TOWN OF EAGLE OPEN SPACE HISTORY

The Town of Eagle has a long and rich history of preserving open space and critical wildlife habitat. Much of this started with the Adam's Rib Development era, spearheaded by Fred Kummer. His vision included a ski area, multiple golf courses, and the associated development. In the early 1970's, a group of concerned citizens resisted Mr. Kummer's development plans, and eventually, Mr. Kummer only developed what is now the Frost Creek Golf Club. Things weren't as politically correct back then as they are now. The concerned citizen's motto was "Save an Eagle, break a Rib"! We owe the current character of Eagle to this group of concerned citizens.

This set-in place a series of events that led us to where we are today. The first-ever Eagle Area Community Plan was the first significant item after Eagle was saved and the Rib was broken. This plan was adopted in 1995, and it identified the communities' desires regarding character and growth. One unique thing that came out of this plan was growth boundaries. In the mid-1990s, the idea of growth boundaries for a community was not expected and was very progressive and forward-thinking. This plan was in place until 2010, when the plan was updated to the 2010 Eagle Area Community Plan. One thing that occurred in the plan update was that the growth boundary was further refined to match up with property lines. The 2010 Eagle Area Community Plan was then updated in 2021 to the current Elevate Eagle Plan. This is essential information because from 1995 until today, the growth boundaries in Eagle have essentially remained the same. One of the major benefits of establishing the growth boundaries is that it sets the table for open space and wildlife habitat preservation outside of the growth boundaries, which Eagle has done a tremendous job with. One other key component to this is in 1997 the Eagle Area Open Lands Conservation Plan was adopted by the Town. This Open Lands Conservation Plan called for a number of Action Items that have since been implemented.

TOWN OF EAGLE OPEN SPACE FUNDING

Before delving into the various preserved parcels, let's explore the history of the funding sources that sustain our open space program:

- In April 1996, our community approved a $2.00 a night lodging tax levied on local hotels to fund our Open Space program.
- In November 2011, the voters approved increasing this from $2.00 to $4.00 a night. The additional $2.00 was earmarked to promote events and marketing in Eagle, enriching our Town's vitality.
- In April 2014, voters approved an expansion of the use of the lodging tax revenues to include the construction and maintenance of soft path recreation trails connecting to the existing Eagle area trails system and the construction of facilities such as restrooms, parking areas, and other physical improvements that improve the quality of the user's experience when utilizing Town Open Space and adjacent lands.
- In November 2020, the voters approved a change in the occupation lodging tax rate from four dollars ($4.00) per occupied lodging room or accommodation to six percent (6%) of the cost of the rental fee, price, or other consideration paid or received for the lodging, effective January 1,

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2021. The allocation of the 6% is split equally between the Town's Open Space program and Marketing and Events.

This funding source is the primary source of revenue used when purchasing and preserving Open Space and critical wildlife habitat.

OPEN SPACE PROJECTS

The Town of Eagle has led various projects to preserve Open Space in the Brush Creek Valley and financially supported many other projects spearheaded by local and regional partners. The East and West Brush Creek parcel was the first sizeable open space purchase in which the Town of Eagle was a partner. Fred Kummer owned this parcel, and it was a critical parcel in his plans to develop the ski area. When this 1,782-acre parcel was purchased in 1999, it extended the size of the Sylvan Lake State Park to its current size. The Town of Eagle contributed $500,000 to the $14,000,000 purchase price. The rest of the money came from various partners, including the State of Colorado.

In 2006, the Town of Eagle purchased 35 acres, known as the Spud Cellar, for $64,620. This parcel is a critical deer and elk winter habitat located north of the Terrace and the Pool and Ice Rink. This parcel was preserved for Wildlife Habitat and has significant limits on the amount of recreational development permitted on the parcel. No human access is permitted in the winter.

In 2011, the Town of Eagle partnered with Eagle County to buy the Seago junkyard at the Eagle River and Brush Creek confluence for $1,600,000. The Town of Eagle contributed $160,000 to the 7.3-acre parcel. The importance of changing the use from a junkyard to Open Space at the confluence of our two significant watersheds cannot be overemphasized.

