

						Analysis of U.S. Forest Service Property for Potential Acquisition for Resident Housing (November 1, 2016)									
Parcel	Acres	Inside Roadless Area	Forest Plan	Encumbrances	Source of Info	Encumbrance Comments	Wildlife	Additional Issues/ Comments	Access and Utilities	Slope (>30% or <30%)	Walking distance to nearest public transit	Adjacent uses	Annexation criteria	Geologically Sensitive Areas (GSA)	Other
1	7.01	Entire parcel in East Vail Roadless Area	CPW and Governor address Roadless on a case-by-case basis	None			Lynx Potential Habitat; Peregrine falcon nesting area	Federal survey will be required	Access through TOV O.S. or Water Tank parcel at end of Snowshoe Ln. Steep road. Site higher than water tank (no service)	Portions <30%, portions >30%	Fair 0.5 miles (steep walk back)	Single family, Open Space, USFS	Contiguous to TOV boundary	Potential rock fall area	Potential small site directly behind water tank.
2	2.61	1.08 acres in East Vail Roadless Area	CPW and Governor address Roadless on a case-by-case basis	None			Lynx Potential Habitat; Peregrine falcon nesting area		Potential access from Snowshow Ln. or private driveway	Portions <30%, portions >30%	Excellent (0.1 miles)	Single family, duplex	Portions adjacent to or near TOV boundary	Rock fall (High) on portions of site	Wetlands on portion of site; Possible moose habitat
3	3.62	No	Utility and Highway Corridor	COC-010482: Highway ROW easement issued by USDOT for Interstate 70 Project in 1969	MTP (not listed in LR2000 database)	More research is needed to confirm existence of easement and purpose; location shown on MTP is NE of Interstate 70	Lynx Potential Habitat; Peregrine falcon nesting area; black bear summer concentration; Elk summer/winter range	Additional research needed re ROWs	Difficult; One lane road under I-70; Possible access from Columbine Dr. (bridge over creek)	>30%	Good (0.3 miles)	Single family, duplex and USFS	Contiguous to TOV boundary	Rockfall (Medium)	Long (new) driveway for access
4	4.79	No	Utility and Highway Corridor	COC-010482: Highway ROW easement issued by USDOT for Interstate 70 Project in 1969	MTP and LR2000 database	More research is needed to confirm existence of easement and purpose; location shown on MTP is NE of Interstate 70	Lynx Potential Habitat; Adjacent to Sheep Habitat/Bighorn Severe Winter Range; Peregrine falcon nesting area; black bear summer concentration; Elk summer/winter range	Additional research needed re ROWs	Not too steep; proximity to Pitkin Creek	>30%	Good (0.27 miles)	Townhomes, Duplex, USFS	Contiguous to TOV boundary	Debris Flow (High) on small portion; Rockfall (Medium); Floodplain on portion of site	Impacts to Pitkin Creek trail and trailhead parking.
5	4.68	No	According to MTP and USFS GIS data, parcel is on not on NFS lands	n/a (private land)			Sheep Habitat/Bighorn Severe Winter Range; Black bear summer concentration	Additional research needed to resolve ownership issues. Assessor data and Federal data are not consistent.	Excellent access from N. Frontage Rd.	Lower portion of site, near I-70 is flatter; Parts >30% / Parts <30% /	Very good (0.20 miles)	I-70 & USFS	Within TOV boundary	Rock Fall (High Severity)	Walking distance to Pitkin Creek Commercial;
6	7.92	No	Forestry, Flora and Fauna, Miscellaneous Goods and Services	None			Lynx Potential Habitat; Black bear summer concentration	Re-examine parcel size. It appears that a larger development parcel could be available at this location	Good access from Potato Patch Dr. One road for access, may be Fire Dept. concerns with more residential units		Poor (0.95 miles)	Duplex and USFS	Contiguous to TOV boundary	Rockfall (Medium)	Sunny, south facing;

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7	0.87	0.12 acres in Buffer Mtn. Roadless Area	Inter-Mix	Executive Order issued on 3/16/1912 creating withdrawal for Power Site Reservation 253; General Land Office Order issued on 4/13/1945 clarifying location of withdrawal	Executive Order, GLO Order (not shown on MTP)		Lynx Potential Habitat; Black bear summer concentration; Elk summer/winter range	Portion of the Power Site withdrawal would need to be revoked.	Good access from Garmisch Dr.	Mostly <30%	Poor (0.55 miles)	Single family, duplex, townhomes, USFS	Contiguous to TOV boundary	Debris Flow (High)	Impacts to social trail; Gore Range views
8	17.95	14.2 acres in Game Creek Roadless Area	Inter-Mix. CPW and Governor address Roadless on a case-by-case basis	None			Lynx Potential Habitat; Mule deer concentration area; black bear summer / fall concentration; elk summer/winter range	Larger development parcel could be available at this location. Also see comments re parcel 9 below.	Poor access (unless Parcel 9 acquired)	Portions <30%, portions >30%	Poor (0.960 miles); Steep walk back	Single family and duplex	Not contiguous to TOV boundary	???	No good access options
9	7.59	No	According to MTP and USFS GIS data, parcel is on not on NFS lands; Eagle County Assessor lists owner as MPH Homes LLC	n/a (private land)			Mule deer concentration area; black bear summer / fall concentration; elk summer/winter range	Acquisition of this parcel may provide access and other benefits if parcels 8 and 10 are pursued.	Steep access from Vermont Road	<30%	Poor (0.75 miles)	Single family and USFS	Not contiguous to TOV boundary	Rock Fall (Medium) through portion of site. Debris Flow portion of site (High)	Possible wetlands in gully
10	34.67	Entire parcel in Game Creek Roadless Area	Inter-Mix. CPW and Governor address Roadless on a case-by-case basis	None			Lynx Potential Habitat; Mule deer concentration area; black bear summer / fall concentration; elk summer/winter range	Larger development parcel could be available at this location. Also see comments parcel 9 above.	Poor access (unless Parcel 9 acquired); Water service may not be possible, due to water tank elevation.	Small portion <30%, requires access through steeper part of lot to access;	Poor (1 mile)	Single family and USFS	Not contiguous to TOV boundary	???	No good access options, unless Parcel 9 also acquired.
11	17.38	Entire parcel in Game Creek Roadless Area	Inter-Mix.	Executive Order issued on 3/16/1912 creating withdrawal for Power Site Reservation 253; General Land Office Order issued on 4/13/1945 clarifying location of withdrawal	MTP, Executive Order, GLO Order		Lynx Potential Habitat; Mule deer concentration area; black bear summer / fall concentration; Elk Summer/Winter/ Severe Winter Range & Winter Concentration Area	Portion of the Power Site withdrawal would need to be revoked	No access (unless through private land); site is higher than water tank (no service)	>30%	Poor (0.6 miles)	Single family, duplex and USFS	Close to, but not contiguous, with TOV boundary	Debris Flow (High) on portion of site	Poor access; possible road extension past water tank; Issues with water service for land above water tank; high groundwater
	109.09														