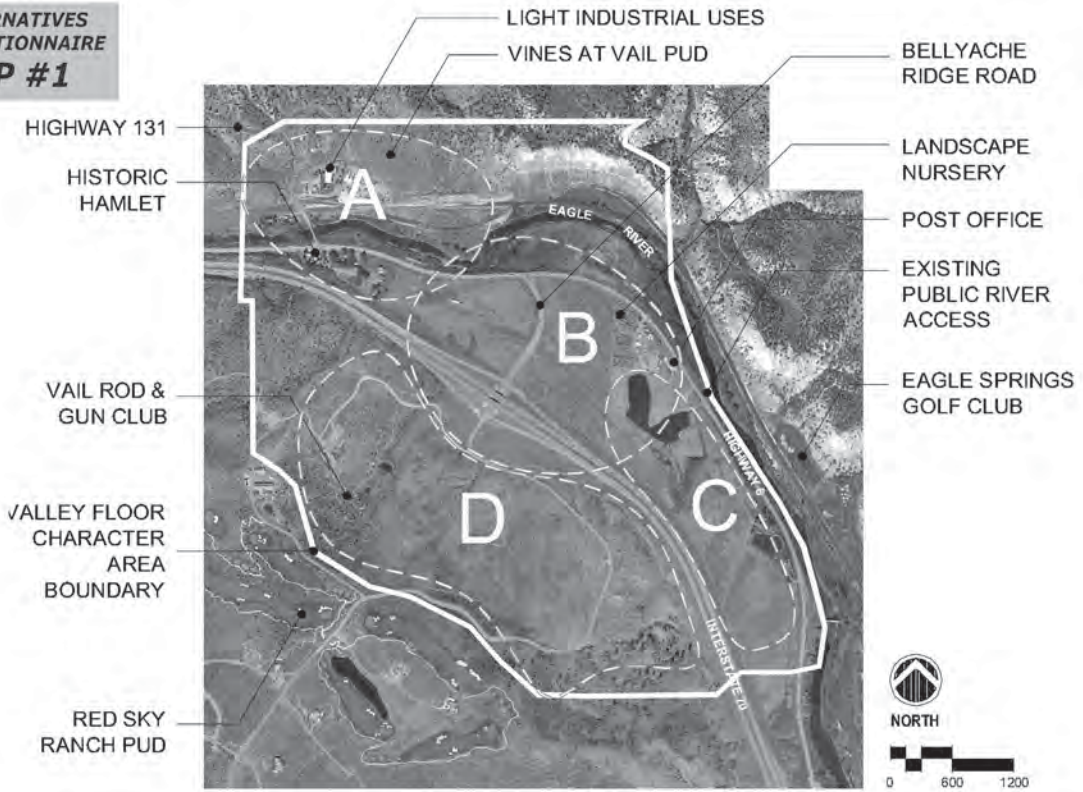
Why did you make this selection?

Undeveloped Lands North of the Valley Floor

10. Referencing Map #2: Which of the following uses would you prefer to see on the significant tracts of undeveloped private property that exist north of the Wolcott Valley floor?
- Low-density housing, 1 unit per 35 acres
 - Clustered residential development preserving views and sensitive lands
 - Low impact resort development or other low impact (small scale) special uses
 - Other, please explain

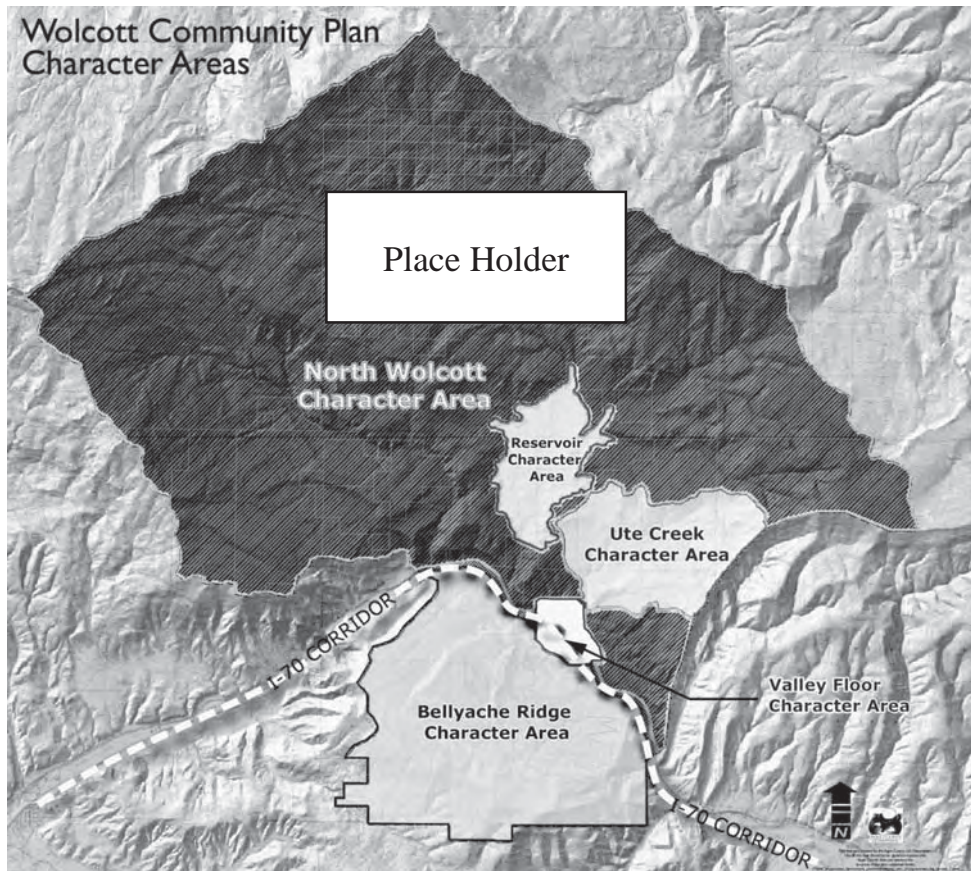
Please explain why you made this selection.