In 2012, the Town of Eagle acquired the 0.367-acre Swallow Oil Parcel for $150,875. This parcel is located between Grand Ave. and the Eagle River, directly across from the north end of Broadway (where our electronic sign is currently located). The importance of changing the use of the property from a gas station on the banks of the Eagle River to Open Space cannot be overemphasized.

In 2016, the Town of Eagle partnered with Eagle County and the Eagle Ranch Wildlife Committee to purchase the Abrams Creek Parcel for $737,504. The Town of Eagle contributed $149,000 to the 172-acre parcel. When this purchase was made, the Town of Eagle and Eagle County agreed that the primary use was preserving open space and wildlife habitat.To further protect these important conservation values of the property, the Town encumbered the parcel with a Conservation Easement held by the Eagle Valley Land Trust. Among other things, the agreement only allows for limited recreational trails, including the LUV Connection Trail with seasonal closures, and preserves the rest of the property in its natural state.

In 2017, the Town of Eagle partnered with Eagle County, the Eagle Ranch Wildlife Committee, and GOCO to purchase the Brush Creek Valley Open Space Parcel for $15,502,868. The Town of Eagle contributed $600,000 to the purchase of the 1,540-acre parcel. Before this purchase, the Town of Eagle and Eagle County agreed to a Management Plan. This management plan prioritized wildlife habitat preservation

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and historic agricultural uses. This parcel has an important elk wintering range and an elk production area. Therefore, most of the property has an extended seasonal closure from December 1 – June 30.

In 2020, the Town of Eagle partnered with Eagle County and the Eagle Ranch Wildlife Committee to purchase the Ridgway Parcel for $2,225,000, in which the Town contributed $10,000. This parcel is 131 acres and is essentially an inholding with the Brush Creek Valley Open Space Parcel. This parcel is a part of the Brush Creek Valley Open Space Parcel and is subject to the same management plan that prioritizes wildlife habitat preservation and historic agricultural uses.

Here is a recap of the numbers. Since 1999, the Town of Eagle has partnered with various organizations to secure 3,667 acres of Open Space and vital wildlife habitats in and around our community. The total invested in this endeavor stands at an impressive $34,280,867. Notably, the Town of Eagle's direct contribution amounts to $1,634,495, equivalent to 4.76% of the overall expenditure. Even more Impressive is that a substantial portion of this sum was derived from the lodging tax, predominantly shouldered by our valued visitors. This underscores that a minimal fraction of this funding can be attributed to our local taxpayers in the Town of Eagle.

WITH DEVELOPMENT COMES OPEN SPACE

Another source for procuring Open Space is when a development is approved in Eagle. The existing code calls for all new development to have a minimum of 20% Open Space. Through negotiations with the Town Council and Developers, the three large developments that have been approved since 1998 have provided much more than 20%. Eagle Ranch was approved in 1999 and has provided 898 acres of Open Space to the Town. The Haymeadow Development was approved in 2014 and at final platting will provide 335 acres of Open Space to the Town. Red Mountain Ranch is approved but not yet developed. Red Mountain Ranch is a total of 106 acres with 59 of those acres being dedicated Open Space to the Town.

When you add the acres of Open Space gained through development to the acres of Open Space gained through partnerships and purchasing the amount is an incredible 4959 acres. The Town of Eagle is very fortunate to have a long history of past Town Councils and citizens committed to preserving open space and wildlife habitat. These dedicated individuals displayed unwavering determination and were passionate enough to put funding mechanisms in place, with voter support, to fund these purchases and facilitate these conservation efforts. This tradition continues today. The Town of Eagle is also incredibly fortunate to have invaluable partnerships with Eagle County, the Eagle Ranch Wildlife Committee, the State of Colorado,Eagle Valley Land Trust, and GOCO, among others. Without these partners' collaborative synergy, we would not be where we are today. It is one of the primary reasons we enjoy such a great quality of life in Eagle and safeguards the promise of an equally great quality of life for future generations.

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