**ALTERNATIVES
QUESTIONNAIRE
MAP #1**



Wolcott Community Plan

Valley Floor Character Area



VALLEY FLOOR ALTERNATIVE 1 : RURAL CENTER

OVERALL CONCEPT

A small rural village surrounded by medium density housing. Compact development would cover approximately 1/3 of the valley floor, with total development providing 500 to 800 dwelling units. Clustered residential development would be widely dispersed on surrounding lands. Open space would remain a dominant feature of the valley floor.

LAND USE AREA CHARACTERISTICS

CORE AREA

- PRESERVE AND EXPAND HISTORIC HAMLET WITH A COMPACT MIX OF USES
- ARCHITECTURE TAKES ON AN HISTORIC CHARACTER WITH A 2 STORY MAXIMUM HEIGHT
- LOCATE PARKING ON STREET AND IN SMALL PARKING LOTS
- 20 ACRE FOOTPRINT GENERATING RANGE OF 80 TO 125 DWELLING UNITS



LAND USE SUMMARY

LAND AREA: 20 ACRES

PERCENT OPEN SPACE: 20%

DENSITY: 5-8 DUS/ACRES

NUMBER OF UNITS: 80-125

WALKABLE HOUSING

- SURROUNDS EDGES OF CORE
- NEIGHBORHOOD SETTING WITH 1/4 ACRE LOTS AND ATTACHED TOWNHOMES
- MAXIMUM HEIGHT OF 2 STORIES
- SIDEWALKS AND TRAILS CONNECT PEDESTRIANS TO HAMLET AREA
- OPEN SPACES AND STREETS ACCOMODATE TRAILS AND VIEW CORRIDORS
- HOUSING COVERS ADDITIONAL 80 ACRES, ADDING 385 TO 640 DWELLING UNITS



LAND AREA: 80 ACRES

PERCENT OPEN SPACE: 20%

DENSITY: 6-10 DUS/ACRES

NUMBER OF UNITS: 385-640

PERIMETER DEVELOPMENT

- 225 ACRE FOOTPRINT INCLUDES SOME VALLEY FLOOR AND LANDS ON SOUTH SIDE OF INTERSTATE
- 85% OF LANDS WOULD BE PRESERVED AS OPEN SPACE
- LOW DENSITY SINGLE FAMILY HOMES CLUSTERED AT 1 DU/ACRE MAXIMUM PRESERVING VIEWS AND SENSITIVE LANDS
- POTENTIAL FOR AN ADDITIONAL 35 HOMES



LAND AREA: 225 ACRES

PERCENT OPEN SPACE: 85%

DENSITY: 1 DU/ACRE MAX

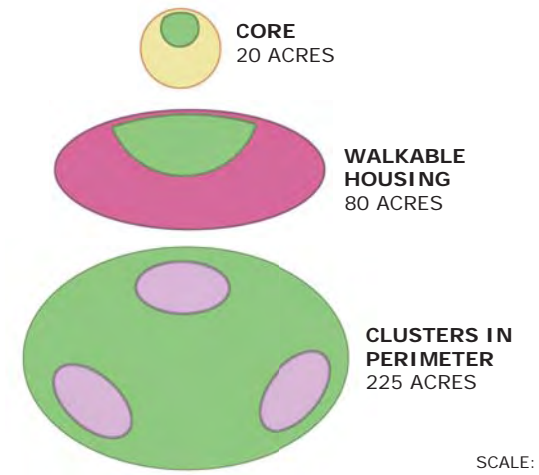
NUMBER OF UNITS: 35 MAX

COMPARATIVE SUMMARY OUTCOMES

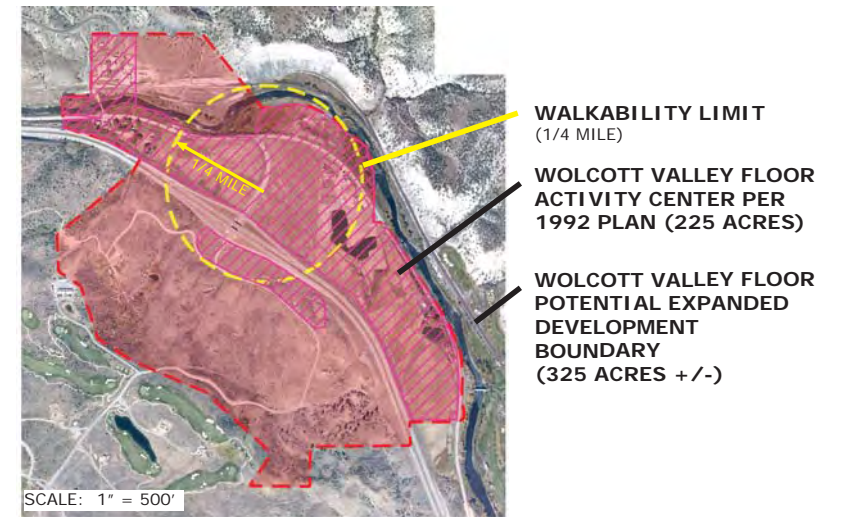
POSITIVE								
Baseline								
NEGATIVE								
	AFFORDABLE HOUSING OPPORTUNITIES	LOCAL PUBLIC FACILITIES AND SERVICES	RETAIL AND COMMERCIAL OPPORTUNITIES	REGIONAL ECONOMIC DIVERSITY	WILDLIFE HABITAT	AIR & WATER QUALITY	OPEN RURAL CHARACTER	SMALL TOWN ATMOSPHERE

USE THIS CHART TO COMPARE POTENTIAL OUTCOMES OF DEVELOPMENT RELATIVELY BETWEEN ALTERNATIVES. WHAT DO YOU THINK MIGHT HAPPEN? WHAT OTHER TOPICS ARE IMPORTANT TO YOU AND HOW MIGHT THEY BE AFFECTED BY POTENTIAL DEVELOPMENT IN WOLCOTT?

LAND USE DIAGRAM



CHARACTER AREA MAP



VALLEY FLOOR ALTERNATIVE 2: COMMUNITY CENTER

OVERALL CONCEPT

A larger village surrounded by medium density housing. Compact development would cover approximately 1/2 of the valley floor, with total development providing 800 to 1200 dwelling units. Surrounding areas would support clustered housing, large open space tracts and developed parks.

LAND USE AREA CHARACTERISTICS

CORE AREA

- MEDIUM SIZED, COMPACT, MIXED USE, PEDESTRIAN SCALED CENTRALIZED COMMERCIAL CORE
- 2-3 STORY DOWNTOWN BUILDINGS WITH AN INTEGRATED PARK
- PARKING ON STREET, IN SMALL WELL-SCREENED PARKING LOTS AND/OR UNDERGROUND
- 20 ACRE FOOTPRINT GENERATING RANGE OF 260 TO 320 DWELLING UNITS



WALKABLE HOUSING

- SURROUNDS EDGES OF CORE
- PRIMARILY ATTACHED CONDOS AND TOWNHOMES WITH INTERMITTENT CORNER STORES
- MAXIMUM HEIGHT OF 2 STORIES
- SIDEWALKS AND TRAILS CONNECT PEDESTRIANS TO THE CORE AREA
- OPEN SPACES AND STREETS ACCOMMODATE TRAILS AND VIEW CORRIDORS



PERIMETER DEVELOPMENT

- LOW DENSITY SINGLE FAMILY HOMES CLUSTERED AT 1 TO 4 DU'S /ACRE WITH LARGE CONTIGUOUS OPEN SPACE TRACTS THROUGHOUT
- 70% OF LANDS WOULD BE DEVOTED TO OPEN SPACE USES, ALLOWING 60 TO 240 ADDITIONAL UNITS
- AN ELEMENTARY SCHOOL WITH PLAYFIELDS WOULD BE LOCATED IN THIS AREA



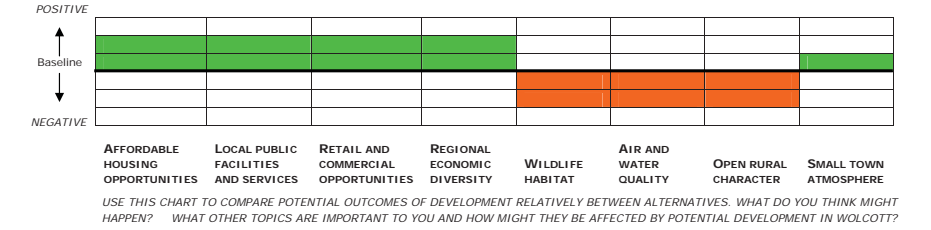
LAND USE SUMMARY

LAND AREA: 20 ACRES
PERCENT OPEN SPACE: 20%
DENSITY: 10-14 DUs/ACRES
NUMBER OF UNITS: 160-220

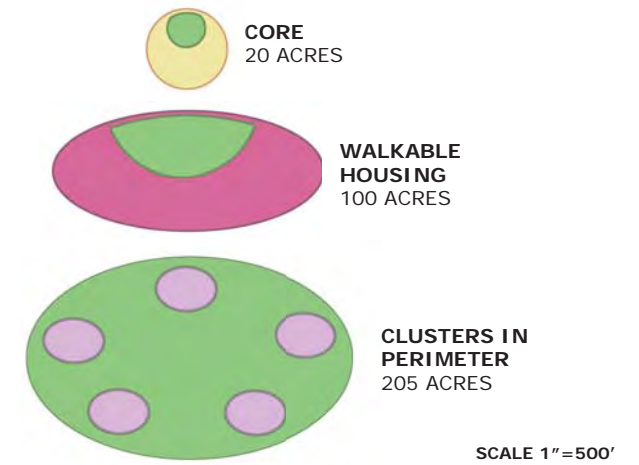
LAND AREA: 100 ACRES
PERCENT OPEN SPACE: 25%
DENSITY: 8-12 DUs/ACRE
NUMBER OF UNITS: 600-900

LAND AREA: 205 ACRES
PERCENT OPEN SPACE: 80%
DENSITY: 1-2 DUs/ACRE
NUMBER OF UNITS: 40-80

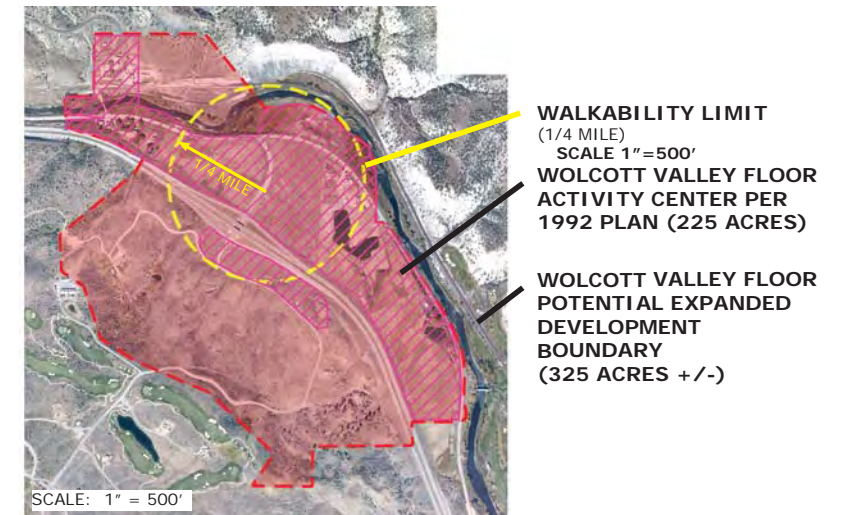
COMPARATIVE SUMMARY OUTCOMES



LAND USE DIAGRAM



CHARACTER AREA MAP



VALLEY FLOOR ALTERNATIVE 3: TOWN CENTER

OVERALL CONCEPT

Compact development would cover much the valley floor, providing 1200 to 1800 dwelling units. A high density downtown area would be surrounded by medium and low density housing, with developed parks and trail corridors providing recreation and open space.

LAND USE AREA CHARACTERISTICS

CORE AREA

- MEDIUM SIZED, COMPACT, MIXED USE, PEDESTRIAN SCALED CENTRALIZED COMMERCIAL CORE
- 2-3 STORY DOWNTOWN BUILDINGS WITH AN INTEGRATED PARK
- PARKING ON STREET, IN SMALL WELL-SCREENED PARKING LOTS AND/OR UNDERGROUND
- 20 ACRE FOOTPRINT GENERATING RANGE OF 260 TO 320 DWELLING UNITS



WALKABLE HOUSING

- SURROUNDS EDGES OF CORE
- PRIMARILY ATTACHED CONDOS AND TOWNHOMES WITH INTERMITTENT CORNER STORES
- MAXIMUM HEIGHT OF 2 STORIES
- SIDEWALKS AND TRAILS CONNECT PEDESTRIANS TO THE CORE AREA
- OPEN SPACES AND STREETS ACCOMMODATE TRAILS AND VIEW CORRIDORS
- HOUSING COVERS ADDITIONAL 80 ACRES, ADDING 480 TO 800 DWELLING UNITS TO WOLCOTT CENTER



PERIMETER DEVELOPMENT

- LOW DENSITY SINGLE FAMILY HOMES CLUSTERED AT 1 TO 4 DU'S /ACRE WITH LARGE CONTIGUOUS OPEN SPACE TRACTS THROUGHOUT
- 70% OF LANDS WOULD BE DEVOTED TO OPEN SPACE USES, ALLOWING 60 TO 240 ADDITIONAL UNITS
- AN ELEMENTARY SCHOOL WITH PLAYFIELDS WOULD BE LOCATED IN THIS AREA



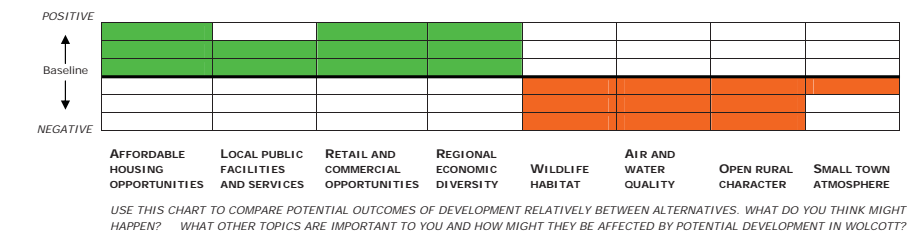
LAND USE SUMMARY

LAND AREA: 40 ACRES
PERCENT OPEN SPACE: 25%
DENSITY: 14-16 DUs/ACRE
NUMBER OF UNITS: 420-480

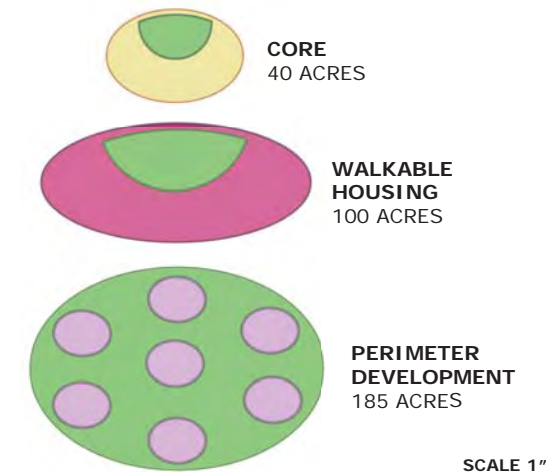
LAND AREA: 100 ACRES
PERCENT OPEN SPACE: 25%
DENSITY: 9-12 DUs/ACRE
NUMBER OF UNITS: 670-900

LAND AREA: 185 ACRES
PERCENT OPEN SPACE: 70%
DENSITY: 2-4 DUs/ACRE
NUMBER OF UNITS: 110-220

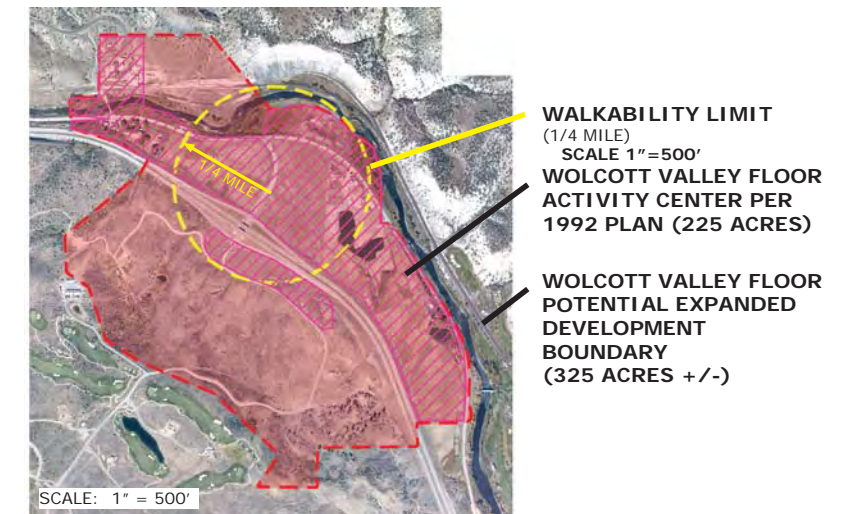
COMPARATIVE SUMMARY OUTCOMES



LAND USE DIAGRAM



CHARACTER AREA MAP



Summary Analysis of Wolcott Community Survey Responses

30 indicates number of votes

+ indicates several similar responses (in the comments section, on relativistic scale)

++ indicates many similar responses

QUESTIONS 1, 2 INTENSITY/ CHARACTER OF DEVELOPMENT ON THE VALLEY FLOOR?

30 ALTERNATIVE 1

- Preserve open space + +
- Preserve existing character - small town/rural feel + +
- Compact development, walkability is good
- “Do nothing” approach preferred
- Lower overall density preferred

24 ALTERNATIVE 2

- We need affordable housing +
- Preserve open space +
- Offers balance between housing and open space +
- Parks, plazas and trails
- Clustered housing is good
- Create a riverfront theme
- Need a “sustainable” mix

24 ALTERNATIVE 3

- Supported a mixed use pedestrian village + +
- Preserve open space and views + +

- Support compact development +
- We need affordable housing

34 OTHER

- Keep it the way it is—minimal additional development +
- Wolcott should incorporate
- There is not enough room for a full town
- Minimize services to I-70, no truck stop, no motels
- Wolcott should include big box commercial development
- We have enough commercial development, Eagle and Edwards are close by
- We don't need more open space
- Don't like compact development – need single family homes for locals
- Caution - clustered housing can become sprawling development
- High end affordable housing should be part of the mix
- It should be a lake

Consensus: Mixed

Talking points: Complexity of issues necessitates close scrutiny. Open space, small town feel, compact pedestrian center, affordable housing are dominant themes from survey. Comments associated with Alt 3 and “other” clearly indicate a preference for something between Alternatives 1 and 2. Need for housing, critical mass, development viability push the density up. Concerns for scale, character, traffic, wildlife push the density down. Wolcott should be a local's community. Yet to be resolved: use mix, scale/character issues, interchange uses, views to preserve

QUESTION 3 WHERE SHOULD DEVELOPMENT OCCUR ON THE VALLEY FLOOR?

67 AREA B

- Proximity to I-70 interchange/access + +
- Central to area +
- It's the widest/ most developable area +
- Public transit would work well +
- It has proximity to river
- Least attractive area at present (so why not develop)
- Sacrifice this area to preserve open space/ create quiet areas elsewhere on valley floor

31 AREA A

- Already disturbed/developed + +
- Located at existing intersection – good access
- The center of town would be removed from the interstate interchange

COMBINED A AND B

- There is already development there
- Good existing access

AREAS B AND C

- Realign Highway 6 to parallel I-70

AREAS B AND D

- Centralized
- Keep development away from river
- It's a bigger area
- Good access

15 AREA D

- Separate town center from Highway 131 and Highway 6

- Keep Valley Floor undeveloped
- Centralized location
- Town center would have nice views
- Provide minimal (don't want) affordable housing

13 AREA C

- Separate the community center from Interchange +
- Close to Eagle Springs Golf Course
- Less visible
- Preserve sheep pasture (?)
- Closer to work centers up valley

Consensus: Area "B" preferred

Talking points: Access is important, but should center be "detached"?, existing disturbance sited. Considerations – infrastructure, walkability,?, public transit (bus and train), preserve/change existing development, incorporate river? views and open space

QUESTION 4 WHAT TYPES OF SERVICES SHOULD BE IN THE NEW COMMUNITY?

35 BASICS PLUS ADDITIONAL RETAIL, OFFICE

- Make it a place to live and work +
- Need to draw tourists, I-70 travelers
- Increased sales tax revenue
- Medium to small scale regional shopping would be ok, but would threaten character, hurt locals

27 BASICS FOR LOCALS

- Residential should be dominant feature
- Services for just residents needed
- Prefer no more restaurants

13 BASICS PLUS MUCH MORE, A REGIONAL COMMERCIAL CENTER

- No comments

44 OTHER

- Do not compete with towns for sales tax
- Preserve historic character of Wolcott
- Prohibit liquor stores – they cause troubles
- Needs to be sustainable
- Don't need another Riverwalk
- Do not create something that will attract interstate traffic
- No commercial – Edwards and Eagle are close enough
- We need a transit center
- We need a gambling casino

Consensus: Mixed, preference toward just local services + some retail. Good comments provided under "other"

Talking points: should Wolcott be a tourist/commercial destination? Issues – commercial foot print, square footage cap, control retail use mix, I-70 interchange uses? jobs to housing ratio

QUESTION 5 WHAT SHOULD BE ALLOWED IN AREA D?

34 MIXED USE, HOUSING PLUS SERVICES, RETAIL

- All available space is needed for development +
- Good access
- Promote walkability
- Keep development away from river corridor
- Sacrifice the hillside to preserve the Valley Floor
- Attractive and visually pleasing area

30 CLUSTERED RESIDENTIAL PLUS OPEN SPACE

- We need lots of housing +
- Clustering preserves open space
- This is a transition area to housing further south
- This is a very visible area
- Commercial is better located on the Valley Floor

Consensus: Mixed use, clustered housing, open space preferred

Talking points: Suitability, visibility, connectedness, services and infrastructure, character of development, access, interstate impacts, locate improvements to preserve character/open space

- Housing should be separated from commercial uses (anti-mixed use)

22 MOSTLY OPEN SPACE WITH SOME FACILITIES

- Open space is preferred +
- Area would be noisy from interstate, and has topographic challenges
- Development on hillside would compromise small town feel, character

23 OTHER

- No development, preserve the existing hillside +
- Mixed feelings – not sure
- Do not like compact or clustered – need another Buckhorn Valley type development
- Soils are not suitable for development

QUESTION 6 HOW SHOULD THE EAGLE RIVER BE TREATED?

55 ALLOW ONE OR TWO POINTS OF ACCESS

- Control is needed to limit damage/protect the river environments + +
- We need to balance the desire for access with the need to protect the river + +
- Concern for wildlife, ecosystem, habitat +
- Preserve the existing character of the corridor
- Need more points of access (?)

21 HIGHLY ACCESSIBLE, MANY POINTS OF ACCESS

- River is public amenity, the public should be able to enjoy it +
- River should be fully integrated/incorporated into the design of the community +
- Access is very restricted elsewhere, should be available in Wolcott
- We should maintain the existing status (?)
- Kayakers and rafters need access

- More access in Wolcott will take the pressure off other areas
- Increase river access to improve local business success

16 PRESERVE THE RIVER FOR WILDLIFE – NO ACCESS

- Wildlife always forced out – need space for wildlife +
- Trash is problem at access points – private sections of river are in notably better condition +
- There are other places to get to the river
- It is not a good section of river for access (physical constraints)
- Keep the scenery/experience nice for boaters

17 OTHER

- River is good location for picnicking
- A river trail is needed
- Boaters should not be allowed access near community center – creates congestion
- There should be no river, Wolcott should be a lake

Consensus: Need a balance between access to river and preservation of river corridor, with an emphasis on the latter

Talking points: enhance existing access points, location of Highway 6, future regional trail, can the river be protected? should community center attempt to incorporate river, a river park? Current owner indicates preference that river be protected.

QUESTION 7 ADDITIONAL DEVELOPMENT ON BELLYACHE RIDGE?

48 MINIMAL ADDITIONAL DEVELOPMENT

- Need to preserve the land, the views, the rural character + +
- There is limited water +
- Development should be restricted to the Valley Floor +
- There is limited access +
- The area has enough unaffordable homes +
- There is no need +
- Protect wildlife

26 ALLOW CLUSTERED RESIDENTIAL, WITH SENSITIVE LANDS PRESERVED

- Wildlife, hazard areas, sensitive needs need to be protected
- Growth needs to be balanced with the preservation of sensitive lands +
- Affordable housing is needed +
- Preserve open space
- Clustering reduces infrastructure costs
- There is limited water on Bellyache

12 MORE HOUSES ON SMALL LOTS

- We need affordable housing +
- Area is already developed
- Apply development equally to all planning areas (don't be a snob)

9 EXPANDED RESORT DEVELOPMENT

- We need housing
- Property rights = highest and best use
- Property values would increase

9 35 + ACRE LOTS ONLY

- Preserve visual quality +
- Best for wildlife
- Terrain limits development potential
- It is a use by right

Consensus: minimal additional development preferred due to concern for wildlife, character, lack of water, lack of access

Talking points: Access options, wildlife, hazards, services, resort uses, high end housing

QUESTION 8 WHAT SHOULD BE ALLOWED AROUND THE RESERVOIR?

ANSWERS WERE COMBINATIONS OF CHOICES. GENERALLY.....

- Low impact only – do not over develop, no homes, just recreation + +
- A place for locals/the working class is needed +
- Reservoir would be a great recreational amenity +
- Motorized boating would be good, diversify recreational choices +
- No development (no reservoir) – preserve the existing character +

- No more golf courses +
- Motorized boating would pollute area – there are other places
- A reservoir would need to be supported with housing and a town
- Affordable housing is needed
- The area is close to the I-70 corridor
- The reservoir would take recreation pressure off of the river

Consensus: Mixed. Low impact seemed to prevail, although many would like motorized boating. Consider housing, new type of recreation would be nice, no more golf courses

Talking points: Impact on planning for the valley floor, traffic on 131. Site specific development plan, amendment to community plan should be required in the event that reservoir becomes a reality

QUESTION 9 WHAT TYPE OF DEVELOPMENT WOULD BE APPROPRIATE IN THE UTE CREEK DRAINAGE?

29 EXPAND LOW IMPACT INDUSTRIAL

- This is compatible with the landfill + +
- Continues a use that is already there +
- Housing is not compatible with the landfill +
- More area needed for this use
- Lack of infrastructure and access limit uses

25 NO ADDITIONAL DEVELOPMENT

- Development is not compatible with the dump +
- The (Eagle River) valley is already over-developed
- Poor access
- No water

13 CLUSTERED HOUSING

- Housing is needed

Consensus: Continue existing uses, no additional development.

Talking points: Compatibility, wildlife, services, timing

19 MEDIUM TO HIGH DENSITY HOUSING

- Affordable housing is needed + +
- Good location (central) for housing
- Close to work centers and recreation

10 RECREATIONAL FACILITIES

- Great area for motorcycling
- Need more recreational uses closer to interstate
- Not good for anything else
- Low impact industrial and recreational uses are compatible

QUESTION 10 WHAT SHOULD OCCUR ON LANDS NORTH (131 AREA)?

7 CLUSTERED RESIDENTIAL WITH SENSITIVE LANDS, VIEWS PRESERVED

- Clustering preserves open space, views + +
- Affordable housing is needed + +
- Area should remain undeveloped
- Wildlife should be protected
- Better than 35 acre development
- Makes good sense
- Need more people to make Wolcott work
- Water? Access? Services?
- Not a lot of demand for 35 acre properties

22 LOW DENSITY RESIDENTIAL 35 ACRE MINIMUM LOTS

- Maintain open space, natural beauty, rural character +

- Development north of Wolcott should be limited
- There is a lack of service/water in the area

27 OTHER

- Keep it open, no development, available for recreation, hunting, wildlife +
- Affordable homes needed
- Should continue to be large ranches

9 LOW IMPACT RESORT DEVELOPMENT AND SMALL SCALE SPECIAL USES

- Development in this area should be low impact
- Preserve rural character/open space
- Would be ok around a future reservoir
- Good place for large properties

Consensus: Cluster residential, preserve sensitive lands, open space and views

Talking points: Services, wildlife, character

FOCUS OF “ADDITIONAL COMMENTS” AT END OF SURVEY

Very appreciative of the County’s planning process, the survey, the opportunity to have input + +
Affordability +
Open space +
Great opportunity, do it right, plan it, make it a special place +
It must be viable

No to more second homes
No to another Edwards type development
No to big box stores
No to more development, preserve the existing character
Eagle and Edwards provide many services already (minimize commercial in Wolcott)
Burden of County’s housing crisis should not fall on Wolcott

THE AFTERMATH: GENERAL OBSERVATIONS BY STAFF

WOLCOTT SURVEY PARTICIPANTS CARE A LOT ABOUT/DESIRE:

- retaining open space and views
- preserving the small town, rural feel; the existing character of Wolcott
- creating affordable workforce housing
- limiting commercial/retail to serve local needs only
- protecting the river corridor, but also having access
- doing it right, making Wolcott a great place to live
- the well being of wildlife
- keeping Bellyache the same
- keeping Ute creek the same
- keeping hinterlands undeveloped, rural in character

PLANNING STRATEGIES MOVING FORWARD – THE VALLEY FLOOR

- keep it compact, pedestrian oriented, walkable
- control of commercial/retail mix is desirable
- development patterns need to address the preservation of views
- future character needs to be defined. Scale and appearance will be important
- assume that the Wolcott community will not incorporate
- the community center should be located around and west of the interchange
- major travel routes (6 and 131) should not be main streets for the town center
- the present owner has indicated they want to protect the river corridor

- development south of interchange requires careful planning, standards, criteria
- provide recreational opportunities on Valley Floor to enhance development pattern, protect surrounding sensitive lands

PLANNING STRATEGIES MOVING FORWARD – OUTLYING AREAS

- lack of services, water an issue
- rural character, views should be preserved
- critical wildlife habitat should be protected
- keep options open, but constraints limit additional development on Bellyache Ridge
- clustering is good to preserve character, views, sensitive lands
- too much clustered housing can result in rural sprawl
- residential development in hinterlands will not be affordable in nature
- golf courses are not popular with the public
- a reservoir would provide new recreational opportunities in Eagle County
- a site specific development plan, amendment to Wolcott Community Plan should be required in the event that reservoir becomes a reality
- keep options open, recognize potential for workforce housing, but constraints and compatibility issues may limit development in the Ute Creek drainage

APPENDIX D

FORM-BASED CODES

DEFINITION OF A FORM-BASED CODE

Form-Based Codes are regulatory standards that go beyond the conventional controls of segregating uses, controlling density and defining dimensional limitations. Instead, form-based codes address the details of form and mass and frontage, and the relationships of buildings to one another and to the adjacent streetscape. Scale, character, intensity, function and interactions are emphasized over the type of land uses that might be allowed. Form-Based Codes evolve from specific design outcomes that have been expressed by the local community for a particular development area, and should be created through an inclusive, design focused public participation process. Although similar in many respects, they should not be confused with design guidelines or general statements of policy, as they are intended to be regulatory, not advisory in nature.

The following excerpts from an article in the New Urbanist magazine titled “Form First” by Peter Katz (November, 2004) provide additional clarity on the subject of form-based codes:

Generally the creation of a form-based code is interwoven with a community visioning process. The process typically includes a public design workshop, or charrette, lasting several days. The community’s “consensus vision” is conveyed through a range of visuals, including perspective drawings, site analysis, diagrams and an illustrative plan. That plan, which resembles an aerial photo, includes proposed buildings (shown as rooftops) key natural features, and existing and planned public spaces.

The first step in coding is to translate the illustrative plan into a more diagrammatic “regulating plan”, which indicates what goes where. This document, while similar in some ways to a zoning map, is far more detailed. It also omits any direct labeling of uses, a job that is handled in the building standards described below.

In one kind of form-based code, the regulating plan assigns a building type of types to each available parcel of land. Other kinds of regulating plans indicate a range of building or frontage types that may be constructed in a certain area.

Clearly, when it comes to detailing the urban environment, one size does not fit all, and this new approach to coding recognizes that. Coding by building type provides the freedom to create one set of rules for one building type and another set for a different type. For example, a townhouse may function best with its main floor lifted a half level above grade of interior privacy, with a front stoop for access. Yet a shop front in the same neighborhood may be more accessible to customers if it is set to grade.

The physical characteristics of each building type are summarized in the building standards – a set of annotated building cross sections and a plan diagrams assembled on a single letter sized sheet. In some cases, all the building types are combined into a matrix and formatted as a poster.

Regardless of layout, building standards typically establish these parameters:

- Building height. A maximum number of floors (or dimension to eave) is set to ensure that a building does not overwhelm its neighbors. Unlike use-based zoning, form-based codes also specify a minimum height in order to maintain a proper street wall.
- Siting standards. These control the placement of structures in relation to fronting streets and adjacent building lots. Dimensions to front, side and rear building lines as well as the location and configuration of entrances, parking yards and courtyards are specified. A siting map (Regulating Plan), is typically provided. Cross sectional diagrams detail the pedestrian spaces that are created along building frontages. Key building elements – i.e., windows, doors and porches – are also controlled by the standards.

- Uses Land uses are also part of the building standards, but the approach with form-based codes is quite different from conventional zoning. Permissible uses, stated in general terms (e.g., retail, residential) are identified for each building type and are labeled in the cross-section diagram. This approach makes it easy to assign different uses to each floor of a mixed use structure, and avoids the problem of trying to communicate the same information on a flat (zoning) map.
- Streetscape elements Thoroughfare standards for a range of recommended street types may also be a part of the code in places where streets are not individually designed. Such standards are indicated by section diagrams with dimensions for travel and parking lanes, sidewalks, café areas, courtyards and gathering areas, medians and planting strips. Landscaped areas and property lines are also shown. Standards may also include information on recommended streetscape furniture, lighting and signs.
- Landscape standards Many codes include a set of landscape standards listing appropriate tree and groundcover species, and guideline for the placement of materials relative to sun, shade, screening, views and the general enhancement of public spaces.
- Most codes also provide a glossary that defines terms that are used in the document.

These components constitute the basics of a form-based code, and they should control the urban design elements of greatest concern. However, some communities – master planned developments, special retail districts, historic districts, among others – may want to exercise a higher level of control over the appearance of individual buildings. For this reason, some form-based codes also include architectural standards.

Architectural “dress codes” control exterior colors, materials, and construction techniques. Particular emphasis is given to cladding, doors, windows, stairs and roofs. Style may also be included as part of the architectural standards, but care needs to be taken to avoid prescriptions within the code that will lead to an overly homogenous or “themed” look.

In the event that a residential community is planned for the Wolcott Valley Floor, it will be an excellent opportunity to implement a form-based code, integrating the Regulatory Plan and the building, streetscape and architectural standards into the Planned Unit Development guide.

ADVANTAGES OF FORM-BASED CODES INCLUDE:

1. Form-based codes state what is wanted as opposed to what is not wanted, and as a result achieve a more predictable physical result. The elements controlled by a good form-based code should be those that are most important to the shaping of a high quality built environment.
2. Form-based codes foster public participation – leading to higher comfort levels as citizens can better visualize proposed development outcomes.
3. Form based codes support independent development by multiple property owners in an area because they regulate development at the scale of individual buildings or lots.
4. Form-based codes encourage diversity within a controlled environment, allowing individual expression while maintaining a communally agreed-upon vision for development outcomes.
5. Non-professionals find form-based codes easier to use than conventional zoning documents because they are much shorter, more concise, and organized for visual access and readability. This feature makes it easier for decision makers to determine whether compliance has been achieved.
6. Since they become regulatory in nature, design guidelines that are integrated into form based codes are usually less subjective in nature and easier to enforce. Oversight by a discretionary review body is not required, which results in potentially significant savings in time and money in the review process.
7. The stated purpose of form-based codes is the shaping of a high quality public realm, a presumed public good that promotes healthy civic interaction. For that reason compliance with the codes can be enforced, not on the basis of aesthetics but because a failure to comply would diminish the good that is sought.

STEPS TO PREPARING A FORM-BASED CODE

1. Analyze and inventory existing conditions, existing guiding and regulatory documents
2. Conduct public visioning sessions/charrette(s)
3. Draft a Regulating Plan (map) with attendant zones
4. Develop building and streetscape standards
5. Develop architectural standards
6. Illustrate/articulate standards in an appropriately formatted document
7. Determine/develop administrative procedures
8. Provide draft code for public review/comment
9. Adopt the code as part of a PUD Guide